

**Need and Demand Analysis For
Douglass Village Apartments
6549 Brown Street
Douglasville, Georgia 30134**

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

Effective Date
March 19, 2018

Date of Report
March 22, 2018

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 also in a blue, serif font.
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March 22, 2018

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

Dear Ms. Turner:

Following is a market study which was completed for Douglass Village Apartments, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject is located at 6549 Brown Street, Douglasville, Georgia. The site is improved with 10 two-story townhouse buildings containing 88 Section 8 and Rural Development units designed for families. The subject also contains one accessory building with clubhouse, meeting room, laundry facility, leasing office and maintenance area, playground and asphalt parking. The total site size is approximately 10.71 acres, or 466,528 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Jonathan Richmond while visiting the site. The site was inspected on March 19, 2018, by Jonathan Richmond. An attempt was made to survey 100 percent of all housing in the area. The intended users of the report are the Georgia Department of Community Affairs and IDP Housing, LP.

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

The property was inspected on December 8, 2017. The comparables were confirmed in December 2017 and were re-confirmed on March 19, 2018. 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, appearing to read 'Jonathan Richmond', is written over a horizontal line.

Jonathan Richmond
Market Analyst

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CERTIFICATION

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

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

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



Jonathan Richmond
Market Analyst
March 22, 2018

IDENTITY OF INTEREST

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

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

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

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



Jonathan Richmond
Market Analyst

March 22, 2018



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.

Jonathan Richmond
Market Analyst
March 22, 2018

PART I:

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

It is the opinion of the analyst that a market does exist for the 88-unit development designed for families. The existing development designed for families is viable within the market area. The report was prepared assuming that the project will be rehabilitated as detailed in this report.

Project Description

The subject, Douglass Village Apartments, is an existing 88-unit development designed for families. The site is located at 6549 Brown Street, Douglasville, Douglas County, Georgia, 30134. Brown Street is located north of U.S. Highway 78 and east of State Highway 92.

The existing development contains 10 two-story townhouse buildings. The property is 99 percent occupied, with one four-bedroom unit vacant. The property contains 29 two-bedroom/one-and-one-half-bath townhouse units with 850 square feet for a total of 24,650 square feet; 29 three-bedroom/one-and-one-half-bath townhouse units with 897 square feet for a total of 26,013 square feet; and 30 four-bedroom/one-and-one-half bath townhouse units with 1,299 square feet for a total of 38,970 square feet. The total net rentable area is 89,633 square feet.

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
2/1.5	29	850	60%	\$942	\$1,212	\$107	\$1,105
3/1.5	29	897	60%	\$1,087	\$1,369	\$128	\$1,241
4/1.5	30	1,299	60%	\$1,213	\$1,438	\$153	\$1,285

The subject is currently Section 8 and Rural Development. It will continue to be Section 8 and Rural Development and will also be 100 percent Low Income Housing Tax Credit, with all units set at 60 percent of the area median income. The subject's current rents are higher than the maximum allowable LIHTC rent. However, due to the subject's project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities. Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and vinyl flooring, blinds, walk-in closet and coat closet. Project amenities include clubhouse, meeting room, playground, laundry facility, on-site management, on-site maintenance and video surveillance. The subject's unit mix and project amenities are similar to most surveyed comparables.

The subject's unit mix of two-, three- and four-bedroom units is suitable in the market. The subject's unit sizes are smaller than the average unit size of the comparables surveyed. However, the subject maintains a stabilized occupancy. Therefore, the unit sizes do not appear to have a negative impact on the marketability of the units.

The subject property's proposed net rents are higher than the market rents of \$1,015 for the two-bedroom units and \$1,175 for the three-bedroom units. The proposed net rent of the four-bedroom units is lower than the market rent of \$1,415. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

Site Description/Evaluation

The subject is located at 6549 Brown Street, and contains approximately 10.71 acres. The subject property is currently zoned R-6, Single-Family Attached Apartment Residential District. The subject is a legal, conforming use. Brown Street is located north of U.S. Highway 78 and east of State Highway 92. Due to the subject's location on a secondary road, it is the opinion of the analyst that there is good visibility/access to the site.

The subject neighborhood is comprised primarily of commercial and residential properties and is approximately 70 percent built up. Approximately 30 percent of the land use is made up of single-family residences. About 25 percent is comprised of multifamily properties. Another 15 percent of the land use is made up of commercial properties. The remaining 30 percent is vacant land. The area is mostly suburban.

The site is located near a major thoroughfare which provides it with good 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 an existing development designed for families. The subject will be 100 percent Rural Development and Low Income Housing Tax Credit, with 100 percent 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 City of Douglasville. The market area is generally bound by the city limits. The northern boundary is approximately 1.3 miles from the subject. The western boundary is approximately 2.3 miles from the subject, and the eastern boundary is approximately 2.4 miles from the subject. The southern boundary is approximately 4.5 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 20,065. By 2010, population in this market area had increased by 54.3 percent to 30,961. In 2018, the population in this market area has increased by 13.9 percent to 35,258. It is projected that between 2018 and 2020, population in the market

area will increase 2.6 percent to 36,187. It is projected that between 2020 and 2023, population in the market area will increase 3.9 percent to 37,580.

Between 2000 and 2010, the market area gained 431 households per year. The market area gained an additional 166 households between 2010 and 2018 and an additional 172 households between 2018 and 2020. The market area is projected to continue to gain households through 2023. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2023.

Of the surveyed comparables, two-bedroom units typically range from \$759 to \$1,100 per month; and three-bedroom units typically range from \$969 to \$1,250 per month. There were no four-bedroom units in the market area that could be found and verified. These rental rates have remained similar within the past few years.

Households who have between two and three persons and annual incomes between \$32,297 and \$45,180 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately nine percent (8.5%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$37,269 and \$45,180 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately eight percent (8.4%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes between \$41,589 and \$48,540 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately eleven percent (10.9%) of the primary market area tenants are within this range.

According to www.realtytrac.com, there are currently 157 properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Douglasville. In September 2017, the number of properties that received a foreclosure filing in zip code 30134 was 50 percent lower than the previous month and 70 percent lower than the same time last year. The zip code's foreclosure rate is 0.07 percent, while the City of Douglasville's foreclosure rate is 0.10 percent. Both are higher than the state's foreclosure rate which is 0.06 percent. They are similar to, or lower than Douglas County's foreclosure rate of 0.10 percent. The number of foreclosures per month has dropped significantly since November 2015. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Economic Data

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

Employment in the City of Douglasville has been increasing 3.4 percent per year since 2000. Employment in Douglas County has been increasing an average of 2.2 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 1.0 percent per year since 2000. The unemployment rate for the City of Douglasville has fluctuated from 4.3 percent to 11.8 percent over the past 18 years. These fluctuations are in line with the unemployment rates for Douglas County and the State of Georgia.

Economic development within the past five years in the City of Douglasville and Douglas County include the following:

- McMaster-Carr opened an e-commerce fulfillment center in 2013 that added an estimated 600 jobs to the area.
- AGC Glass Company opened a regional glass fabrication center in Lithia Springs in 2013. This facility added 143 jobs.
- In 2014, Keurig Green Mountain, Inc. opened its first cold pod dedicated manufacturing facility in Douglas County. This facility added an estimated 550 jobs.
- Gordon Food Service opened a new distribution center in Douglasville in 2015. This facility added 225 jobs to the area.
- Switch, a tech company specializing in data centers, will create 65 jobs and invest \$2.5 billion in Douglas County. The company is building a data center and campus called The Keep.

There have been several additional small business openings with the past two years in Douglasville and Douglas County. There have been no significant business closings within the past two years. Therefore, it is believed that the economy of Douglasville will remain stable.

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. 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
2/1.5	\$1,212	\$32,297	\$37,680	8.5%	1,309
3/1.5	\$1,369	\$37,269	\$45,180	8.4%	1,294
4/1.5	\$1,438	\$41,589	\$48,540	10.9%	1,690
Total Units		\$32,297	\$48,540	18.9%	2,911

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	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
60% AMI	2 BR/1.5 BA @ 850 SF	\$31,269 to \$36,480	0	22	0	18	0.0%	2-4/Month	\$1,015	N/A	\$1,105
	3 BR/1.5 BA @ 897 SF	\$36,103 to \$43,740	0	25	0	21	0.0%	2-4/Month	\$1,135	N/A	\$1,241
	4 BR/1.5 BA @ 1,299 SF	\$40,251 to \$46,980	0	10	0	22	0.0%	2-4/Month	\$1,365	N/A	\$1,285
Total for Project	60% AMI	\$31,269 to \$46,980	0	71	0	71	0.0%	2-4/Month	\$1,105-\$1,365	N/A	\$1,105-\$1,285

The subject is an existing Section 8 and Rural Development property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 99 percent occupied, with one four-bedroom unit vacant. The subject has project-based Rental Assistance for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits (see demand section of report). Therefore, there are no units at the subject that will need to be absorbed into the market. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. Therefore, there is no additionally supply that should be subtracted from the demand. The subject will not need to capture any portion of the demand.

Competitive Rental Analysis

There was a total of 18 confirmed apartment complexes in the market area, including the subject. There were 101 vacant units at the time of the survey out of 3,290 surveyed, for an overall vacancy rate of 3.1 percent. There are currently three competitive properties in the market area. There are currently five vacant units out of 400 surveyed, for an overall competitive vacancy rate of 1.3 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Market rent grids were completed for the subject. The subject property's proposed net rents are higher than the market rents of \$1,015 for the two-bedroom units and \$1,175 for the three-bedroom units but are lower than the market rent of \$1,415 for the four-bedroom units. The analyst was able to locate and verify 13 market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are generally higher than the adjusted market rental rates. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable and will be competitive with existing properties.

Absorption/Stabilization Estimate

The subject is an existing multifamily development that contains 88 two-, three- and four-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The property is currently applying for Low Income Housing Tax Credits. However, the subject does not need to capture any of the demand as all units have project-based Rental Assistance. Therefore, it is believed that the subject will continue to be a viable development.

Summary Table:
(must be completed by the analyst in the executive summary)

Development Name: Douglass Village Apartments Total # Units: 88
 Location: 6549 Brown Street, Douglasville, Georgia # LIHTC Units: 48
 PMA Boundary: The primary market area consists of the City of Douglasville.
 Farthest Boundary Distance to Subject: 4.5 Miles

RENTAL HOUSING STOCK (found on pages 97-128)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	19	3,290	101	96.9%
Market-Rate Housing	13	2,632	95	96.4%
<i>Assisted/Subsidized Housing not to include LIHTC</i>	1	88	1	99.0%
LIHTC	5	570	2	99.6%
Stabilized Comps	19	3,290	101	96.9%
Properties in Construction & Lease Up	0	0	0	0%

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size SF	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF

29	2	1.5	850	\$1,105	\$1,015	\$1.19	-8.9%	\$1,100	\$1.29
29	3	1.5	897	\$1,241	\$1,175	\$1.31	-5.6%	\$1,408	\$1.57
30	4	1.5	1,299	\$1,285	\$1,415	\$1.09	9.2%	\$1,408	\$1.08

DEMOGRAPHIC DATA (found on pages 75-80)

	2014		2019		2021	
Renters Households	5,908	48.1%	5,869	44.7%	6,019	44.7%
Income-Qualified Renter HHS (LIHTC)	3,027	24.6%	3,008	22.9%	3,204	23.8%
Income-Qualified Renter HHS (MR) (if applicable)	N/A	N/A	N/A	N/A	N/A	N/A

Targeted Income-Qualified Renter Household Demand (found on pages 96-97)

Type of Demand	30%	50%	60%	Market-rate	Other:	Overall
Renter Household Growth			29			29
Existing Households (Overburdened & Substandard)			42			42
Homeowner Conversion (Seniors)			0			0
Secondary Market Demand			0			0
Less Comparable/Competitive Study			0			0
Net Income-Qualified Renters HHS			71			71

Capture Rates (found on page 97)

Target Population	30%	50%	60%	Market-rate	Other:	Overall
Capture Rate			0.0%			0.0%

PART II:

PROJECT DESCRIPTION

PROJECT DESCRIPTION

Project Name: Douglass Village Apartments
Location: 6549 Brown Street
Douglasville, Douglas County, Georgia 30134

Project Type: Family

Construction Type: Existing Rehab Development

The existing development contains 10 two-story townhouse buildings containing 88 units with brick and vinyl siding exterior. The property contains 29 two-bedroom/one-and-one-half bath units with 850 square feet for a total of 24,650 square feet; 29 three-bedroom/one-and-one-half bath units with 897 square feet for a total of 26,013 square feet; and 30 four-bedroom/one-and-one-half bath units with 1,299 square feet for a total of 38,970 square feet. The total net rentable area is 89,633 square feet. A copy of the plans, completed by Studio Architecture of Valdosta, Georgia, on November 21, 2016, are included in the addenda.

Project Design

The subject contains 10 two-story townhouse buildings containing 88 units. The buildings are of wood frame construction with brick and vinyl siding exteriors. The property was constructed in 1983.

Unit Features, Project Amenities and Services

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and vinyl flooring, blinds, walk-in closet (four-bedroom units) and coat closet. Project amenities include clubhouse, meeting room, playground, laundry facility, on-site management, on-site maintenance and video surveillance.

Parking

The subject contains open parking areas with 137 parking spaces.

Utilities

The following table describes the project’s utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Forced Air Gas	Tenant
Air Conditioning	Central Electric	Tenant
Hot Water	Gas	Tenant
Cooking	Gas	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 currently contains 88 total units and is 99 percent occupied, with one four-bedroom unit vacant. The following chart lists the subject’s existing unit distribution by unit type, size, income restriction and rent structure.

Unit Type	# of Units	Avg. Square Footage	Contract Rent	Utility Allowance
2/1.5	29	850	\$1,105	\$107
3/1.5	29	897	\$1,241	\$128
4/1.5	30	1,299	\$1,285	\$153
	88			

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
2/1.5	29	850	60%	\$942	\$1,212	\$107	\$1,105
3/1.5	29	897	60%	\$1,087	\$1,369	\$128	\$1,241
4/1.5	30	1,299	60%	\$1,213	\$1,438	\$153	\$1,285

The subject is currently Section 8 and Rural Development. It will continue to be Section 8 and Rural Development and will also be 100 percent Low Income Housing Tax Credit, with all units set at 60 percent of the area median income. The subject’s current rents are higher than the maximum allowable LIHTC rent. However, due to the subject’s project-based rental subsidy, the tenants will never be required to pay more than 30 percent of their gross income toward rents and utilities.

Eligibility

Households who have between two and three persons and annual incomes between \$32,297 and \$45,180 are potential tenants for the two-bedroom units at 60 percent of the area median income. Approximately nine percent (8.5%) of the primary market area tenants are within this range.

Households who have between three and five persons and annual incomes between \$37,269 and \$45,180 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately eight percent (8.4%) of the primary market area tenants are within this range.

Households who have between four and six persons and annual incomes between \$41,589 and \$48,540 are potential tenants for the three-bedroom units at 60 percent of the area median income. Approximately eleven percent (10.9%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS	
Person in Households	60%
1	\$29,280
2	\$33,480
3	\$37,680
4	\$41,820
5	\$45,180
6	\$48,540

Source: HUD

Current Occupancy Levels

The subject is currently 99 percent occupied, with one vacant three-bedroom unit. Historically, the subject’s occupancy rate has ranged from 98 to 99 percent for the past three years.

Rehabilitation

The property will undergo rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. The rehabilitation is anticipated to take approximately 12 months.

PART III:
SITE EVALUATION

SITE EVALUATION

Date of Inspection: December 8, 2017

Site Inspector: Jonathan Richmond

Project Location

The subject is located at 6549 Brown Street in the northeast portion of the City of Douglasville, Georgia. Brown Street is located north of U.S. Highway 78 and east of State Highway 92.

Site Characteristics

The subject neighborhood is comprised primarily of commercial and residential properties and is approximately 70 percent built up. Approximately 30 percent of the land use is made up of single-family residences. About 25 percent is comprised of multifamily properties. Another 15 percent of the land use is made up of commercial properties. The remaining 30 percent is vacant land. The area is mostly suburban.

Zoning

According to the City of Douglasville, the subject is zoned R-6, Single-Family Attached Apartment Residential District. The subject is a legal, conforming use. Therefore, it is unlikely that a zoning change will occur. The subject appears to meet site and setback requirements and appears to 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

Vacant land is located north, south and east of the subject. Single-family residences are located west of the site.

Developments

Existing developments within the market area include Millwood Park Apartments, Columbus Garden Apartments, Highland Park Senior Apartments, Conners Senior Village, Douglas Village Proper, Brookview Apartment Homes, Park West Apartments, Century Arbor Place, Stewarts Mill Apartments, Lakeside at Arbor Place, Arbor Terrace Apartments, Countryside Manor, Parkwood Village Apartments, Brook Valley Apartments, Brighton Manor, Place at Midway Apartments, Carrington Point Apartments and Arbor Place. Of the aforementioned properties, three are restricted family housing which will compete directly with the subject's units. These properties include Millwood Park Apartments which has an overall vacancy of 1.0 percent; Mill Creek

Apartments which has a vacancy of 2.0 percent, and Douglas Property Apartments, which has a vacancy rate of 0.0 percent. Highland Park Senior Apartments and Connors Senior Village are senior restricted properties and will not directly compete with the subject. Brookview Apartment Homes, Park West Apartments, Century Arbor Place, Stewarts Mill Apartments, Lakeside at Arbor Place, Arbor Terrace Apartments, Countryside Manor, Parkwood Village Apartments, Brook Valley Apartments, Brighton Manor, Place at Midway Apartments, Carrington Point Apartments and Arbor Place are all market-rate properties that will not directly compete with the subject.

Schools

According to www.neighborhoodscout.com, the subject is served by the Douglas County School District. The district has 36 schools for grades pre-kindergarten through high school. There are 25,577 students enrolled in the district. Schools within three miles of the subject include North Douglas Elementary School, Crossroads High School, Stewart Middle School, Douglas County High School and Bright Star Elementary School.

Transportation

Major highways in the County of Douglas include Interstate 20; U.S. Highways 78 and 278; and State Highways 5, 6, 8, 61, 70, 92, 154, 166 and 402. Hartsfield-Jackson Atlanta International Airport is approximately 32 miles away in Atlanta. Amtrak is available in the area for passenger rail service.

Health Services

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

Parks and Recreational Opportunities

Douglasville and Douglas County offer several recreational opportunities, including Fowler Field Park, Hunter Memorial Park, Jessie Davis Memorial Park, Willing Workers Community Club Park, Mill Village Park, West Pines Golf Course and Worthan Park.

Crime

According to www.neighborhoodscout.com, the crime index for the subject neighborhood is 9. There are 446 total crimes annually in the City of Douglasville, 48 of which are violent crimes and 398 of which are property crimes. The annual violent crime rate is 7.32 per 1,000 residents, while the property crime rate is 60.70 per 1,000 residents. The total annual crime rate is 68.02 per

1,000 residents. The chances of becoming a victim of a violent crime are 1 in 173 which is higher than the rate for the state which is 1 in 265. The chances of becoming a victim of a property crime are 1 in 16 which is lower than the rate for the state which is 1 in 30.

Visibility/Access

The subject property is located at 6549 Brown Street which connects to State Highway 92. Due to the subject's location near a major thoroughfare, it is the opinion of the analyst that there is good 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 good visibility and access. The family development provides affordable housing to residents in the area.

Weaknesses – The site has no apparent weaknesses.



View of Sign



View of Entrance



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Exterior



View of Playground



View of Clubhouse



View of Meeting Room



View of Leasing Office



View of Laundry Facility



View of Mailboxes



View of Living Area - Two-Bedroom Unit



View of Kitchen - Two-Bedroom Unit



View of Bedroom - Two-Bedroom Unit



View of Bath - Two-Bedroom Unit



View of Utility Area - Two-Bedroom Unit



View of Living Area - Three-Bedroom Unit



View of Kitchen - Three-Bedroom Unit



View of Bedroom - Three-Bedroom Unit



View of Bath - Three-Bedroom Unit



View of Utility Area - Three-Bedroom Unit



View of Living Area - Four-Bedroom Unit



View of Kitchen - Four-Bedroom Unit



View of Bedroom - Four-Bedroom Unit



View of Bath - Four-Bedroom Unit



View of Utility Area - Four-Bedroom Unit



View of Parking Lot



View of Street



View of Street



View to the North



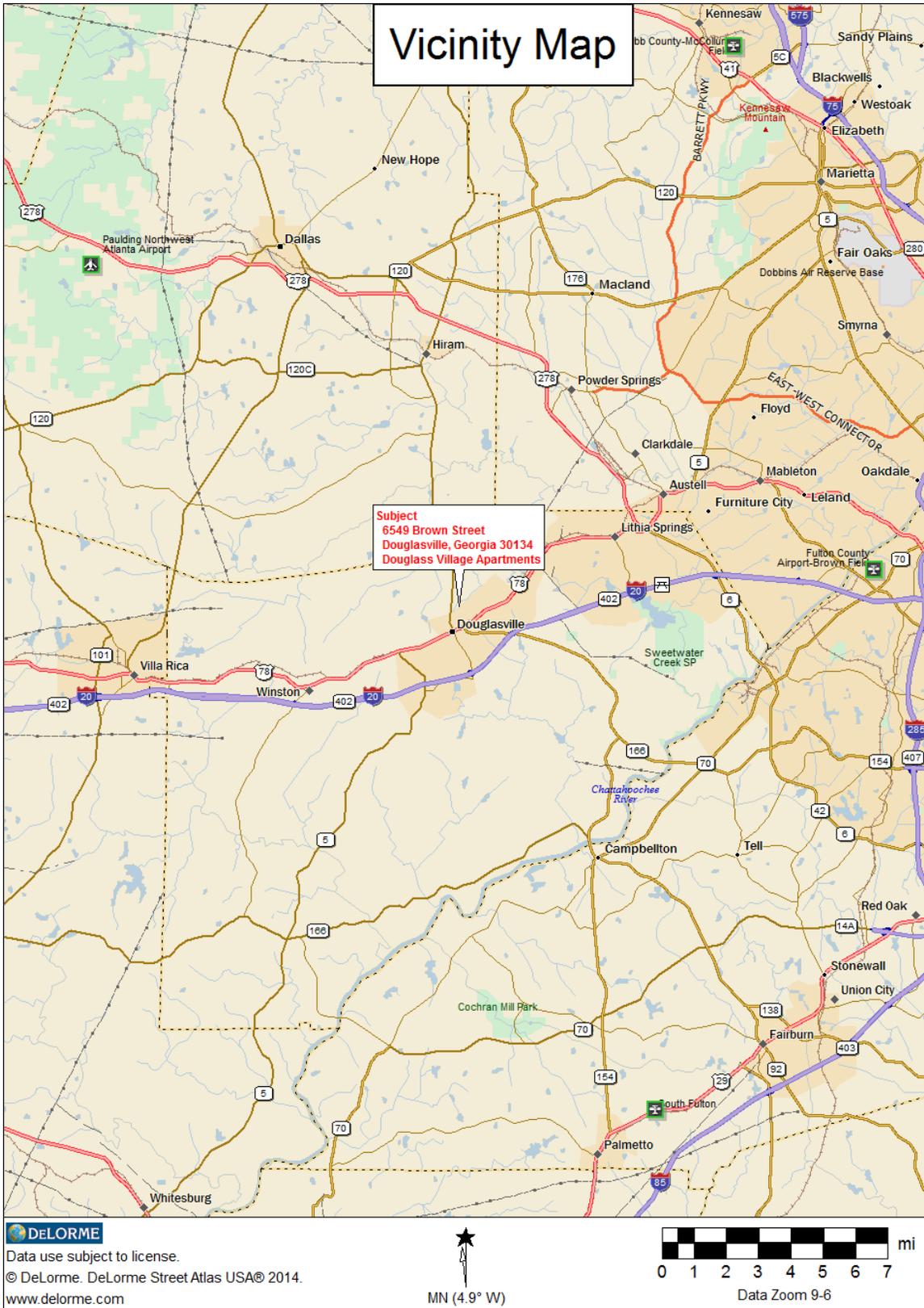
View to the South



View to the West



View to the East



BANKING SERVICES		
Legend	Service	Distance From Site
23	United Community Bank	2.27
25	Regions Bank	2.31
29	BB&T	2.37
33	Synovus - Bank of North Georgia	2.49
62	Douglas County Bank	2.99
68	SunTrust Bank	3.07
69	Hamilton State Bank	3.08
72	BestBank	3.14
112	PNC Bank	3.37
120	Bank of the Ozarks - Douglasville	3.40
127	Regions Bank	3.44
144	Wells Fargo Bank	3.51
145	Chase Bank	3.52
153	SunTrust Bank	3.60
154	Servis1st Bank	3.60
171	Wells Fargo Bank	3.70
174	SunTrust Mortgage	3.80
190	Regions Bank	4.06
197	Synovus - Bank of North Georgia	4.13
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
38	Walmart Supercenter	2.72
48	Sam's Club Bakery	2.83
53	Food Depot	2.88
73	Kroger	3.14
83	Flowers Baking Co	3.24
84	Kroger	3.27
93	Auntie Anne's	3.34
95	Great American Cookies	3.35
155	Publix Super Market at Cosby Station	3.6
172	Big Lots	3.72
188	Food Depot	4.03
193	Kroger	4.10
211	Auvandran's Cakes & Decor	6.28

PHARMACY SERVICES		
Legend	Service	Distance From Site
39	Walmart Pharmacy	2.72
49	Sam's Club Pharmacy	2.83
59	Gaynell W. George, RPH	2.97
74	Kroger Pharmacy	3.14
82	CVS Pharmacy	3.22
85	Kroger Pharmacy	3.27
87	Williams Pharmacy	3.29
130	Apothecary Shoppe Pharmacy	3.48
146	Fred's Store	3.52
156	Publix Pharmacy at Cosby Station	3.60
180	CVS Pharmacy	3.89
184	Rite Aid Pharmacy	3.98
186	Village Pharmacy	4.02
189	Rite Aid Pharmacy	4.05
194	Kroger Pharmacy	4.10
198	CVS Pharmacy	4.13
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
24	Gumbeaux's, A Cajun Cafe	2.27
40	McDonald's	2.72
54	Domino's Pizza	2.88
55	Subway	2.88
65	Golden Corral	3.04
67	Chuck E. Cheese's	3.06
70	Buffalo Wild Wings	3.10
71	Subway	3.12
75	Olive Garden	3.14
79	La Fiesta Mexican Restaurant	3.18
96	Johnny Rockets	3.35
139	Subway	3.50
148	Texas Roadhouse	3.54
149	O'Charley's Restaurant & Bar	3.54
151	Dairy Queen	3.59
157	Papa John's Pizza	3.60
169	Logan's Roadhouse	3.66

175	Johnny's New York Style Pizza	3.80
196	Subway	4.12
201	Domino's Pizza	4.19

CLOTHING,SHOE, DEPARTMENT STORES AND MALL SERVICES

Legend	Service	Distance From Site
41	Walmart Supercenter	2.72
97	Justice	3.35
98	Kids Foot Locker	3.35
99	Buckle	3.35
100	Hot Topic	3.35
101	Foot Locker	3.35
102	Hibbett Sports	3.35
103	Arbor Place	3.35
104	Body Central	3.35
105	Perfume Paradise	3.35
106	Hollister Co.	3.35
107	Journeys Kidz	3.35
116	JCPenney	3.39
128	Walgreens	3.47
167	New York & Company	3.64
181	Marshalls	3.89
212	rue21	9.39
213	Abercrombie & Fitch	9.39
214	Sunglass Hut	10.74

SALON/BARBER FLORIST AND JEWELRY STORE SERVICES

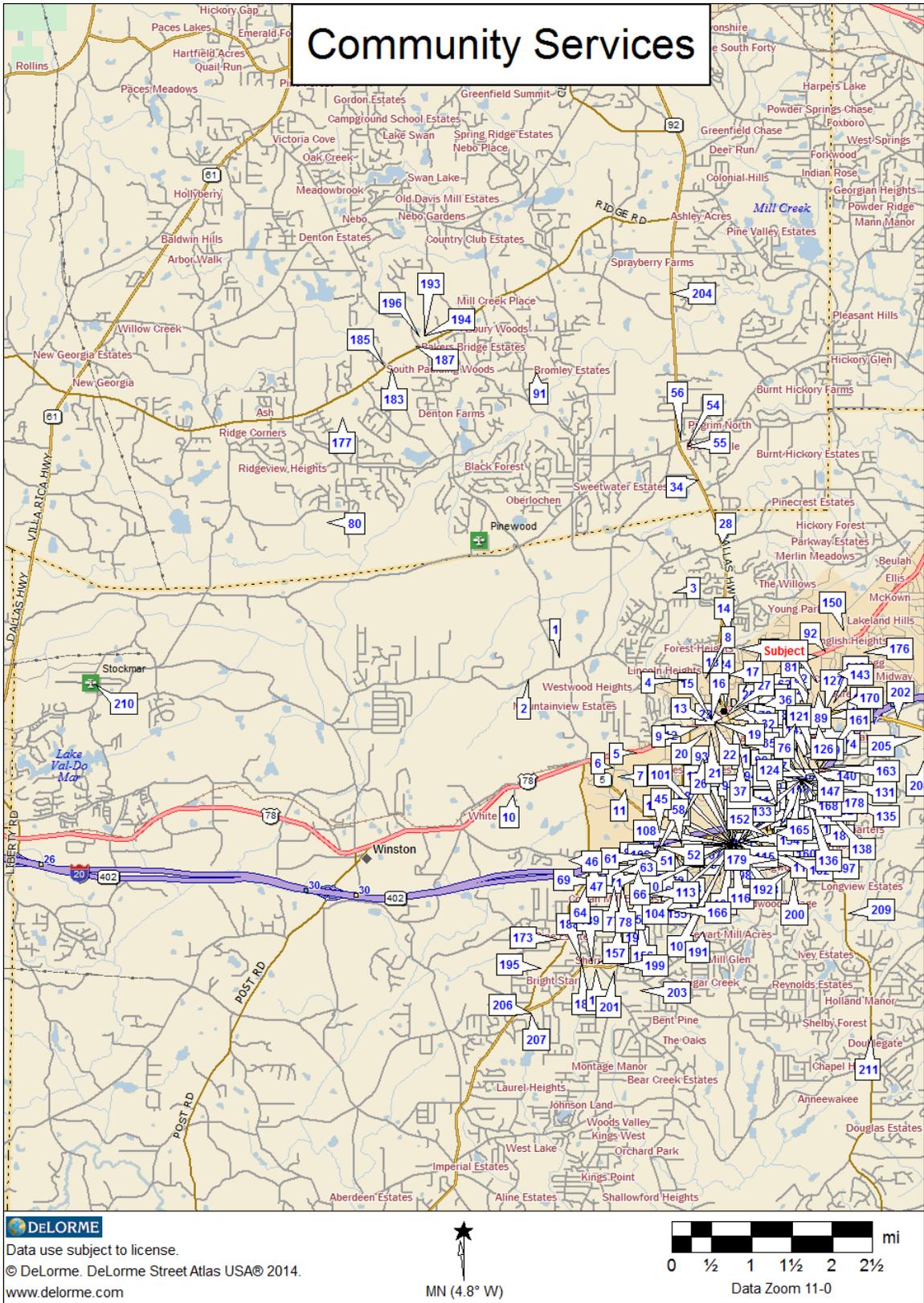
Legend	Service	Distance From Site
42	SmartStyle Hair Salon	2.72
43	Regal Nails Salon & Spa	2.72
57	Elegant Creations by Dyana	2.96
63	Charmaine's Inc.	2.99
88	Dillard's	3.29
108	Enve Barbershop	3.35
109	Charming Charlie	3.35
114	Macy's	3.38
117	JCPenney	3.39
122	Sears	3.41
158	Serenity A Nail Bar & Spa	3.61
159	Envision Hair Salon	3.61

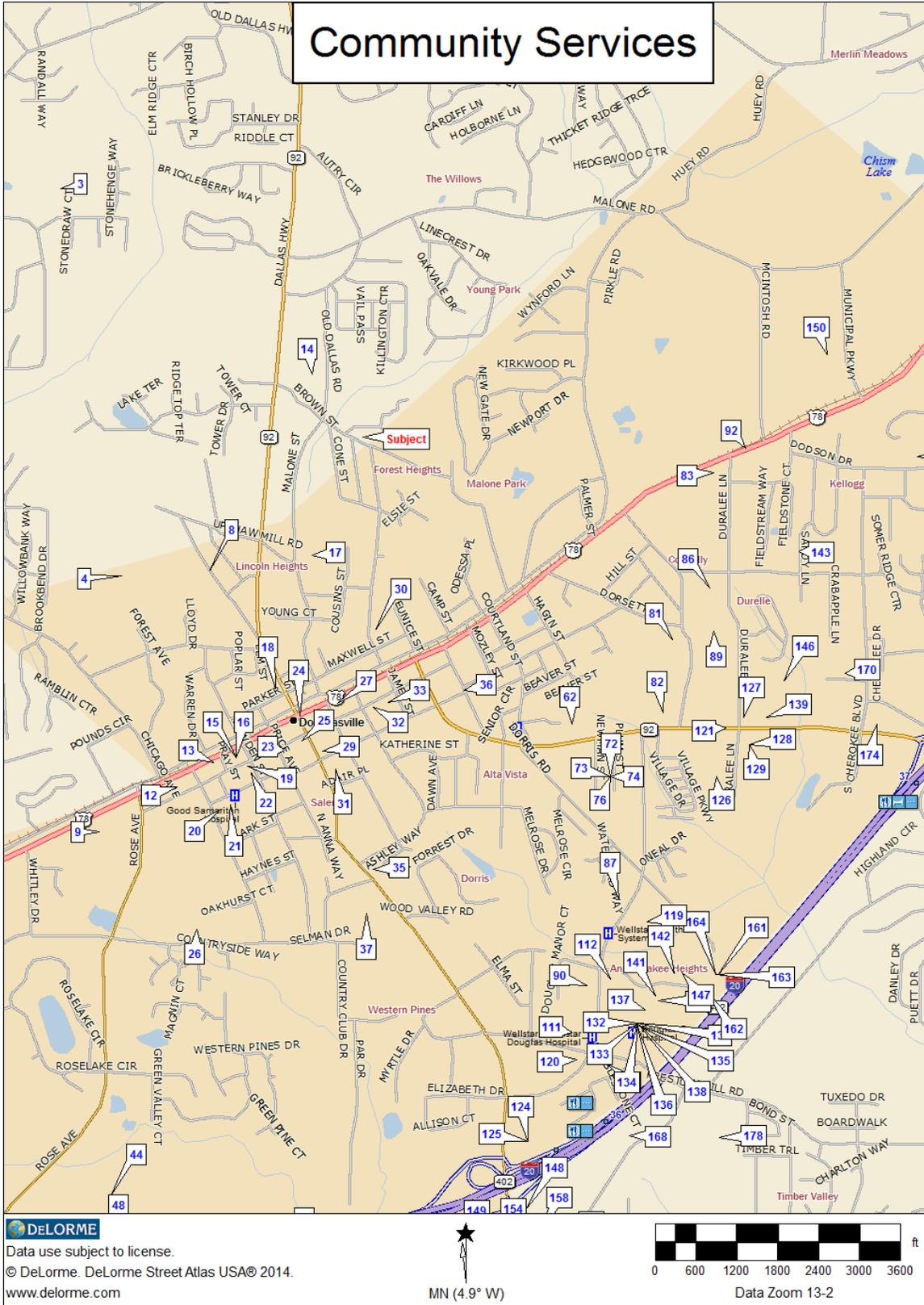
160	Rio Body Wax	3.61
HARDWARE STORE AND HOME GOODS STORE SERVICES		
Legend	Service	Distance From Site
18	AAA Parts Today	2.18
32	Douglasville Ace Hardware	2.46
50	Harbor Freight Tools	2.85
51	At Home	2.86
58	Best Buy	2.96
60	Walgreens	2.97
66	The Home Depot	3.05
110	Sleep Number	3.35
115	Macy's	3.38
118	JCPenney	3.39
123	Sears	3.41
182	Target	3.89
199	Rooms To Go Furniture Store - Douglasville	4.13
200	Hobby Lobby	4.17
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
210	Earl L. Small Jr. Field	5.76
HOSPITAL, DENTIST, DOCTOR, SPA, AND GYM SERVICES		
Legend	Service	Distance From Site
44	Walmart Pharmacy	2.72
61	Walgreens	2.97
90	Marietta Eye Clinic (Douglasville Location)	3.32
94	LensCrafters	3.34
129	Walgreens	3.47
131	Sanusi H David MD	3.49
132	Perlow Joan S MD	3.49
133	Mulukutla Samatha MD	3.49
134	Pinkney Roland Loui MD	3.49
135	Richards Peter S MD	3.49
136	Negri Francisco J MD	3.49
137	Dr. Hieu H. Pham, MD	3.49
138	Wellstar Douglas Hospital	3.49
140	WellStar Medical Group Creekside Pediatrics	3.50
141	WellStar Medical Group South Cobb OB/GYN	3.50
142	Heart Clinic	3.50

161	Adam Lourie MD	3.62
162	Alfonso Rea MD	3.62
163	Pinnacle Orthopaedics	3.62
164	Bi-County Ear Nose & Throat: Shapiro Terry MD	3.62
LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
3	Georgia Cowboy Poetry Gathering	1.54
13	Tuoia	2.12
15	Douglas County Museum of History and Art	2.16
16	Old Courthouse Museum	2.16
26	Douglas County Library	2.34
35	Cultural Arts Council Douglasville/Douglas County	2.65
PARK AND AMUSEMENT PARKSERVICES		
Legend	Service	Distance From Site
7	Hunter Memorial Park	1.88
8	Willing Workers Community Club Park	1.91
14	Jessie Davis Park	2.12
36	Mill Village Park	2.68
204	Sweetwater Memorial Park	4.51
208	Your Bowling Center	4.80
POST OFFICE SERVICES		
Legend	Service	Distance From Site
31	US Post Office	2.43
77	United States Postal Service	3.16
CONVENIENCE STORE GAS STATIONSERVICES		
Legend	Service	Distance From Site
5	Valero	1.73
27	Chevron Douglasville	2.36
28	Marathon Gas	2.36
45	RaceTrac	2.73
52	Andy's Food Mart	2.86
56	Grands	2.90
64	Exxon	3.00
76	Fuel Center	3.14
92	Texaco	3.33
113	Circle K	3.37
121	439 RaceTrac	3.40
165	QuikTrip	3.63

179	Shell Food Mart	3.88
187	Grands	4.02
202	QuikTrip	4.33
CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES		
Legend	Service	Distance From Site
4	Golden Memorial United Methodist Church	1.68
30	Zion Hill Baptist Church Truth	2.39
34	New Genesis Baptist Church	2.63
47	Elizabeth Baptist Church	2.78
78	Crossroads Church of Douglasville	3.17
86	Douglasville Church Of Christ	3.27
91	St Stephen Orthodox Church	3.32
111	First United Methodist Church	3.35
124	First Presbyterian Church	3.42
150	Dominion House	3.55
152	LifeWay Christian Store	3.59
173	Jehovah's Witnesses	3.74
176	Clearview Baptist Church	3.80
178	First Baptist Church	3.85
195	Bright Star United Methodist Church	4.10
203	Central Baptist Church	4.49
206	Prince of Peace Lutheran Church Learning Center	4.67
POLICE, CITY HALL, AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
19	Douglasville Police Department	2.20
119	Douglas County District Attorney's Office	3.39
205	Douglasville Police Department	4.66
209	The National Academy	4.97
FIRE STATION SERVICES		
Legend	Service	Distance From Site
12	Douglas County Fire Department	2.06
185	Paulding County Fire Station 5	4.01

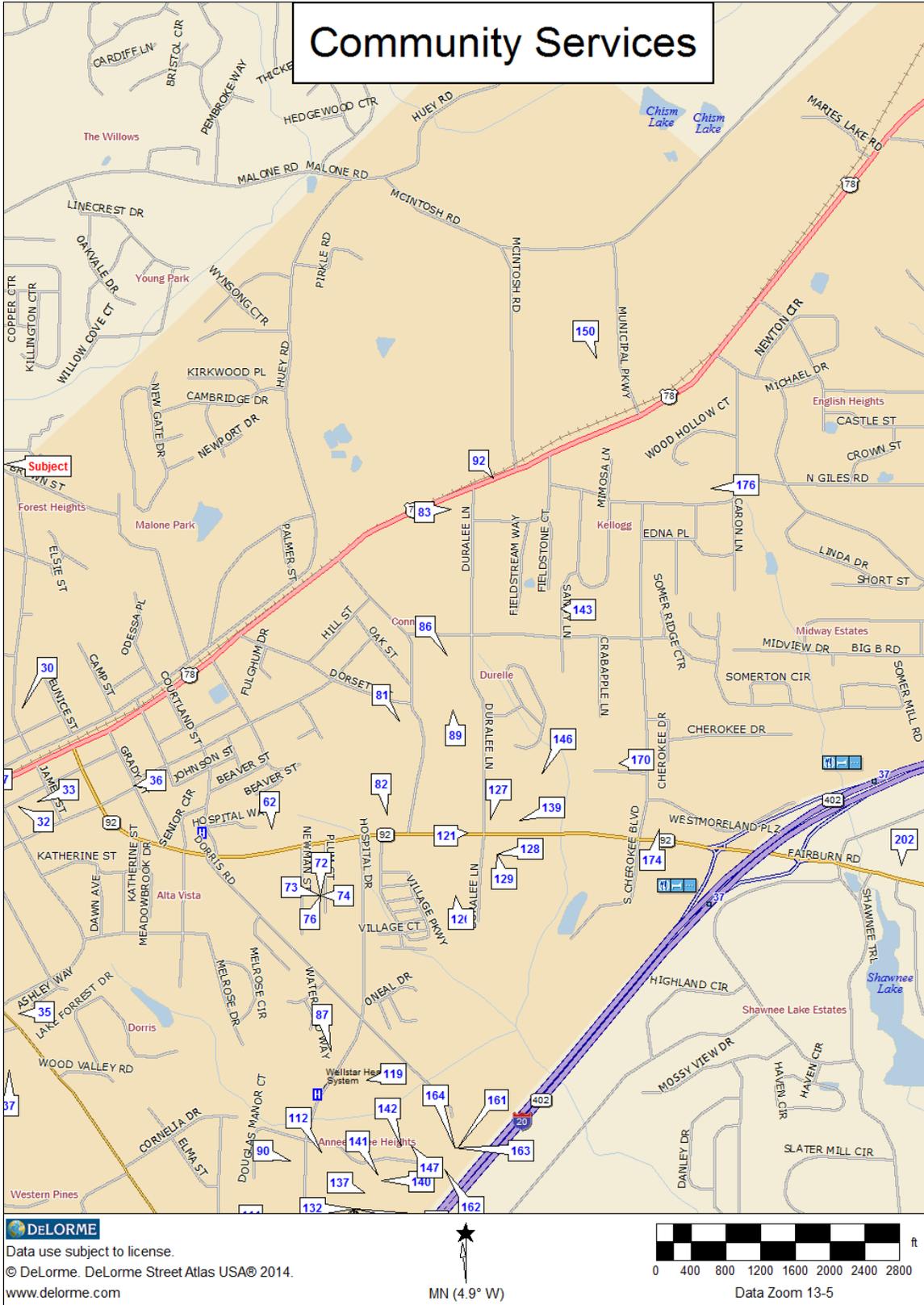
SCHOOL SERVICES		
Legend	Service	Distance From Site
1	North Douglas Elementary School	0.23
11	Crossroads High School	2.05
17	Stewart Middle School	2.17
21	Heirway Christian Academy	2.22
37	Douglas County High School	2.69
46	Bright Star Elementary School	2.76
80	South Paulding High School	3.20
81	Burnett Elementary School	3.20
89	Eastside Elementary School	3.30
125	Seeds of Faith Preschool	3.42
147	Sunbrook Academy at Chapel Hill	3.53
166	Ashford Academy	3.63
168	Strayer University Douglasville Campus	3.64
177	Austin Middle School	3.82
183	Reflections Learning Academy	3.93
191	Arbor Station Elementary School	4.06
192	Omega Learning Center - Douglasville	4.08
207	Prince of Peace Lutheran Church Learning Center	4.67

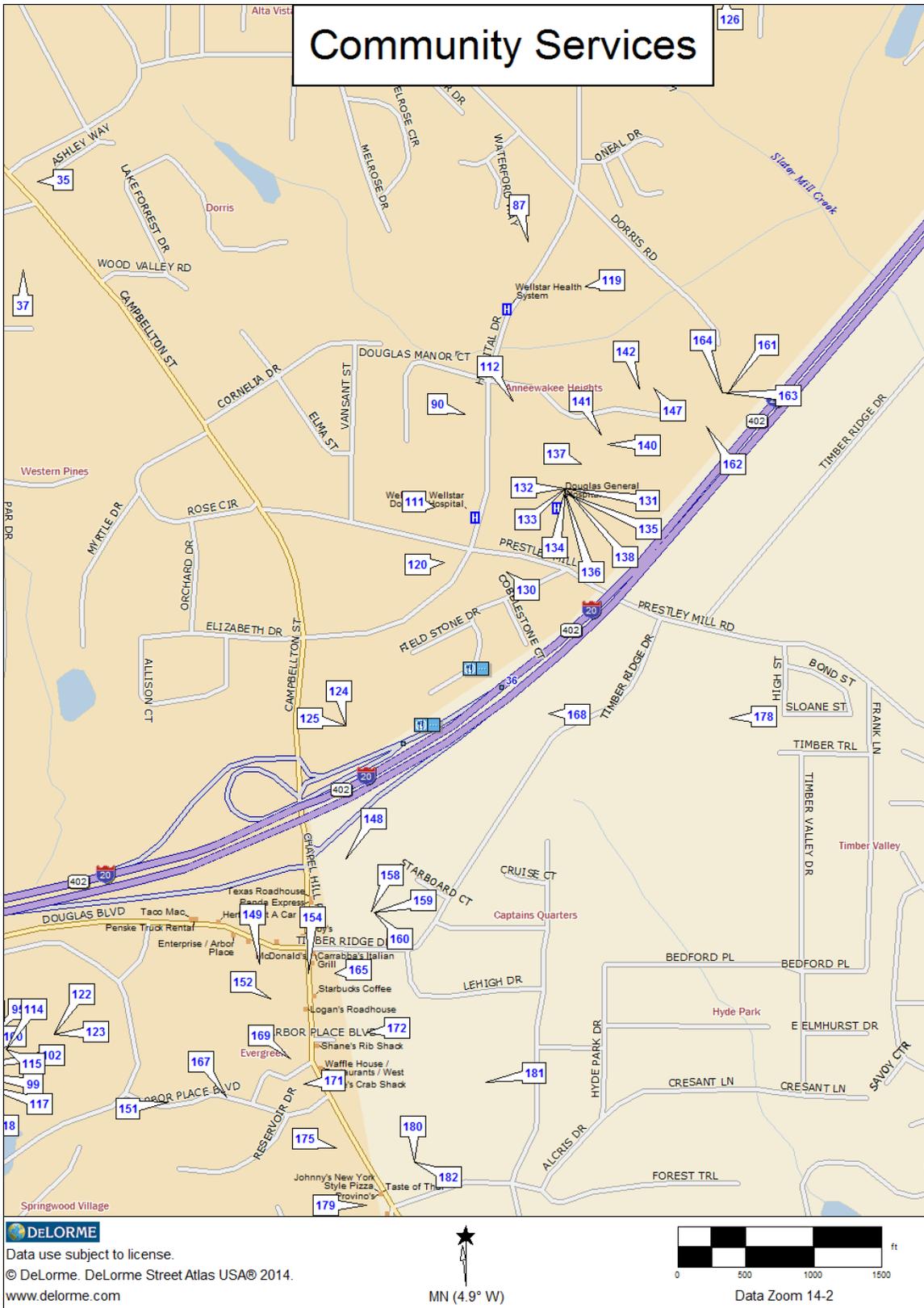


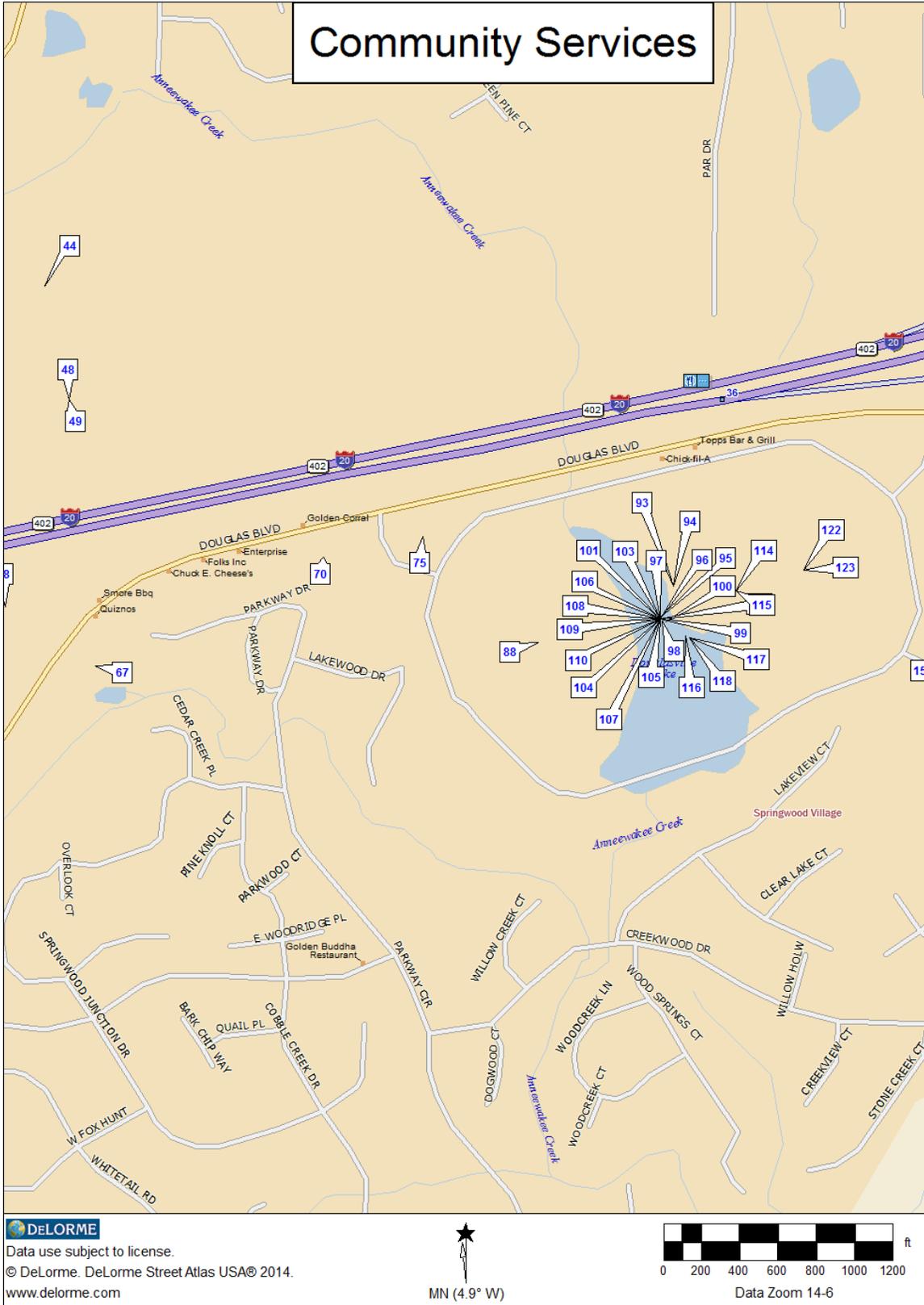


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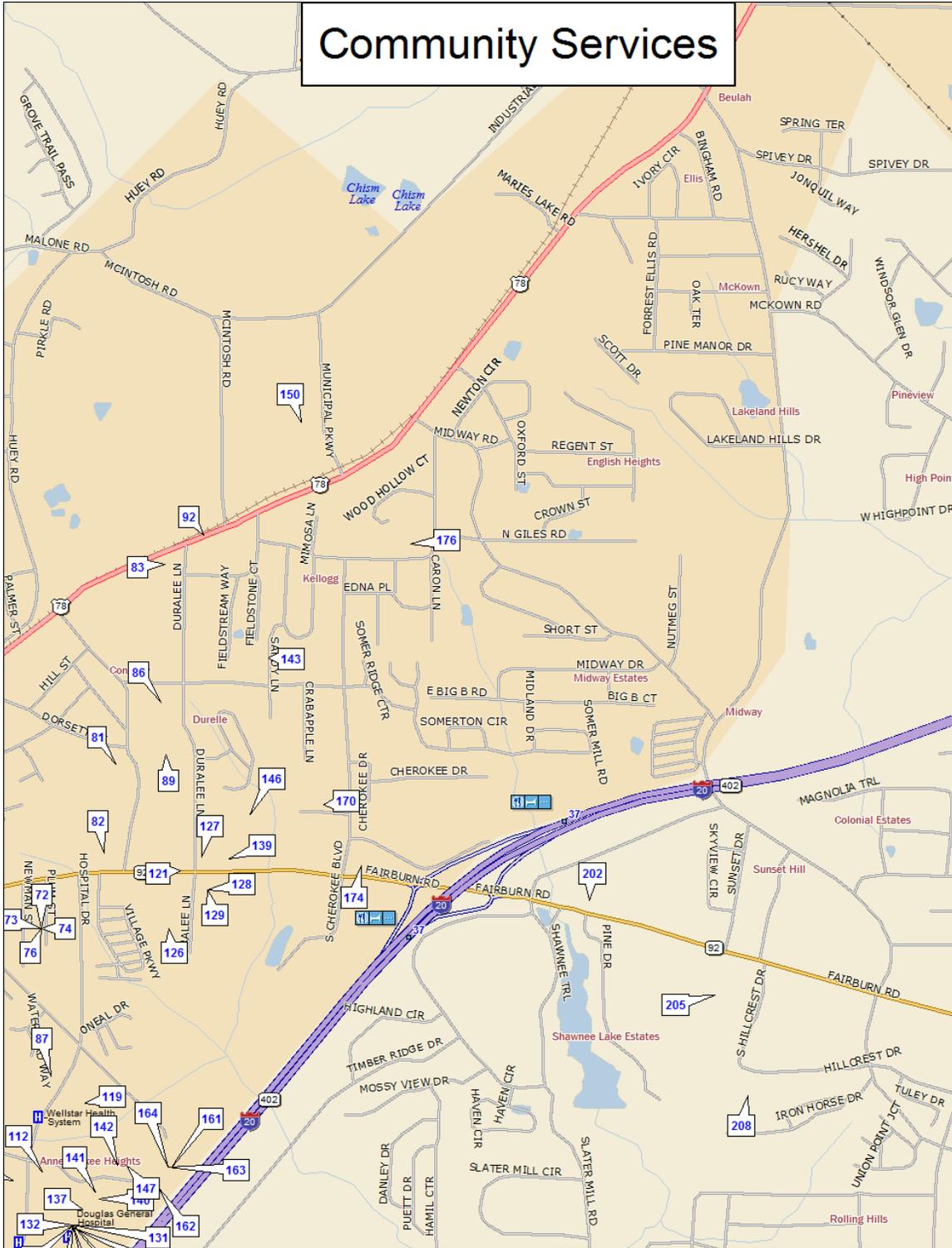
Community Services

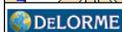






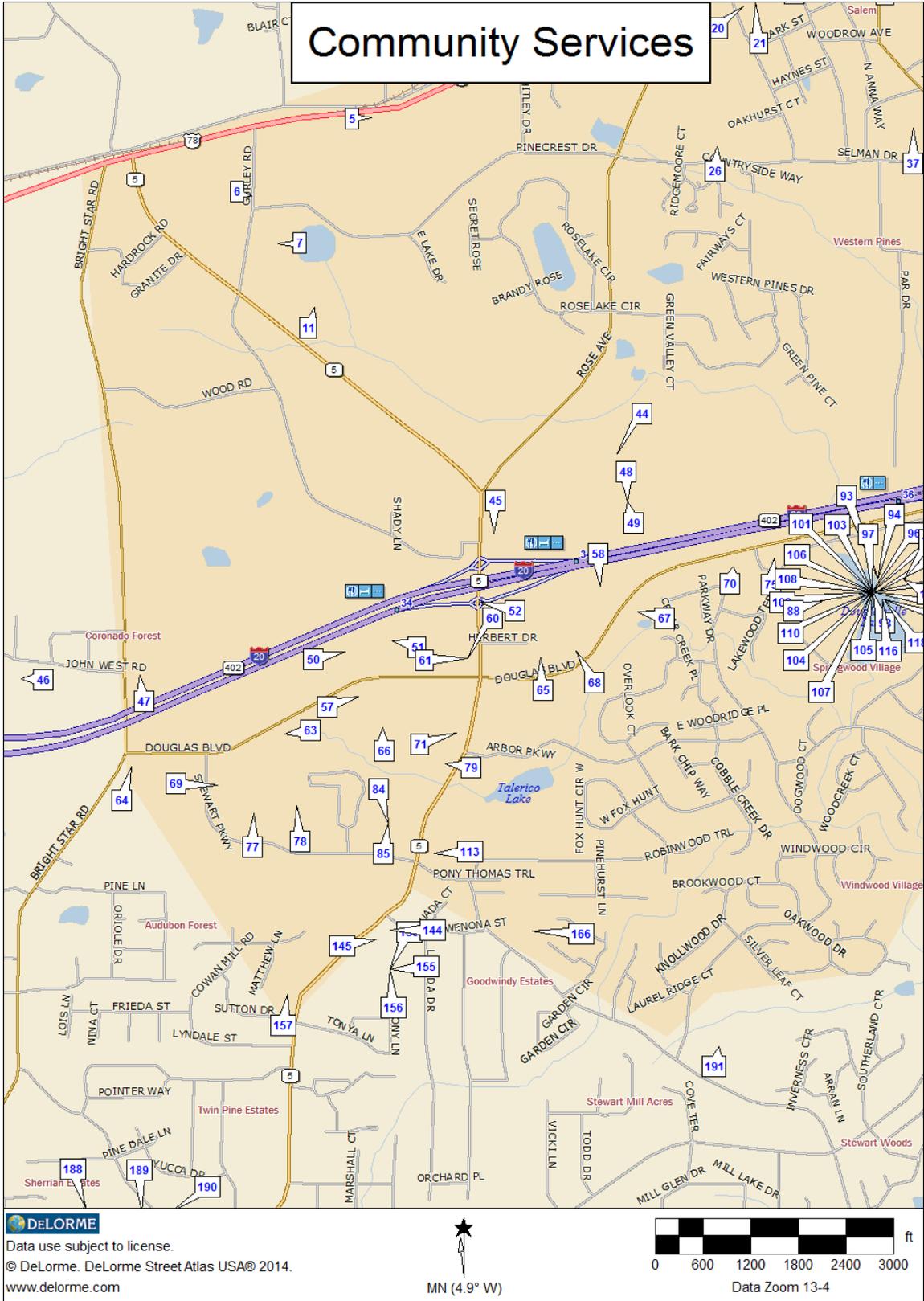
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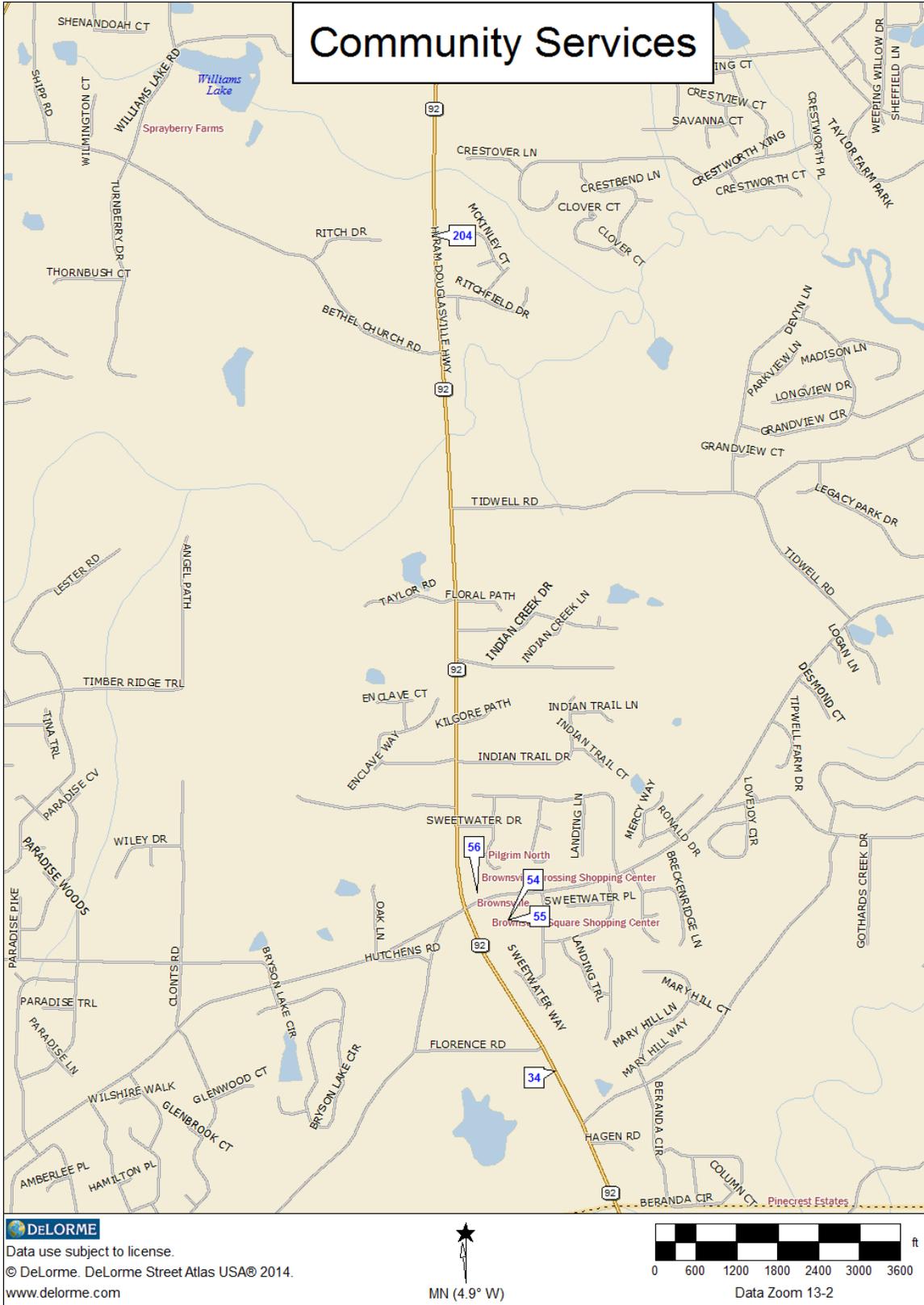


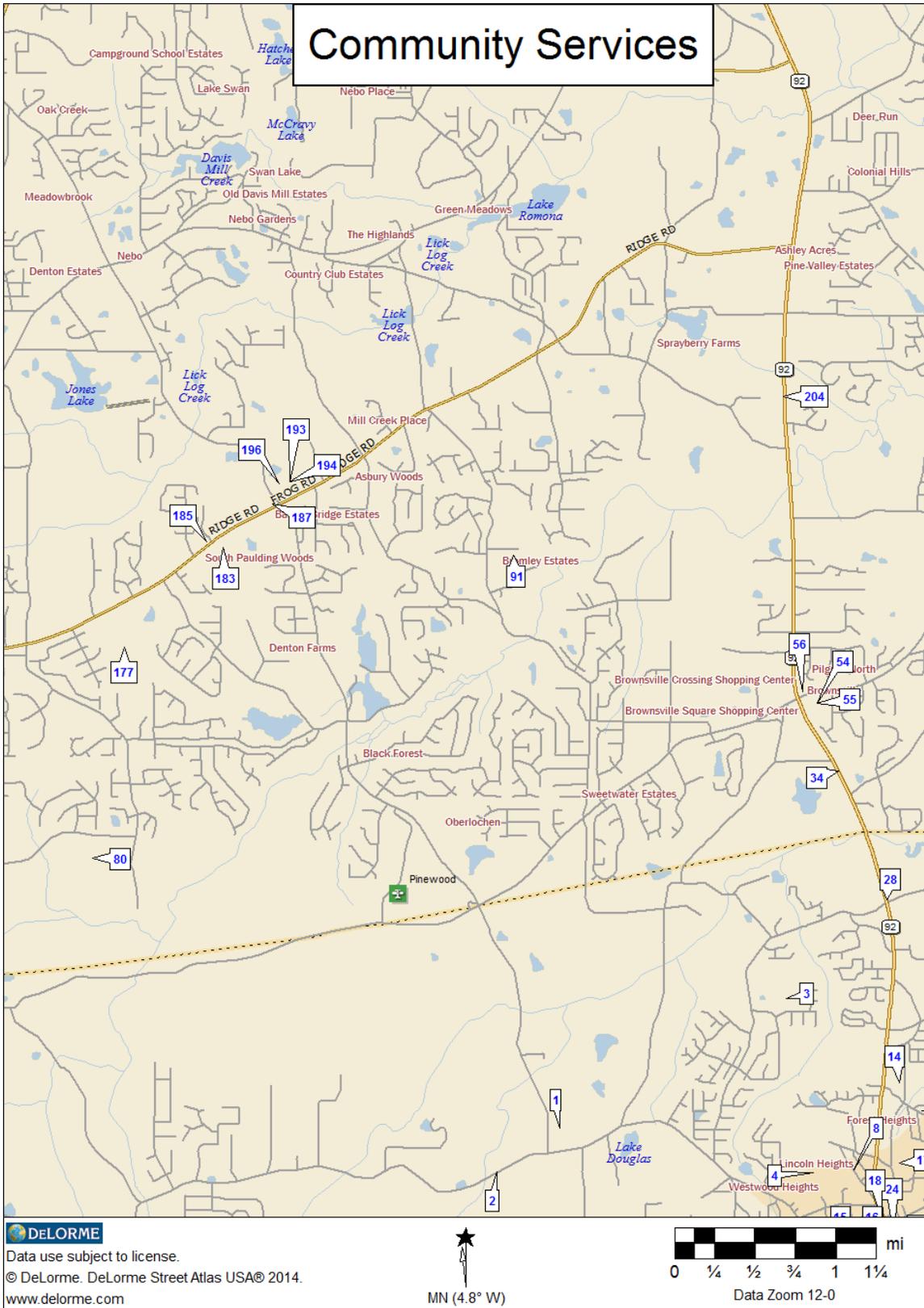
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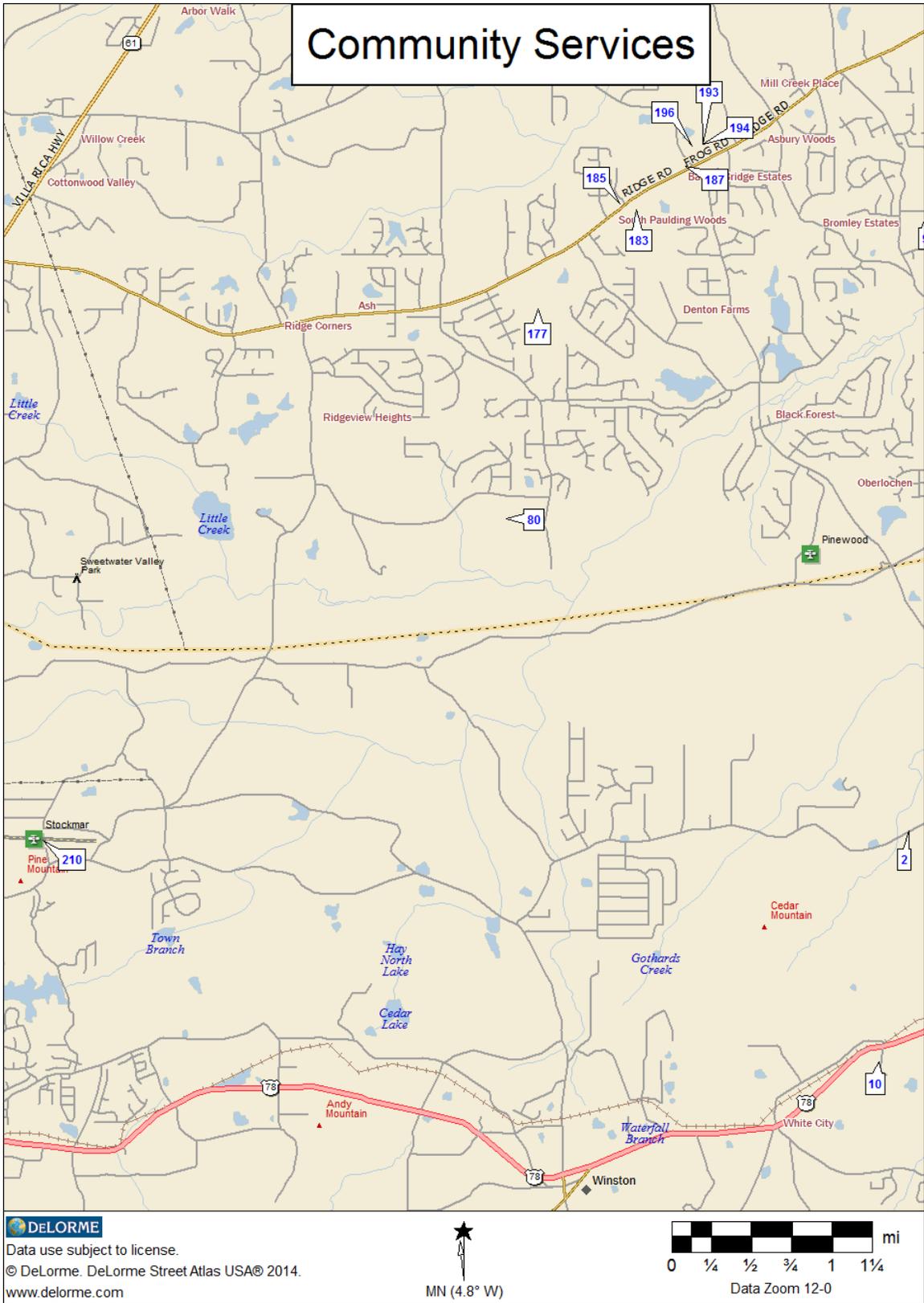
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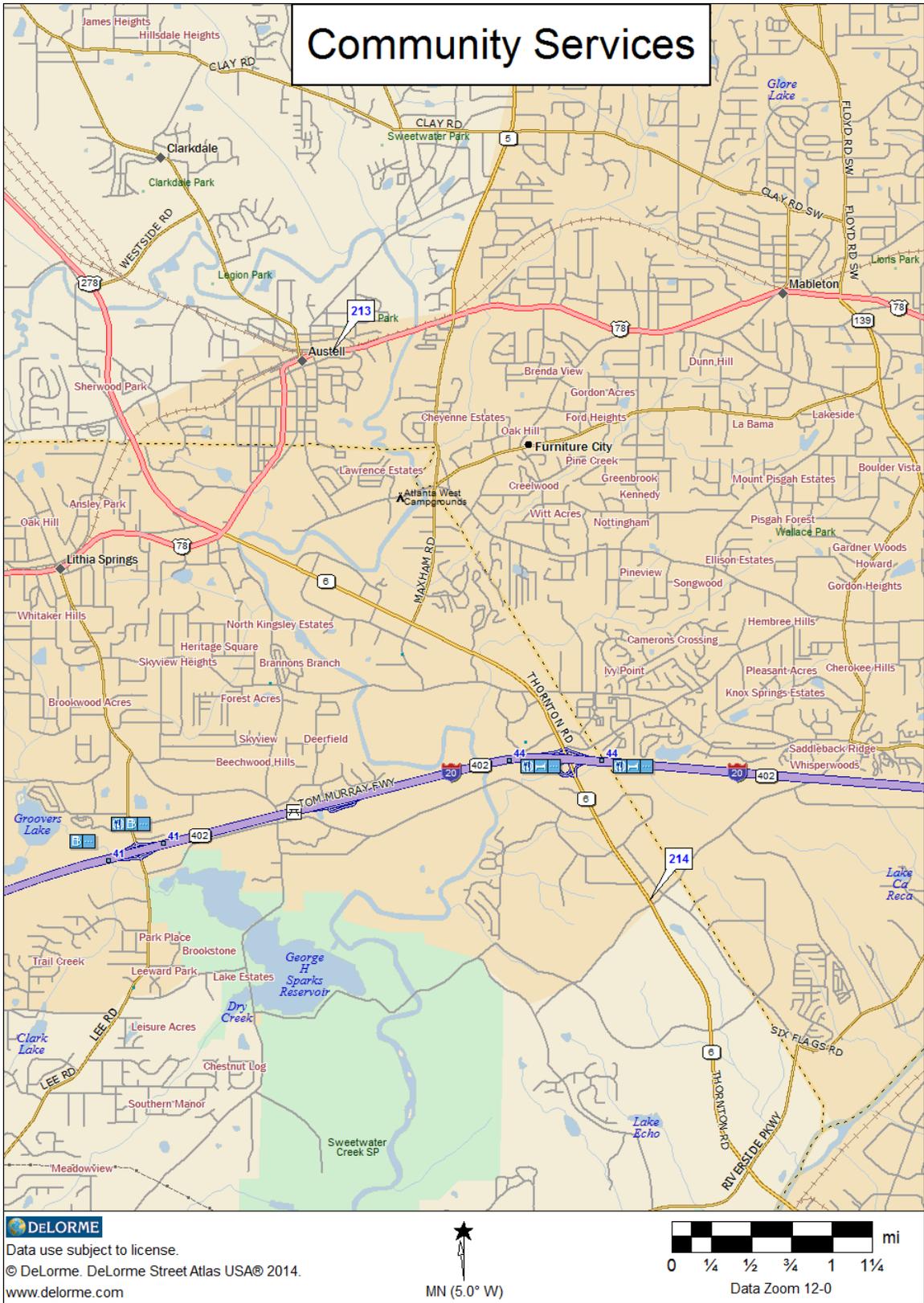
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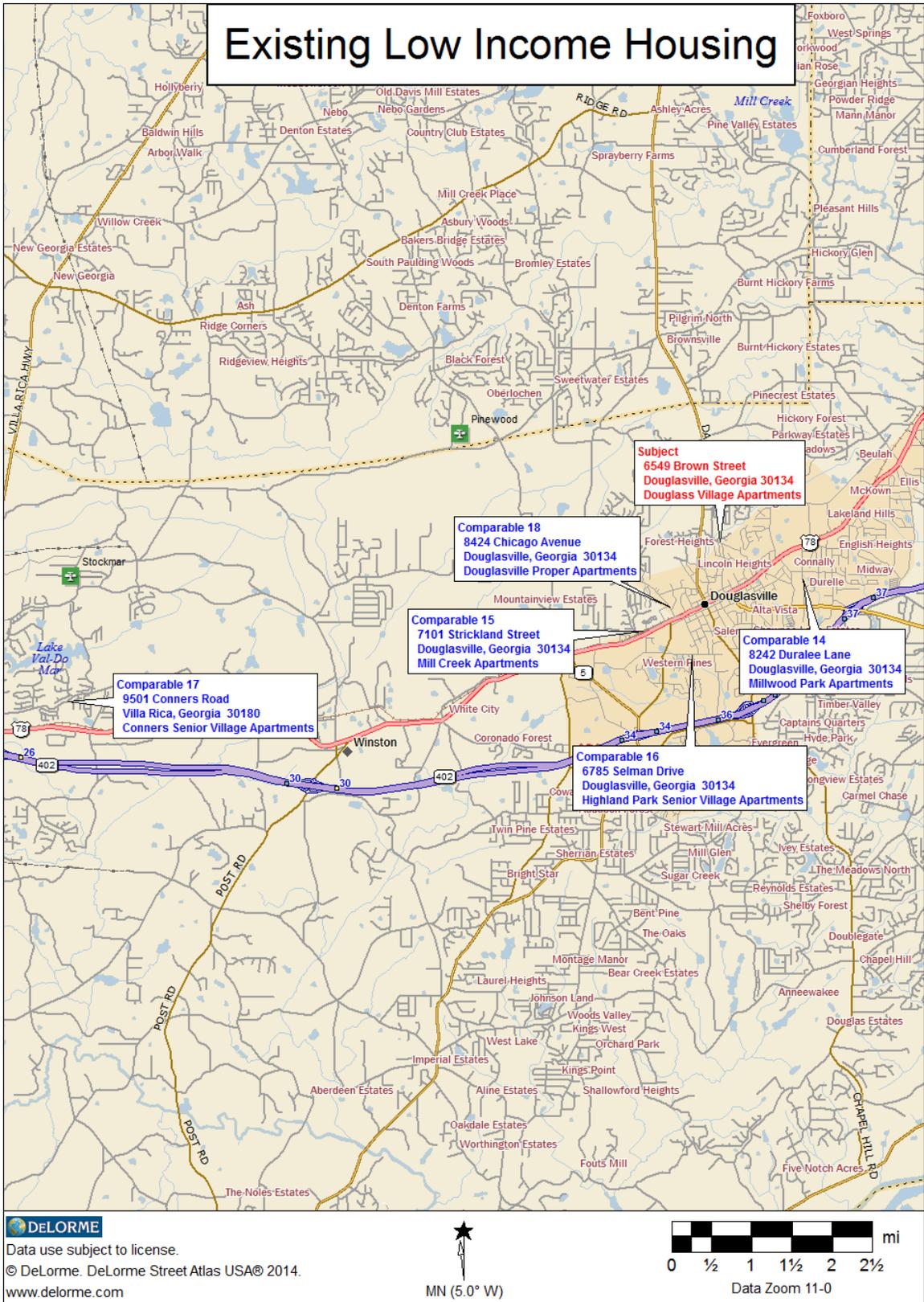






SUBSIDIZED/RESTRICTED LEGEND

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Millwood Park Apartments	LIHTC/Section 8	1.8 Miles
Columbia Gardens Apartments	LIHTC	2.1 Miles
Highland Park Senior Apartments	LIHTC	2.2 Miles
Conners Senior Village	LIHTC	10.0 Miles
Douglasville Proper	LIHTC	1.7 Miles



PART IV:

MARKET AREA

MARKET AREA

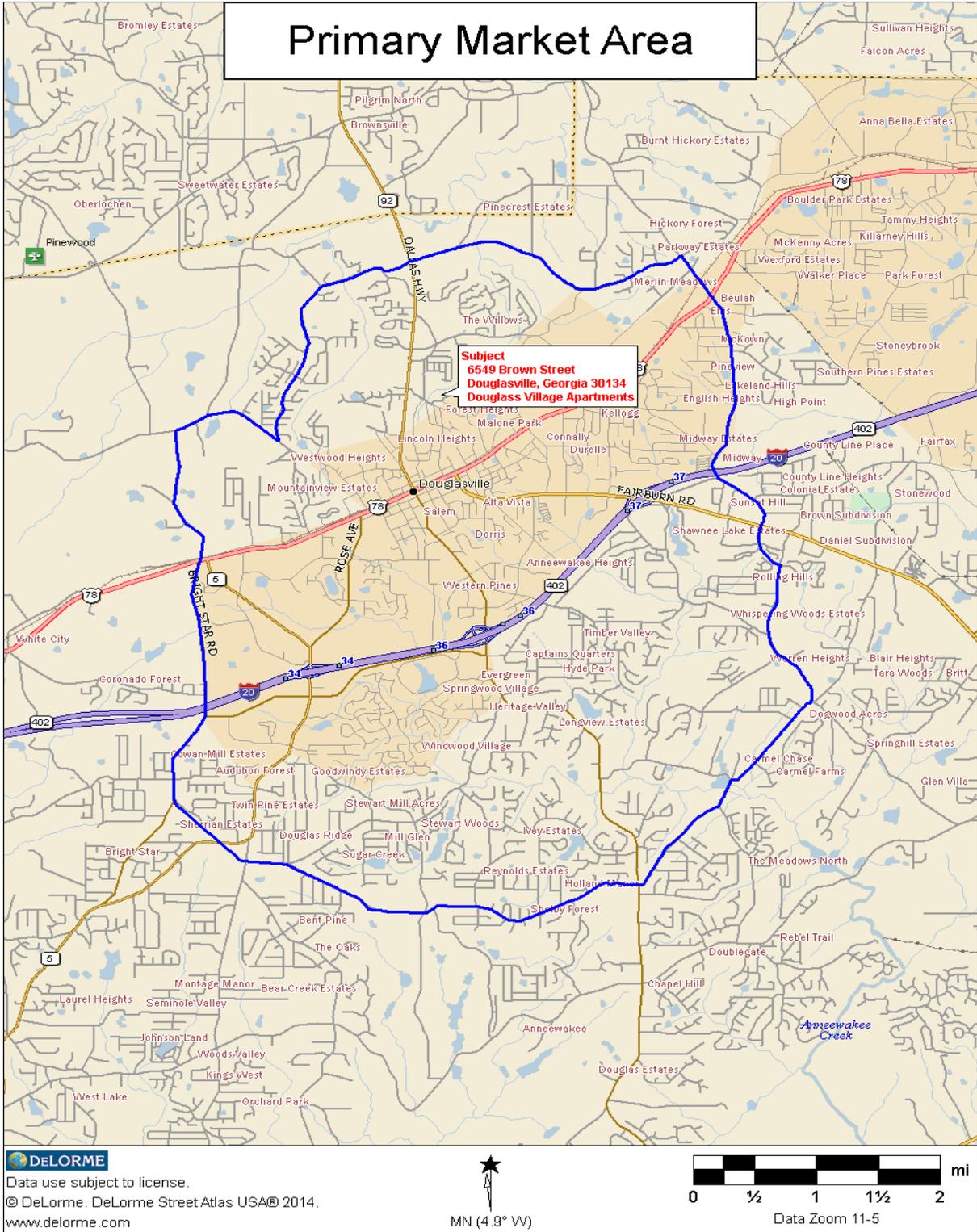
Following is a list of considerations used when determining the market area:

- 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.

Our 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. The market area for the subject consists of the City of Douglasville. The market area is generally bound by the city limits. The northern boundary is approximately 1.3 miles from the subject. The western boundary is approximately 2.3 miles from the subject, and the eastern boundary is approximately 2.4 miles from the subject. The southern boundary is approximately 4.5 miles from the subject.



PART V:

COMMUNITY DEMOGRAPHIC DATA

COMMUNITY DEMOGRAPHIC DATA

Population Trends

The subject is located in the City of Douglasville, Georgia. The market area for the subject consists of the City of Douglasville. The market area is generally bound by the city limits.

In 2000, this geographic market area contained an estimated population of 20,065. By 2010, population in this market area had increased by 54.3 percent to 30,961. In 2018, the population in this market area has increased by 13.9 percent to 35,258. It is projected that between 2018 and 2020, population in the market area will increase 2.6 percent to 36,187. It is projected that between 2020 and 2023, population in the market area will increase 3.9 percent to 37,580.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
DOUGLAS COUNTY	2000	92,174				
Estimated Projected Projected Projected	2010	132,403	40,229	43.6%	4,023	4.4%
	2018	144,944	12,541	9.5%	1,568	1.2%
	2020	148,379	3,435	2.4%	1,718	1.2%
	2023	153,532	5,153	3.5%	1,718	1.2%
DOUGLASVILLE	2000	20,065				
Estimated Projected Projected Projected	2010	30,961	10,896	54.3%	1,090	5.4%
	2018	35,258	4,297	13.9%	537	1.7%
	2020	36,187	929	2.6%	464	1.3%
	2023	37,580	1,393	3.9%	464	1.3%

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

CHANGE IN POPULATION BY AGE GROUPS						
DOUGLAS COUNTY						
AGE	2010	2018	CHANGE	2020	2023	CHANGE
0-4	9,719	9,188	-5.5%	9,236	9,308	0.8%
5-9	9,539	9,866	3.4%	9,709	9,473	-2.4%
10-14	10,806	10,970	1.5%	10,675	10,233	-4.1%
15-17	6,365	6,889	8.2%	6,970	7,092	1.7%
18-20	5,003	6,185	23.6%	6,341	6,575	3.7%
21-24	5,635	8,113	44.0%	8,527	9,148	7.3%
25-34	17,869	17,867	0.0%	18,599	19,696	5.9%
35-44	21,780	19,783	-9.2%	19,256	18,465	-4.1%
45-54	18,402	21,424	16.4%	21,505	21,626	0.6%
55-64	12,459	17,586	41.2%	18,615	20,159	8.3%
65-74	6,381	11,070	73.5%	12,097	13,638	12.7%
75-84	2,833	4,685	65.4%	5,403	6,479	19.9%
85+	1,009	1,318	30.6%	1,447	1,640	13.4%
Total Population	127,800	144,944	13.4%	148,379	153,532	3.5%
Elderly % Population	8.0%	11.8%	0.9%	11.8%	14.2%	2.4%
DOUGLASVILLE						
AGE	2010	2018	CHANGE	2020	2023	CHANGE
0-4	2,473	2,345	-5.2%	2,352	2,363	0.5%
5-9	2,678	2,521	-5.9%	2,483	2,425	-2.3%
10-14	2,195	2,670	21.6%	2,642	2,599	-1.6%
15-17	1,276	1,636	28.2%	1,680	1,746	3.9%
18-20	1,208	1,484	22.8%	1,541	1,626	5.5%
21-24	1,430	1,982	38.6%	2,098	2,273	8.3%
25-34	4,653	4,758	2.3%	4,773	4,796	0.5%
35-44	5,249	5,163	-1.6%	5,142	5,111	-0.6%
45-54	3,649	5,076	39.1%	5,166	5,300	2.6%
55-64	2,686	3,923	46.1%	4,197	4,607	9.8%
65-74	1,141	2,372	107.9%	2,604	2,951	13.3%
75-84	498	1,028	106.4%	1,184	1,418	19.8%
85+	237	300	26.6%	326	365	12.0%
Total Population	29,373	35,258	20.0%	36,187	37,580	3.9%
Elderly % Population	6.4%	10.5%	0.7%	10.5%	12.6%	2.1%

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 Douglas County in 2018 was 30.4 percent, and the percentage for Douglasville was 44.7 percent. According to the U.S. Census Bureau, the national rental percentage is 27 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.	%
DOUGLAS COUNTY	2000	32,879	24,524	74.6%	8,355	25.4%
	2010	46,624	32,571	69.9%	14,053	30.1%
Estimated	2018	50,853	35,414	69.6%	15,439	30.4%
Projected	2020	52,032	36,216	69.6%	15,815	30.4%
Projected	2023	53,800	37,420	69.6%	16,380	30.4%
DOUGLASVILLE	2000	7,322	4,190	57.2%	3,132	42.8%
	2010	11,627	5,605	48.2%	6,022	51.8%
Estimated	2018	12,956	7,162	55.3%	5,794	44.7%
Projected	2020	13,300	7,356	55.3%	5,944	44.7%
Projected	2023	13,815	7,646	55.3%	6,169	44.7%

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

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

Source: U.S. Census Bureau

HOUSEHOLDS BY SIZE AND TYPE		
OWNER-OCCUPIED	DOUGLAS COUNTY	DOUGLASVILLE
1 person	5,822	1,079
2 persons	10,436	1,766
3 persons	6,358	1,055
4 persons	5,583	994
5 persons	2,616	416
6 persons	1,086	186
7 or more persons	670	109
RENTER-OCCUPIED		
1 person	4,180	2,215
2 persons	3,292	1,519
3 persons	2,530	1,051
4 persons	2,016	692
5 persons	1,181	358
6 persons	481	113
7 or more persons	373	74

Source: U.S. Census Bureau

The subject's units are most suitable for households between two and six persons, who account for 62.0 percent of the market area renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	2,215	36.8%
2 persons	1,519	25.2%
3 persons	1,051	17.5%
4 persons	692	11.5%
5 persons	358	5.9%
6 persons	113	1.9%
7 or more persons	74	1.2%
TOTAL	6,022	100.0%

Source: U.S. Census Bureau

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

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 140 renter households with more than 1.01 occupants per room in the market area. There are 31 renter households that are lacking complete plumbing facilities in the market area.

ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
DOUGLAS COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	29,998	93.8%	4,861	38.1%
1, Attached	399	1.2%	449	3.5%
2	0	0.0%	635	5.0%
3 to 4	42	0.1%	528	4.1%
5 to 9	10	0.0%	1,338	10.5%
10 to 19	0	0.0%	2,600	20.4%
20 to 49	0	0.0%	1,230	9.6%
50 or more	14	0.0%	358	2.8%
Mobile Home, Trailer, Other	1,514	4.7%	771	6.0%
TOTAL	31,977	100.0%	12,770	100.0%
DOUGLASVILLE				
1, Detached	5,655	95.0%	272	78.4%
1, Attached	168	2.8%	14	4.0%
2	0	0.0%	0	0.0%
3 to 4	25	0.4%	0	0.0%
5 to 9	0	0.0%	27	7.8%
10 to 19	0	0.0%	0	0.0%
20 to 49	0	0.0%	0	0.0%
50 or more	0	0.0%	0	0.0%
Mobile Home, Trailer, Other	106	1.8%	34	9.8%
TOTAL	5,954	100.0%	347	100.0%

Source: U.S. Census Bureau

Households Income Trends and Analysis

Renters within the target incomes between \$32,297 and \$45,180, or 8.5 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes between \$37,269 and \$45,180, or 8.4 percent, qualify for three-bedroom units at 60 percent of the area median income; and renters with incomes between \$41,589 and \$48,540, or 10.9 percent, qualify for the four-bedroom units at 60 percent of the area median income.

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

Source: U.S. Census Bureau

Douglass Village Apartments * 6549 Brown Street * Douglasville, Georgia



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HISTA 2.2 Summary Data Douglas County, Georgia

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Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	593	302	151	153	100	1,299
\$10,000-20,000	300	341	122	256	237	1,256
\$20,000-30,000	320	163	216	337	239	1,275
\$30,000-40,000	997	353	386	77	179	1,992
\$40,000-50,000	267	190	229	150	86	922
\$50,000-60,000	430	250	183	179	116	1,158
\$60,000-75,000	312	385	313	81	368	1,459
\$75,000-100,000	95	145	395	116	230	981
\$100,000-125,000	133	409	108	25	114	789
\$125,000-150,000	25	43	25	71	56	220
\$150,000-200,000	16	44	7	64	36	167
\$200,000+	37	37	55	44	25	198
Total	3,525	2,662	2,190	1,553	1,786	11,716

Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	264	116	37	19	9	445
\$10,000-20,000	405	168	63	14	36	686
\$20,000-30,000	211	150	92	11	22	486
\$30,000-40,000	173	110	65	55	36	439
\$40,000-50,000	167	77	30	17	3	294
\$50,000-60,000	124	60	28	15	8	235
\$60,000-75,000	220	49	69	22	3	363
\$75,000-100,000	87	83	51	58	4	283
\$100,000-125,000	23	39	26	37	31	156
\$125,000-150,000	45	48	39	22	5	159
\$150,000-200,000	65	12	10	11	12	110
\$200,000+	26	19	13	6	3	67
Total	1,810	931	523	287	172	3,723

Renter Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	162	83	17	8	3	273
\$10,000-20,000	332	146	40	12	25	555
\$20,000-30,000	109	114	47	10	10	290
\$30,000-40,000	78	94	49	12	30	263
\$40,000-50,000	106	36	20	13	3	178
\$50,000-60,000	73	41	12	10	5	141
\$60,000-75,000	174	38	33	12	3	260
\$75,000-100,000	66	19	11	11	4	111
\$100,000-125,000	20	13	10	26	4	73
\$125,000-150,000	33	19	34	20	4	110
\$150,000-200,000	25	10	6	9	4	54
\$200,000+	10	5	4	4	1	24
Total	1,188	618	283	147	96	2,332

Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	857	418	188	172	109	1,744
\$10,000-20,000	705	509	185	270	273	1,942
\$20,000-30,000	531	313	308	348	261	1,761
\$30,000-40,000	1,170	463	451	132	215	2,431
\$40,000-50,000	434	267	259	167	89	1,216
\$50,000-60,000	554	310	211	194	124	1,393
\$60,000-75,000	532	434	382	103	371	1,822
\$75,000-100,000	182	228	446	174	234	1,264
\$100,000-125,000	156	448	134	62	145	945
\$125,000-150,000	70	91	64	93	61	379
\$150,000-200,000	81	56	17	75	48	277
\$200,000+	63	56	68	50	28	265
Total	5,335	3,593	2,713	1,840	1,958	15,439

HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2018			2023		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
DOUGLAS COUNTY									
Less than \$15,000	1,297	1,380	1,162	1,573	1,873	1,096	1,391	1,705	1,256
\$15,000 - \$24,999	1,740	832	814	1,326	1,792	1,042	1,153	1,668	1,230
\$25,000 - \$34,999	2,336	1,462	670	1,611	1,352	1,174	1,317	1,168	1,288
\$35,000 - \$49,999	3,088	2,642	943	2,332	2,281	1,402	2,331	2,377	1,833
\$50,000 - \$74,999	4,590	3,718	912	3,996	4,472	2,465	3,409	3,988	2,754
\$75,000 - \$99,999	3,482	2,665	519	3,033	3,167	1,311	3,085	3,390	1,763
\$100,000 - \$149,999	2,529	3,046	478	2,977	3,893	918	3,269	4,581	1,359
\$150,000 - \$199,999	558	831	74	568	1,556	462	661	1,911	701
\$200,000+	409	689	71	667	959	77	962	1,496	149
TOTAL	42,937			49,375			52,195		
DOUGLASVILLE									
Less than \$15,000	592	448	444	613	551	359	559	516	408
\$15,000 - \$24,999	481	233	200	340	619	241	299	605	296
\$25,000 - \$34,999	732	493	122	513	329	346	433	293	381
\$35,000 - \$49,999	1,041	459	194	617	488	276	614	553	379
\$50,000 - \$74,999	908	550	77	1,202	1,142	505	1,023	1,069	563
\$75,000 - \$99,999	879	308	112	831	698	286	864	799	397
\$100,000 - \$149,999	715	672	80	632	819	214	712	1,017	316
\$150,000 - \$199,999	145	191	11	128	240	70	155	318	110
\$200,000+	179	224	37	172	185	10	243	288	18
TOTAL	10,527			12,426			13,228		

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; professional and related services and educational, health and social services. Each of these industries has experienced reasonable growth within the past few years.

Employment in the City of Douglasville has been increasing 3.4 percent per year since 2000. Employment in Douglas County has been increasing an average of 2.2 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 1.0 percent per year since 2000. The unemployment rate for the City of Douglasville has fluctuated from 4.3 percent to 11.8 percent over the past 17 years. These fluctuations are in line with the unemployment rates for Douglas County and the State of Georgia.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	4,222,257	4,071,562	96.4%	150,695	3.6%
2001	4,262,058	4,089,567	96.0%	172,491	4.0%
2002	4,327,710	4,110,882	95.0%	216,828	5.0%
2003	4,394,454	4,182,530	95.2%	211,924	4.8%
2004	4,451,804	4,239,067	95.2%	212,737	4.8%
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	4,753,765	4,416,715	92.9%	337,050	7.1%
2015	4,770,873	4,490,931	94.1%	279,942	5.9%
2016	4,920,464	4,656,255	94.6%	264,209	5.4%
2017	5,061,399	4,821,622	95.3%	239,777	4.7%
2018**	5,109,078	4,875,977	95.4%	233,101	4.6%

* Data based on place of residence.

**Preliminary - based on monthly data through January 2018

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 3.6 percent in 2000. The rate for the State of Georgia in January 2018 was 4.6 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR DOUGLAS COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	51,398	49,859	97.0%	1,539	3.0%
2001	52,086	50,387	96.7%	1,699	3.3%
2002	52,839	50,359	95.3%	2,480	4.7%
2003	53,789	51,241	95.3%	2,548	4.7%
2004	55,960	53,249	95.2%	2,711	4.8%
2005	59,500	56,134	94.3%	3,366	5.7%
2006	62,225	59,106	95.0%	3,119	5.0%
2007	64,829	61,815	95.4%	3,014	4.6%
2008	66,368	62,091	93.6%	4,277	6.4%
2009	65,190	58,135	89.2%	7,055	10.8%
2010	66,575	59,108	88.8%	7,467	11.2%
2011	66,989	59,707	89.1%	7,282	10.9%
2012	66,984	60,547	90.4%	6,437	9.6%
2013	67,342	61,536	91.4%	5,806	8.6%
2014	67,676	62,687	92.6%	4,989	7.4%
2015	68,274	64,050	93.8%	4,224	6.2%
2016	70,359	66,472	94.5%	3,887	5.5%
2017**	73,032	69,764	95.5%	3,268	4.5%
2018**	72,859	69,448	95.3%	3,411	4.7%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2017 and January 2018

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the county reached a high of 11.2 percent in 2010 and a low of 3.0 percent in 2000. The annual rate for Douglas County in January 2018 was 4.7 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR DOUGLASVILLE					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2000	10,575	10,125	95.7%	450	4.3%
2001	10,729	10,232	95.4%	497	4.6%
2002	10,952	10,226	93.4%	726	6.6%
2003	11,151	10,405	93.3%	746	6.7%
2004	11,606	10,813	93.2%	793	6.8%
2005	13,687	12,823	93.7%	864	6.3%
2006	14,115	13,332	94.5%	783	5.5%
2007	14,738	13,960	94.7%	778	5.3%
2008	15,136	14,071	93.0%	1,065	7.0%
2009	14,964	13,205	88.2%	1,759	11.8%
2010	15,719	13,874	88.3%	1,845	11.7%
2011	15,868	14,018	88.3%	1,850	11.7%
2012	15,772	14,199	90.0%	1,573	10.0%
2013	15,942	14,448	90.6%	1,494	9.4%
2014	16,018	14,744	92.0%	1,274	8.0%
2015	16,152	15,065	93.3%	1,087	6.7%
2016	16,549	15,594	94.2%	955	5.8%
2017**	17,155	16,366	95.4%	789	4.6%
2018**	17,155	16,295	95.0%	860	5.0%

* Data based on place of residence.

**Preliminary - based on monthly data through December 2017 and January 2018

Source: U.S. Bureau of Labor Statistics Data

Unemployment in the city reached a high of 11.8 percent in 2009 and a low of 4.3 percent in 2000. The annual rate for the City of Douglasville in January 2018 was 5.0 percent.

CHANGE IN TOTAL EMPLOYMENT FOR DOUGLASVILLE				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	1,051	210	8.2%	1.6%
2010-2015	1,191	238	8.6%	1.7%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in the City of Douglasville increased an average of 1.7 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR DOUGLASVILLE			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2005	12,823	2,010	6.3%
2006	13,332	509	5.5%
2007	13,960	628	5.3%
2008	14,071	111	7.0%
2009	13,205	(866)	11.8%
2010	13,874	669	11.7%
2011	14,018	144	11.7%
2012	14,199	181	10.0%
2013	14,448	249	9.4%
2014	14,744	296	8.0%
2015	15,065	321	6.7%
2016	15,594	529	5.8%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 5.3 percent to 11.8 percent over the past 12 years. These fluctuations are in line with the unemployment rates for the State of Georgia.

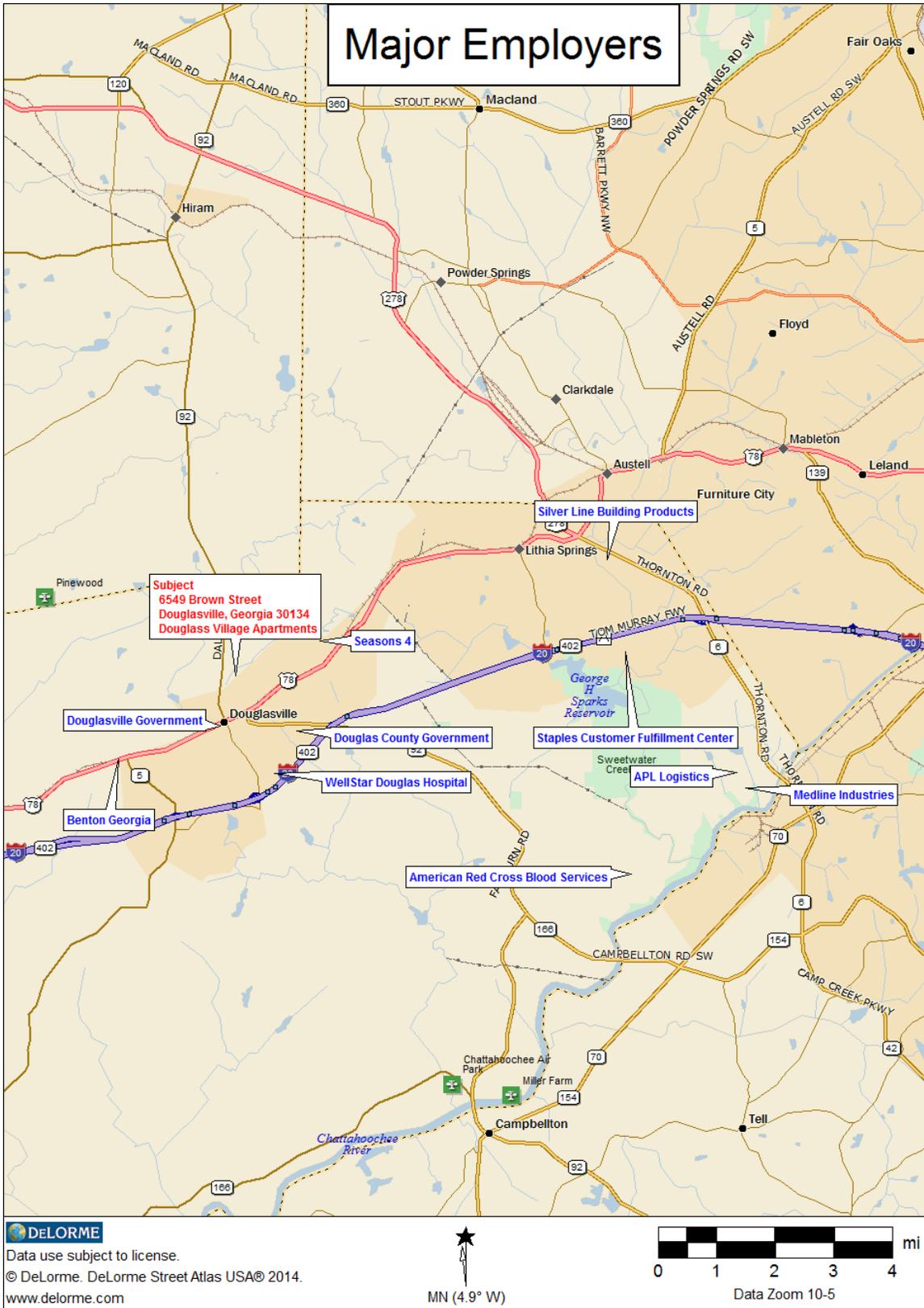
Major employers and number of employees for the area are as follows. No additional information was available.

Employer	No. of Employees
Silver Line Building Products	1,200
Douglas County Government	875
American Red Cross Blood Services	450
APL Logistics	400
WellStar Douglas Hospital	313
Benton Georgia	300
Staples Customer Fulfillment Center	258
Medline Industries	250
Douglasville Government	243
Seasons 4	225

PLACE OF WORK EMPLOYMENT DATA				
INDUSTRY	DOUGLAS COUNTY		DOUGLASVILLE	
	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	648	1.0%	100	0.6%
Construction	5,022	7.4%	1,124	6.9%
Manufacturing	5,981	8.8%	1,212	7.4%
Wholesale Trade	2,390	3.5%	532	3.2%
Retail Trade	8,649	12.7%	2,311	14.1%
Transportation, Communication & Utilities	6,233	9.2%	1,458	8.9%
Information	2,020	3.0%	531	3.2%
Finance, Insurance & Real Estate	3,236	4.8%	684	4.2%
Professional & Related Services	7,033	10.4%	1,722	10.5%
Educational, Health & Social Services	13,779	20.3%	3,565	21.8%
Entertainment & Recreation Services	6,122	9.0%	1,567	9.6%
Other	3,524	5.2%	919	5.6%
Public Administration	3,222	4.7%	655	4.0%

Source: Nielsen Claritas; Ribbon Demographics

The above chart shows the number of people employed in different sectors of the Douglas County, Douglasville and market area economy. 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.



Economic development within the past five years in the City of Douglasville and Douglas County include the following:

- McMaster-Carr opened an e-commerce fulfillment center in 2013 that added an estimated 600 jobs to the area.
- AGC Glass Company opened a regional glass fabrication center in Lithia Springs in 2013. This facility added 143 jobs.
- In 2014, Keurig Green Mountain, Inc. opened its first cold pod dedicated manufacturing facility in Douglas County. This facility added an estimated 550 jobs.
- Gordon Food Service opened a new distribution center in Douglasville in 2015. This facility added 225 jobs to the area.
- Switch, a tech company specializing in data centers, will create 65 jobs and invest \$2.5 billion in Douglas County. The company is building a data center and campus called The Keep.

There have been several additional small business openings with the past two years in Douglasville and Douglas County. There have been no significant business closings within the past two years. Therefore, it is believed that the economy of Douglasville will remain stable.

Wages

The average annual wage of Douglas County employees was \$39,990 in 2016. Wages have been increasing 3.1 percent per year. Wages in construction; manufacturing; financial activities; education and health services; other services; professional and business services; retail trade; and leisure and hospitality services sectors are within the income limits of the rehabilitated development.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2015	2016	ANNUAL
Agriculture, Forestry and Fisheries	N/A*	N/A*	N/A*
Mining	N/A*	N/A*	N/A*
Utilities	N/A*	N/A*	N/A*
Transportation and Warehousing	N/A*	N/A*	N/A*
Wholesale Trade	\$57,713	\$60,147	4.2%
Information	\$54,157	\$59,746	10.3%
Financial Activities	\$47,337	\$46,697	-1.4%
Manufacturing	\$43,599	\$45,236	3.8%
Construction	\$43,081	\$46,372	7.6%
Public Administration (Local Government)	\$42,512	\$43,046	1.3%
Education and Health Services	\$40,992	\$40,998	0.0%
Other Services	\$28,059	\$28,132	0.3%
Professional and Business Services	\$27,307	\$27,265	-0.2%
Retail Trade	\$26,489	\$26,488	0.0%
Leisure and Hospitality	\$15,401	\$15,761	2.3%

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, 31.5 percent in the market area have a travel time of less than 19 minutes; 29.6 percent have a travel time of 20 to 34 minutes; and 38.8 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	301	2.4%
5-9	1,116	9.0%
10-19	2,511	20.1%
20-24	1,028	8.2%
25-34	2,667	21.4%
35-44	1,708	13.7%
45-59	1,758	14.1%
60-89	882	7.1%
90+	492	3.9%
Total Commuters	12,463	

Source: U.S. Census Bureau

PART VII:

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

PROJECT-SPECIFIC DEMAND ANALYSIS

Household Income Trends and Analysis

Renters within the target incomes between \$32,297 and \$45,180, or 8.5 percent, qualify for two-bedroom units at 60 percent of the area median income; renters with incomes between \$37,269 and \$45,180, or 8.4 percent, qualify for three-bedroom units at 60 percent of the area median income; and renters with incomes between \$41,589 and \$48,540, or 10.9 percent, qualify for the four-bedroom units at 60 percent of the area median income. 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 ($\$1,208 / 35\% = \$3,451.43 \times 12 = \$41,417$). 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 x 1.5 = 3 people/unit; therefore, the 60% 3-person maximum income would be used).

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 168 households per year.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that 100 percent of one person households and 50 percent of two person households will occupy one-bedroom units. Fifty percent (50%) of two person households and 50 percent of three person households will occupy two-bedroom units and 50 percent will inhabit three-bedroom dwellings. Among four person households, 50 percent will live in three-bedroom units and 50 percent in four-bedroom. Households with five or more persons will occupy units with four or more bedrooms.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that one-bedroom units should account for 48.4 percent of the renter housing demand, two-bedroom units account for 20.7 percent, three-bedroom units should account for 19.8 percent of the renter housing demand and units with four bedrooms account for 11.1 percent of the renter housing demand in the primary market area.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS					
HOUSEHOLD SIZE	0/1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	2,049	0	0	0	2,049
2 Persons	679	679	0	0	1,358
3 Persons	0	489	489	0	977
4 Persons	0	0	300	300	599
5+ Persons	0	0	328	328	655
TOTAL	2,728	1,168	1,116	627	5,638
PERCENT	48.4%	20.7%	19.8%	11.1%	100.0%

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. 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
2/1.5	\$1,212	\$32,297	\$37,680	8.5%	1,309
3/1.5	\$1,369	\$37,269	\$45,180	8.4%	1,294
4/1.5	\$1,438	\$41,589	\$48,540	10.9%	1,690
Total Units		\$32,297	\$48,540	18.9%	2,911

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

Penetration Rate

There are five vacant family LIHTC units. The subject has one vacant unit. If all these units attain full occupancy, they will have an aggregate penetration rate of 0.2 percent.

REQUIRED PENETRATION RATE	
Income Eligible Renter Households	2,911
Existing Vacant Family LIHTC Units	5
LIHTC Units Planned	0
Vacant Units in Subject	1
Total Inventory	6
Penetration Rate	0.2%

Projects Under Construction

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

Planned Projects

According to the City of Douglasville, there are currently no multifamily planned projects in the market area.

New & Pipeline Units

There are currently no new developments in the market area.

Demand and Net Demand

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

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

In instances where a significant number (more than 20%) of proposed units comprise three- and four-bedroom units, please refine the analysis by factoring in the number of large households (generally 5 persons +). A demand analysis that does not account for this may overestimate demand.

The market area indicates an increase of 172 households per year in the market area from 2018 to 2023 as shown on the Households by Tenure table on Page 75. The subject's rehabilitation will be complete in 2020. Therefore, the increase of 172 households per year was multiplied by two years. The result is 344 households. The household growth between 2018 and 2020 (344) was then multiplied by the percent income qualified previously determined on Page 78. The result was then multiplied by the percent in the market area that plan to rent (44.7%) as shown on Page 75. The result is determined to be the new households for each income band at 60 percent of the area median income as well as the new households for all proposed tax credit units.

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

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

The table on Page 77 indicates there are 171 total substandard households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 78. The result was determined to be the demand for substandard housing.

The table on Page 79 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 50 and 60 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened households.

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

The proposed development will be a family facility. Therefore, this category is considered not applicable.

Net Demand, Capture Rate and Stabilization Calculations

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction or placed in service in 2016 and 2017 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were no vacant LIHTC units in the market area and no new comparable units under construction or funded in 2016 and 2017. Therefore, no additional units need to be considered.

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

	All Tax Credit Households (\$32,297 to \$48,540)
Demand from New Household (age and income appropriate)	29
Plus	
Demand from Existing Renter Households - Substandard Housing	17
Plus	
Demand from Existing Renter Households - Rent Overburdened Households	25
Equals Total Demand	71
Less	
Supply of Current vacant units, under construction and/or newly constructed in past 2 years	0
Equals Net Demand	71

Required Capture Rate

Capture rates are calculated by dividing the number of units in the project by the net demand. According to the Market Study Manual, demand and capture rates must be completed for each targeted income group and each bedroom type proposed. The following table indicates the estimated number of bedrooms in occupied rental units in the market area. It was utilized to determine the percentage of demand per bedroom type per income sector. In addition, the following table allows for refinement of the analysis based on the fact that the subject has 67.0 percent of its units considered to be large households.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	116	0.9%
One-Bedrooms	1,466	11.1%
Two-Bedrooms	4,164	31.6%
Three-Bedrooms	4,670	35.4%
Four-Bedrooms	1,785	13.5%
Five or More Bedrooms	990	7.5%
TOTAL	13,191	100.0%

Source: U.S. Census Bureau

The percentages shown in the table above were multiplied by the net demand calculations shown in the first table on this page. The result is listed in the following table as the Total Demand.

Required Capture Rate

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

AMI	Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
60% AMI	2 BR/1.5 BA @ 850 SF	\$32,297 to \$37,680	0	22	0	18	0.0%	2-4/Month	\$1,015	N/A	\$1,105
	3 BR/1.5 BA @ 897 SF	\$37,269 to \$45,180	0	25	0	21	0.0%	2-4/Month	\$1,135	N/A	\$1,241
	4 BR/1.5 BA @ 1,299 SF	\$41,589 to \$48,540	0	10	0	22	0.0%	2-4/Month	\$1,365	N/A	\$1,285
Total for Project	60% AMI	\$32,297 to \$48,540	0	71	0	71	0.0%	2-4/Month	\$1,105-\$1,365	N/A	\$1,105-\$1,285

The subject is an existing Section 8 and Rural Development property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 99 percent occupied, with one four-bedroom unit vacant. The subject has project-based Rental Assistance for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits (see demand section of report). Therefore, there are no units at the subject that will need to be absorbed into the market. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. Therefore, there is no additionally supply that should be subtracted from the demand. The subject will not need to capture any portion of the demand.

PART VIII:

COMPETITIVE RENTAL ANALYSIS

COMPARABLE RENTAL DEVELOPMENT ANALYSIS
Multi-Family Lease No. 1



Property Identification

Record ID 13673
Property Type Walk-Up
Property Name Brookview Apartment Homes
Address 8460 Hospital Drive, Douglasville, Douglas County, Georgia
30134
Market Type Market

Verification Casey; 770-949-8988, March 19, 2018

<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		701	\$659	\$0.94
2/1		862	\$779	\$0.90
3/1.5		1,102	\$979	\$0.89

Occupancy 100%
Rent Premiums None
Total Units 216

Physical Data

No. of Buildings 26
Construction Type Brick
HVAC Central Elec/Central Elec
Stories 2
Utilities with Rent Water, Sewer, Trash Collection

Multi-Family Lease No. 1 (Cont.)

Parking	L/0
Year Built	1968
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

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

Multi-Family Lease No. 2



Property Identification

Record ID 13681
Property Type Walk-Up
Property Name Park West Apartments
Address 7250 Arbor Vista Drive, Douglasville, Douglas County, Georgia 30134
Market Type Market
Verification Tiffany; 770-577-0070, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	24	859	\$875	\$1.02
1/1	42	865	\$890	\$1.03
1/1	24	887	\$905	\$1.02
2/2	36	1,149	\$995	\$0.87
2/2	36	1,185	\$1,015	\$0.86
2/2	58	1,273	\$1,030	\$0.81
3/2	24	1,435	\$1,100	\$0.77

Occupancy 94%

Multi-Family Lease No. 2 (Cont.)

Rent Premiums	None
Total Units	244
Unit Size Range	859 - 1435
Avg. Unit Size	1,109
Avg. Rent/Unit	\$978
Avg. Rent/SF	\$0.88
SF	270,532

Physical Data

No. of Buildings	11
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/80
Year Built	2002
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property does not maintain a waiting list. The annual turnover rate is approximately 50 percent.

Multi-Family Lease No. 3



Property Identification

Record ID 13682
Property Type Walk-Up
Property Name Century Arbor Place Apartments
Address 5832 Stewart Parkway, Douglasville, Douglas County, Georgia 30135
Market Type Market
Verification Barbara; 770-577-7710, March 19, 2018

<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		797	\$888	\$1.11
1/1		797	\$1,035	\$1.30
1/1		844	\$922	\$1.09
1/1		844	\$1,025	\$1.21
2/2		1,105	\$1,100	\$1.00
2/2		1,105	\$1,361	\$1.23
2/2		1,205	\$1,168	\$0.97
2/2		1,205	\$1,400	\$1.16
3/2		1,460	\$1,405	\$0.96
3/2		1,460	\$1,696	\$1.16
3/2		1,853	\$1,853	\$1.00

Multi-Family Lease No. 3 (Cont.)

Occupancy	98%
Rent Premiums	None
Total Units	298
Unit Size Range	797 - 1853
Avg. Unit Size	1,077
Avg. Rent/Unit	\$1,097
Avg. Rent/SF	\$1.02

Physical Data

No. of Buildings	13
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/65
Year Built	2003
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-in Closet, Balcony, Patio, Clubhouse, Swimming Pool, Spa/Hot Tub, Exercise Room, Picnic Area, Tennis Court, Business Center, Limited Access Gate

Remarks

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

Multi-Family Lease No. 4



Property Identification

Record ID 13684
Property Type Walk-Up
Property Name Stewart Mills Apartments
Address 3421 West Stewarts Mill Road, Douglasville, Douglas County, Georgia 30135
Market Type Market
Verification Alba; 770-942-1192, March 19, 2018

<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	60	689	\$956	\$1.39
1/1		689	\$1,039	\$1.51
2/1	60	880	\$990	\$1.13
2/1		880	\$1,060	\$1.20
2/2	40	960	\$926	\$0.96
2/2		960	\$1,016	\$1.06
3/2	28	1,253	\$1,320	\$1.05

Occupancy 97%
Rent Premiums None
Total Units 188
Unit Size Range 689 - 1253
Avg. Unit Size 892
Avg. Rent/Unit \$1,015

Multi-Family Lease No. 4 (Cont.)

Avg. Rent/SF \$1.14
SF 167,624

Physical Data

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

Amenities

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

Remarks

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The higher rents are for units with fireplaces, stainless steel appliances and floor upon which the unit was located. Units on the third floor rent for a higher rate than units on the other two floors.

Multi-Family Lease No. 5



Property Identification

Record ID 13739
Property Type Walk-Up
Property Name Lakeside at Arbor Place Apartments
Address 3000 State Highway 5, Douglasville, Douglas County, Georgia 30135
Market Type Market
Verification Lisa; 770-942-2656, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	50	678	\$830	\$1.22
1/1		678	\$935	\$1.38
1/1	50	830	\$855	\$1.03
1/1		830	\$990	\$1.19
2/1	54	986	\$910	\$0.92
2/1		986	\$1,015	\$1.03
2/1	7	1,090	\$925	\$0.85
2/1		1,090	\$1,056	\$0.97
2/2	50	1,065	\$959	\$0.90
2/2		1,065	\$1,084	\$1.02
2/2	14	1,225	\$1,080	\$0.88
3/2	21	1,555	\$1,300	\$0.84

Occupancy 96%

Multi-Family Lease No. 5 (Cont.)

Rent Premiums	N
Total Units	246
Unit Size Range	678 - 1555
Avg. Unit Size	973
Avg. Rent/Unit	\$936
Avg. Rent/SF	\$0.96
SF	239,329

Physical Data

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

Amenities

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

Remarks

The property does not maintain a waiting list. The annual turnover rate was not disclosed. The rents range based upon amenities within the units. Rents with washers and dryers, vaulted ceilings and storage have higher rents.

Multi-Family Lease No. 6



Property Identification

Record ID 13675
Property Type Walk-Up
Property Name Arbor Terrace Apartments
Address 9095 State Highway 5, Douglasville, Douglas County, Georgia 30134
Market Type Market
Verification DeeDee; 678-715-1551, March 19, 2018

<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	24	671	\$841	\$1.25
1/1	24	772	\$881	\$1.14
1/1		772	\$906	\$1.17
1/1	8	945	\$850	\$0.90
1/1	12	993	\$1,046	\$1.05
1/1	16	1,116	\$950	\$0.85
2/2	144	1,198	\$1,056	\$0.88
2/2		1,198	\$1,126	\$0.94
3/2	72	1,426	\$1,126	\$0.79
3/2		1,426	\$1,286	\$0.90

Multi-Family Lease No. 6 (Cont.)

Occupancy	99%
Rent Premiums	None
Total Units	300
Unit Size Range	671 - 1426
Avg. Unit Size	1,157
Avg. Rent/Unit	\$1,030
Avg. Rent/SF	\$0.89
SF	347,148

Physical Data

No. of Buildings	13
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/O
Year Built	2007
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

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

Multi-Family Lease No. 7



Property Identification

Record ID 13678
Property Type Garden
Property Name Countryside Manor Apartments
Address 8800 Countryside Way, Douglasville, Douglas County, Georgia 30134
Market Type Market
Verification Sara; 678-364-7268, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	8	288	\$580	\$2.01
1/1	58	586	\$710	\$1.21
2/1	12	976	\$810	\$0.83
2/2	4	976	\$830	\$0.85

Occupancy 100%
Rent Premiums None
Total Units 82
Unit Size Range 288 - 976
Avg. Unit Size 633
Avg. Rent/Unit \$718
Avg. Rent/SF \$1.13

Multi-Family Lease No. 7 (Cont.)

SF	51,908
<u>Physical Data</u>	
No. of Buildings	12
Construction Type	Stucco
HVAC	PTAC Elec/PTAC Elec
Stories	1
Utilities with Rent	None
Parking	L/O
Year Built	1984
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher (Not in 0 BR), Washer/Dryer Hook-Ups (Not in 0 BR), Carpet, Vinyl, Blinds, Ceiling Fans, Patio, Extra Storage (Attic), Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property has a waiting list with five applicants. The annual turnover rate is 52 percent.

Multi-Family Lease No. 8



Property Identification

Record ID 13674
Property Type Garden
Property Name Parkwood Village Apartments
Address 6804 Parkway Circle, Douglasville, Douglas County, Georgia
30135
Market Type Market
Verification Sienna; 770-949-8298, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Efficiency	15	288	\$675	\$2.34
1/1	101	576	\$755	\$1.31
2/1	13	864	\$850	\$0.98
2/2	6	864	\$875	\$1.01

Occupancy 96%
Rent Premiums None
Total Units 135
Unit Size Range 288 - 864
Avg. Unit Size 585
Avg. Rent/Unit \$761
Avg. Rent/SF \$1.30

SF 78,912

Multi-Family Lease No. 8 (Cont.)

Physical Data

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

Amenities

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

Remarks

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

Multi-Family Lease No. 9



Property Identification

Record ID 13677
Property Type Walk-Up
Property Name Brook Valley Apartments
Address 3492 State Highway 5, Douglasville, Douglas County, Georgia
 30135
Market Type Market
Verification Brandy; 770-489-8900, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	45	675	\$800	\$1.19
1/1		675	\$920	\$1.36
1/1	45	810	\$875	\$1.08
1/1		810	\$1,000	\$1.23
2/1	120	1,100	\$910	\$0.83
2/1		1,100	\$1,055	\$0.96

Occupancy 97%
Rent Premiums None
Total Units 210
Unit Size Range 675 - 1100
Avg. Unit Size 947

Multi-Family Lease No. 9 (Cont.)

Avg. Rent/Unit	\$879
Avg. Rent/SF	\$0.93
SF	198,825

Physical Data

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

Amenities

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

Remarks

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

Multi-Family Lease No. 10



Property Identification

Record ID 13679
Property Type Townhouse
Property Name Brighton Manor Townhome Apartments
Address 6140 Cooper Street, Douglasville, Douglas County, Georgia
30134
Market Type Market
Verification Jacklyn; 844-700-9911, March 08, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
3/2.5	34	1,273	\$950	\$0.75
Occupancy	97%			
Rent Premiums	None			
Total Units	34			
Unit Size Range	1,273			
Avg. Unit Size	1,273			
Avg. Rent/Unit	\$950			
Avg. Rent/SF	\$0.75			
SF	43,282			

Multi-Family Lease No. 10 (Cont.)

Physical Data

No. of Buildings	7
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1990
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property has a waiting list of five applicants. The turnover rate is low.

Multi-Family Lease No. 11



Property Identification

Record ID 18334
Property Type Walk-Up
Property Name Place At Midway Apartments
Address 2281 Midway Road, Douglasville, Douglas County, Georgia
30135
Market Type Market
Verification Kevin; 770-949-7455, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	48	700	\$800	\$1.14
2/1	48	885	\$868	\$0.98
2/2	80	1,005	\$950	\$0.95
3/2	24	1,150	\$1,100	\$0.96

Occupancy 96%
Rent Premiums N
Total Units 200
Unit Size Range 700 - 1150
Avg. Unit Size 920
Avg. Rent/Unit \$912
Avg. Rent/SF \$0.99

SF 184,080

Multi-Family Lease No. 11 (Cont.)

Physical Data

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

Amenities

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

Remarks

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

Multi-Family Lease No. 12



Property Identification

Record ID 18335
Property Type Walk-Up
Property Name Carrington Point Apartments
Address 50 Carrington Lane, Douglasville, Douglas County, Georgia 30135
Market Type Market
Verification Stacey; 770-949-7700, March 19, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	21	736	\$840	\$1.14
1/1		736	\$850	\$1.15
1/1	21	873	\$865	\$0.99
1/1		873	\$875	\$1.00
2/1	45	1,115	\$895	\$0.80
2/1		1,115	\$910	\$0.82
2/2	60	1,251	\$960	\$0.77
2/2		1,251	\$975	\$0.78
3/2	28	1,489	\$1,085	\$0.73
3/2		1,489	\$1,100	\$0.74

Occupancy 96%
Rent Premiums N
Total Units 175
Unit Size Range 736 - 1489
Avg. Unit Size 1,147

Multi-Family Lease No. 12 (Cont.)

Avg. Rent/Unit	\$937
Avg. Rent/SF	\$0.82
SF	200,716

Physical Data

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

Amenities

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

Remarks

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

Multi-Family Lease No. 13



Property Identification

Record ID 21518
Property Type Walk-Up
Property Name Arbor Place Apartments
Address 5832 Stewart Parkway, Douglasville, Douglas County, Georgia 30135
Market Type Market
Verification Donna; 770-577-7710, March 19, 2018

<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		797	\$832	\$1.04
1/1		797	\$932	\$1.17
1/1		844	\$882	\$1.05
1/1		844	\$1,295	\$1.53
2/2		1,105	\$1,085	\$0.98
2/2		1,105	\$1,255	\$1.14
2/2		1,205	\$1,120	\$0.93
2/2		1,205	\$1,295	\$1.07
3/2		1,406	\$1,373	\$0.98
3/2		1,406	\$1,558	\$1.11

Occupancy 96%
Rent Premiums N
Total Units 298

Multi-Family Lease No. 13 (Cont.)

Physical Data

HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0, G/85
Year Built	2003
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Granite Counters, Washer, Dryer, Carpet, Ceramic Tile, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Balcony, Patio, Clubhouse, Meeting Room, Swimming Pool, Spa/Hot Tub, Picnic Area, Tennis Court, Business Center, Wi-F (Pool and Clubhouse only), Car Wash Area, On-Site Management, On-Site Maintenance, Limited Access Gate, Wheelchair Accessible

Remarks

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

Multi-Family Lease No. 14



Property Identification

Record ID 13743
Property Type Walk-Up
Property Name Millwood Park Apartments
Address 8242 Duralee Lane, Douglasville, Douglas County, Georgia 30134
Market Type Section 8/LIHTC
Verification Katina; 770-949-8440, March 15, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	122	1,100	\$945	\$0.86
3/2	50	1,320	\$1,045	\$0.79

Occupancy 91%
Rent Premiums N
Total Units 172
Unit Size Range 1100 - 1320
Avg. Unit Size 1,164
Avg. Rent/Unit \$974
Avg. Rent/SF \$0.84

SF 200,200

Multi-Family Lease No. 14 (Cont.)

Physical Data

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

Amenities

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

Remarks

The property does not maintain a waiting list. The annual turnover rate was approximately 21 percent.

Multi-Family Lease No. 15



Property Identification

Record ID 13744
Property Type Walk-Up
Property Name Mill Creek Apartments
Address 7101 Strickland Street, Douglasville, Douglas County, Georgia
 30134
Market Type LIHTC
Verification Star; 770-947-2010, March 15, 2018

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
2/2	92	1,222	\$814	\$0.67
3/2	36	1,432	\$926	\$0.65

Occupancy 98%
Rent Premiums None
Total Units 128
Unit Size Range 1222 - 1432
Avg. Unit Size 1,281
Avg. Rent/Unit \$846
Avg. Rent/SF \$0.66

SF 163,976

Physical Data

No. of Buildings 7
Construction Type Brick/Siding
HVAC Central Elec/Central Elec
Stories 2
Utilities with Rent None

Multi-Family Lease No. 15 (Cont.)

Parking	L/0
Year Built	2000
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

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

Multi-Family Lease No. 16



Property Identification

Record ID 13746
Property Type Walk-Up/Garden
Property Name Highland Park Senior Village Apartments
Address 6785 Selman Drive, Douglasville, Douglas County, Georgia 30134
Market Type LIHTC
Verification Jenetta; 770-947-1838, March 15, 2018

Unit Mix

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

Occupancy 100%
Rent Premiums None
Total Units 50
Unit Size Range 722 - 980
Avg. Unit Size 825
Avg. Rent/Unit \$496
Avg. Rent/SF \$0.60

Multi-Family Lease No. 16 (Cont.)

SF 41,260

Physical Data

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

Amenities

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

Remarks

The property has a waiting list of more than 250 applicants. The annual turnover rate was not disclosed.

Multi-Family Lease No. 17



Property Identification

Record ID 13747
Property Type Garden
Property Name Conners Senior Village Apartments
Address 9501 Conners Road, Villa Rica, Douglas County, Georgia 30180
Market Type LIHTC

Verification Rachael; 770-459-2933, March 15, 2018

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	25	960	\$555	\$0.58
2/2	95	1,039	\$605	\$0.58

Occupancy 100%
Rent Premiums None
Total Units 120
Unit Size Range 960 - 1039
Avg. Unit Size 1,023
Avg. Rent/Unit \$595
Avg. Rent/SF \$0.58

SF 122,705

Multi-Family Lease No. 17 (Cont.)

Physical Data

No. of Buildings	9
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Trash Collection
Parking	L/O
Year Built	2012
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Patio, Clubhouse, Exercise Room, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Walking Trail, Putting Green

Remarks

The property has a six-year waiting list. The turnover rate is approximately 10 percent.

Multi-Family Lease No. 18



Property Identification

Record ID 13748
Property Type Walk-Up
Property Name Douglasville Proper Apartments
Address 8424 Chicago Avenue, Douglasville, Douglas County, Georgia
30134
Market Type LIHTC
Verification Lori; 770-920-7670, March 19, 2018

Unit Mix

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

Occupancy 100%
Rent Premiums None
Total Units 100
Unit Size Range 660 - 1144
Avg. Unit Size 887
Avg. Rent/Unit \$626
Avg. Rent/SF \$0.71

SF 88,704

Multi-Family Lease No. 18 (Cont.)

Physical Data

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

Amenities

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

Remarks

The property has a waiting list, but the number of applicants was not known. The waiting list is closed until April 1, 2018. The turnover rate was not disclosed.

Market-Rate Vacancies

The field survey was completed during the third week of March 2018. There were 95 vacant units at the time of the survey out of 2,632 surveyed, for an overall vacancy rate of 3.6 percent. The market-rate occupancy is 96.4 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Brookview Apartment Homes	216	2	1.0%
Park West Apartments	250	14	6.0%
Century Arbor Place	298	12	4.0%
Stewarts Mill Apartments	188	6	3.0%
Lakeside at Arbor Place	246	10	4.0%
Arbor Terrace Apartments	300	9	3.0%
Countryside Manor	82	0	0.0%
Parkwood Village Apartments	135	4	3.0%
Brook Valley Apartments	210	8	4.0%
Brighton Manor	34	3	9.0%
Place at Midway Apartments	200	8	4.0%
Carrington Point Apartments	175	7	4.0%
Arbor Place	298	12	4.0%
Totals	2,632	95	3.6%

Subsidized/Restricted Vacancies

The field survey was completed during the third week of March 2018. There were six vacant units at the time of the survey out of 658 surveyed, for an overall vacancy rate of 0.9 percent. The subsidized/restricted occupancy is 99.1 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Douglass Village Apartments	88	1	1.0%
Millwood Park Apartments	172	2	1.0%
Mill Creek Apartments	128	3	2.0%
Highland Park Senior Apartments	50	0	0.0%
Connors Senior Village	120	0	0.0%
Douglasville Proper Apartments	100	0	0.0%
Totals	658	6	0.9%

Overall Vacancy

There was a total of 18 confirmed apartment complexes in the market area, including the subject. There were 101 vacant units at the time of the survey out of 3,290 surveyed, for an overall vacancy rate of 3.1 percent. There are currently three competitive properties in the market area. There are currently five vacant units out of 400 surveyed, for an overall competitive vacancy rate of 1.3 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

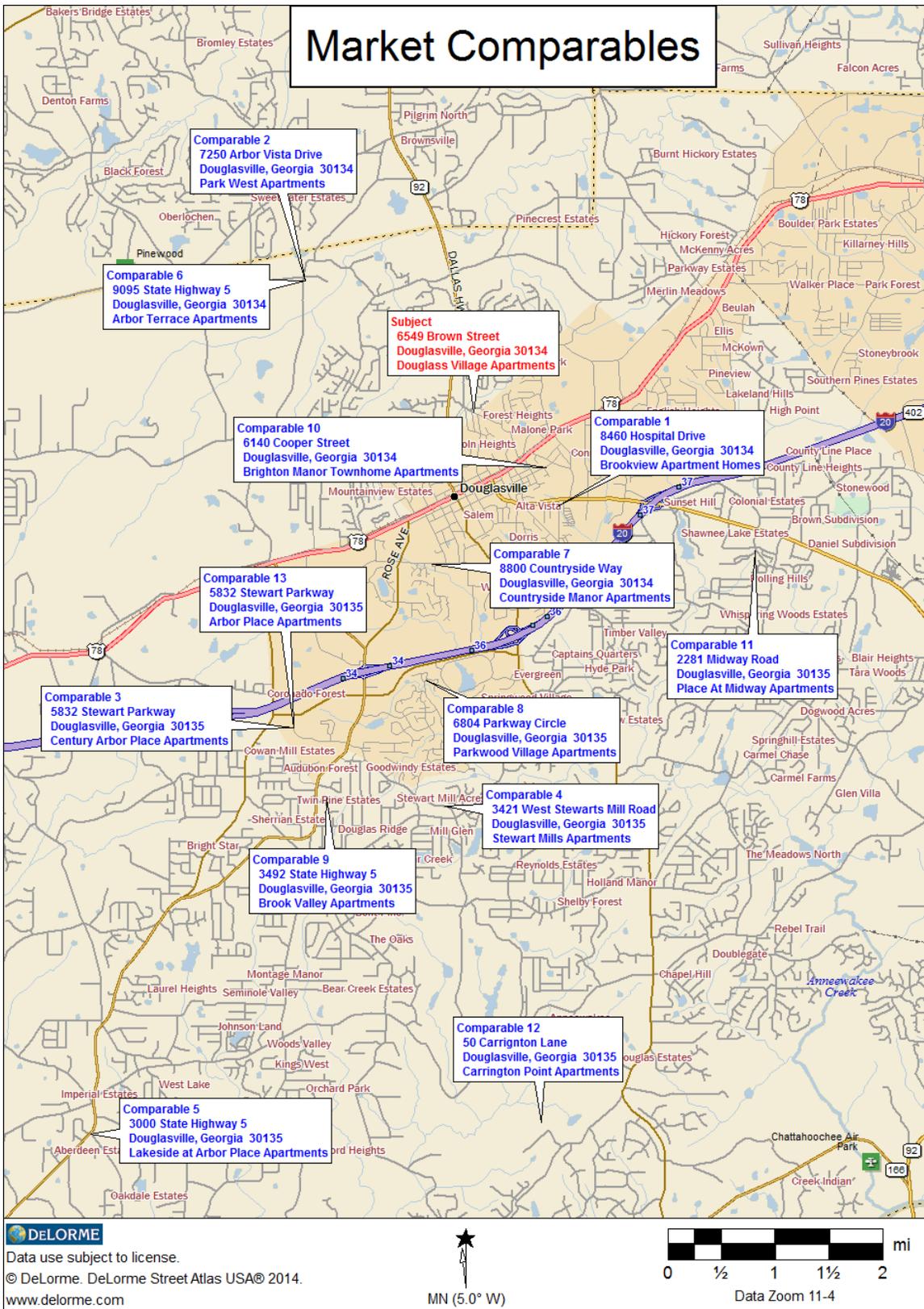
EXISTING HOUSING MAP LEGEND

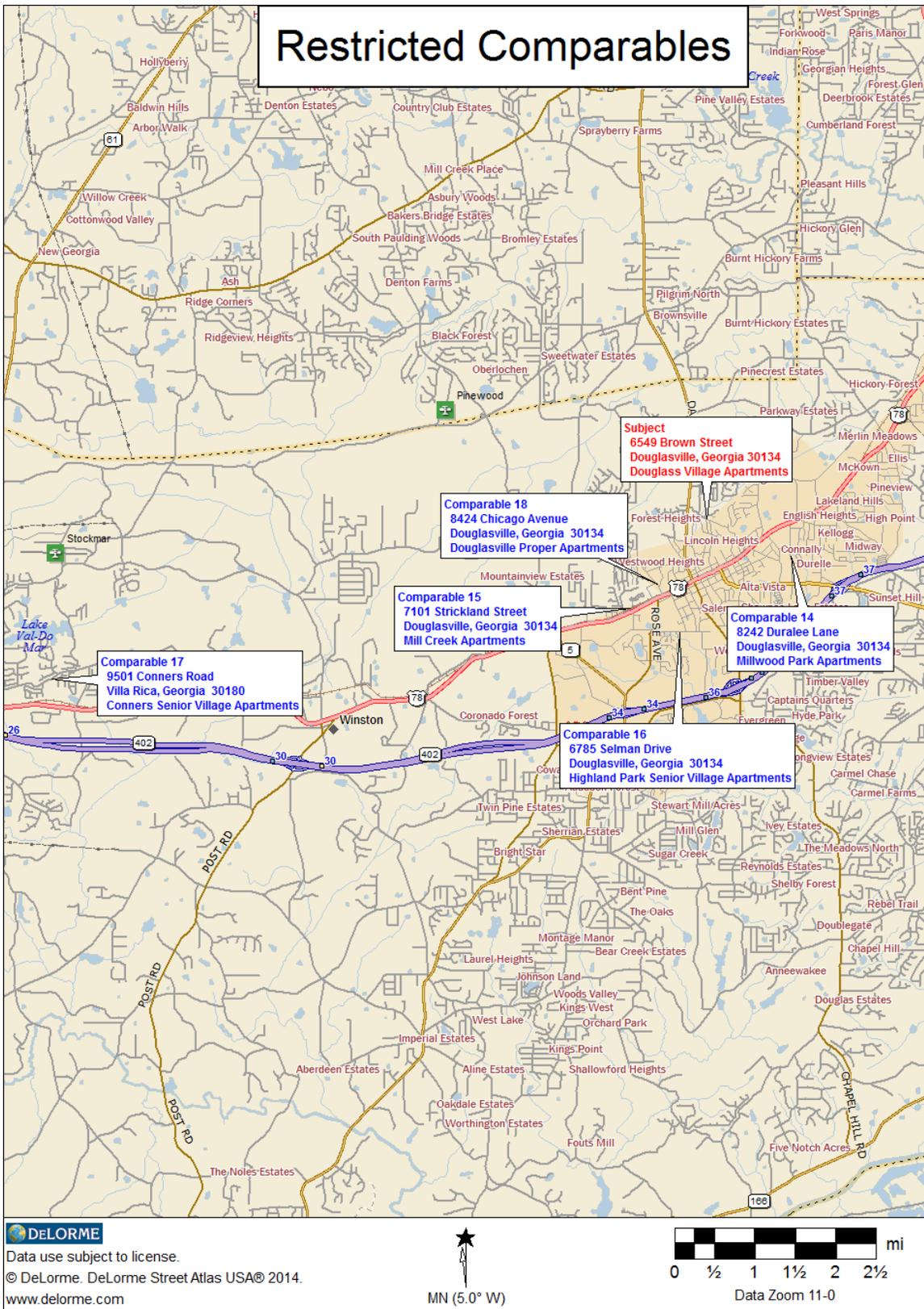
MARKET-RATE MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Brookview Apartment Homes	Market Rate	1.8 Miles
Park West Apartments	Market Rate	3.0 Miles
Century Arbor Place	Market Rate	4.3 Miles
Stewarts Mill Apartments	Market Rate	4.7 Miles
Lakeside at Arbor Place	Market Rate	8.7 Miles
Arbor Terrace Apartments	Market Rate	5.4 Miles
Countryside Manor	Market Rate	2.4 Miles
Parkwood Village Apartments	Market Rate	4.7 Miles
Brook Valley Apartments	Market Rate	6.8 Miles
Brighton Manor Townhome Apartments	Market Rate	1.3 Miles
Place at Midway Apartments	Market Rate	4.2 Miles
Carrington Point Apartments	Market Rate	8.7 Miles
Arbor Place	Market Rate	4.3 Miles

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Millwood Park Apartments	LIHTC/Section 8	1.8 Miles
Columbia Gardens Apartments	LIHTC	2.1 Miles
Highland Park Senior Apartments	LIHTC	2.2 Miles
Conners Senior Village	LIHTC	10.0 Miles
Douglasville Proper	LIHTC	1.7 Miles





Additional Developments

There was one additional comparable in the market area that could not be confirmed despite numerous attempts to verify the information. Home Ridge Apartments is market-rate property that contains 200 one-, two- and three-bedroom units. No additional information could be verified.

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Refrigerator	Range	Disposal	Dish-washer	Micro-wave	Washer/Dryer	Hook-Ups	Carpet	Blinds	Ceiling Fans	Balc / Patio	Pull Cords	Special Feature
Subject	RD	1983	Y	Y	N	N	N	N	Y	Y	Y	N	N	N	N
Comp 1	Market	1968	Y	Y	Y	Y	N	N	Y	Y	Y	Y	N	N	N
Comp 2	Market	2002	Y	Y	Y	Y	N	N	Y	N	Y	Y	Y	N	N
Comp 3	Market	2003	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
Comp 4	Market	1988	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 5	Market	1988	Y	Y	Y	N	N	N	Y	Y	Y	Y	Y	N	N
Comp 6	Market	2007	Y	Y	Y	Y	Y	N	Y	N	Y	Y	Y	N	N
Comp 7	Market	1984	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 8	Market	1986	Y	Y	N	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 9	Market	1990	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 10	Market	1990	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N
Comp 11	Market	1989	Y	Y	Y	Y	Y	N	Y	Y	N	Y	Y	N	N
Comp 12	Market	1997	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	N	N
Comp 13	Market	2003	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	N	N
Comp 14	Sec. 8/LIHTC	1999	Y	Y	N	Y	N	N	Y	Y	Y	Y	N	N	N
Comp 15	LIHTC	2000	Y	Y	Y	Y	N	N	Y	Y	Y	N	N	N	N
Comp 16	LIHTC	2000	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N
Comp 17	LIHTC	2012	Y	Y	Y	Y	Y	N	Y	Y	Y	N	Y	N	N
Comp 18	LIHTC	1995	Y	Y	Y	Y	N	N	Y	Y	Y	N	Y	N	N

UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENT															
	Project Type	Year Built	Club-house	Pool	MR	Picnic Area	Exercise Room	Bus. Center	Carport Garage	Play Area	Sports Court	Central Laundry	Intercom Entry	Limited Access Gate	Other Security
Subject	RD	1983	Y	N	Y	N	N	N	N	Y	N	Y	N	N	Y
Comp 1	Market	1968	N	Y	N	N	N	N	N	Y	N	Y	N	N	N
Comp 2	Market	2002	Y	Y	N	N	Y	Y	Y	Y	Y	Y	Y	Y	N
Comp 3	Market	2003	Y	Y	N	Y	Y	Y	N	N	Y	N	N	Y	N
Comp 4	Market	1988	Y	Y	N	Y	N	Y	N	Y	N	N	N	N	N
Comp 5	Market	1988	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	Y	N
Comp 6	Market	2007	Y	Y	N	Y	Y	Y	N	N	N	Y	Y	Y	N
Comp 7	Market	1984	N	N	N	N	N	N	N	N	N	Y	N	N	N
Comp 8	Market	1986	N	N	N	N	N	N	N	N	N	Y	N	N	N
Comp 9	Market	1990	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	Y
Comp 10	Market	1990	N	N	N	N	N	N	N	N	N	Y	N	N	N
Comp 11	Market	1989	Y	Y	N	Y	Y	N	N	Y	N	Y	N	N	N
Comp 12	Market	1997	N	Y	N	N	N	Y	N	Y	N	Y	Y	N	N
Comp 13	Market	2003	Y	Y	Y	Y	N	Y	Y	N	Y	N	N	N	N
Comp 14	Sec. 8/LIHTC	1999	Y	Y	N	Y	Y	N	N	Y	N	Y	N	N	N
Comp 15	LIHTC	2000	N	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	Y
Comp 16	LIHTC	2000	N	N	Y	Y	N	N	N	N	N	Y	N	N	N
Comp 17	LIHTC	2012	Y	N	N	N	Y	Y	N	N	N	Y	N	N	N
Comp 18	LIHTC	1995	Y	N	N	Y	N	N	N	Y	Y	Y	N	N	N

Evaluation of the Rehabilitated Development

Location

The subject is in a residential and commercial neighborhood. Its location provides it with good 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 town confers the same locational attributes to all projects.

Project Design

The subject contains 10 two-story townhouse buildings containing 88 units. The buildings are of wood frame construction with brick and vinyl siding exteriors.

Project Amenities

Project amenities include clubhouse, meeting room, laundry facility, leasing office and maintenance area, playground and asphalt parking. These amenities are generally similar to competing properties in the market area.

Unit Amenities

Unit amenities include a refrigerator, range/oven, washer/dryer hook-ups, carpet and vinyl flooring, blinds, walk-in closet (four-bedroom units) and coat closet. These amenities are generally similar to competing properties in the market area.

Tenant Services

The subject does not provide any additional services. All comparables will be similar to the subject in terms of tenant services.

Parking

The subject contains open parking areas with 137 parking spaces. This arrangement is comparable to other developments in the market area.

Unit Mix

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

Utilities

Heating is forced air gas, and cooling is central electric. Cooking and hot water are gas. The tenants pay gas and electricity. The landlord provides water, sewer and trash. This arrangement is similar to superior most apartment units in the market area.

Unit Size

The average size of the units in the surveyed developments is 1,068 square feet for two-bedroom units and 1,329 square feet for three-bedroom units. There were no four-bedroom units in the market area. The average unit size of the comparables is larger than the subject's unit size. However, the subject is an existing property that typically maintains a stabilized occupancy rate. Therefore, even though the subject's unit sizes are smaller, it does not appear to have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
	COMPARABLES				
Unit Type	Minimum (SF)	Maximum (SF)	Average (SF)	Subject (SF)	Subject's Advantage
2 BR	862	1,273	1,068	850	-20.4%
3 BR	1,102	1,555	1,329	897	-32.5%

Source: Gill Group Field Survey

Vacancy Rates/Rental Trends

There was a total of 18 confirmed apartment complexes in the market area, including the subject. There were 101 vacant units at the time of the survey out of 3,290 surveyed, for an overall vacancy rate of 3.1 percent. There are currently three competitive properties in the market area. There are currently five vacant units out of 400 surveyed, for an overall competitive vacancy rate of 1.3 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area. The vacancy appears to be stable and typical for the market area.

According to property managers in the area, rental rates have remained stable within the past few years with only small rent increases each year.

The subject maintains a stabilized occupancy rate and will not displace tenants during the rehabilitation. Therefore, it will not negatively impact on the vacancy rate or rental rates in the market area. Based on the information verified and included within this analysis, it appears that the occupancy rate will remain stable and rental rates will increase slightly within the next two years.

Summary of Developments Strength and Weaknesses

Strengths – The development is located near a major thoroughfare which provides it with good visibility and access. In addition, the subject is an existing development with an established tenant base. The occupancy rate has historically remained above 95 percent. After rehabilitation, the property will be in good condition.

Weaknesses – The development has no apparent weaknesses.

Two-Bedroom Units (850 SF) – As Complete

Estimates of Market Rent
by Comparison - As Complete

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

OMB Approval No. 2502-0029
(exp. 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 nonsensitive 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)					
Two-Bedroom	Douglass Village Apartments 6549 Brown Street Douglasville, Douglas, GA	Brookview Apartment Homes 8460 Hospital Drive Douglasville, Douglas, GA	Park West Apartments 7250 Arbor Vista Drive Douglasville, Douglas, GA	Century Arbor Place 5832 Stewart Parkway Douglasville, Douglas, GA	Stewart Mills Apartments 3421 West Stewarts Mill Road Douglasville, Douglas, GA	Lakeside at Arbor Place 3000 State Highway 5 Douglasville, Douglas, GA					
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments		
3. Effective Date of Rental	03/2018	03/2018		03/2018		03/2018		03/2018			
4. Type of Project/Stories	T/2	WU/2		WU/3		WU/3		WU/3			
5. Floor of Unit in Building	First	Varies		Varies		Varies		Varies			
6. Project Occupancy %	99%	100%		94%		98%		97%			
7. Concessions	N	N		N		N		N			
8. Year Built	1983/Proposed	1968	\$150	2002		2003		1988	\$50		
9. Sq. Ft. Area	850	862		1,149	(\$70)	1,105	(\$60)	880	(\$5)		
10. Number of Bedrooms	2	2		2		2		2			
11. Number of Baths	15	10	\$25	2.0	(\$25)	2.0	(\$25)	10	\$25		
12. Number of Rooms	4	4		4		4		4			
13. Balc./Terrace/Patio	N	N		Y	(\$5)	Y	(\$5)	Y	(\$5)		
14. Garage or Carport	L/0	L/0		L/0, G/80		L/0		L/0			
15. Equipment a. A/C	C	C		C		C		C			
b. Range/Refrigerator	RF	RF		RF		RF		RF			
c. Disposal	N	Y		Y		Y		Y			
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	MD	(\$15)	D	(\$10)		
e. Washer/Dryer	HU	HU		HU		WD	(\$20)	HU			
f. Carpet	C	C		V	\$5	C		C			
g. Drapes	B	B		N		B		B			
h. Pool/Rec. Area	R	PR	(\$10)	PER	(\$20)	PR	(\$10)	PER	(\$20)		
16. Services a. Heat/Type	N/G	N/E		N/E		N/E		N/E			
b. Cooling	N/E	N/E		N/E		N/E		N/E			
c. Cook/Type	N/G	N/E		N/E		N/E		N/E			
d. Electricity	N	N		N		N		N			
e. Hot Water	N/G	N/E		N/E		N/E		N/E			
f. Cold Water/Sewer	Y	Y		N	\$51	N	\$51	N	\$51		
g. Trash	Y	Y		N	\$15	N	\$15	N	\$15		
17. Storage	N	N		Y	(\$5)	N		N			
18. Project Location	Good	Similar		Similar		Similar		Similar			
19. Security	Y	N	\$5	Y	(\$5)	Y	(\$5)	N	\$5		
20. Clubhouse/Meeting Room	CMR	N	\$10	CMR		C	\$5	C	\$5		
21. Special Features	N	N		N		N		N			
22. Business Center / Nbh'd Netwk	N	N		BC	(\$5)	BC	(\$5)	BC	(\$5)		
23. Unit Rent Per Month		\$779		\$995		\$1,100		\$930			
24. Total Adjustment			\$170		(\$74)		(\$74)	\$106	\$71		
25. Indicated Rent		\$949		\$921		\$1,026		\$1,036	\$981		
26. Correlated Subject Rent	\$1,015	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1,036	low rent	\$921	60% range	\$944	to	\$1,013			

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:  Date (mm/dd/yy): 03/19/18
Reviewer's Signature: _____ Date (mm/dd/yyyy): _____

Previous editions are obsolete

form HUD-92273 (07/2003)

Three-Bedroom Units (897 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)					
Three-Bedroom	Douglass Village Apartments 6549 Brown Street Douglasville, Douglas, GA	Brookview Apartment Homes 8460 Hospital Drive Douglasville, Douglas, GA	Park West Apartments 7250 Arbor Vista Drive Douglasville, Douglas, GA	Century Arbor Place 5832 Stewart Parkway Douglasville, Douglas, GA	Stewart Mills Apartments 3421 West Stewart's Mill Road Douglasville, Douglas, GA	Lakeside at Arbor Place 3000 State Highway 5 Douglasville, Douglas, GA					
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments		
3. Effective Date of Rental	03/2018	03/2018		03/2018		03/2018		03/2018			
4. Type of Project/Stories	T/2	WU/2		WU/3		WU/3		WU/3			
5. Floor of Unit in Building	First	Varies		Varies		Varies		Varies			
6. Project Occupancy %	99%	100%		94%		98%		97%			
7. Concessions	N	N		N		N		N			
8. Year Built	1983/Proposed	1968	\$50	2002		2003		1988	\$50		
9. Sq. Ft. Area	897	1,102	(\$45)	1,435	(\$20)	1,460	(\$25)	1,253	(\$80)	1,555	(\$145)
10. Number of Bedrooms	3	3		3		3		3		3	
11. Number of Baths	15	15		2.0	(\$25)	2.0	(\$25)	2.0	(\$25)	2.0	(\$25)
12. Number of Rooms	5	5		5		5		5		5	
13. Balc./Terrace/Patio	N	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0		L/0, G/80		L/0		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	N	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	MD	(\$15)	D	(\$10)	D	(\$10)
e. Washer/Dryer	HU	HU		HU		WD	(\$20)	HU		HU	
f. Carpet	C	C		V	\$5	C		C		C	
g. Drapes	B	B		N		B		B		B	
h. Pool/Rec. Area	R	PR	(\$10)	PER	(\$20)	PR	(\$10)	PER	(\$20)	PER	(\$20)
16. Services a. Heat/Type	N/G	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/G	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/G	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	Y		N	\$63	N	\$63	N	\$63	N	\$63
g. Trash	Y	Y		N	\$15	N	\$15	N	\$15	N	\$15
17. Storage	N	N		Y	(\$5)	N		N		N	
18. Project Location	Good	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	N	\$5	Y	(\$5)	Y	(\$5)	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	CMR	N	\$10	CMR		C	\$5	C	\$5	C	\$5
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nbd Netwk	N	N		BC	(\$5)	BC	(\$5)	BC	(\$5)	BC	(\$5)
23. Unit Rent Per Month		\$979		\$1,100		\$1,405		\$1,320		\$1,300	
24. Total Adjustment			\$100		(\$12)		(\$27)		(\$7)		(\$82)
25. Indicated Rent		\$1,079		\$988		\$1,278		\$1,313		\$1,218	
26. Correlated Subject Rent	\$1,175	If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1,313	low rent	\$988	60% range	\$1,053	to	\$1,248			

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:  Date (mm/dd/yy): 03/19/18

Reviewer's Signature: _____ Date (mm/dd/yyyy): _____

Previous editions are obsolete

form HUD-92273 (07/2003)

Four-Bedroom Units (1,299 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)					
Four-Bedroom	Douglass Village Apartments 6549 Brown Street Douglasville, Douglas, GA	Brookview Apartment Homes 8460 Hospital Drive Douglasville, Douglas, GA	Park West Apartments 7250 Arbor Vista Drive Douglasville, Douglas, GA	Century Arbor Place 5832 Stewart Parkway Douglasville, Douglas, GA	Stewart Mills Apartments 3421 West Stewart's Mill Road Douglasville, Douglas, GA	Lakeside at Arbor Place 3000 State Highway 5 Douglasville, Douglas, GA					
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	03/2018	03/2018		03/2018		03/2018		03/2018		03/2018	
4. Type of Project/Stories	T/2	WU/2		WU/3		WU/3		WU/3		WU/3	
5. Floor of Unit in Building	First	Varies		Varies		Varies		Varies		Varies	
6. Project Occupancy %	99%	100%		94%		98%		97%		96%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1983/Proposed	1968	\$50	2002		2003		1988	\$50	1988	\$50
9. Sq. Ft. Area	1299	1102	\$45	1435	(\$30)	1460	(\$35)	1253	\$10	1555	(\$55)
10. Number of Bedrooms	4	3	\$125	3	\$125	3	\$125	3	\$125	3	\$125
11. Number of Baths	2.0	1.5	\$25	2.0		2.0		2.0		2.0	
12. Number of Rooms	6	5		5		5		5		5	
13. Balc./Terrace/Patio	N	N		Y	(\$5)	Y	(\$5)	Y	(\$5)	Y	(\$5)
14. Garage or Carport	L/0	L/0		L/0, G/80		L/0		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	N	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	N	D	(\$10)	D	(\$10)	MD	(\$15)	D	(\$10)	D	(\$10)
e. Washer/Dryer	HU	HU		HU		WD	(\$20)	HU		HU	
f. Carpet	C	C		V	\$5	C		C		C	
g. Drapes	B	B		N		B		B		B	
h. Pool/Rec. Area	R	PR	(\$10)	PER	(\$20)	PR	(\$10)	PER	(\$20)	PER	(\$20)
16. Services a. Heat/Type	N/G	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/G	N/E		N/E		N/E		N/E		N/E	
d. Electricity	N	N		N		N		N		N	
e. Hot Water	N/G	N/E		N/E		N/E		N/E		N/E	
f. Cold Water/Sewer	Y	Y		N	\$76	N	\$76	N	\$76	N	\$76
g. Trash	Y	Y		N	\$15	N	\$15	N	\$15	N	\$15
17. Storage	N	N		Y	(\$5)	N		N		N	
18. Project Location	Good	Similar		Similar		Similar		Similar		Similar	
19. Security	Y	N	\$5	Y	(\$5)	Y	(\$5)	N	\$5	Y	(\$5)
20. Clubhouse/Meeting Room	CMR	N	\$10	CMR		C	\$5	C	\$5	C	\$5
21. Special Features	N	N		N		N		N		N	
22. Business Center / Nbdh Netwk	N	N		BC	(\$5)	BC	(\$5)	BC	(\$5)	BC	(\$5)
23. Unit Rent Per Month		\$979		\$1,100		\$1,405		\$1,320		\$1,300	
24. Total Adjustment			\$340		\$141		\$126		\$246		\$171
25. Indicated Rent		\$1,319		\$1,241		\$1,531		\$1,566		\$1,471	
26. Correlated Subject Rent	\$1,415										
If there are any Remarks, check here and add the remarks to the back of page.											
high rent		\$1,566	low rent		\$1,241	60% range \$1,306 to \$1,501					

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:  Date (mm/dd/yy): 03/19/18
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

Douglass Village Apartments

Primary Unit Types – Two-Bedroom Units (850 SF), Three-Bedroom Units (897 SF) and Four-Bedroom Units (1,299 SF)

Rent comparability grids were prepared for the primary unit types with 850, 897 and 1,299 square feet. Comparable apartments used include the following: Brookview Apartment Homes (Comparable 1), Park West Apartments (Comparable 2), Century Arbor Place (Comparable 3), Stewart Mills Apartments (Comparable 4) and Lakeside at Arbor Place (Comparable 5).

Structure/Stories – The subject is located in townhouse two-story buildings. All comparables are located in walk-up two- or three-story buildings. No complex in the market area shows a rent difference based on this particular item. No adjustment was needed.

Project Occupancy – The subject is currently 99 percent occupied. The occupancy rates of the comparables range from 94 to 100 percent. No adjustment was needed.

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

Year Built/Year Renovated – The subject was constructed in 1983 and will be rehabilitated. Comparable 1 was built in 1968, and Comparable 2 was constructed in 2002. Comparable 3 was built in 2003, and Comparable 4 was constructed in 1988. Comparable 5 was also constructed in 1988. After the subject's rehabilitation, Comparables 2 and 3 will be similar to the subject in condition, and all remaining comparables will be inferior to the subject to varying degrees. Based on the scope of rehabilitation, the comparables were adjusted as follows: Comparable 1 - \$150; Comparable 2 - \$0; Comparable 3 - \$0; Comparable 4 - \$50; and Comparable 5 - \$50. All remaining comparables were considered similar to the subject and were not adjusted.

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 two-bedroom comparison is \$0.22, for the three-bedroom comparison is \$0.22 and for the four-bedroom comparison is \$0.22. 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 contains two-, three- and four-bedroom units. All comparables have two- and three-bedroom units. However, no conventional four-bedroom units could be verified within the market area. Each comparable with a differing number of bedrooms than the subject was adjusted upward \$125 per month. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range for the adjustment. As can be seen in the following table, a paired analysis range of \$42 to \$240 was determined for the additional bedroom. An adjustment at the lower end of the range was selected.

	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
2 BR Rent	\$779	\$995	\$1,100	\$1,016	\$959
2 BR Size	862	1,149	1,105	960	1,065
3 BR Rent	\$979	\$1,100	\$1,405	\$1,320	\$1,300
3 BR Size	1,102	1,435	1,460	1,253	1,555
Size Adj Factor	\$0.22	\$0.22	\$0.22	\$0.22	\$0.22
Size Difference	240	286	355	293	490
Indicated Size Adj.	\$53	\$63	\$78	\$64	\$108
Adjusted 3 BR Rent	\$926	\$1,037	\$1,327	\$1,256	\$1,192
Indicated BR Adj.	\$147	\$42	\$227	\$240	\$233

of Baths – Each complex with a differing number of baths than the subject was adjusted \$25 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 the marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range of \$20 to \$60 per bath, as can be seen in the table below.

	Comp 4	Comp 5	Countryside Manor	Parkwood Village
Small 2 BR Rent	\$938	\$910	\$810	\$850
Small 2 BR Size	880	986	976	864
Large 2 BR Rent	\$1,016	\$959	\$830	\$875
Large 2 BR Size	960	1,065	976	764
Size Adj Factor	\$0.22	\$0.22	\$0.22	\$0.22
Size Difference	80	79	0	-100
Indicated Size Adj.	\$18	\$17	\$0	-\$22
Adjusted 2 BR Rent	\$998	\$942	\$830	\$897
Indicated Bath Adj.	\$60	\$32	\$20	\$47

All of the differences in the paired analysis table are based on one full bath difference as the comparables did not contain half-bath differences that could be used to calculate paired analysis. The paired rental analysis range is determined by comparing comparables with differing numbers of baths and factoring out any other differences (amenities, utilities provided, etc.). The resulting difference is assumed to be attributable to the differing number of baths. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. The paired analysis range is \$20 to \$60. However, as this was for a full bath difference, the adjustments were divided in half to determine the adjustments for half-bath. Once divided in half, the range would be \$10 to \$50. An adjustment of \$25 per bath was considered appropriate when considering this range.

Balcony/Patio – The subject does not contain either amenity. Comparable 1 is similar to the subject. The remaining comparables have one or both features and were adjusted downward \$5 per month. Although the comparables do not indicate a rent differential for units with these features versus units without these features, the added amenity is an enhancement. Therefore, a nominal \$5 adjustment was selected for these features.

Parking – The subject and all comparables contain open parking lots for no monthly fee. Comparable 2 also contains garage parking for \$80 per month. No adjustment is needed as the subject and comparables have similar parking available for no fee.

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

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

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

Microwave/Dishwasher – The subject does not contain microwaves or dishwashers. All comparables contain dishwashers in the units. Comparable 3 also contains microwaves. Although there is little market data available concerning units with these features versus those without these features, the added amenities are an enhancement to the unit. Therefore, all comparables with dishwashers were adjusted downward \$10 per month, and the comparable with both features was adjusted downward \$15 per month.

Washer/Dryer – The subject and all comparables except Comparable 3 contain washer/dryer hook-ups in the units. Comparable 3 contains washers and dryers in each unit. 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, Comparable 3 was adjusted downward \$20 per month.

Carpet – The subject contains carpet floor coverings in the units. All comparables except Comparable 2 contain carpet floor coverings in the units. Comparable 2 contains tile flooring and was adjusted upward \$5 per month. Although, there is not much market data concerning units with carpet floor coverings, the amenity is generally considered an enhancement to the unit. Therefore, a nominal adjustment was made.

Drapes – The subject and all comparables contain window coverings. No adjustment was needed.

Pool/Exercise Room/Recreation Areas – The subject contains a playground. All comparables contain swimming pools. Comparable 1 also contains a playground. Comparable 2 also contains an exercise room, playground, tennis court and courtyard. Comparable 3 also contains a spa/hot tub, exercise room, picnic area and tennis court. Comparable 4 also contains a picnic area and playground. Comparable 5 also contains an exercise room, picnic area, playground, tennis court and lake. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, the comparables were adjusted downward \$10 per month per recreation type.

Heat – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cooling – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cooking – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Electricity – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Hot Water – The subject does not have this utility provided. None of the comparables have this utility provided. No adjustment was needed.

Cold Water/Sewer – The subject and Comparable 1 have these utilities provided. The remaining comparables do not provide these utilities and were adjusted upward \$51 for two-bedroom units, \$63 for three-bedroom units and \$76 for four-bedroom units as indicated on the Utility Allowance Schedule provided by the local housing authority.

Trash – The subject and Comparable 1 have this utility provided. None of the remaining comparables provide this utility. Comparables 2, 3, 4 and 5 were adjusted upward \$15 per month. The adjustment was determined based on the Utility Allowance Schedule provided by the local housing authority.

Extra Storage – The subject does not contain this feature. Comparables 1, 3, 4 and 5 are similar to the subject. Comparable 2 does contain extra storage and was adjusted downward \$5 per month. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, a nominal adjustment was selected and utilized.

Location – The subject's location is good. All comparables are located in similar areas as the subject. No adjustment was needed.

Security – The subject contains video surveillance. Comparables 1 and 4 do not contain security features. Comparable 2 contains intercom entry and limited access gate. Comparable 3 contains limited access gate. Comparable 5 also contains 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 2, 3 and 5 were adjusted downward

\$5 per month as the security features at these comparables limits access to the building and/or grounds. Comparables 1 and 4 were adjusted upward \$5 per month for the lack of security features.

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

Special Features – The subject does not contain special features in the units. All comparables are similar to the subject. No adjustment was needed.

Business Center/Neighborhood Network – The subject does not contain either amenity. Comparable 1 is similar to the subject. The remaining comparables contain business centers. No complex in the market area shows a rent differential based on this particular item; however, the added amenity is an enhancement. Therefore, a \$5 adjustment was selected.

Conclusion of Market Rents – As Complete

The adjusted rents range from \$921 to \$1,036 for the two-bedroom comparison; from \$988 to \$1,313 for the three-bedroom comparison; and from \$1,241 to \$1,566 for the four-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **850 SF Two-Bedroom Units** - **\$1,015**
- **897 SF Three-Bedroom Units** - **\$1,175**
- **1,299 SF Four-Bedroom Units** - **\$1,415**

The following table shows the proposed rents at the subject. The estimated market rents are below the proposed rents for the two- and three--bedroom units and above the current rent for the four-bedroom units. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable.

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
2/1.5	29	850	60%	\$942	\$1,212	\$107	\$1,105
3/1.5	29	897	60%	\$1,087	\$1,369	\$128	\$1,241
4/1.5	30	1,299	60%	\$1,213	\$1,438	\$153	\$1,285

Average Rents for Competing Properties and Rent Advantage

Of the surveyed comparables, two-bedroom units typically range from \$779 to \$1,130 per month; and three-bedroom units typically range from \$979 to \$1,416 per month. There were no four-bedroom units in the market area that could be found and verified. These rental rates have remained similar within the past few years.

The subject's two-bedroom rent advantage for units at 60% AMI is -8.9 percent ($\$1,015 - \$1,105 = -\$90 / \$1,015 = -8.9\%$).

The subject's three-bedroom rent advantage for units at 60% AMI is -5.6 percent ($\$1,175 - \$1,241 = -\$66 / \$1,175 = -5.6\%$).

The subject's four-bedroom rent advantage for units at 60% AMI is 9.2 percent ($\$1,415 - \$1,285 = \$130 / \$1,415 = 9.2\%$).

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 1990s. The market-rate complexes were built between 1968 and 2007. The restricted apartment complexes were built between 1990 and 2012. The market area's rental units have high occupancy rates.

Housing Inventory

Number of Units

From 2000 through January 2018, permit issuing jurisdictions in Douglasville authorized the construction of 5,679 new single-family and multifamily dwelling units. Multifamily units comprise 35.9 percent of the total construction activity.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2000	221	11	232
2001	243	240	483
2002	532	1,394	1,926
2003	467	0	467
2004	334	60	394
2005	386	0	386
2006	514	0	514
2007	262	0	262
2008	82	306	388
2009	23	0	23
2010	14	0	14
2011	11	0	11
2012	56	0	56
2013	81	0	81
2014	44	0	44
2015	55	0	55
2016	154	0	154
2017	177	0	177
2018*	12	0	12
TOTAL	3,668	2,011	5,679

**Preliminary Numbers through January 2018*

Source: U.S. Census Bureau

Projects Under Construction

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

Planned Projects

According to the City of Douglasville, there are currently no multifamily planned projects in the market area that would directly compete with the subject. According to the Georgia Department of Community Affairs, there have been no projects awarded tax credits in the market area within the past couple of years.

Age of Rental Units

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

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	125	2.4%
2000-2004	1,876	36.2%
1990-1999	1,187	22.9%
1980-1989	763	14.7%
1970-1979	482	9.3%
1960-1969	350	6.8%
1950-1959	129	2.5%
1940-1949	97	1.9%
1939 or earlier	171	3.3%
TOTAL	5,180	100.0%

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, 12.0 percent of the market area’s rental units were efficiency or one-bedroom units, and 31.6 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 56.4 percent of the market area’s rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	116	0.9%
One-Bedrooms	1,466	11.1%
Two-Bedrooms	4,164	31.6%
Three-Bedrooms	4,670	35.4%
Four-Bedrooms	1,785	13.5%
Five or More Bedrooms	990	7.5%
TOTAL	13,191	100.0%

Source: U.S. Census Bureau

Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the fourth quarter 2017 were 6.9 percent for rental housing and 1.6 percent for homeowner housing. The rental vacancy rate of 6.9 percent was virtually unchanged from the rate in the fourth quarter 2016 (6.9 percent) and 0.6 percentage points lower than the rate in the third quarter 2017 (7.5 percent). The homeowner vacancy rate of 1.6 percent was 0.2 percentage points lower than the rate in the fourth quarter 2016 (1.8 percent) and virtually unchanged from the rate in the third quarter 2017 (1.6 percent).

For rental housing by area, the fourth quarter 2017 rental vacancy rate was higher outside Metropolitan Statistical Areas (7.9 percent) than in the suburbs (6.2 percent), but not statistically different from the rate inside principal cities (7.3 percent). The rate was lowest in the suburbs. The rental vacancy rates inside principal cities, in the suburbs and outside MSAs were not statistically different from the fourth quarter 2016 rates.

The fourth quarter 2017 rental vacancy rate was highest in the South (8.8 percent), followed by the Midwest (7.6 percent), Northeast (5.5 percent) and West (4.5 percent). The rental vacancy rates in the Northeast, Midwest, South and West were not statistically different from the fourth quarter 2016 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	4th Quarter 2017	4th Quarter 2016	% of 2017 Rate	% of Difference
United States	6.9%	6.9%	0.3%	0.3%
Inside MSAs	6.8%	6.7%	0.3%	0.4%
Outside MSAs	7.9%	8.5%	0.9%	1.0%
In Principal Cities	7.3%	7.0%	0.4%	0.5%
Not In Principal Cities	6.2%	6.4%	0.4%	0.5%
4th QUARTER 2017 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.5%	7.6%	8.8%	4.5%	

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 30.4 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:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Park West Apartments	50.0%
Stewart's Mill Apartments	19.0%
Countryside Manor	52.0%
Conners Senior Village	10.0%
Millwood Park Apartments	21.0%
Average Annual Turnover	30.4%

Likely Impact of Rehabilitated Development on Rental Occupancy Rates

The rehabilitated development will not have an adverse impact on the market area. The subject is an existing development with a stabilized occupancy rate. All of the restricted properties in the market area maintain stabilized occupancy rates and have waiting lists. The subject's two-, three- and four-bedroom units are suitable in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 157 properties for sale that are in some stage of foreclosure within the subject's zip code. This ratio is in the mid-range for the City of Douglasville. In September 2017, the number of properties that received a foreclosure filing in zip code 30134 was 50 percent lower than the previous month and 70 percent lower than the same time last year. The zip code's foreclosure rate is 0.07 percent, while the City of Douglasville's foreclosure rate is 0.10 percent. Both are higher than the state's foreclosure rate which is 0.06 percent. They are similar to, or lower than Douglas County's foreclosure rate of 0.10 percent. The number of foreclosures per month has dropped significantly since November 2015. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Primary Housing Voids

There are no significant housing voids in the market area. Many of the residents in Douglasville travel to Atlanta for employment. There is a small 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 an existing multifamily development that contains 88 two-, three- and four-bedroom units. After researching the vacancy rates of the existing units in the area, it is firmly believed that the rehabilitated development will satisfy a portion of the continued demand for the units within the market. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified.

PART X:

INTERVIEWS

INTERVIEWS

Housing Interview

The Georgia Department of Community Affairs handles voucher distribution for Douglas County. According to Anton Shaw, Director of Policy and Administration for the Georgia Department of Community Affairs, the agency receives 17,000 vouchers, all but 1,511 of which have been allocated. The agency has a waiting list of 19,500 applicants waiting for vouchers. Mr. Shaw indicated that the current housing stock is insufficient to meet the existing affordable housing need, and he further indicated that all unit types are needed. The subject is located in the Northern Region coverage area. Vouchers in this area are administered through the Norcross office. This office covers 29 counties in Northern Georgia, including Douglas County. According to the DCA, all counties have closed waiting lists. The telephone number for Mr. Shaw is 404-982-3569.

PART XI:

RECOMMENDATIONS AND CONCLUSIONS

RECOMMENDATIONS AND CONCLUSIONS

Project Evaluation

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

Site Evaluation

The site's location is considered good. It is located near a major thoroughfare to the city which provides the site with good 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 20,065. By 2010, population in this market area had increased by 54.3 percent to 30,961. In 2017, the population in this market area has increased by 13.9 percent to 35,258. It is projected that between 2017 and 2020, population in the market area will increase 2.6 percent to 36,187. It is projected that between 2020 and 2023, population in the market area will increase 3.9 percent to 37,580.

Between 2000 and 2010, the market area gained 431 households per year. The market area gained an additional 166 households between 2010 and 2018 and an additional 172 households between 2018 and 2020. The market area is projected to continue to gain households through 2023. The households in the market area are predominantly owner-occupied. The percentage of owner-occupied is projected to remain stable through 2023.

Employment in the City of Douglasville has been increasing 3.4 percent per year since 2000. Employment in Douglas County has been increasing an average of 2.2 percent per year since 2000. Employment in the State of Georgia has been increasing an average of 1.0 percent per year since 2000. The unemployment rate for the City of Douglasville has fluctuated from 4.3 percent to 11.8 percent over the past 15 years. These fluctuations are in line with the unemployment rates for Douglas County and the State of Georgia.

Existing Housing

There was a total of 18 confirmed apartment complexes in the market area, including the subject. There were 101 vacant units at the time of the survey out of 3,290 surveyed, for an overall vacancy rate of 3.1 percent. There are currently three competitive properties in the market area. There are currently five vacant units out of 400 surveyed, for an overall competitive vacancy rate of 1.3 percent. The amenities of these comparables are relatively similar to the subject's amenities. Therefore, it is believed the subject will continue to be competitive within the market area.

Adjusted Market Rental Rates

Market rent grids were completed for the subject. The subject property's proposed net rents are higher than the market rents of \$1,015 for the two-bedroom units and \$1,175 for the three-bedroom units but are lower than the market rent of \$1,415 for the four-bedroom units. The analyst was able to locate and verify ten market-rate complexes within the subject's market area. It is believed that the comparables used in the rent grid analysis were the best available. The proposed rents are generally higher than the adjusted market rental rates. However, the subject's current HAP contract guarantees the contract rents, and residents are not required to pay more than 30 percent of their gross annual income toward rent and utilities. Therefore, the proposed rents were considered achievable and 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	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min - Max	Proposed Rents
60% AMI	2 BR/1.5 BA @ 850 SF	\$32,297 to \$37,680	0	22	0	18	0.0%	2-4/Month	\$1,015	N/A	\$1,105
	3 BR/1.5 BA @ 897 SF	\$37,269 to \$45,180	0	25	0	21	0.0%	2-4/Month	\$1,135	N/A	\$1,241
	4 BR/1.5 BA @ 1,299 SF	\$41,589 to \$48,540	0	10	0	22	0.0%	2-4/Month	\$1,365	N/A	\$1,285
Total for Project	60% AMI	\$32,297 to \$48,540	0	71	0	71	0.0%	2-4/Month	\$1,105-\$1,365	N/A	\$1,105-\$1,285

The subject is an existing Section 8 and Rural Development property and is applying for tax credits at 60 percent of the area median income. According to DCA guidelines, capture rate calculations for proposed rehab developments should be based on those units that are vacant or whose tenants will be rent burdened or over income at the subject. Tenants income qualified to remain at the property at the proposed rents are not included in the property unit count. In addition, subject units with project-based Rental Assistance or whose rents are more than 20 percent lower than the rent for other units of the same bedroom size in the same AMI band and comprise less than 10 percent of the total units in the same AMI band or any units that are 30 percent lower than the average market rent for the bedroom type in any income segment are to be excluded. Currently, the subject is 99 percent occupied, with one four-bedroom unit vacant. The subject has project-based Rental Assistance for all units. Additionally, all tenants are and will remain income qualified. The subject contains no tenants who are considered rent burdened as

determined under the LIHTC program. It is unlikely that the tenants could find comparable housing with rents low enough to meet the affordability requirements even if there were any tenants that were rent overburdened. Therefore, it is probable that these tenants would chose to remain at the subject. Furthermore, it is not likely that the tenants will be displaced because they meet the maximum allowable income requirements. The current tenant population is restricted to individuals and families whose incomes do not exceed 115 percent of the area median income. Due to the fact that the subject property has these income restrictions and will remain under these restrictions after rehabilitation, households whose incomes do not exceed 115 percent of the area median income will still be eligible to live at the property despite the fact that their incomes may exceed the LIHTC maximum income limits. Since the subject is currently restricted through an extended use agreement and all households were originally determined to be income-qualified, they should remain income-qualified with the allocation of the new tax credits (see demand section of report). Therefore, there are no units at the subject that will need to be absorbed into the market. Additionally, there are no tax credit comparables located in the market area constructed within the past two years that would compete with the subject, and there are no planned projects that have recently been allocated Low Income Housing Tax Credits or which have received a bond allocation. Finally, there are no vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy. Therefore, there is no additionally supply that should be subtracted from the demand. The subject will not need to capture any portion of the demand.

Absorption Rates

The subject is an existing multifamily development that contains 88 two-, three- and four-bedroom units. The subject is currently 99 percent occupied. 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. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units. The rehabilitation will not displace any tenants, and the existing tenants are expected to remain income-qualified. The subject maintains a stabilized occupancy rate and does not need to absorb any additional units.

Conclusion

The overall capture rate for the proposed development is reasonable for the tax credit units. The property is currently applying for Low Income Housing Tax Credits. The capture rate was figured by bedroom type and percent of area median income. The capture rates for the units are within the acceptable range. It is believed that the subject is 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 rehabilitated units. The report was written according to DCA's market study requirements, the information included is accurate and the report can be relied up by DCA as a true assessment of the low-income housing rental market.

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

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



Jonathan Richmond
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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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 50th 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 a 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

NOTIFICATION OF SECTION 8 CONTRACT RENTS AND FUNDING

FOR (Check one): Initial Renewal Subsequent Renewal Amend Rent/BA Only

Section 8 Contract No. GA06R000008 Expires on 12/31/2017

Owner Name: CRICO, Inc.

Project Name: Douglas Village Apartments

Project Location: 6549 Brown Street Douglasville, 30134

FHA Project No.: _____ DUNS Number: 780210477

**IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE
AND APPLICABLE CONTRACT RENTS**

Rent Effective Date 1/1/2018

No. Of Units	No. Of Bedrooms	Contract Rent (\$)
29	2BR	\$1,105
29	3BR	\$1,241
30	4BR	\$1,285

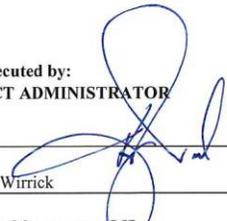
FUNDING

BUDGET AUTHORITY INCREASE: \$1,096,887

Contract/Renewal Effective Date 1/1/2018 Expiration Date 12/31/2037

For HUD Use Only:

Notice to Owner executed by:
HUD or CONTRACT ADMINISTRATOR

By:  (Signature)
Jeffery K. Wirrick (Printed Name)
Chief Asset Management Officer (Official Title)
1/19/18 (Date)

**Contract Renewal
Request Form
Multifamily Section 8 Contracts**

**U.S. Department of Housing
and Urban Development** OMB No. 2502-0587
Office of Housing (Exp. 04/30/2017)

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 to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Title V of the Departments of Veterans Affairs and Housing and Urban Development and Independent Agencies Appropriations Act of 1988 (P.L. 106-65, 111 Stat 1384) authorizes the FHA Multifamily Housing Mortgage and Housing Assistance Restructuring Program. HUD implemented a statutory permanent program directed at FHA-insured multifamily projects that have project-based Section 8 contracts with above-market rents. The information collection is used to determine criteria eligibility of FHA-insured multifamily properties for participation in the Mark to Market program and the terms on which participation should occur. The purpose of the program is to preserve low-income rental housing affordability while reducing the long-term costs of Federal rental assistance. While no assurances of confidentiality are pledged to respondents, HUD generally discloses this data only in response to a Freedom of Information request.

Cover Sheet

Douglass Village	
PROJECT NAME	
6549 Brown Street, Douglassville, GA 30134	
PROJECT ADDRESS	
Douglass Village, LTD	
PROJECT OWNER	
N/A	780210477
FHA PROJECT NO	DUNS NUMBER
88	88
TOTAL UNITS IN PROJECT	TOTAL SECTION 8 UNITS IN PROJECT
11/30/2017	
DATE OF SUBMISSION	DATE RECEIVED BY HUD

Section 8 contracts and stages in the project:

Section 8 Contract Number	Stage Number (if applicable)	Combine (Yes?)	# Units	Expiration Date	Renew (Yes?)
GA06R000008		<input type="checkbox"/>	88	12/31/2017	Yes
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			
		<input type="checkbox"/>			

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Attachment 11-2

JAN 18 2018

NHC

U.S. Department of Housing and Urban Development

Office of Housing

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT

MULTI-YEAR TERM

OMB Control #2502-0587

"Public reporting burden for this collection of information is estimated to average 1 hour. This includes the time for collecting, reviewing, and reporting the data. The information is being collected for obtaining a signature on legally binding documents and will be used to enforce contractual obligations. Response to this request for information is required in order to receive the benefits to be derived. This agency may not collect this information, and you are not required to complete this form unless it has a currently valid OMB control number. No confidentiality is assured."

PREPARATION OF CONTRACT

Reference numbers in this form refer to notes at the end of the contract text. These endnotes are instructions for preparation of the Basic Renewal Contract. The instructions are not part of the Renewal Contract

(HUD-9637)

Basic Renewal Contract
Multi-Year Term
REV-11-05-2007

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

Project-based Section 8

HOUSING ASSISTANCE PAYMENTS

BASIC RENEWAL CONTRACT¹

MULTI-YEAR TERM

1 CONTRACT INFORMATION²

PROJECT

Section 8 Project Number: GA06R000008

Section 8 Project Number of Expiring Contract: GA06R000008

FHA Project Number (if applicable): N/A

Project Name: Douglass Village Apartments

Project Description:

6549 Brown Street, Douglasville, GA 30134

TYPE OF RENEWAL

- Check this box for a project renewed under Section 524(a) of MAHRA (not including a Mark-Up-To-Market renewal).
- Check this box for a project renewed at exception rents under Section 524(b)(1) of MAHRA.

PARTIES TO RENEWAL CONTRACT

Name of Contract Administrator⁴
National Housing Compliance, Inc.

Address of Contract Administrator

1975 Lakeside Parkway, Suite 310
Tucker, Georgia 30084

Name of Owner⁵

CRICO, Inc.

Address of Owner

11200 Rockville Pike, Ste. #300
Rockville, MD 20852

2 TERM AND FUNDING OF RENEWAL CONTRACT

a The Renewal Contract begins on 1/1/2018⁶ and shall run for a period of 20⁷ years.

b Execution of the Renewal Contract by the Contract Administrator is an obligation by HUD of \$ 1,096,887.00⁸, an amount sufficient to

(HUD-9637)

Basic Renewal Contract
Multi-Year Term
REV-11-05-2007

provide housing assistance payments for approximately $\frac{11}{9}$ months of the first annual increment of the Renewal Contract term.

- c HUD will provide additional funding for the remainder of the first annual increment and for subsequent annual increments, including for any remainder of such subsequent annual increments, subject to the availability of sufficient appropriations. When such appropriations are available, HUD will obligate additional funding and provide the Owner written notification of (i) the amount of such additional funding, and (ii) the approximate period of time within the Renewal Contract term to which it will be applied.

3 DEFINITIONS

ACC. Annual contributions contract.

Anniversary. The annual recurrence of the date of the first day of the term of the Renewal Contract.

Contract rent. The total monthly rent to owner for a contract unit, including the tenant rent (the portion of rent to owner paid by the assisted family).

Contract units. The units in the Project which are identified in Exhibit A by size and applicable contract rents.

Fifth year anniversary. The Renewal Contract annual anniversary that falls at expiration of each 5-year period of the Renewal Contract term.

Fifth year comparability adjustment. An adjustment of contract rents by the contract administrator at the Fifth Year Anniversary. The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

HAP contract. A housing assistance payments contract between the Contract Administrator and the Owner.

HUD. The United States Department of Housing and Urban Development.

HUD requirements. HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract.

MAHRA. The Multifamily Assisted Housing Reform and Affordability Act of 1997 (Title V of Public Law No.105-65, October 27, 1997, 111 Stat. 1384), as amended.

Mid-term comparability adjustment. An adjustment of contract rents by the contract administrator within each 5-year period of the Renewal Contract term (in addition to the comparability analysis and adjustment at the Fifth Year Anniversary). The contract rent for each unit size is set at comparable rent as shown by comparability analysis.

OCAF. An operating cost adjustment factor established by HUD.

PHA. Public housing agency (as defined and qualified in accordance with the United States Housing Act of 1937, 42 U.S.C. 1437 et seq.).

Project. The housing described in section 1 of the Renewal Contract.

Renewal Contract. This contract, including applicable provisions of the Expiring Contract (as determined in accordance with section 5 of the Renewal Contract).

Section 8. Section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f).

4 RENEWAL CONTRACT

a Parties

- (1) The Renewal Contract is a housing assistance payments contract ("HAP Contract") between the Contract Administrator and the Owner of the Project (see section 1).
- (2) If HUD is the Contract Administrator, HUD may assign the Renewal Contract to a public housing agency ("PHA") for the purpose of PHA administration of the Renewal Contract, as Contract Administrator, in accordance with the Renewal Contract (during the term of the annual contributions contract ("ACC") between HUD and the PHA). Notwithstanding such assignment, HUD shall remain a party to the provisions of the Renewal Contract that specify HUD's role pursuant to the Renewal Contract, including such provisions of section 9 (HUD requirements), section 10 (statutory changes during term) and section 11 (PHA default), of the Renewal Contract.

b Statutory authority

The Renewal Contract is entered pursuant to section 8 of the United States Housing Act of 1937 (42 U.S.C. 1437f), and section 524 of MAHRA.

c Expiring Contract

Previously, the Contract Administrator and the Owner had entered into a HAP Contract ("expiring contract") to make Section 8 housing assistance payments to the Owner for eligible families living in the Project. The term of the expiring contract will expire prior to the beginning of the term of the Renewal Contract.

d Purpose of Renewal Contract

- (1) The purpose of the Renewal Contract is to renew the expiring contract for an additional term. During the term of the Renewal Contract, the Contract Administrator shall make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract.
- (2) Housing assistance payments shall only be paid to the Owner for contract units occupied by eligible families leasing decent, safe and sanitary units from the Owner in accordance with statutory requirements, and with all HUD regulations and other requirements. If the Contract Administrator determines that the Owner has failed to maintain one or more contract units in decent, safe and sanitary condition, and has abated housing assistance payments to the Owner for such units, the Contract Administrator may use amounts otherwise payable to the Owner pursuant to the Renewal Contract for the purpose of relocating or rehousing assisted residents in other housing.

e Contract units

The Renewal Contract applies to the Contract units.

5 EXPIRING CONTRACT – PROVISIONS RENEWED

- a Except as specifically modified by the Renewal Contract, all provisions of the Expiring Contract are renewed (to the extent such provisions are consistent with statutory requirements in effect at the beginning of the Renewal Contract term).
- b All provisions of the Expiring Contract concerning any of the following subjects are not renewed, and shall not be applicable during the renewal term:

- (1) Identification of contract units by size and applicable contract rents;
 - (2) The amount of the monthly contract rents;
 - (3) Contract rent adjustments; and
 - (4) Project account (sometimes called "HAP reserve" or "project reserve") as previously established and maintained by HUD pursuant to former Section 8(c)(6) of the United States Housing Act of 1937 (currently Section 8(c)(5) of the Act, 42 U.S.C. 1437f(c)(5)). Section 8(c)(5) does not apply to the Renewal Contract, or to payment of housing assistance payments during the Renewal Contract term.
- c The Renewal Contract includes those provisions of the Expiring Contract that are renewed in accordance with this section 5.

6 CONTRACT RENT

a Initial contract rents

At the beginning of the Renewal Contract term, and until contract rents for units in the Project are adjusted in accordance with section 6b, the contract rent for each bedroom size (number of bedrooms) shall be the initial contract rent amount listed in Exhibit A of the Renewal Contract.

b Contract rent adjustments

(1) OCAF or Budget-Based Rent Adjustments

- (a) Except as provided in section 6b(2) below (concerning comparability adjustments at each Fifth Year Anniversary and discretionary comparability adjustments within each five-year term), during the term of the Renewal Contract the Contract Administrator shall annually, on the anniversary of the Renewal Contract, adjust the amounts of the monthly contract rents in accordance with HUD requirements by either of the following methods (as determined by the Contract Administrator in accordance with HUD requirements):

- (i) Using an OCAF; or

-
- (ii) At the request of the owner, based on the budget for the Project, as approved by the Contract Administrator in accordance with HUD requirements.
 - (b) Adjustments by use of the OCAF shall not result in a negative adjustment (decrease) of the contract rents. The OCAF shall not be used for adjustment of rent at each Fifth Year Anniversary (as determined in accordance with section 6b(2)(b) below).
- (2) **Comparability adjustments**
- (a) **Applicability.** This section 6b(2) is applicable only if the contract has been renewed pursuant to Section 524(a) of MAHRA. This section 6b(2) does not apply to a project renewed at exception rents under Section 524(b)(1) of MAHRA (See section 1 of the Renewal Contract).
 - (b) **Fifth year adjustment (comparability adjustment at expiration of each 5-year period, *if applicable*).**
 - (i) This section 6b(2)(b) is only applicable if the term of the Renewal Contract is longer than five (5) years (from the first day of the term specified in section 2a).
 - (ii) At the expiration of each 5-year period of the Renewal Contract term ("Fifth Year Anniversary"), the Contract Administrator shall conduct a comparability analysis of existing contract rents. At such Fifth Year Anniversary of the Renewal Contract, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable market rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.
 - (iii) To assist in the redetermination of contract rents at each Fifth Year Anniversary, the

Contract Administrator may require that the Owner submit to the Contract Administrator a rent comparability study prepared (at the Owner's expense) in accordance with HUD requirements.

(c) Mid-term adjustment (discretionary comparability adjustment within 5-year term)

In addition to the comparability analysis and adjustment of contract rents at the Fifth Year Anniversary, HUD may, at HUD's discretion, require or permit the Contract Administrator to conduct a comparability analysis and adjustment of contract rents ("mid-term adjustment"), one more time within each 5-year period of the Renewal Contract term

(d) Adjusting contract rent

At the time of a fifth year or mid-term comparability adjustment, the Contract Administrator shall make any adjustments in the monthly contract rents, as reasonably determined by the Contract Administrator in accordance with HUD requirements, necessary to set the contract rent for each unit size at comparable rent. Such adjustment may result in a negative adjustment (decrease) or positive adjustment (increase) of the contract rents for one or more unit sizes.

(3) Procedure for rent adjustments during renewal term

- (a)** To adjust contract rents during the term of the Renewal Contract (including an OCAF or budget-based adjustment in accordance with section 6b(1), or a fifth year or midterm adjustment in accordance with section 6b(2)), the Contract Administrator shall give the Owner notice with a revised Exhibit A that specifies the adjusted contract rent amounts.
- (b)** The revised Exhibit A shall specify the adjusted contract rent amount for each bedroom size as determined by the Contract Administrator in accordance with this section. The adjustment notice by the Contract Administrator to the Owner shall

specify when the adjustment of contract rent is effective.

- (c) Notice of rent adjustment by the Contract Administrator to the Owner shall automatically constitute an amendment of the Renewal Contract.

(4) No other adjustments

Except for contract rent adjustments in accordance with this section, there shall not be any other adjustments of the contract rents during the term of the Renewal Contract. Special adjustments shall not be granted.

7 OWNER WARRANTIES

- a The Owner warrants that it has the legal right to execute the Renewal Contract and to lease dwelling units covered by the contract.
- b The Owner warrants that the rental units to be leased by the Owner under the Renewal Contract are in decent, safe and sanitary condition (as defined and determined in accordance with HUD regulations and procedures), and shall be maintained in such condition during the term of the Renewal Contract.

8 OWNER TERMINATION NOTICE

- a Before termination of the Renewal Contract, the Owner shall provide written notice to the Contract Administrator and each assisted family in accordance with HUD requirements.
- b If the Owner fails to provide such notice in accordance with the law and HUD requirements, the Owner may not increase the tenant rent payment for any assisted family until such time as the Owner has provided such notice for the required period.

9 HUD REQUIREMENTS

The Renewal Contract shall be construed and administered in accordance with all statutory requirements, and with all HUD regulations and other requirements, including changes in HUD regulations and other requirements during the term of the Renewal Contract. However, any changes in HUD requirements that are inconsistent with the provisions of the Renewal Contract, including the provisions of section 6 (contract rent), shall not be applicable.

10 STATUTORY CHANGES DURING TERM

If any statutory change during the term of the Renewal Contract is inconsistent with section 6 of the Renewal Contract, and if HUD determines, and so notifies the Contract Administrator and the Owner, that the Contract Administrator is unable to carry out the provisions of section 6 because of such statutory change, then the Contract Administrator or the Owner may terminate the Renewal Contract upon notice to the other party.

11 PHA DEFAULT

- a** This section 11 of the Renewal Contract applies if the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD. This includes a case where HUD has assigned the Renewal Contract to a PHA Contract Administrator, for the purpose of PHA administration of the Renewal Contract.
- b** If HUD determines that the PHA has committed a material and substantial breach of the PHA's obligation, as Contract Administrator, to make housing assistance payments to the Owner in accordance with the provisions of the Renewal Contract, and that the Owner is not in default of its obligations under the Renewal Contract, HUD shall take any action HUD determines necessary for the continuation of housing assistance payments to the Owner in accordance with the Renewal Contract.

12 EXCLUSION OF THIRD-PARTY RIGHTS

- a** The Contract Administrator does not assume any responsibility for injury to, or any liability to, any person injured as a result of the Owner's action or failure to act in connection with the Contract Administrator's implementation of the Renewal Contract, or as a result of any other action or failure to act by the Owner.
- b** The Owner is not the agent of the Contract Administrator or HUD, and the Renewal Contract does not create or affect any relationship between the Contract Administrator or HUD and any lender to the Owner or any suppliers, employees, contractors or subcontractors used by the Owner in connection with implementation of the Renewal Contract.
- c** If the Contract Administrator is a PHA acting as Contract Administrator pursuant to an annual contributions contract ("ACC") between the PHA and HUD, the Contract Administrator is not the

agent of HUD, and the Renewal Contract does not create any relationship between HUD and any suppliers, employees, contractors or subcontractors used by the Contract Administrator to carry out functions or responsibilities in connection with contract administration under the ACC.

13 WRITTEN NOTICES

- a** Any notice by the Contract Administrator or the Owner to the other party pursuant to the Renewal Contract shall be given in writing.
- b** A party shall give notice at the other party's address specified in section 1 of the Renewal Contract, or at such other address as the other party has designated by a contract notice. A party gives a notice to the other party by taking steps reasonably required to deliver the notice in ordinary course of business. A party receives notice when the notice is duly delivered at the party's designated address.

SIGNATURES

Contract administrator (HUD or PHA)

Name of Contract Administrator

National Housing Compliance, Inc.

By: Jeffery K. Wirrick, Chief Asset Management Officer

Signature of authorized representative

Name and official title

Date 1/19/18

U.S. Department of Housing and Urban Development

By: M. Dominick

Digitally signed by Mark Dominick,
DN: cn = MARK DOMINICK, c = US, o = U.S.
Department of Housing and Urban
Development, ou = Office of Housing
Date: 2018.01.22 08:35:09-0500

Signature of authorized representative

Mark Dominick, Director of Asset Management

Name and official title

Date 1/22/2018

Owner

Name of Owner

Douglass Village, Ltd.

CRICO Ltd. Partnership of Douglasville

By: _____

Signature of authorized representative

Michael Murphy

Name and title

By: Michael Murphy, SVP C.R.H.W. Inc. it's General Partner

Date 1/16/18

(HUD-9637)

Basic Renewal Contract
Multi-Year Term
REV-11-05-2007

EXHIBIT B
DISTRIBUTIONS LIMITATION

FOR PROJECT NOT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is not subject to any limitation on distributions of project funds, either pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, neither HUD nor the PHA may impose any additional limitation on distributions of project funds during the term of the Renewal Contract.

FOR PROJECT SUBJECT TO DISTRIBUTIONS LIMITATION:

If the project is subject to any limitation on distributions of project funds pursuant to an FHA Regulatory Agreement or pursuant to the Expiring Contract, such limitation on distributions shall continue to be applicable during the term of the Renewal Contract, provided that the owner may take an increased distribution in accordance with the Section 8 Renewal Policy Guidance for Renewal of Project-Based Section 8 Contracts, (the "Guidebook").

However, owners of Section 8 properties must maintain the property in good condition, as demonstrated by a REAC score of 60 or higher, in order to take increased distributions.

The owner shall comply with the distribution limitations. The maximum distribution to the owner shall be equal to the total of:

- 1 The limited distribution permitted pursuant to the FHA Regulatory agreement or the Expiring Contract, **plus**
- 2 Any increased distribution as approved by HUD in accordance with the Guidebook.

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand
1-1A	4A	N/A	0	Occupied	English, Angela	01/20/2012	01/20/2012	01/21/2013	1,285.00	RESIDENT RENT	RESIDENT RENT	407.00	0.00	407.00	475.00 (39.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	878.00	0.00	878.00	0.00 845.00
1-1B	4A	N/A	0	Occupied	Ayub, Darlene	03/08/1991	03/01/2007	02/29/2008	1,285.00	RESIDENT RENT	RESIDENT RENT	81.00	0.00	81.00	50.00 (39.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,204.00	0.00	1,204.00	0.00 1,174.00
1-1C	2A	N/A	0	Occupied	Wright, Lashanda	05/26/2011	05/26/2011	04/30/2012	1,105.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(81.00)	(81.00)	316.00 (83.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,105.00	0.00	1,186.00	0.00 1,185.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	81.00		
1-1D	2A	N/A	0	Occupied	Clark, Erika	03/20/2017	03/20/2017	03/31/2018	1,105.00	RESIDENT RENT	RESIDENT RENT	243.00	0.00	243.00	424.00 (6.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	862.00	0.00	862.00	0.00 861.00
1-1E	3A	N/A	0	Occupied	Abarca, Joanna	12/09/2016	12/09/2016	12/31/2017	1,241.00	RESIDENT RENT	RESIDENT RENT	171.00	0.00	171.00	202.00 (54.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,070.00	0.00	1,070.00	0.00 1,046.00
1-1F	3A	N/A	0	Occupied	Walker, Shadelle	01/27/2015	01/27/2015	01/31/2016	1,241.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(33.00)	(33.00)	231.00 66.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,241.00	0.00	1,274.00	0.00 1,222.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	33.00		
1-1G	2A	N/A	0	Occupied	Ray, Brittany	09/24/2015	09/24/2015	09/30/2016	1,105.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(81.00)	(81.00)	177.00 (80.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,105.00	0.00	1,186.00	0.00 1,185.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	81.00		
1-1H	2A	N/A	0	Occupied	FAVORS, ANTONIA	12/18/2000	12/01/2006	11/30/2007	1,105.00	RESIDENT RENT	RESIDENT RENT	237.00	0.00	237.00	53.00 (16.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	868.00	0.00	868.00	0.00 867.00
1-1I	3A	N/A	0	Occupied	YOUNG, MELBA	11/24/1987	11/01/2006	10/31/2007	1,241.00	RESIDENT RENT	RESIDENT RENT	470.00	0.00	470.00	50.00 (50.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	771.00	0.00	771.00	0.00 772.00
1-1J	3A	N/A	0	Occupied	Bowen, Demetria	08/23/2017	08/23/2017	07/31/2018	1,241.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(64.00)	(64.00)	65.00 (128.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,241.00	0.00	1,305.00	0.00 1,305.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	64.00		
2-2A	4A	N/A	0	Occupied	EVANS, RAYMOND	10/01/2007	10/01/2007	08/31/2008	1,285.00	RESIDENT RENT	RESIDENT RENT	192.00	0.00	192.00	172.00 (32.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,093.00	0.00	1,093.00	0.00 1,094.00
2-2B	4A	N/A	0	Occupied	Hardy, Esther	01/31/2017	01/31/2017	01/31/2018	1,285.00	RESIDENT RENT	RESIDENT RENT	421.00	0.00	421.00	180.00 426.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	864.00	0.00	864.00	0.00 865.00
2-2C	3A	N/A	0	Occupied	Lumpkin, Angel	03/02/2017	03/02/2017	03/31/2018	1,241.00	RESIDENT RENT	RESIDENT RENT	71.00	0.00	71.00	408.00 49.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,170.00	0.00	1,170.00	0.00 1,171.00
2-2D	3A	Affordable	0	Occupied	Adams, Angel	01/30/2017	01/30/2017	01/31/2018	1,241.00	RESIDENT RENT	RESIDENT RENT	301.00	0.00	301.00	301.00 299.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	940.00	0.00	940.00	0.00 842.00
2-2E	2A	N/A	0	Occupied	Best, Kim	01/16/2013	01/16/2013	01/31/2014	1,105.00	RESIDENT RENT	RESIDENT RENT	222.00	0.00	222.00	228.00 (16.00)

* indicates amounts not included in detail totals

Edgewood Management Corporation - Douglass Village
RENT ROLL DETAIL

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal Code	Trans	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand
2-2F	2A	N/A	0	Occupied	Arnold, Whitney	11/03/2009	11/03/2009	11/30/2010	1,105.00	RESIDENT UTILREMB		0.00	(81.00)	(81.00)	832.00
										SUBSIDY SUBRENT		883.00	0.00	883.00	0.00
										RESIDENT UTILREMB		0.00	(81.00)	(81.00)	832.00
										SUBSIDY SUBRENT		1,105.00	0.00	1,186.00	0.00
										SUBSIDY UTAC		0.00	81.00	81.00	1,185.00
2-3S	4A	N/A	0	Occupied	HENBY, SHAKA	10/19/2009	10/19/2009	10/31/2009	1,285.00	RESIDENT RENT		120.00	0.00	120.00	87.00
										SUBSIDY SUBRENT		1,165.00	0.00	1,165.00	0.00
2-2H	4A	N/A	0	Occupied	Smith, Hanethia	09/26/2012	09/26/2012	09/30/2013	1,285.00	RESIDENT RENT		885.00	0.00	885.00	78.00
										SUBSIDY SUBRENT		400.00	0.00	400.00	0.00
3-3A	4A	N/A	0	Occupied	Sampson, Angela	06/27/2014	06/27/2014	06/30/2015	1,285.00	RESIDENT RENT		70.00	0.00	70.00	25.00
										SUBSIDY SUBRENT		1,215.00	0.00	1,215.00	0.00
3-3B	4A	Affordable	0	Occupied	Jean-Louis, Maggie	03/16/2012	03/16/2012	03/31/2013	1,285.00	RESIDENT RENT		242.00	0.00	242.00	25.00
										SUBSIDY SUBRENT		1,043.00	0.00	1,043.00	0.00
3-3C	3A	N/A	0	Occupied	Beverly, Camille	10/01/2015	10/01/2015	10/31/2016	1,241.00	RESIDENT RENT		145.00	0.00	145.00	397.00
										SUBSIDY SUBRENT		1,096.00	0.00	1,096.00	0.00
3-3D	3A	N/A	0	Occupied	LINDLEY, CHLOUTA	04/15/2010	04/15/2010	04/30/2010	1,241.00	RESIDENT RENT		119.00	0.00	119.00	214.00
										SUBSIDY SUBRENT		1,122.00	0.00	1,122.00	0.00
3-3E	2A	N/A	0	Occupied	Blackwell, Erica	12/15/2017	12/15/2017	12/31/2018	1,105.00	RESIDENT RENT		38.00	0.00	38.00	144.00
										SUBSIDY SUBRENT		1,067.00	0.00	1,067.00	0.00
3-3F	2A	N/A	0	Occupied	Naton, Jessiqa	09/12/2014	09/12/2014	09/30/2015	1,105.00	RESIDENT UTILREMB		0.00	(51.00)	(51.00)	55.00
										SUBSIDY SUBRENT		1,105.00	0.00	1,156.00	0.00
										SUBSIDY UTAC		0.00	51.00	51.00	1,155.00
3-3G	4A	N/A	0	Occupied	Wood, Angel	12/22/2017	12/22/2017	12/31/2018	1,285.00	RESIDENT RENT		12.00	0.00	12.00	166.00
										SUBSIDY SUBRENT		1,273.00	0.00	1,273.00	0.00
3-3H	4A	N/A	0	Occupied	Martin, Guemard	09/11/2017	09/11/2017	09/30/2017	1,285.00	RESIDENT RENT		141.00	0.00	141.00	97.00
										SUBSIDY SUBRENT		1,144.00	0.00	1,144.00	0.00
4-4A	4A	N/A	0	Occupied	SAFFO, LONNIE	01/14/2010	01/14/2010	02/28/2010	1,285.00	RESIDENT RENT		52.00	0.00	52.00	74.00
										SUBSIDY SUBRENT		1,233.00	0.00	1,233.00	0.00
4-4B	4A	N/A	0	Occupied	Evans, Tracie	12/09/2016	12/09/2016	12/31/2017	1,285.00	RESIDENT RENT		740.00	0.00	740.00	732.00
										SUBSIDY SUBRENT		545.00	0.00	545.00	0.00
4-4C	2A	N/A	0	Occupied	Hall, Eionda	05/06/2016	05/06/2016	05/31/2017	1,105.00	RESIDENT RENT		362.00	0.00	362.00	456.00
										SUBSIDY SUBRENT		743.00	0.00	743.00	0.00
4-4D	2A	N/A	0	Occupied	Duhart, Adjah	12/19/2017	12/19/2017	12/31/2018	1,105.00	RESIDENT RENT		212.00	0.00	212.00	318.00
										SUBSIDY SUBRENT		893.00	0.00	893.00	0.00

* indicates amounts not included in detail totals

Edgewood Management Corporation - Douglass Village
RENT ROLL DETAIL

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal Code	Trans	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand	
4-4E	3A	N/A	0	Occupied	Moreland, Jennifer	12/16/2014	12/16/2014	12/31/2015	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	893.00	0.00	893.00	0.00	2,161.00
4-4F	3A	N/A	0	Occupied	PARKER, LONNIE	09/12/2005	06/01/2006	07/31/2007	1,241.00	RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	1,232.00	0.00	1,232.00	0.00	1,389.00
4-4G	2A	Affordable	0	Occupied	Benefield, Cheryl	11/12/2014	11/12/2014	11/30/2015	1,105.00	RESIDENT RENT	SUBSIDY UTAC	216.00	0.00	216.00	327.00	0.00
4-4H	2A	N/A	0	Occupied	GADSDEN, LAKEISHA	07/08/2004	07/01/2006	06/30/2007	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	889.00	0.00	889.00	0.00	889.00
4-4I	3A	N/A	0	Vacant	VACANT				1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,014.00	0.00	1,014.00	0.00	1,013.00
4-4J	3A	N/A	0	Occupied	Turay, Fatmata	10/29/2014	10/29/2014	10/31/2015	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	102.00	0.00	102.00	442.00	(447.00)
5-5A	4A	N/A	0	Occupied	Scott, Shakika	10/07/2016	10/07/2016	09/30/2017	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	66.00	0.00	66.00	219.00	(7.00)
5-5B	4A	N/A	0	Occupied	Dixon, Tiffany	10/14/2016	10/14/2016	10/31/2017	1,285.00	RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	1,219.00	0.00	1,219.00	0.00	1,220.00
5-5C	2A	N/A	0	Occupied	Ervin, Die nea	01/31/2017	01/31/2017	01/31/2018	1,105.00	RESIDENT RENT	SUBSIDY UTAC	0.00	129.00	129.00	0.00	1,415.00
5-5D	2A	N/A	0	Occupied	Randall, Multee	07/29/2013	07/29/2013	07/31/2014	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	844.00	0.00	844.00	0.00	800.00
5-5E	3A	N/A	0	Occupied	Dobbs, Dianna	06/10/2010	06/10/2010	06/30/2011	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,016.00	0.00	1,016.00	0.00	1,015.00
5-5F	3A	N/A	0	Occupied	Jones, Jennifer	11/20/2012	11/20/2012	11/30/2013	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,139.00	0.00	1,139.00	0.00	1,045.00
5-5G	2A	N/A	0	Occupied	Washington, Khalida	10/09/2014	10/09/2014	10/31/2015	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	1,146.00	0.00	1,146.00	0.00	1,147.00
5-5H	2A	N/A	0	Occupied	Greene, Yeshi	02/10/2016	02/10/2016	02/28/2017	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	250.00	0.00	250.00	33.00	(303.00)
5-5I	3A	N/A	0	Occupied	Jamron, Debra	10/08/2010	10/08/2010	10/31/2011	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	855.00	0.00	855.00	0.00	854.00
									1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	259.00	0.00	259.00	293.00	(6.00)
									1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	846.00	0.00	846.00	0.00	845.00
									1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	114.00	0.00	114.00	317.00	(3.00)
									1,127.00	RESIDENT RENT	SUBSIDY SUBRENT	1,127.00	0.00	1,127.00	0.00	1,126.00

* indicates amounts not included in detail totals

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand
5-5J	3A	N/A	0	Occupied	Belts, Tera	10/27/2017	10/27/2017	10/31/2018	1,241.00	RESIDENT RENT	RESIDENT RENT	244.00	0.00	244.00	373.00 (122.00)
										SUBSIDY SUBRENT		997.00	0.00	997.00	0.00 998.00
6-6A	3A	N/A	0	Occupied	Hollfield, Oujada	08/05/2016	08/05/2016	08/31/2017	1,241.00	RESIDENT RENT	RESIDENT RENT	329.00	0.00	329.00	555.00 (2.00)
										SUBSIDY SUBRENT		912.00	0.00	912.00	0.00 913.00
6-6B	3A	N/A	0	Occupied	WATKINS, SHANNON	07/08/2013	07/08/2013	07/31/2013	1,241.00	RESIDENT RENT	RESIDENT RENT	313.00	0.00	313.00	320.00 307.00
										SUBSIDY SUBRENT		928.00	0.00	928.00	0.00 929.00
6-6C	2A	Affordable	0	Occupied	Comer, Demelika	07/07/2015	07/07/2015	07/31/2016	1,105.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(51.00)	(51.00)	249.00 (52.00)
										SUBSIDY SUBRENT		1,105.00	0.00	1,105.00	0.00 1,155.00
										SUBSIDY UTAC		0.00	51.00		
6-6D	2A	N/A	0	Occupied	Thompson, Lareasha	05/29/2015	05/29/2015	05/31/2016	1,105.00	RESIDENT RENT	RESIDENT RENT	334.00	0.00	334.00	323.00 (1.00)
										SUBSIDY SUBRENT		771.00	0.00	771.00	0.00 770.00
6-6E	3A	N/A	0	Occupied	Hayes, Nicole	11/01/2017	11/01/2017	10/31/2018	1,241.00	RESIDENT RENT	RESIDENT RENT	398.00	0.00	398.00	527.00 (2.00)
										SUBSIDY SUBRENT		843.00	0.00	843.00	0.00 844.00
6-6F	3A	N/A	0	Occupied	Gates, Rachelle	08/15/2017	08/15/2017	08/31/2018	1,241.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(8.00)	(8.00)	121.00 (9.00)
										SUBSIDY SUBRENT		1,241.00	0.00	1,241.00	0.00 1,251.00
										SUBSIDY UTAC		0.00	8.00		
6-6G	2A	N/A	0	Occupied	Ellison, NaTraiis	05/19/2015	05/19/2015	05/31/2016	1,105.00	RESIDENT RENT	RESIDENT RENT	260.00	0.00	260.00	175.00 (5.00)
										SUBSIDY SUBRENT		845.00	0.00	845.00	0.00 844.00
6-6H	2A	N/A	0	Occupied	HENDRICKS, CARRIE	07/16/1982	07/01/2006	06/30/2007	1,105.00	RESIDENT RENT	RESIDENT RENT	105.00	0.00	105.00	105.00 0.00
										SUBSIDY SUBRENT		1,000.00	0.00	1,000.00	0.00 999.00
6-6I	4A	N/A	0	Occupied	Slade, Yolinda	10/29/2010	10/29/2010	10/31/2011	1,285.00	RESIDENT RENT	RESIDENT RENT	501.00	0.00	501.00	167.00 (6.00)
										SUBSIDY SUBRENT		784.00	0.00	784.00	0.00 732.00
6-6J	4A	Affordable	0	Occupied	SISTRUNK, ROYCHELLE	12/28/2009	12/28/2009	01/31/2010	1,285.00	RESIDENT RENT	RESIDENT RENT	527.00	0.00	527.00	25.00 679.00
										SUBSIDY SUBRENT		758.00	0.00	758.00	0.00 759.00
7-7A	4A	N/A	0	Occupied	Ponder, Tera	05/06/2013	05/06/2013	05/31/2014	1,285.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(23.00)	(23.00)	27.00 (24.00)
										SUBSIDY SUBRENT		1,285.00	0.00	1,308.00	0.00 1,309.00
										SUBSIDY UTAC		0.00	23.00		
7-7B	4A	N/A	0	Occupied	Muss, Betty	06/02/2008	06/02/2008	06/30/2009	1,285.00	RESIDENT RENT	RESIDENT RENT	510.00	0.00	510.00	191.00 4.00
										SUBSIDY SUBRENT		1,234.00	0.00	1,234.00	0.00 1,235.00
7-7C	2A	N/A	0	Occupied	Nealy, Alyson	10/24/2014	10/24/2014	10/31/2015	1,105.00	RESIDENT UTILREIMB	RESIDENT UTILREIMB	0.00	(80.00)	(80.00)	25.00 (281.00)
										SUBSIDY SUBRENT		1,105.00	0.00	1,165.00	0.00 1,184.00
										SUBSIDY UTAC		0.00	80.00		

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Edgewood Management Corporation - Douglass Village
RENT ROLL DETAIL

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.; details

Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal Code	Trans	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand
7-7D	2A	N/A	0	Occupied	John, Kharizmah	11/04/2008	11/04/2008	11/30/2009	1,105.00	RESIDENT RENT	RESIDENT RENT	2.00	0.00	2.00	57.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,103.00	0.00	1,103.00	0.00
7-7E	3A	N/A	0	Occupied	Dela Rosa, Natalie	08/31/2016	08/31/2016	08/31/2017	1,241.00	RESIDENT RENT	RESIDENT RENT	68.00	0.00	68.00	166.00
7-7F	3A	N/A	0	Occupied	Pounds, Vivian	08/20/2013	08/20/2013	08/31/2014	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,173.00	0.00	1,173.00	0.00
										RESIDENT RENT	RESIDENT RENT	312.00	0.00	312.00	355.00
7-7G	4A	N/A	0	Occupied	Mezer, Jacqueline	11/09/2010	11/09/2010	11/30/2011	1,285.00	RESIDENT UTIL/REIMB	RESIDENT UTIL/REIMB	0.00	(60.00)	(60.00)	214.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,285.00	0.00	1,285.00	0.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	60.00	60.00	1,346.00
7-7H	4A	N/A	0	Occupied	Sanchez, Lisette	12/12/2014	12/12/2014	12/31/2015	1,285.00	RESIDENT RENT	RESIDENT RENT	281.00	0.00	281.00	253.00
8-8A	4A	Affordable	0	Occupied	Roy, Monica	12/20/2013	12/20/2013	12/31/2014	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	1,004.00	0.00	1,004.00	0.00
										RESIDENT RENT	RESIDENT RENT	62.00	0.00	62.00	448.00
8-8B	3A	N/A	0	Occupied	Navarro, Maria	10/18/2017	10/18/2017	10/31/2018	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,223.00	0.00	1,223.00	0.00
										RESIDENT RENT	RESIDENT RENT	68.00	0.00	68.00	197.00
8-8C	2A	N/A	0	Occupied	Mayes, Melissa	10/19/2012	10/19/2012	10/31/2013	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	1,173.00	0.00	1,173.00	0.00
										RESIDENT RENT	RESIDENT RENT	105.00	0.00	105.00	439.00
8-8D	4A	N/A	0	Occupied	Crowder, Lanna	09/01/2009	09/01/2009	09/30/2010	1,285.00	RESIDENT UTIL/REIMB	RESIDENT UTIL/REIMB	0.00	(129.00)	(129.00)	25.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,285.00	0.00	1,285.00	0.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	129.00	129.00	1,429.00
8-8E	4A	N/A	0	Occupied	Johnson, Tyrilla	12/08/2012	12/08/2012	12/31/2013	1,285.00	RESIDENT RENT	RESIDENT RENT	378.00	0.00	378.00	386.00
9-9A	4A	N/A	0	Occupied	DOBBS, REBEKAH	07/31/2012	07/31/2012	08/31/2012	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	907.00	0.00	907.00	0.00
										RESIDENT RENT	RESIDENT RENT	49.00	0.00	49.00	279.00
9-9B	4A	N/A	0	Occupied	Burkes, Natasha	01/03/2014	01/03/2014	01/31/2015	1,285.00	RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	1,236.00	0.00	1,236.00	0.00
										RESIDENT UTIL/REIMB	RESIDENT UTIL/REIMB	0.00	(88.00)	(88.00)	86.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,285.00	0.00	1,285.00	0.00
										SUBSIDY UTAC	SUBSIDY UTAC	0.00	88.00	88.00	1,373.00
9-9C	2A	N/A	0	Occupied	Williams, Kiericia	03/18/2016	03/18/2016	03/31/2017	1,105.00	RESIDENT RENT	RESIDENT RENT	174.00	0.00	174.00	237.00
9-9D	2A	N/A	0	Occupied	Evans, Arkell	06/24/2016	06/24/2016	06/30/2017	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	931.00	0.00	931.00	0.00
										RESIDENT RENT	RESIDENT RENT	360.00	0.00	360.00	647.00
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	745.00	0.00	745.00	0.00

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Edgewood Management Corporation - Douglass Village
RENT ROLL DETAIL

As of 02/07/2018

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Unit	Floorplan	unit designation	SQFT	Unit/Lease Status	Name	Move-In Move-Out	Lease Start	Lease End	Market + Addl.	Sub Journal	Trans Code	Lease Rent	Other Charges/Credits	Total Billing	Dep balance On Hand
9-9E	3A	N/A	0	Occupied	Fletcher, Monique	11/14/2008	11/14/2008	11/30/2009	1,241.00	RESIDENT RENT	RESIDENT RENT	754.00	0.00	754.00	56.00 1,505.00
9-9F	3A	N/A	0	Occupied	Cheatom, Maya	04/04/2016	04/04/2016	04/30/2017	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	487.00	0.00	487.00	0.00 488.00
9-9G	4A	N/A	0	Occupied	Shanks, Tonya	09/18/2015	09/18/2015	09/30/2016	1,285.00	RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	966.00	0.00	966.00	0.00 967.00
										RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	0.00	(129.00)	(129.00)	66.00 (138.00)
										SUBSIDY SUBRENT	SUBSIDY UTAC	1,285.00	0.00	1,414.00	0.00 1,415.00
9-9H	4A	N/A	0	Occupied	Santiago, Christy	02/04/2014	02/04/2014	02/28/2015	1,285.00	RESIDENT UTIL/REIMB	RESIDENT UTIL/REIMB	0.00	(129.00)	(129.00)	342.00 (130.00)
										SUBSIDY SUBRENT	SUBSIDY UTAC	1,285.00	0.00	1,414.00	0.00 1,415.00
10-10A	4A	N/A	0	Occupied	Stubbs, Natasha	04/10/2017	04/10/2017	04/30/2018	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	19.00	0.00	19.00	173.00 (2.00)
10-10B	4A	N/A	0	Occupied	Tye, Cynthia	06/21/2017	06/21/2017	06/30/2018	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	1,266.00	0.00	1,266.00	0.00 1,267.00
10-10C	2A	N/A	0	Occupied	Terry, Lucille	09/26/2003	09/01/2006	06/31/2007	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	113.00	0.00	113.00	200.00 (7.00)
10-10D	2A	N/A	0	Occupied	Kelly, Hillary	06/16/2015	06/16/2015	06/30/2016	1,105.00	RESIDENT UTIL/REIMB	SUBSIDY SUBRENT	992.00	0.00	992.00	0.00 991.00
										SUBSIDY SUBRENT	SUBSIDY UTAC	1,105.00	0.00	1,186.00	0.00 1,185.00
10-10E	3A	N/A	0	Occupied	Pazzano, Elena	11/02/2017	11/02/2017	11/30/2018	1,241.00	RESIDENT RENT	RESIDENT RENT	107.00	0.00	107.00	236.00 8.00
10-10F	3A	N/A	0	Occupied	Patterson, Trudy	04/04/2008	04/04/2008	04/30/2009	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	1,134.00	0.00	1,134.00	0.00 1,135.00
10-10G	2A	N/A	0	Occupied	Graml, Emma	05/31/2017	05/31/2017	05/31/2018	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	848.00	0.00	848.00	0.00 849.00
10-10H	2A	N/A	0	Occupied	Bligon, Linda	08/11/2008	08/11/2008	08/31/2009	1,105.00	RESIDENT RENT	SUBSIDY SUBRENT	795.00	0.00	795.00	0.00 794.00
10-10I	3A	N/A	0	Occupied	Franklin, Nekeisha	05/30/2008	05/30/2008	05/31/2009	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	109.00	0.00	109.00	0.00 995.00
10-10J	3A	N/A	0	Occupied	Wynn, Niketa	02/14/2017	02/14/2017	02/28/2018	1,241.00	RESIDENT RENT	SUBSIDY SUBRENT	57.00	0.00	57.00	50.00 57.00
10-10K	4A	N/A	0	Occupied	Manning, Ebony	01/29/2016	01/29/2016	01/31/2017	1,285.00	RESIDENT RENT	SUBSIDY SUBRENT	184.00	0.00	184.00	0.00 311.00 (41.00)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,057.00	0.00	1,057.00	0.00 1,097.00
										RESIDENT RENT	SUBSIDY SUBRENT	222.00	0.00	222.00	167.00 (134.10)
										SUBSIDY SUBRENT	SUBSIDY SUBRENT	1,063.00	0.00	1,063.00	0.00 1,031.00

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RENT ROLL DETAIL

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl...

Totals: 105,694.00 105,343.00 0.00 19,014.00

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RENT ROLL DETAIL

As of 02/07/2018

Parameters: Properties - ALL; Show All Unit Designations or Filter by - ALL; Subjournals - ALL; Exclude Formers? - Yes; Sort by - Unit; Report Type - Details + Summary; Show Unit Rent as - Market + Addl.;

Amt / SQFT; Market = 0 SQFT; Leased = 0 SQFT;

Floorplan	# Units	Average SQFT	Market + Addl.	Average	Market	Average	Leased	Leased	Units	Units
				Market + Addl.	Amt / SQFT	Leased	Amt / SQFT	Occupied	Occupied	Available
2A	29	0	1,105.00	1,105.00	0.00	1,105.00	0.00	29	100.00	0
3A	29	0	1,241.00	1,241.00	0.00	1,241.00	0.00	28	96.55	1
4A	30	0	1,285.00	1,285.00	0.00	1,285.00	0.00	30	100.00	0
totals / averages:	88	0	1,211.18	1,211.18	0.00	1,210.84	0.00	87	98.86	1

occupancy and rents summary for current date

unit status	Market + Addl.	# units	potential rent
Occupied, no NTV	105,343.00	87	105,343.00
Occupied, NTV	-	0	-
Occupied NTV Leased	-	0	-
Vacant Leased	-	0	-
Admin/Down	-	0	-
Vacant Not Leased	1,241.00	1	1,241.00
totals:	106,584.00	88	106,584.00

summary billing by sub journal for current date

sub journal	amount
RESIDENT	13,780.00
SUBSIDY	91,563.00
total:	105,343.00

summary billing by transaction code for current date

code	amount
RENT	15,182.00
SUBRENT	90,161.00
UTAC	1,402.00
UTILREIMB	(1,402.00)
total:	105,343.00

ESTIMATE AND CERTIFICATE OF ACTUAL COST

This form is to be used by the contractor and borrower to estimate the cost of construction and total PROJECT NUMBER (Borrower ID Number) development cost, or to certify the actual cost of project construction and development.

BORROWER/OWNER-BUILDER Douglass Village Apartments, LP	CONTRACTOR Great Southern, LLC
NAME OF PROJECT Douglass Village Apartments	LOCATION 6549 Brown Street, Douglasville, GA 30134

This certificate is made pursuant to existing regulations of the United States of America acting through the Rural Development in order to induce the Government to provide or extend assistance. As part of that inducement, the following certifications are made:

Check and Complete Applicable Box:

A. ESTIMATE

I certify that the estimates of costs as set forth through line 44 in the ESTIMATED COST column are true and correct as computed by me Rhett Holmes or as given to me by the subcontractors or payees named, as general contractor or owner-builder for the development of the project described above, as determined from the plans and specifications accepted, signed and dated by the Rural Development State Director of Rural Development or the State Director's delegated representative, on 20____. As borrower or owner-builder for the development of the project described above, I certify that the estimates of cost as set forth from line 44 in the ESTIMATED COST column are true and correct as computed by me or as given to me by the subcontractors or payees named. Subsequent to this estimate and prior to final payment, when directed by Rural Development, I agree to furnish a certification of actual cost. The estimate and the final certification will be in accordance with Rural Development regulations requiring estimates and certifications.

B. ACTUAL COST

I certify that the actual cost of labor, materials, and necessary services for the construction of the physical improvements in connection with the project described above, after deduction of all rebates, adjustments, or discounts made or to be made to the undersigned borrower or general contractor, or any corporation, trust partnership, joint venture, or other legal or business entity in which the undersigned borrower or general contractor, or any of their members, stockholders, officers, directors, beneficiaries, or partners hold any interest, is as represented herein. The deduction of such rebates, adjustments, or discounts from actual hard costs will not be used to increase builder's profit over and above the final estimated amount. I further certify that all soft costs associated with construction of the project as set forth on lines 45 through 57 are correct as represented herein.

According to the Paperwork Reduction Act of 1995, an agency may not conduct a collection of information unless it displays a valid OMB control number. The valid OMB control number for this information collection is 0575-0042. The time required to complete this information collection is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

Line	Div	Trade Item	Estimated Cost	Paid	Actual Cost To Be Paid	Total	Name of Subcontractor or Payee
1	3	Concrete	\$4,400.00				
2	4	Masonry	\$63,750.00				
3	5	Metals	\$60,044.00				
4	6	Rough Carpentry	\$69,400.00				
5	6	Finish Carpentry	\$163,935.20				
6	7	Waterproofing	\$41,501.00				
7	7	Insulation	\$33,000.00				
8	7	Roofing	\$140,481.00				
9	7	Sheet Metal	\$313,504.00				
10	8	Doors	\$161,256.00				
11	8	Windows	\$172,900.00				
12	8	Glass	\$0.00				
13	9	Drywall	\$169,004.00				
14	9	Tile Work	\$17,500.00				
15	9	Acoustical	\$0.00				
16	9	Resilient Flooring	\$206,800.00				
17	9	Painting and Decorating	\$233,940.00				
18	10	Specialties	\$107,600.00				
19	11	Special Equipment	\$0.00				
20	11	Cabinets	\$256,652.00				
21	11	Appliances	\$199,200.00				
22	12	Blinds and Shades, Awkork	\$19,800.00				
23	12	Carpets	\$52,801.00				
24	13	Special Construction	\$750,000.00				
25	14	Elevators	\$0.00				
26	15	Plumbing and Hot Water	\$370,209.00				
27	15	Heat and Ventilation	\$308,002.00				
28	15	Air Conditioning	\$0.00				
29	16	Electrical	\$210,005.00				
30	2	Earth Work	\$24,451.00				
31	2	On-Site Utilities	\$12,000.00				
32	2	Roads and Walls	\$145,500.00				
33	2	On-Site Improvements	\$113,250.00				
34	2	Lawns and Planting	\$80,003.00				
35	2	Unusual On-Site Conditions	\$389,480.00				
36	2	Off-Site Development					
37		Miscellaneous (Labor and Materials)					
38		Total Hard Costs	\$4,890,368.20				
39	1	General Requirements	\$293,422.00				
40		General Overhead	\$97,807.00				
41		Other Fees Paid By Contractor	\$0.00				
42		Total Costs	\$5,281,597.20				

NOTE: (If additional space is required for these other items, append Rider sheets, with references and initial. When more than one subcontractor is performing a trade item, the attached work sheet must be completed giving the information indicated.) Form RD 1924-13 (Rev. 12-98)

CONTRACTOR'S AND BORROWER'S ESTIMATE AND CERTIFICATE OF ACTUAL COST						
Line	Trade Item	Estimated Cost	Paid	Actual Cost To Be Paid	Total	Name of Subcontractor or Payee
43	Balance Brwt. Forward (line 42) Builder's Profit	\$5,281,597.20 \$293,422.00				
44	Total Construction Cost	\$5,575,019.20				
45	Architectural Fees	\$278,751.00				
46	Survey and Engineering	\$37,500.00				
47	Financing Costs Loan Fees	\$475,000.00				
48	Interest During Construction	\$1,045,792.00				
49	Closing Costs & Legal Fees	\$299,000.00				
50	Land Cost or Value	\$7,200,000.00				
51	Nonprofit O&M Capital					
52	Tap and or Impact Fees	\$40,000.00				
53	Tax Credit Fees	\$54,600.00				
54	Environmental Fees	\$25,000.00				
55	Market Study Cost	\$20,000.00				
56	Developer Fee	\$2,360,000.00				
57	Other Soft Costs	\$1,952,252.00				
58	Total Development Cost	\$19,362,914.20				

"Whoever, in any matter, with the jurisdiction of any department or agency of the United States knowingly and willfully falsifies, conceals or covers up by trick, scheme, or device a material fact, or makes any false, fictitious or fraudulent statements or representations; or makes or uses any false writing or statement or entry, shall be fined under this title or imprisoned not more than five years, or both."

WARNING: Section 1001 of Title 18, United States Code provides: Furthermore, submission of false information relating to the content of this Estimate and Certificate of Actual Cost will subject the submitter to any and all administrative remedies available to USDA. Such remedies may include suspension and debarment from participating in any Rural Development or other Federal program.

The undersigned hereby certifies that: *(check as appropriate)*

There has not been and is not now any identity of interest between or among the borrower and/or general contractor on the one hand and any subcontractor, material supplier, equipment lessor, or payee on the other (including any of their members, officers, directors, beneficiaries, or partners).

Attached to and made part of this certificate is a signed statement fully describing any rebates, adjustments, discounts, or any other devices which may have or have had the effect of reducing cost, and all amounts shown above as "to be paid in cash" will be so paid within forty-five (45) days.

ESTIMATES:

Date _____

Lines 44 through 58 (Name of Mortgage)

By: _____
(Signature)

Title: _____
Managing General Partner of Douglass Village Apartments, LP

Date _____

Lines 44 through 58 (Name of Mortgage)

By: _____
(Signature)

Title: _____

ACTUAL

Date _____

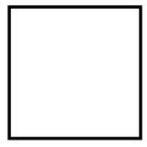
Lines 1 through 44 (Name of Contractor)

By: _____
(Signature)

Title: _____

By: _____
(Signature)

Title: _____



OWNER: USDA RURAL DEVELOPMENT
 PROJECT: LIMITED SCOPE RENOVATION WORK FOR DOUGLASS VILLAGE APARTMENTS
 DATE: 07/15/2015

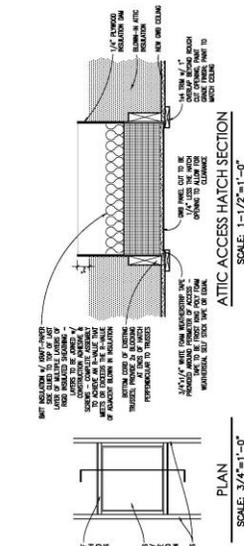
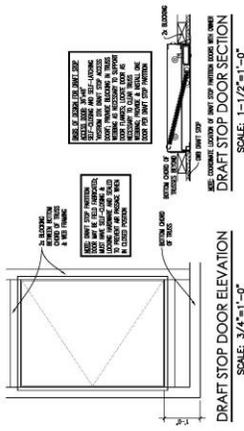
REV:	DATE:	BY:

OVERALL BUILDING
 PLANS - BUILDINGS
 1, 4, 5, 6 & 10

A0.1

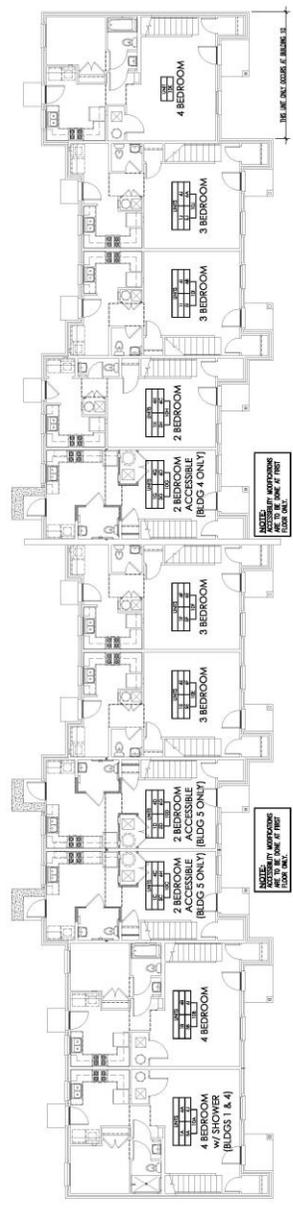
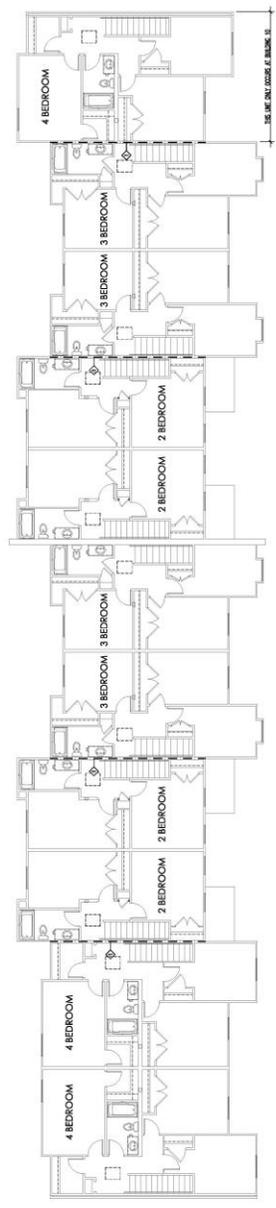
GENERAL NOTES:
 1. SEE ALL NOTES ON SHEETS 101-104.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE 2012 INTERNATIONAL RESIDENTIAL CODE (IRC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS FOR THE PRODUCTS TO BE USED.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS FOR THE PRODUCTS TO BE USED.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS FOR THE PRODUCTS TO BE USED.

WALL KEY
 --- REVISION FOR ALL SHIP STP



DRAFT STOP PARTITION DOOR DETAILS
 SCALE: AS SHOWN

ATTIC ACCESS DOOR DETAILS
 SCALE: AS SHOWN



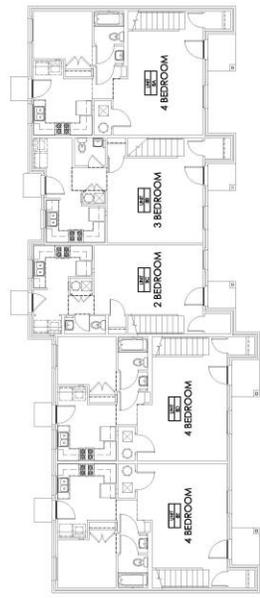


OWNER: USDA RURAL DEVELOPMENT, LP
 CHECKED: [Signature]
 DATE: 07/15/2020
 DRAWN BY: [Signature]
 DATE: 07/15/2020

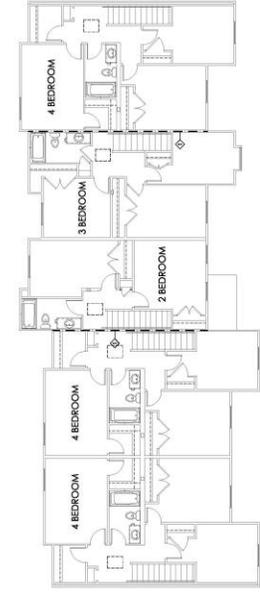
REV: 01/20/2020
 REV: 02/10/2020
 REV: 03/10/2020

**OVERALL BUILDING
 PLANS - BUILDINGS
 2, 3, 7, 8 & 9**

A0.2



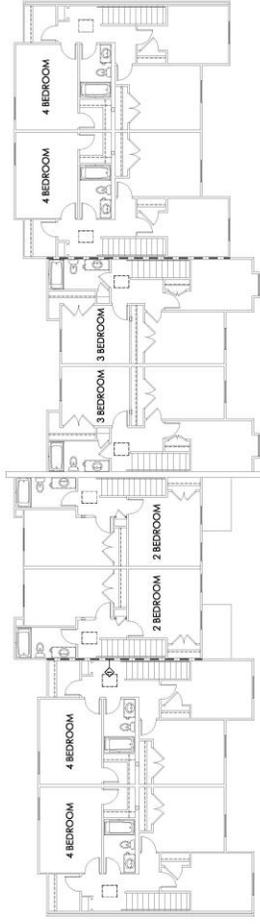
**BUILDING PLAN
 TYPICAL FOR BUILDING 8 - FIRST FLOOR**
 SCALE: 1/8"=1'-0"



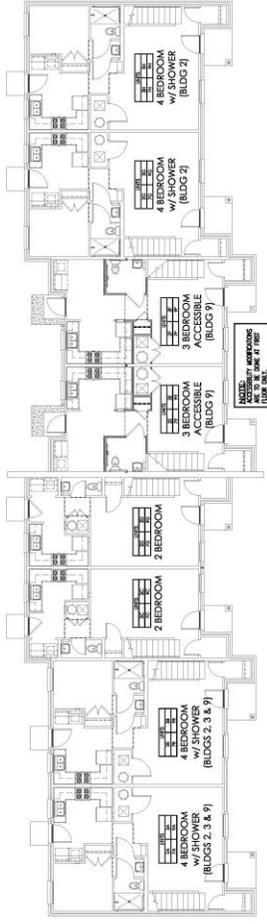
**BUILDING PLAN
 TYPICAL FOR BUILDING 8 - SECOND FLOOR**
 SCALE: 1/8"=1'-0"

WALL KEY
 --- ROOMS OR ETC. NOT SHOWN
 --- ROOMS OR ETC. NOT SHOWN

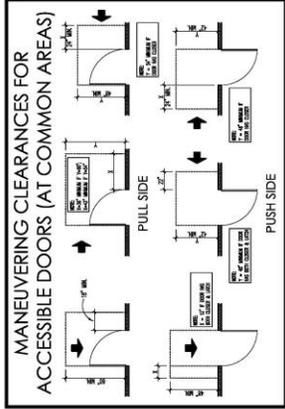
GENERAL NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.



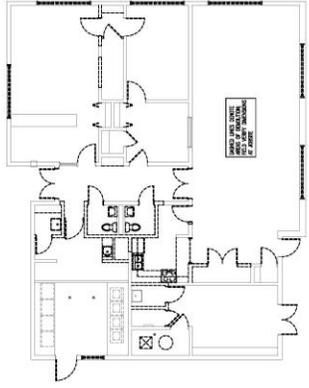
**BUILDING PLAN
 TYPICAL FOR BUILDINGS 2, 3, 7 & 9 - SECOND FLOOR**
 SCALE: 1/8"=1'-0"



**BUILDING PLAN
 TYPICAL FOR BUILDINGS 2, 3, 7 & 9 - FIRST FLOOR**
 SCALE: 1/8"=1'-0"

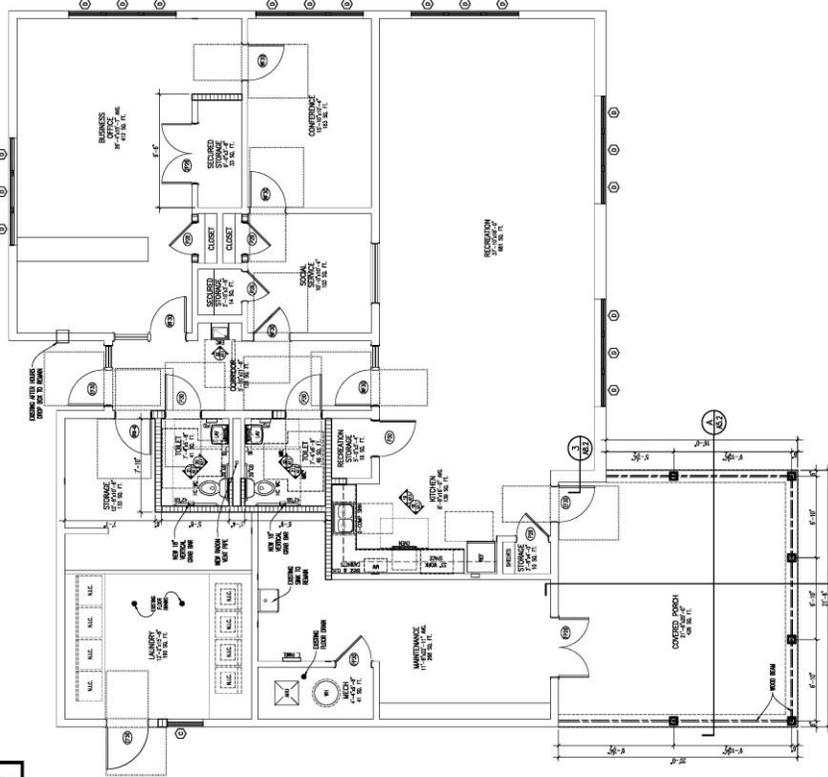


- ### GENERAL ACCESSIBILITY NOTES
1. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 2. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 3. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 4. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 5. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 6. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 7. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 8. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 9. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.
 10. ALL NEW APPROACHES SHALL BE 18" HIGH AND 30" WIDE.



OFFICE/COMMUNITY CENTER
FLOOR PLAN - DEMOLITION
SCALE: 1/8"=1'-0"

- ### WALL KEY
- EXISTING BRICK PARTY WALL WITH STUB
 - EXISTING SOLID FRAMING TO REMAIN
 - EXISTING STUD FRAMING TO REMAIN
 - EXISTING STUD FRAMING TO BE DEMOLISHED
 - NEW STUD FRAMING



OFFICE/COMMUNITY CENTER FLOOR PLAN - RENOVATION
SCALE: 1/4"=1'-0"

STUDIO 8
ARCHITECTURE
P.L.L.C.
1100 N. WILSON AVENUE
SUITE 200
CHICAGO, IL 60642
TEL: (773) 244-1188
WWW.STUDIO8ARCH.COM

DOUGLASS VILLAGE APARTMENTS, LP
USDA RURAL DEVELOPMENT
LIMITED SCOPE RENOVATION WORK FOR
DOUGLASS VILLAGE APARTMENTS
DOUGLASSVILLE, GEORGIA



OWNER: USDA RURAL DEVELOPMENT
CHECKED: [Signature]
DATE: [Date]

REV. NO. 1
REV. DATE
REV. BY

OFFICE/COMMUNITY CENTER DEMOLITION & RENOVATION

A5.1

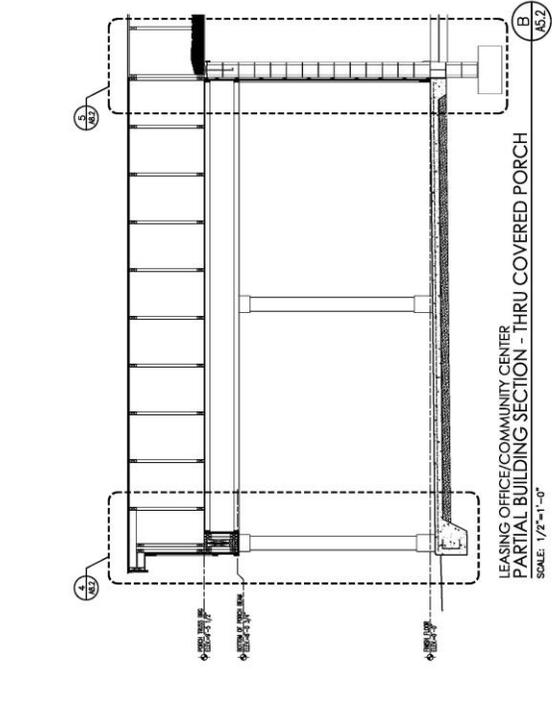


DESIGNED BY: STUDIO 8 ARCHITECTS
 CHECKED BY: DAVID J. MACK
 DATE: 11/15/2017

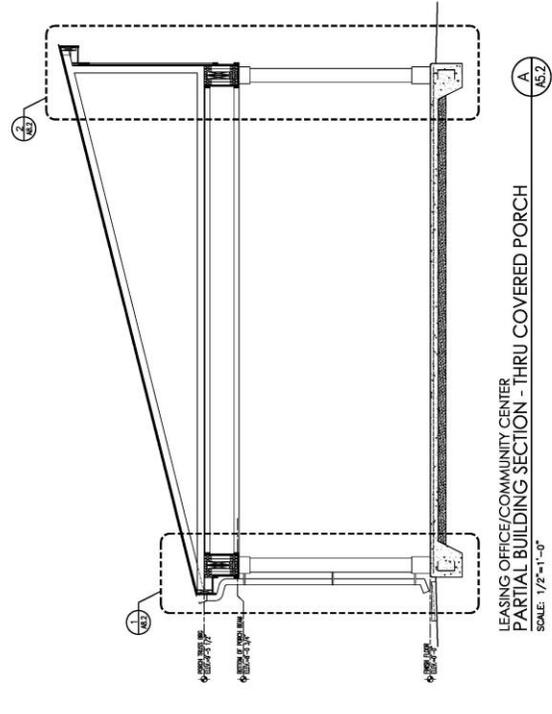
REV:	NO.	DATE	DESCRIPTION

OFFICE/COMMUNITY CENTER CEILING PLAN, ELEVATIONS & SECTIONS

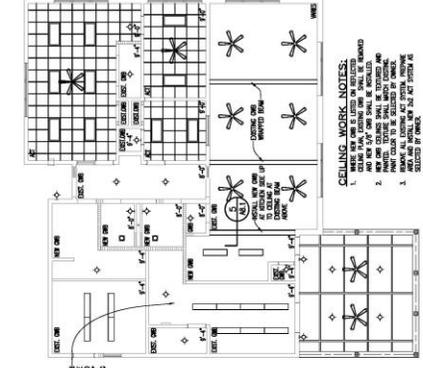
A5.2



LEASING OFFICE/COMMUNITY CENTER
 PARTIAL BUILDING SECTION - THRU COVERED PORCH
 SCALE: 1/2"=1'-0"

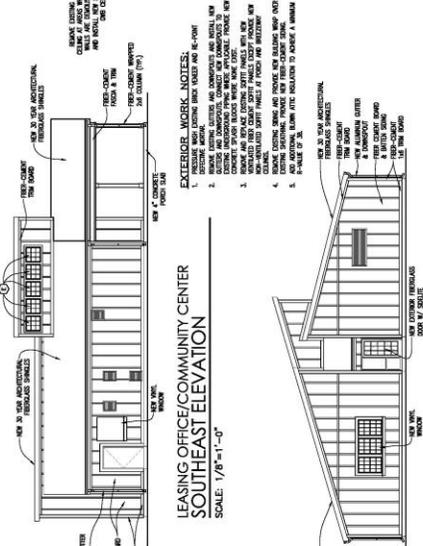


LEASING OFFICE/COMMUNITY CENTER
 PARTIAL BUILDING SECTION - THRU COVERED PORCH
 SCALE: 1/2"=1'-0"

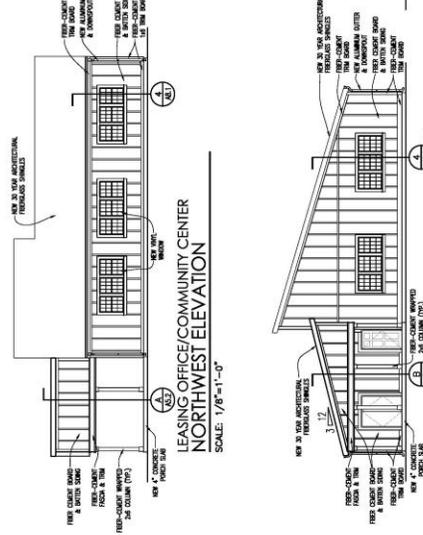


CEILING WORK NOTES:
 1. MAKE SURE ALL CEILING MATERIALS ARE PROPERLY SUPPORTED AND NEW CEILING SHALL BE INSTALLED TO CLEAR ALL EXISTING LIGHT FIXTURES AND VENTILATION DEVICES.
 2. MAKE SURE ALL CEILING MATERIALS ARE INSTALLED TO CLEAR ALL EXISTING LIGHT FIXTURES AND VENTILATION DEVICES.
 3. MAKE SURE ALL CEILING MATERIALS ARE INSTALLED TO CLEAR ALL EXISTING LIGHT FIXTURES AND VENTILATION DEVICES.

OFFICE/COMMUNITY CENTER RCP
 SCALE: 1/8"=1'-0"



LEASING OFFICE/COMMUNITY CENTER
 SOUTHEAST ELEVATION
 SCALE: 1/8"=1'-0"



LEASING OFFICE/COMMUNITY CENTER
 SOUTHWEST ELEVATION
 SCALE: 1/8"=1'-0"



LEASING OFFICE/COMMUNITY CENTER
 NORTHEAST ELEVATION
 SCALE: 1/8"=1'-0"

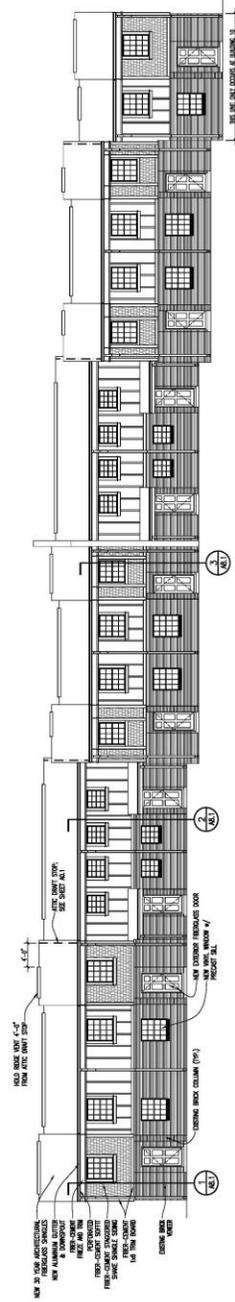
LEASING OFFICE/COMMUNITY CENTER
 NORTHWEST ELEVATION
 SCALE: 1/8"=1'-0"



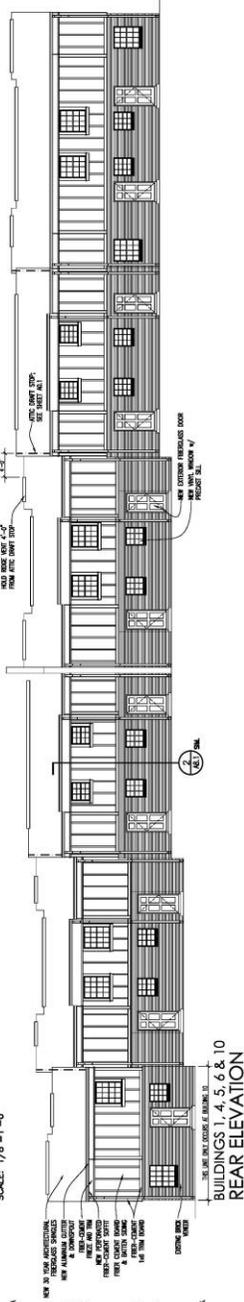
OWNER	DOUGLASS VILLAGE APARTMENTS, LP
ARCHITECT	STUDIO 8 ARCHITECTS, A.L.P.
DATE	05/05/2022
PROJECT	DOUGLASS VILLAGE APARTMENTS, LP
DATE	05/05/2022
SCALE	1/8"=1'-0"
DATE	
SCALE	
DATE	
SCALE	

EXTERIOR ELEVATIONS
 BLDGS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

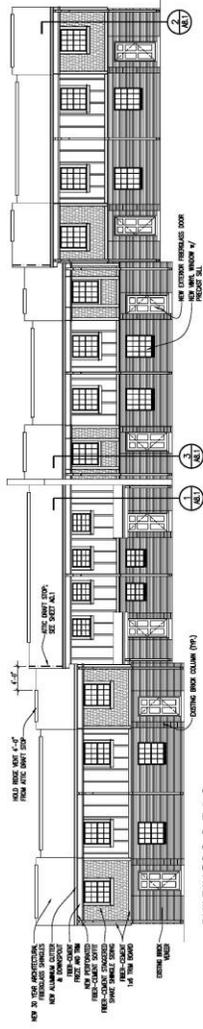
A6.1



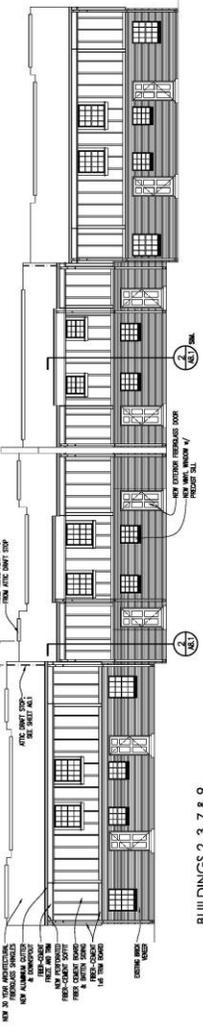
BUILDINGS 1, 4, 5, 6, 8 & 10
FRONT ELEVATION
 SCALE: 1/8"=1'-0"



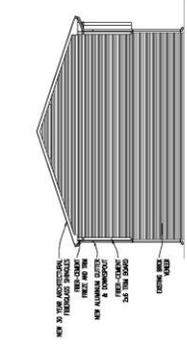
BUILDINGS 1, 4, 5, 6 & 10
REAR ELEVATION
 SCALE: 1/8"=1'-0"



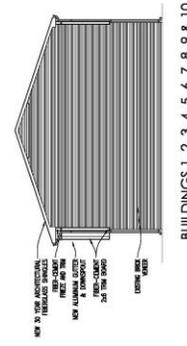
BUILDINGS 2, 3, 7 & 9
FRONT ELEVATION
 SCALE: 1/8"=1'-0"



BUILDINGS 2, 3, 7 & 9
REAR ELEVATION
 SCALE: 1/8"=1'-0"

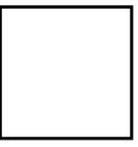


BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
RIGHT SIDE ELEVATION
 SCALE: 1/8"=1'-0"



BUILDINGS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10
LEFT SIDE ELEVATION
 SCALE: 1/8"=1'-0"

- SCOPE OF WORK NOTES:**
1. NEW 30 YEAR ARCHITECTURAL FINISH ALUMINUM SIDING TO ALL EXTERIOR SURFACES.
 2. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 3. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 4. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 5. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 6. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 7. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 8. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 9. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.
 10. PRESERVE EXISTING ARCHITECTURAL DETAILS AND MATERIALS TO REMAIN.



OWNER: USDA RURAL DEVELOPMENT, LP
 CHECKED BY: [Signature]
 DATE: 11/15/2017

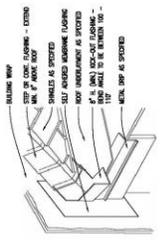
REV: 01 - 11/15/2017
 REV: 02 - 11/15/2017
 REV: 03 - 11/15/2017

EXTERIOR ELEVATIONS
BUILDING 8

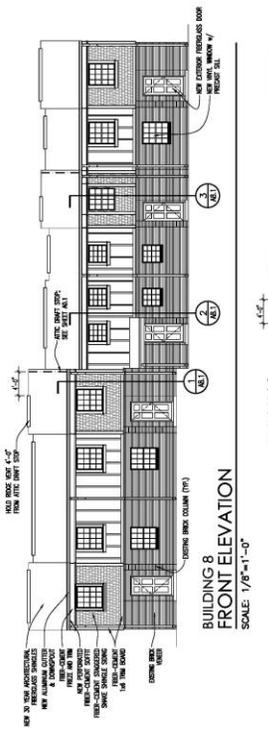
A6.2

SCHEDULE OF EXTERIOR WORK & FINISHES

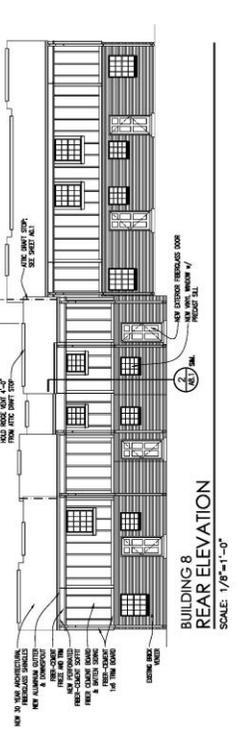
FINISH MATERIAL	DESCRIPTION: BASIS OF DESIGN PRODUCT
ROOFING SHINGLES	NEW 30 YEAR ASBESTOS FIBERED ASPHALT SHINGLES AS SPECIFIED
GUTTERS & DOWNSPOUTS	REPLACE EXISTING GUTTERS AND DOWNSPOUTS AND REPLACE WITH NEW 5" ALUMINUM GUTTERS AND 2" DOWNSPOUTS WITH 1/2" RAIN FALL PROTECTION COLOR AS SPECIFIED BY OWNER
FRAMES & PARTS DOORS	REPLACE EXISTING DOOR FRAMES WITH NEW 1 1/2" ALUMINUM DOOR FRAMES AND PARTS WITH 1/2" RAIN FALL PROTECTION COLOR AS SPECIFIED BY OWNER
FRAMES & PARTS WINDOWS	REPLACE EXISTING WINDOW FRAMES WITH NEW 1 1/2" ALUMINUM WINDOW FRAMES AND PARTS WITH 1/2" RAIN FALL PROTECTION COLOR AS SPECIFIED BY OWNER
EXTERIOR BRICK	REPLACE EXISTING BRICK WITH NEW 4" BRICK WORK, REPLACE ALL WORKING
DOORS & WINDOW TRIM	REPLACE EXISTING DOORS & WINDOW TRIM WITH NEW 1 1/2" ALUMINUM DOORS & WINDOW TRIM AS SPECIFIED BY OWNER



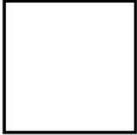
KICK-OUT FLASHING DETAIL
 SCALE: NOT TO SCALE



BUILDING 8
FRONT ELEVATION
 SCALE: 1/8"=1'-0"



BUILDING 8
REAR ELEVATION
 SCALE: 1/8"=1'-0"



DOUGLASS VILLAGE APARTMENTS, LP
 USDA RURAL DEVELOPMENT WORK FOR
 DOUGLASS VILLAGE APARTMENTS
 DOUGLASSVILLE, GEORGIA

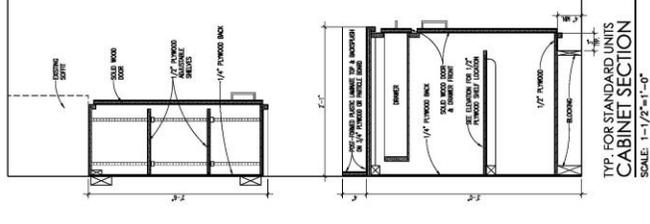
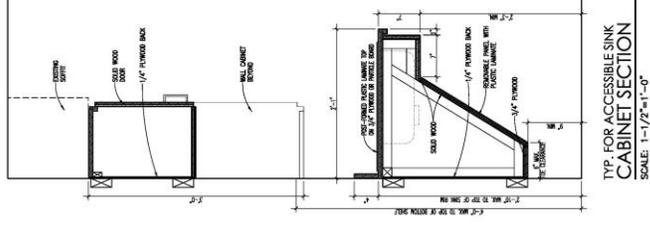
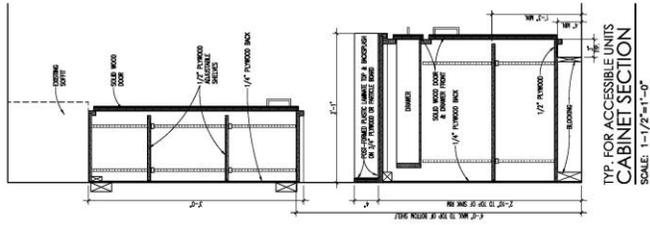


CONTRACT NO. 03-102-00000-01
 CHECKED BY: [Signature]
 DATE: 01/11/11

REV:	DATE:

CABINET SECTIONS

A7.2

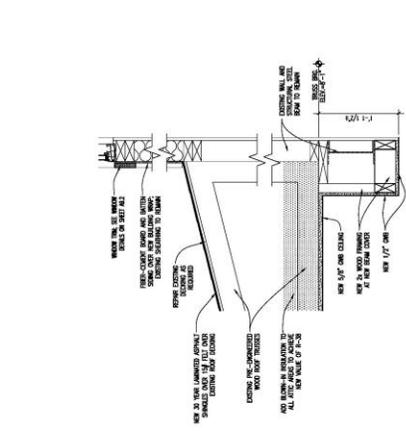




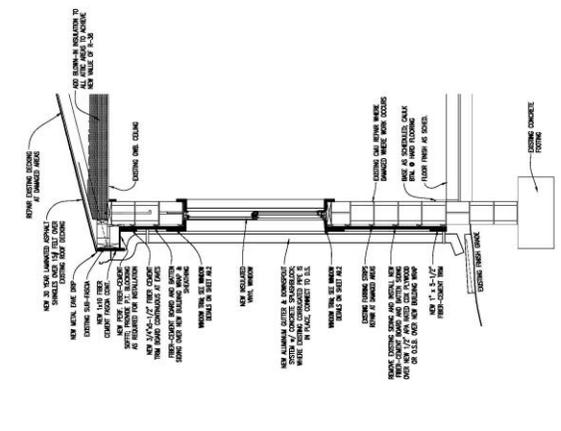
OWNER:	DOUGLASS VILLAGE APARTMENTS, LP
ARCHITECT:	STUDIO 8 ARCHITECTS
DATE:	11/15/2023
PROJECT:	DOUGLASS VILLAGE APARTMENTS RENOVATION
SCALE:	3/4"=1'-0"

WALL SECTIONS - APARTMENTS & COMMUNITY CENTER

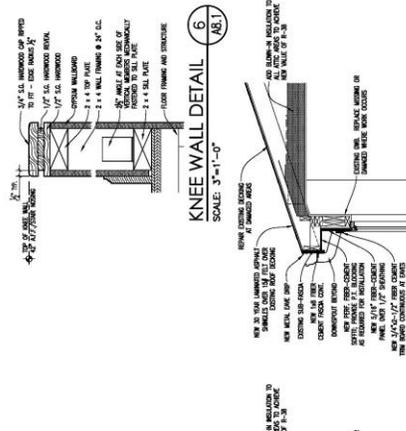
A8.1



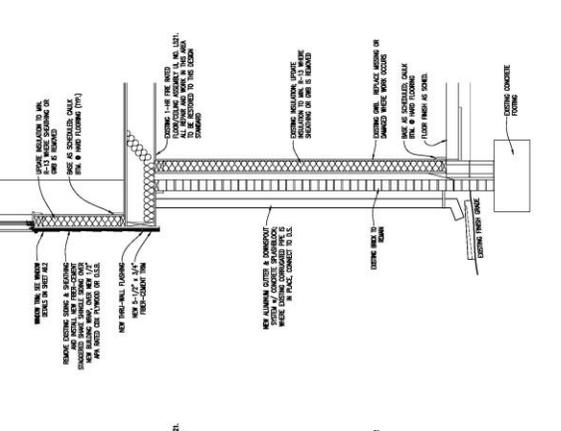
5
A8.1
GWB BEAM DETAIL
 SCALE: 1-1/2"=1'-0"



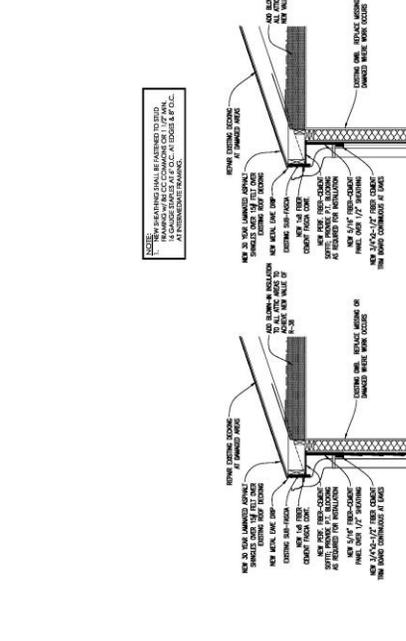
4
A8.1
TYP. AT OFFICE/COMMUNITY CENTER WALL SECTION
 SCALE: 3/4"=1'-0"



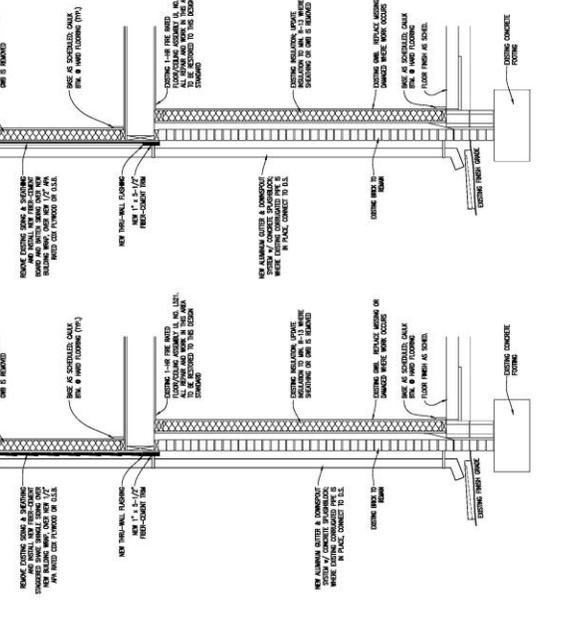
6
A8.1
KNEE WALL DETAIL
 SCALE: 3"=1'-0"



3
A8.1
TYP. AT 2ND FLOOR CANTILEVER WALL SECTION
 SCALE: 3/4"=1'-0"



2
A8.1
TYP. AT UNITS - BOARD & BATTEN SIDING WALL SECTION
 SCALE: 3/4"=1'-0"



1
A8.1
TYP. AT UNITS - SHAKE SHINGLE SIDING WALL SECTION
 SCALE: 3/4"=1'-0"

WALL SECTIONS - APARTMENTS & COMMUNITY CENTER

A8.1

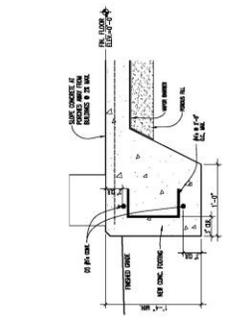


CONTRACT NO. 200077
 DATE 07/11/11

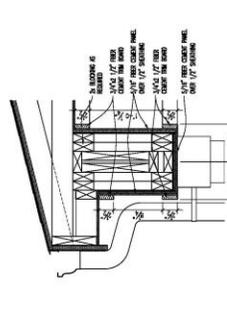
REV.	DATE	BY	CHK.

WALL SECTIONS - OFFICE/COMMUNITY CENTER

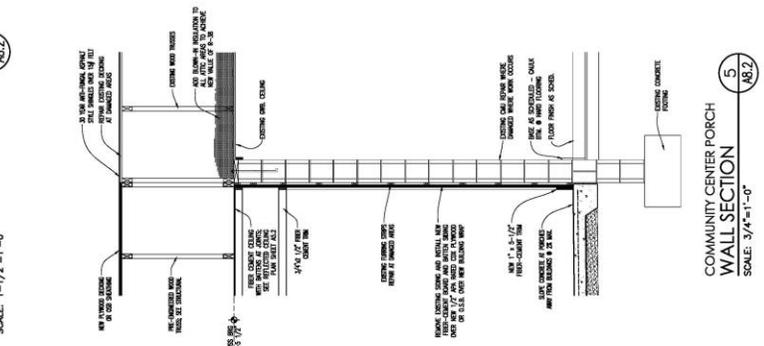
A8.2



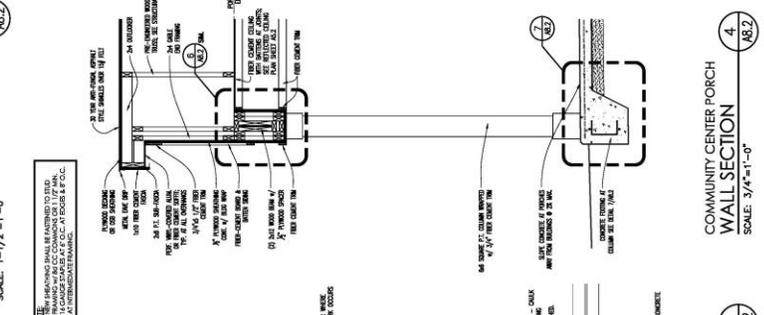
OFFICE/COMMUNITY CENTER
DETAIL THRU PORCH FOOTING
 SCALE: 1-1/2"=1'-0"



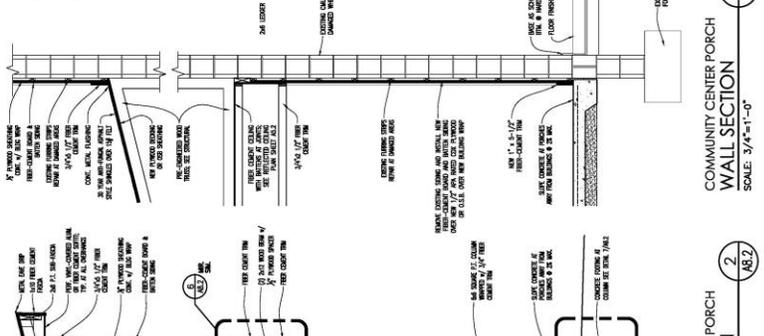
OFFICE/COMMUNITY CENTER
DETAIL THRU PORCH BEAM
 SCALE: 1-1/2"=1'-0"



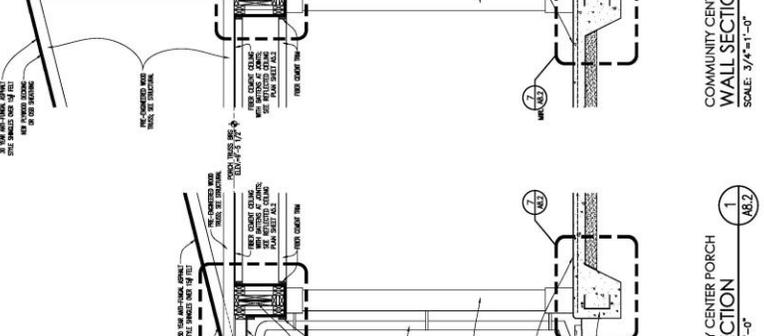
COMMUNITY CENTER PORCH
WALL SECTION
 SCALE: 3/4"=1'-0"



COMMUNITY CENTER PORCH
WALL SECTION
 SCALE: 3/4"=1'-0"



COMMUNITY CENTER PORCH
WALL SECTION
 SCALE: 3/4"=1'-0"



COMMUNITY CENTER PORCH
WALL SECTION
 SCALE: 3/4"=1'-0"



COMMUNITY CENTER PORCH
WALL SECTION
 SCALE: 3/4"=1'-0"

NOTE:
 1. FINISHWORK SHALL BE IDENTICAL TO THE FINISHWORK AND COMPONENTS OF 11.17 MAIN FLOOR AND 11.18 SECOND FLOOR AT INTERSECTIONS.



DOUGLASS VILLAGE APARTMENTS, LP
USDA RURAL DEVELOPMENT WORK FOR
DOUGLASS VILLAGE APARTMENTS
 DOUGLASSVILLE, GEORGIA

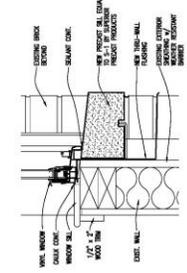
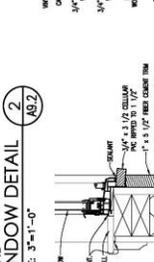
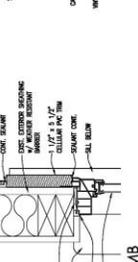
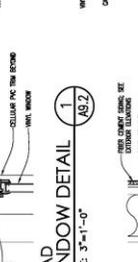
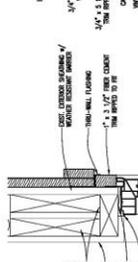
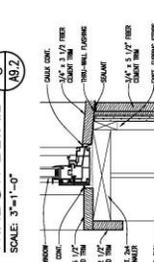
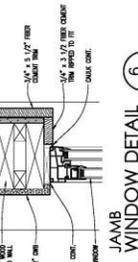
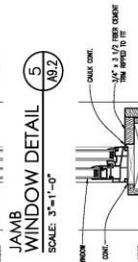
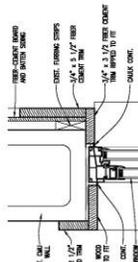
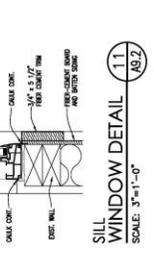
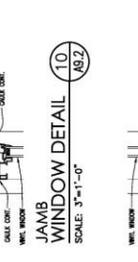
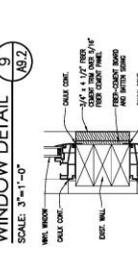
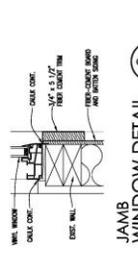


DESIGNED BY: STUDIO 8 ARCHITECTS
 CHECKED BY: [Signature]
 DATE: 01/15/2014

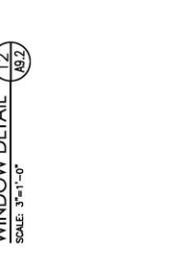
REV:	DATE:

DOOR AND WINDOW DETAILS

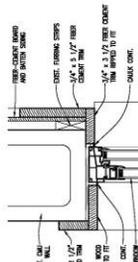
A9.2



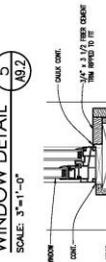
SILL WINDOW DETAIL 12
 SCALE: 3"=1'-0"



SILL WINDOW DETAIL 12
 SCALE: 3"=1'-0"



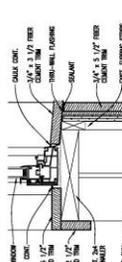
JAMB WINDOW DETAIL 5
 SCALE: 3"=1'-0"



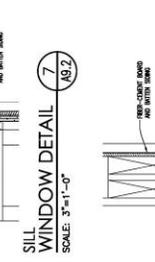
JAMB WINDOW DETAIL 6
 SCALE: 3"=1'-0"



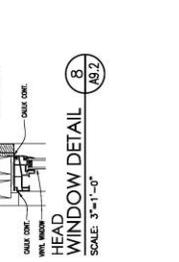
SILL WINDOW DETAIL 7
 SCALE: 3"=1'-0"



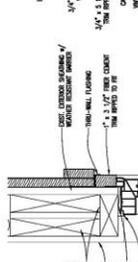
HEAD WINDOW DETAIL 8
 SCALE: 3"=1'-0"



SILL WINDOW DETAIL 7
 SCALE: 3"=1'-0"



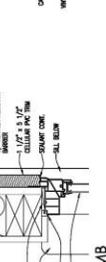
HEAD WINDOW DETAIL 8
 SCALE: 3"=1'-0"



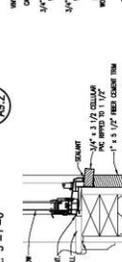
HEAD WINDOW DETAIL 1
 SCALE: 3"=1'-0"



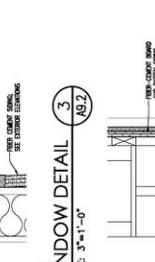
JAMB WINDOW DETAIL 2
 SCALE: 3"=1'-0"



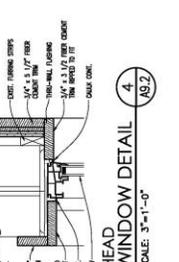
SILL WINDOW DETAIL 3
 SCALE: 3"=1'-0"



HEAD WINDOW DETAIL 4
 SCALE: 3"=1'-0"



SILL WINDOW DETAIL 3
 SCALE: 3"=1'-0"



HEAD WINDOW DETAIL 4
 SCALE: 3"=1'-0"

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

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

OMB Approval No. 2577-0169
(exp. 04/30/2018)

Locality		Unit Type					Date
Georgia North		Garden/Walkup					
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	6	10	12	15	20	23
	b. Bottle Gas	26	39	46	60	79	93
	c. Electric	12	17	20	26	31	37
	d. Heat Pump	8	9	11	16	20	21
Cooking	a. Natural Gas	2	3	3	4	5	6
	b. Bottle Gas	7	12	14	16	21	26
	c. Electric	5	8	10	12	15	17
		-	-	-	-	-	-
Other Electric		15	22	28	34	43	49
Air Conditioning		5	7	9	12	14	16
Water Heating	a. Natural Gas	3	4	6	7	8	10
	b. Bottle Gas	12	16	23	28	33	42
	c. Electric	9	14	19	24	29	34
	d. Oil	-	-	-	-	-	-
Water		18	21	25	30	36	39
Sewer		18	22	26	33	40	44
Trash Collection		15	15	15	15	15	15
Range/Microwave		11	11	11	11	11	11
Refrigerator		13	13	13	13	13	13
Other -							
Actual Family Allowances To be used by the family to compute allowance. Complete below for the actual unit rented					Utility or Service	per month cost	
Name of Family					Space Heating		
					Cooking		
					Other Electric		
					Air Conditioning		
					Water Heating		
Unit Address					Water		
					Sewer		
					Trash Collection		
					Range/Microwave		
Number of Bedrooms					Refrigerator		
					Other		
					Total		

based on form HUD-52667 (04/15)

Previous editions are obsolete
EFFECTIVE 1/1/2018

ref. Handbook 7420.8

ADDENDUM D

National Flood Hazard Layer FIRMeta



Legend

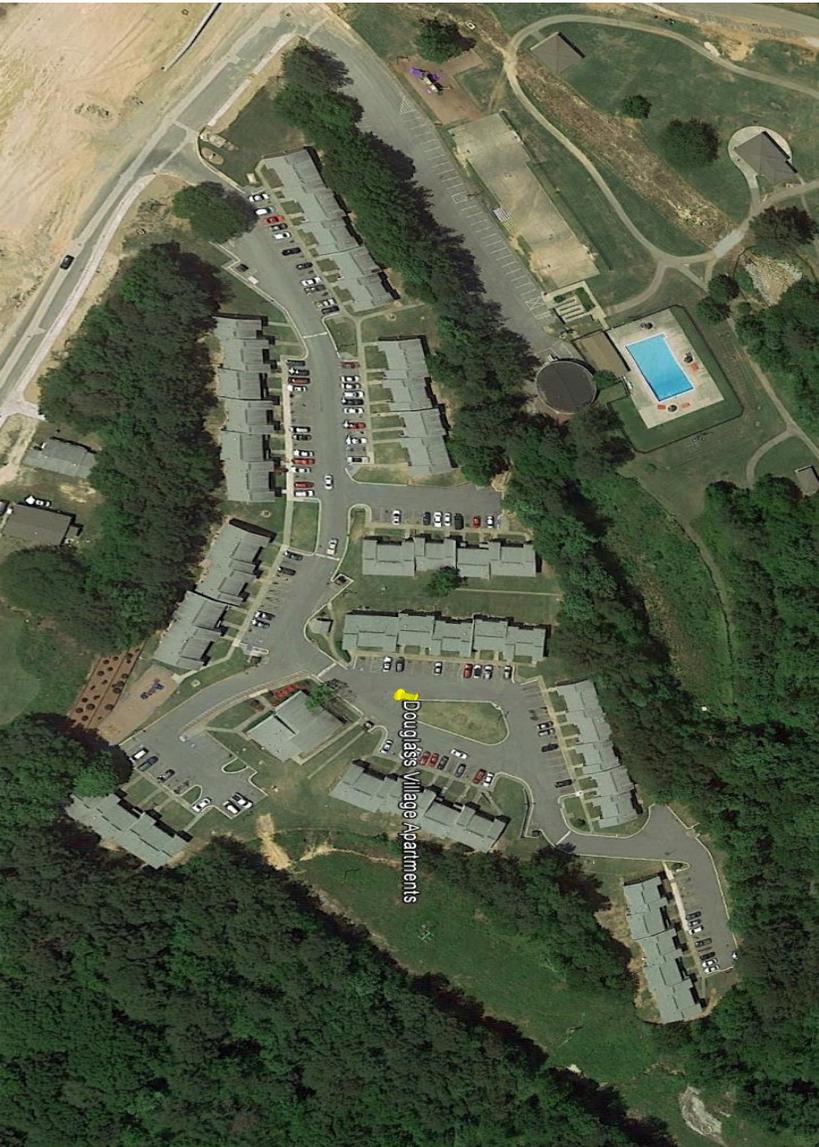
- SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE) Zone A, V, X2, X
 - With BFE or Depth Zone AE, AD, AV, XZ, AR
 - Regulatory Floodway Zone AE, AD, AV, XZ, AR
 - OTHER AREAS OF FLOOD HAZARD**
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
 - Future Conditions 1% Annual Chance Flood Hazard Zone X
 - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
 - Area with Flood Risk due to Levee Zone D
 - OTHER AREAS**
 - Area of Minimal Flood Hazard Zone X
 - Effective LOMRs
 - Area of Undetermined Flood Hazard Zone D
 - GENERAL STRUCTURES**
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall
 - OTHER FEATURES**
 - Cross Sections with 1% Annual Chance
 - Water Surface Elevation
 - Coastal Transect
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
 - Coastal Transect Base Line
 - Profile Baseline
 - Hydrographic Feature
 - MAP PANELS**
 - Digital Data Available
 - No Digital Data Available
 - Unmapped

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2015 at 3:22:50 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

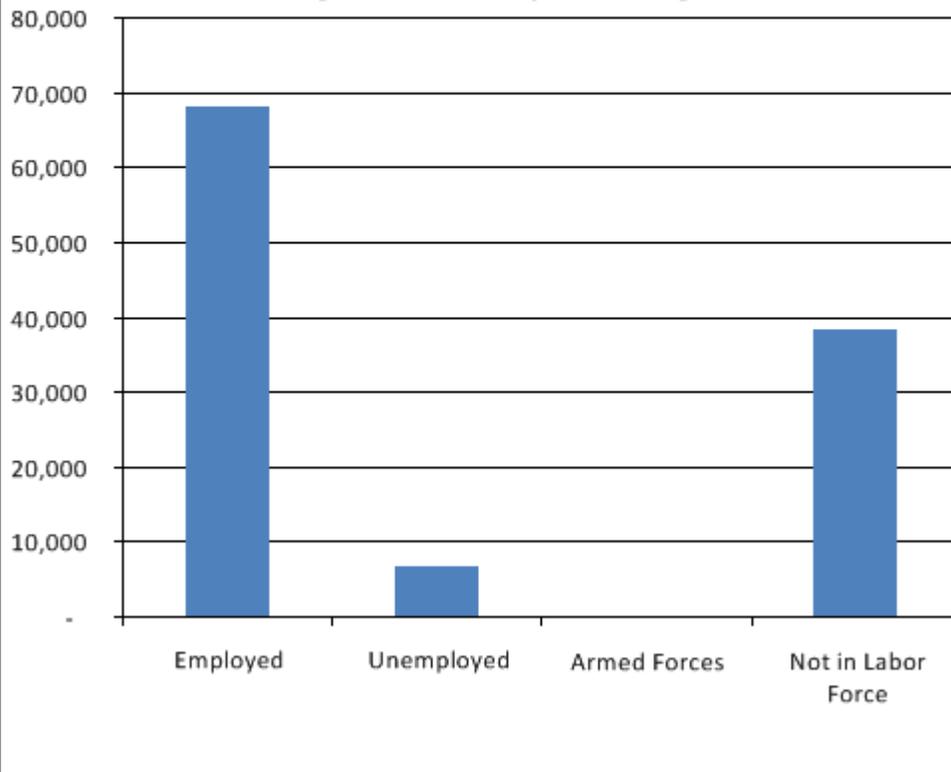
This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

ADDENDUM E

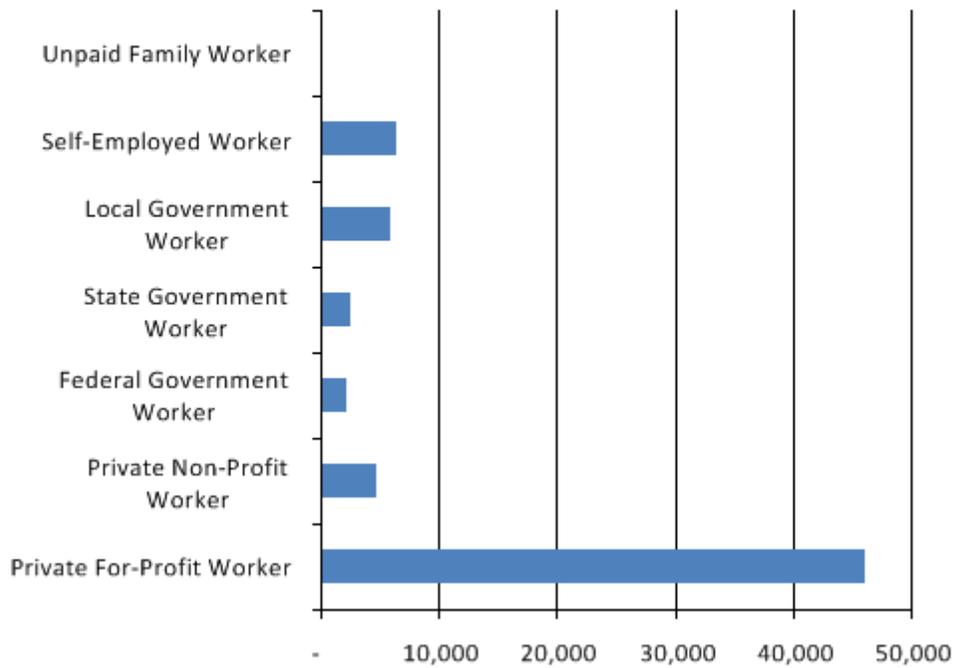


ADDENDUM F

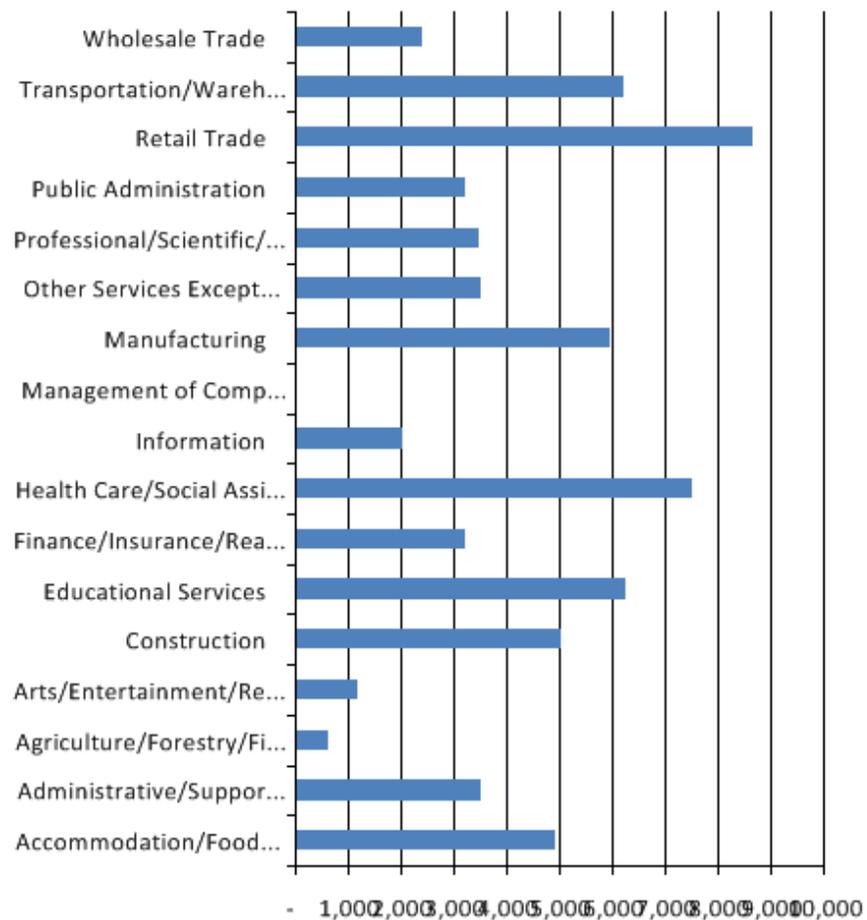
**Employed Civilian Population Aged
16+ Years - Employment Status -
2018 Estimates
Douglas County, Georgia**



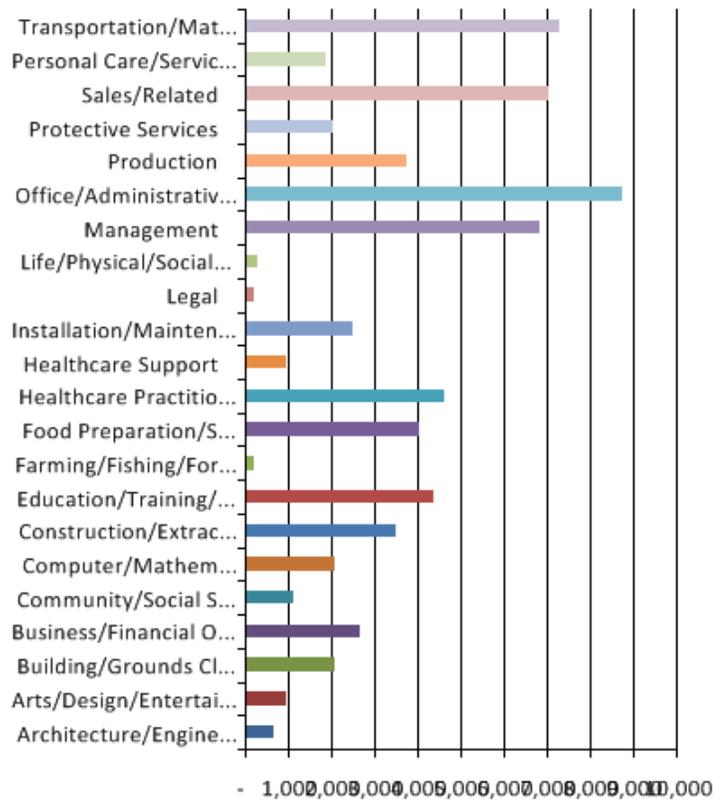
Employed Civilian Population by Class of Worker - 2018 Estimates Douglas County, Georgia



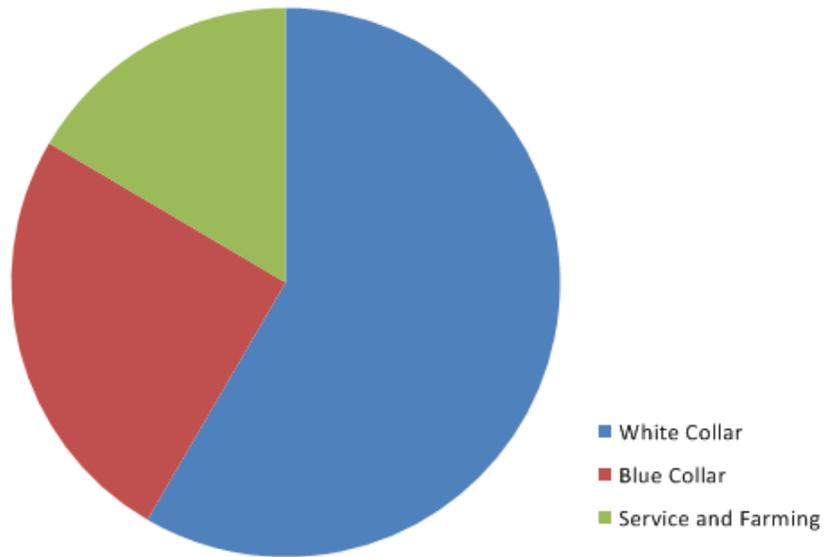
Employed Civilian Population Aged 16+ Years by Industry - 2018 Estimates Douglas County, Georgia



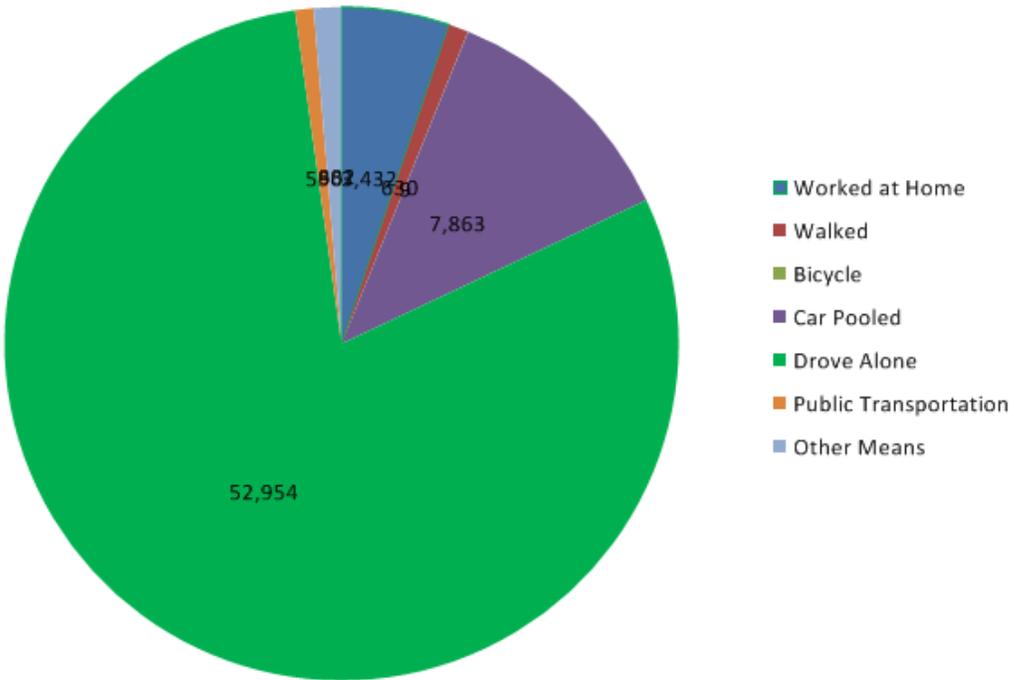
Employed Civilian Population Aged 16+ Years by Occupation - 2018 Estimates Douglas County, Georgia



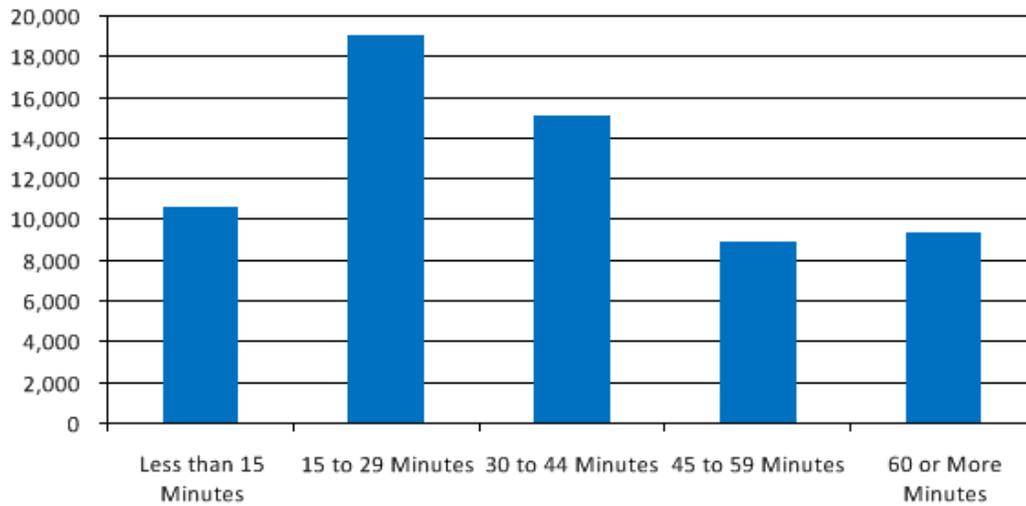
**Employed Civilian Population Aged 16+ Years by
Occupation - 2018 Estimates
Douglas County, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2018 Estimates
Douglas County, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2018 Estimates Douglas County, Georgia



Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2018</i>	
Douglas County, Georgia	
Status	Number
Employed	67,914
Unemployed	6,549
Armed Forces	40
Not in Labor Force	38,161
Unemployed	8.79%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population by Class of Worker		
Current Year Estimates - 2018		
Douglas County, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	46,102	67.9%
Private Non-Profit Worker	4,760	7.0%
Federal Government Worker	2,167	3.2%
State Government Worker	2,521	3.7%
Local Government Worker	5,838	8.6%
Self-Employed Worker	6,471	9.5%
Unpaid Family Worker	-	0.0%
Total:	67,859	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2018		
Douglas County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	4,920	7.3%
Administrative/Support/Waste Management	3,528	5.2%
Agriculture/Forestry/Fishing/Hunting/Mining	648	1.0%
Arts/Entertainment/Recreation	1,202	1.8%
Construction	5,022	7.4%
Educational Services	6,263	9.2%
Finance/Insurance/Real Estate/Rent/Lease	3,236	4.8%
Health Care/Social Assistance	7,516	11.1%
Information	2,020	3.0%
Management of Companies and Enterprises	38	0.1%
Manufacturing	5,981	8.8%
Other Services Except Public Administration	3,524	5.2%
Professional/Scientific/Technical Services	3,467	5.1%
Public Administration	3,222	4.7%
Retail Trade	8,649	12.7%
Transportation/Warehousing/Utilities	6,233	9.2%
Wholesale Trade	2,390	3.5%
Total:	67,859	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2018 Douglas County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	677	1.0%
Arts/Design/Entertainment/Sports/Media	963	1.4%
Building/Grounds Cleaning/Maintenance	2,085	3.1%
Business/Financial Operations	2,653	3.9%
Community/Social Services	1,132	1.7%
Computer/Mathematical	2,100	3.1%
Construction/Extraction	3,496	5.2%
Education/Training/Library	4,362	6.4%
Farming/Fishing/Forestry	220	0.3%
Food Preparation/Serving Related	4,027	5.9%
Healthcare Practitioner/Technician	4,615	6.8%
Healthcare Support	961	1.4%
Installation/Maintenance/Repair	2,487	3.7%
Legal	205	0.3%
Life/Physical/Social Science	307	0.5%
Management	6,818	10.0%
Office/Administrative Support	8,750	12.9%
Production	3,733	5.5%
Protective Services	2,041	3.0%
Sales/Related	7,051	10.4%
Personal Care/Service	1,883	2.8%
Transportation/Material Moving	7,293	10.7%
Total:	67,859	100.0%
White Collar	39,633	58.4%
Blue Collar	17,009	25.1%
Service and Farming	11,217	16.5%
Total:	67,859	100.0%

Source: Ribbon Demographics; Claritas



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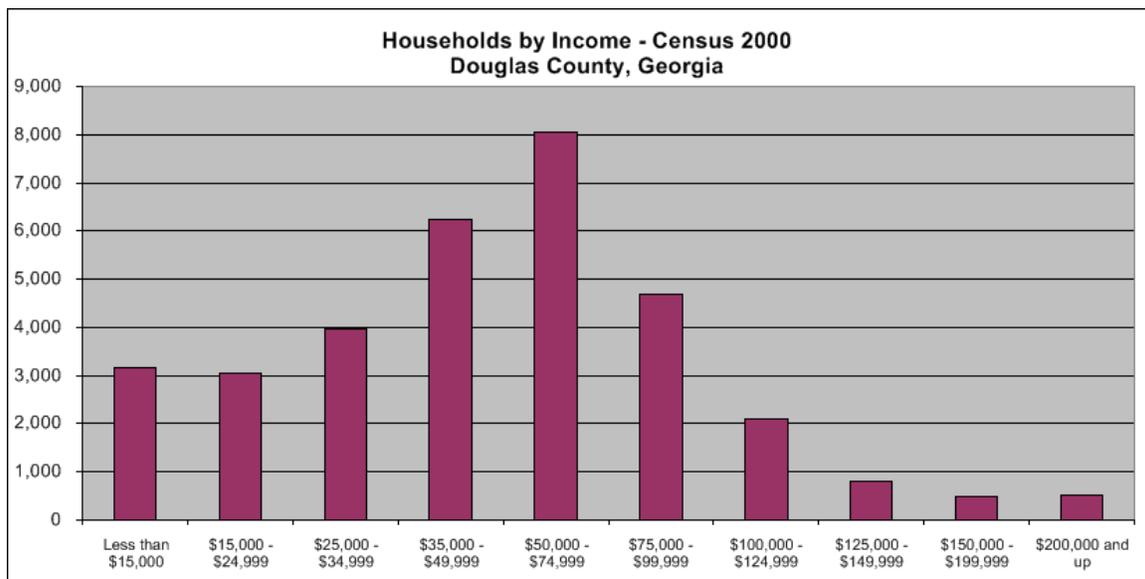
Claritas

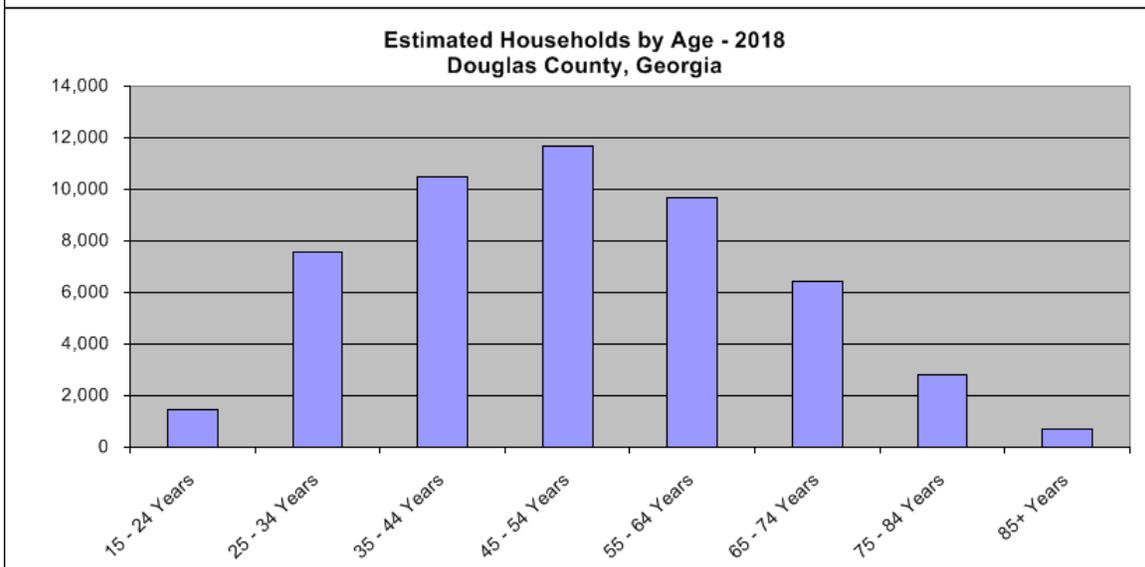
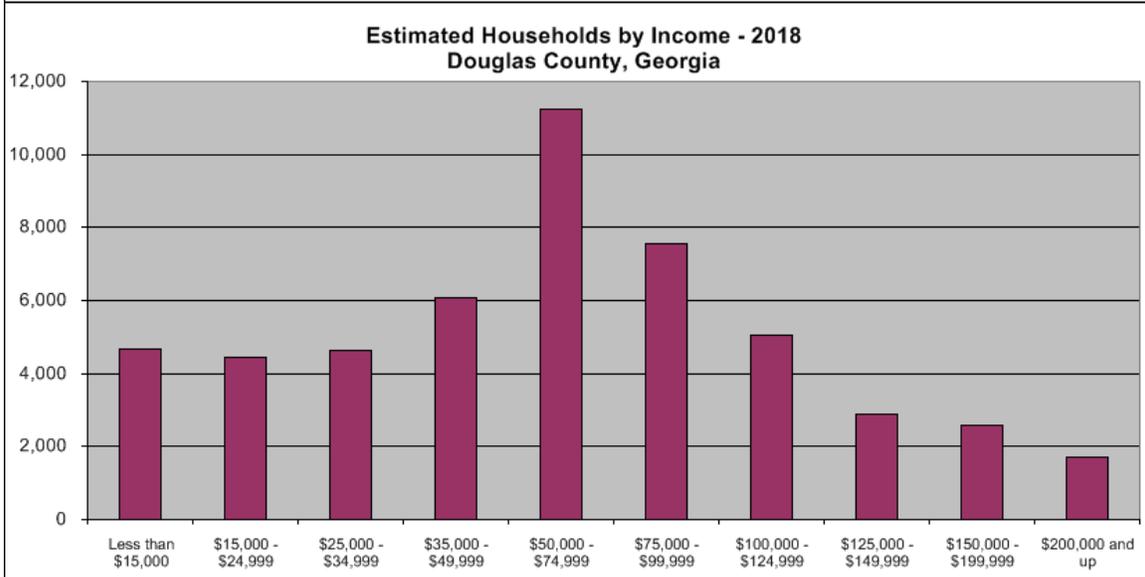
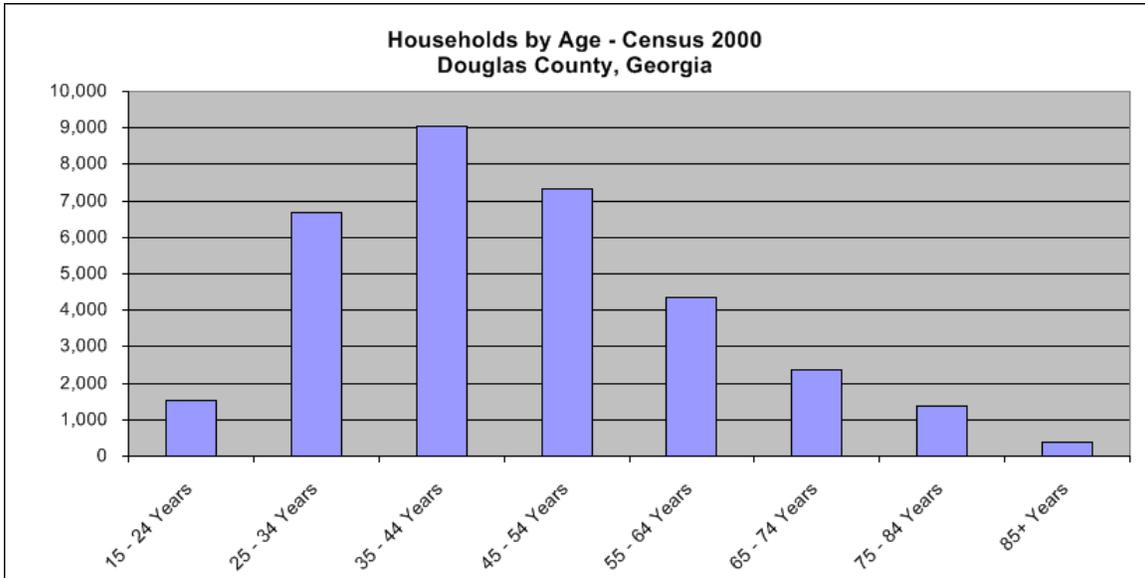
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2018 Douglas County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	3,432	5.2%
Walked	630	0.9%
Bicycle	9	0.0%
Car Pooled	7,863	11.8%
Drove Alone	52,954	79.8%
Public Transportation	590	0.9%
Other Means	<u>882</u>	<u>1.3%</u>
Total:	66,360	100.0%

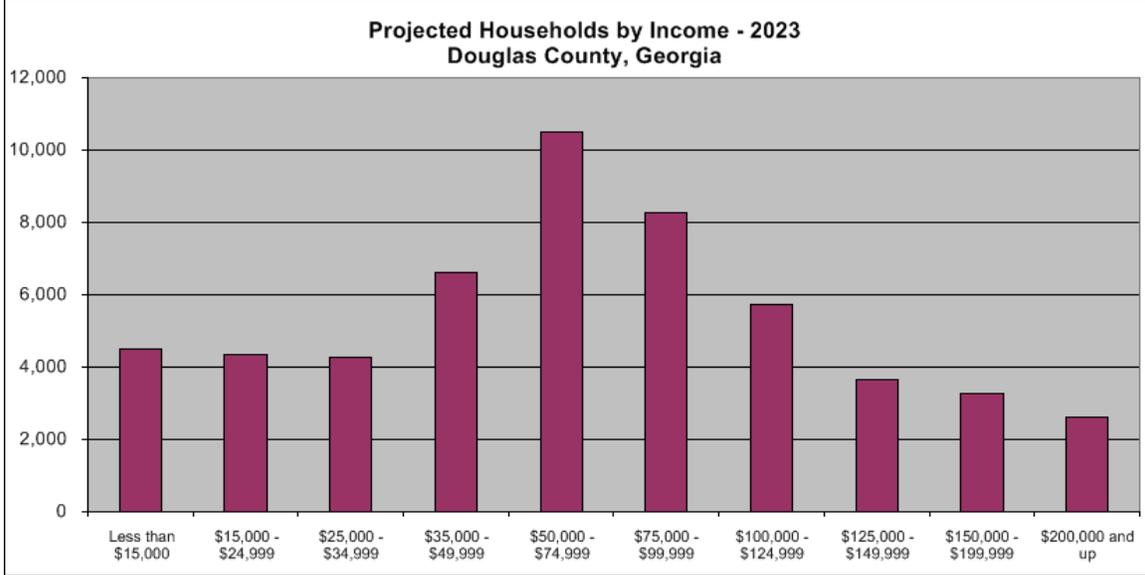
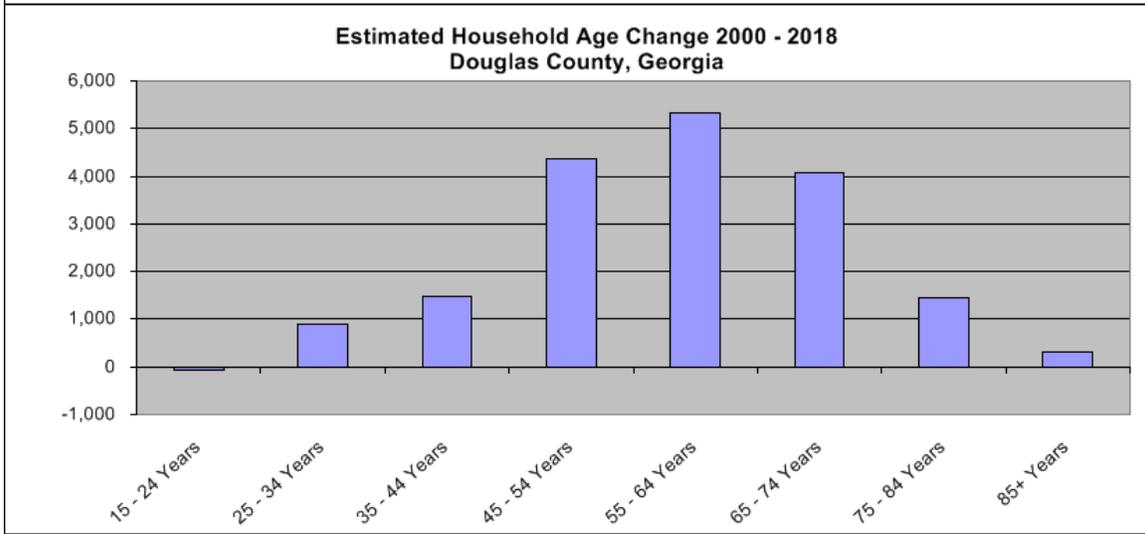
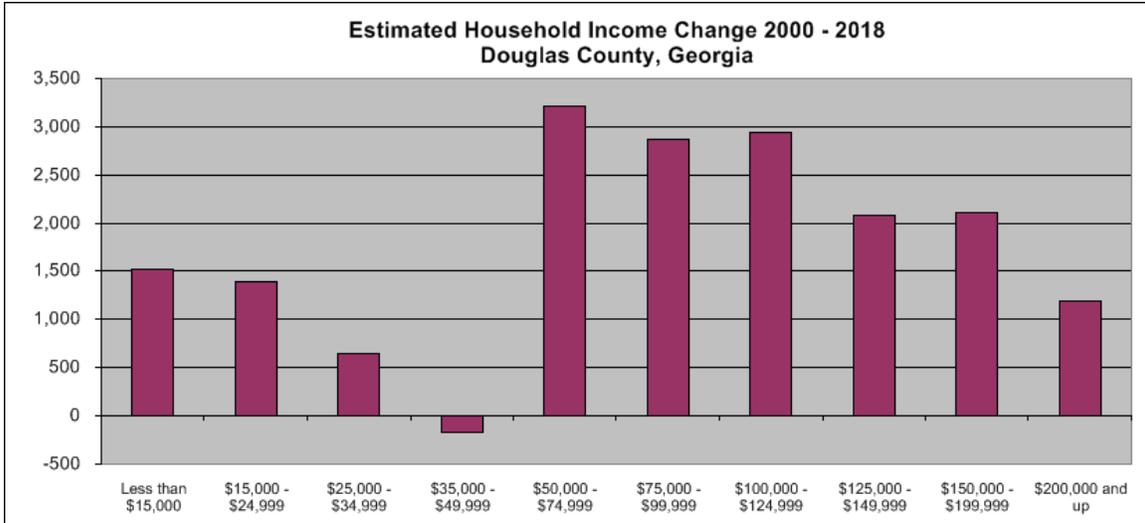
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2018 Douglas County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	10,551	16.8%
15 to 29 Minutes	19,033	30.3%
30 to 44 Minutes	15,093	24.0%
45 to 59 Minutes	8,888	14.1%
60 or More Minutes	<u>9,297</u>	<u>14.8%</u>
Total:	62,862	100.0%

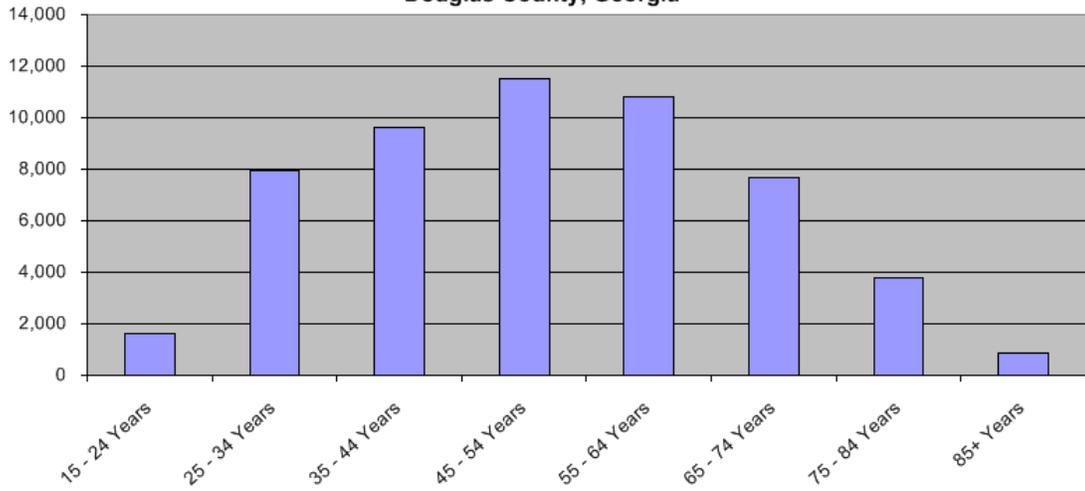
Source: Ribbon Demographics; Claritas



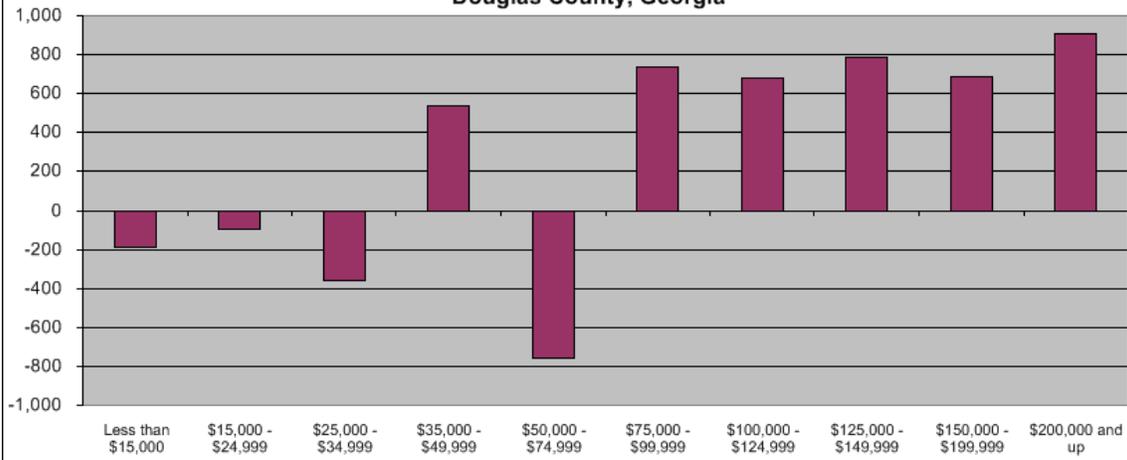




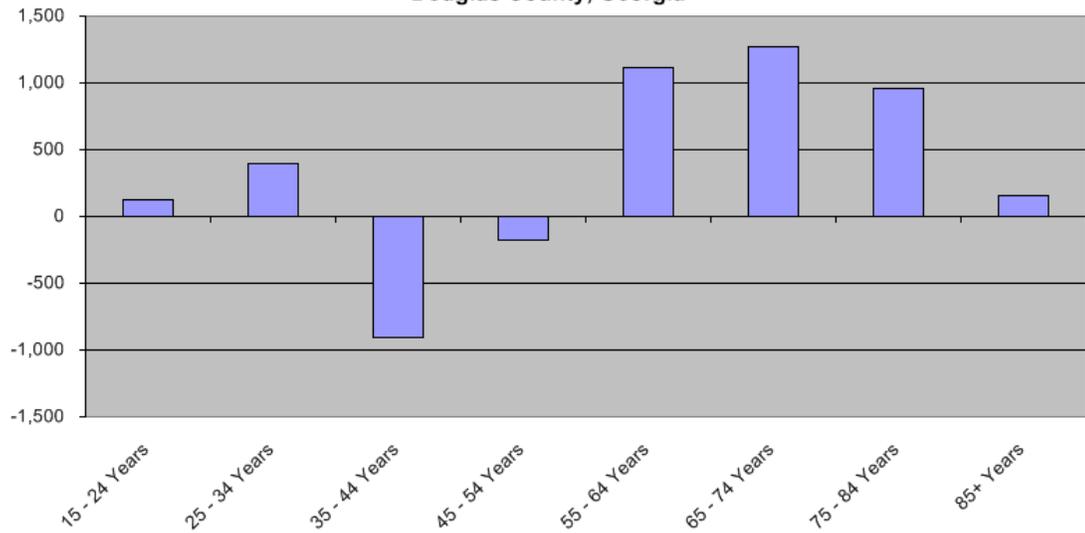
**Projected Households by Age - 2023
Douglas County, Georgia**



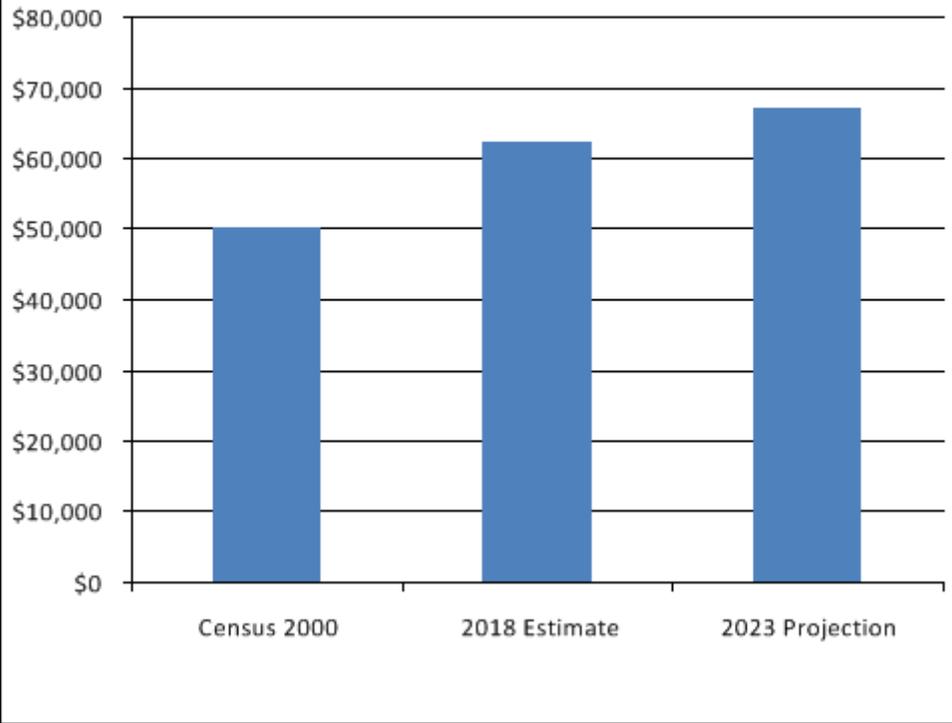
**Projected Household Income Change 2018 to 2023
Douglas County, Georgia**



**Projected Household Age Change 2018 to 2023
Douglas County, Georgia**



Median Household Income Douglas County, Georgia



HOUSEHOLD DATA

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

Source: Claritas; Ribbon Demographics

HOUSEHOLD DATA

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Households by Income and Age										
Douglas County, Georgia										
Current Year Estimates - 2018										
Income	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	147	695	878	837	1,036	599	360	137	4,689	9.2%
\$15,000 - \$24,999	284	596	730	860	932	532	384	126	4,444	8.7%
\$25,000 - \$34,999	491	766	845	674	678	668	400	106	4,628	9.1%
\$35,000 - \$49,999	71	1,105	1,227	1,252	1,029	862	444	96	6,086	12.0%
\$50,000 - \$74,999	322	1,773	2,223	2,525	1,947	1,640	692	133	11,255	22.1%
\$75,000 - \$99,999	35	1,230	1,803	1,806	1,361	941	310	60	7,546	14.8%
\$100,000 - \$124,999	124	766	1,405	1,294	1,009	343	88	7	5,036	9.9%
\$125,000 - \$149,999	3	289	517	918	672	393	68	19	2,879	5.7%
\$150,000 - \$199,999	1	178	390	949	607	376	71	15	2,587	5.1%
\$200,000 and up	0	174	493	553	406	63	12	2	1,703	3.3%
Total	1,478	7,572	10,511	11,668	9,677	6,417	2,829	701	50,853	100.0%
Percent	2.9%	14.9%	20.7%	22.9%	19.0%	12.6%	5.6%	1.4%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglas County, Georgia										
Estimated Change - 2000 to 2018										
Income	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 Change
Less than \$15,000	-224	148	302	495	725	268	-143	-43	1,528	48.3%
\$15,000 - \$24,999	-23	121	111	451	486	89	109	52	1,396	45.8%
\$25,000 - \$34,999	233	-210	-70	-36	240	235	195	60	647	16.3%
\$35,000 - \$49,999	-182	-458	-386	62	102	373	270	55	-164	-2.6%
\$50,000 - \$74,999	58	118	-483	556	1,031	1,274	557	102	3,213	40.0%
\$75,000 - \$99,999	-13	321	263	490	666	830	258	50	2,865	61.2%
\$100,000 - \$124,999	99	461	839	480	707	277	68	4	2,935	139.7%
\$125,000 - \$149,999	-8	200	288	641	525	354	68	19	2,087	263.5%
\$150,000 - \$199,999	1	66	284	825	504	362	57	12	2,111	443.5%
\$200,000 and up	0	135	318	392	351	-1	1	-1	1,195	235.2%
Total	-59	902	1,466	4,356	5,337	4,061	1,440	310	17,813	53.9%
Percent Change	-3.8%	13.5%	16.2%	59.6%	123.0%	172.4%	103.7%	79.3%	53.9%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglas County, Georgia										
Five Year Projections - 2023										
Income	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	151	671	720	703	1002	646	448	162	4,503	8.4%
\$15,000 - \$24,999	299	569	584	742	926	592	496	142	4,350	8.1%
\$25,000 - \$34,999	497	685	632	537	631	692	479	117	4,270	7.9%
\$35,000 - \$49,999	83	1,199	1,132	1,223	1,154	1,059	643	131	6,624	12.3%
\$50,000 - \$74,999	349	1,658	1,751	2,112	1,876	1,753	855	146	10,500	19.5%
\$75,000 - \$99,999	48	1,381	1,704	1,818	1,572	1,213	466	84	8,286	15.4%
\$100,000 - \$124,999	165	913	1,405	1,375	1,236	472	139	14	5,719	10.6%
\$125,000 - \$149,999	7	376	575	1,066	904	587	114	33	3,662	6.8%
\$150,000 - \$199,999	4	235	426	1,101	810	559	117	25	3,277	6.1%
\$200,000 and up	2	282	680	815	681	119	26	4	2,609	4.8%
Total	1,605	7,969	9,609	11,492	10,792	7,692	3,783	858	53,800	100.0%
Percent	3.0%	14.8%	17.9%	21.4%	20.1%	14.3%	7.0%	1.6%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglas County, Georgia										
Projected Change - 2018 to 2023										
Income	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 Change
Less than \$15,000	4	-24	-158	-134	-34	47	88	25	-186	-4.0%
\$15,000 - \$24,999	15	-27	-146	-118	-6	60	112	16	-94	-2.1%
\$25,000 - \$34,999	6	-81	-213	-137	-47	24	79	11	-358	-7.7%
\$35,000 - \$49,999	12	94	-95	-29	125	197	199	35	538	8.8%
\$50,000 - \$74,999	27	-115	-472	-413	-71	113	163	13	-755	-6.7%
\$75,000 - \$99,999	13	151	-99	12	211	272	156	24	740	9.8%
\$100,000 - \$124,999	41	147	0	81	227	129	51	7	683	13.6%
\$125,000 - \$149,999	4	87	58	148	232	194	46	14	783	27.2%
\$150,000 - \$199,999	3	57	36	152	203	183	46	10	690	26.7%
\$200,000 and up	2	108	187	262	275	56	14	2	906	53.2%
Total	127	397	-902	-176	1,115	1,275	954	157	2,947	5.8%
Percent Change	8.6%	5.2%	-8.6%	-1.5%	11.5%	19.9%	33.7%	22.4%	5.8%	

Source: Claritas; Ribbon Demographics



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Median Household Income Douglas County, Georgia		
Census 2000	2018 Estimate	2023 Projection
\$50,249	\$62,393	\$67,031

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Median Household Income by Area			
Douglas County, Georgia			
Geography ID	Census 2000	2018 Estimate	2023 Projection
13097	\$50,249	\$62,393	\$67,031

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	593	302	151	153	100	1,299
\$10,000-20,000	300	341	122	256	237	1,256
\$20,000-30,000	320	163	216	337	239	1,275
\$30,000-40,000	997	353	386	77	179	1,992
\$40,000-50,000	267	190	229	150	86	922
\$50,000-60,000	430	250	183	179	116	1,158
\$60,000-75,000	312	385	313	81	368	1,459
\$75,000-100,000	95	145	395	116	230	981
\$100,000-125,000	133	409	108	25	114	789
\$125,000-150,000	25	43	25	71	56	220
\$150,000-200,000	16	44	7	64	36	167
\$200,000+	37	37	55	44	25	198
Total	3,525	2,662	2,190	1,553	1,786	11,716

Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	264	116	37	19	9	445
\$10,000-20,000	405	168	63	14	36	686
\$20,000-30,000	211	150	92	11	22	486
\$30,000-40,000	173	110	65	55	36	439
\$40,000-50,000	167	77	30	17	3	294
\$50,000-60,000	124	60	28	15	8	235
\$60,000-75,000	220	49	69	22	3	363
\$75,000-100,000	87	83	51	58	4	283
\$100,000-125,000	23	39	26	37	31	156
\$125,000-150,000	45	48	39	22	5	159
\$150,000-200,000	65	12	10	11	12	110
\$200,000+	26	19	13	6	3	67
Total	1,810	931	523	287	172	3,723

Renter Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	162	83	17	8	3	273
\$10,000-20,000	332	146	40	12	25	555
\$20,000-30,000	109	114	47	10	10	290
\$30,000-40,000	78	94	49	12	30	263
\$40,000-50,000	106	36	20	13	3	178
\$50,000-60,000	73	41	12	10	5	141
\$60,000-75,000	174	38	33	12	3	260
\$75,000-100,000	66	19	11	11	4	111
\$100,000-125,000	20	13	10	26	4	73
\$125,000-150,000	33	19	34	20	4	110
\$150,000-200,000	25	10	6	9	4	54
\$200,000+	10	5	4	4	1	24
Total	1,188	618	283	147	96	2,332

Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	857	418	188	172	109	1,744
\$10,000-20,000	705	509	185	270	273	1,942
\$20,000-30,000	531	313	308	348	261	1,761
\$30,000-40,000	1,170	463	451	132	215	2,431
\$40,000-50,000	434	267	259	167	89	1,216
\$50,000-60,000	554	310	211	194	124	1,393
\$60,000-75,000	532	434	382	103	371	1,822
\$75,000-100,000	182	228	446	174	234	1,264
\$100,000-125,000	156	448	134	62	145	945
\$125,000-150,000	70	91	64	93	61	379
\$150,000-200,000	81	56	17	75	48	277
\$200,000+	63	56	68	50	28	265
Total	5,335	3,593	2,713	1,840	1,958	15,439

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Percent Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.1%	2.6%	1.3%	1.3%	0.9%	11.1%
\$10,000-20,000	2.6%	2.9%	1.0%	2.2%	2.0%	10.7%
\$20,000-30,000	2.7%	1.4%	1.8%	2.9%	2.0%	10.9%
\$30,000-40,000	8.5%	3.0%	3.3%	0.7%	1.5%	17.0%
\$40,000-50,000	2.3%	1.6%	2.0%	1.3%	0.7%	7.9%
\$50,000-60,000	3.7%	2.1%	1.6%	1.5%	1.0%	9.9%
\$60,000-75,000	2.7%	3.3%	2.7%	0.7%	3.1%	12.5%
\$75,000-100,000	0.8%	1.2%	3.4%	1.0%	2.0%	8.4%
\$100,000-125,000	1.1%	3.5%	0.9%	0.2%	1.0%	6.7%
\$125,000-150,000	0.2%	0.4%	0.2%	0.6%	0.5%	1.9%
\$150,000-200,000	0.1%	0.4%	0.1%	0.5%	0.3%	1.4%
\$200,000+	0.3%	0.3%	0.5%	0.4%	0.2%	1.7%
Total	30.1%	22.7%	18.7%	13.3%	15.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.1%	3.1%	1.0%	0.5%	0.2%	12.0%
\$10,000-20,000	10.9%	4.5%	1.7%	0.4%	1.0%	18.4%
\$20,000-30,000	5.7%	4.0%	2.5%	0.3%	0.6%	13.1%
\$30,000-40,000	4.6%	3.0%	1.7%	1.5%	1.0%	11.8%
\$40,000-50,000	4.5%	2.1%	0.8%	0.5%	0.1%	7.9%
\$50,000-60,000	3.3%	1.6%	0.8%	0.4%	0.2%	6.3%
\$60,000-75,000	5.9%	1.3%	1.9%	0.6%	0.1%	9.8%
\$75,000-100,000	2.3%	2.2%	1.4%	1.6%	0.1%	7.6%
\$100,000-125,000	0.6%	1.0%	0.7%	1.0%	0.8%	4.2%
\$125,000-150,000	1.2%	1.3%	1.0%	0.6%	0.1%	4.3%
\$150,000-200,000	1.7%	0.3%	0.3%	0.3%	0.3%	3.0%
\$200,000+	0.7%	0.5%	0.3%	0.2%	0.1%	1.8%
Total	48.6%	25.0%	14.0%	7.7%	4.6%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.9%	3.6%	0.7%	0.3%	0.1%	11.7%
\$10,000-20,000	14.2%	6.3%	1.7%	0.5%	1.1%	23.8%
\$20,000-30,000	4.7%	4.9%	2.0%	0.4%	0.4%	12.4%
\$30,000-40,000	3.3%	4.0%	2.1%	0.5%	1.3%	11.3%
\$40,000-50,000	4.5%	1.5%	0.9%	0.6%	0.1%	7.6%
\$50,000-60,000	3.1%	1.8%	0.5%	0.4%	0.2%	6.0%
\$60,000-75,000	7.5%	1.6%	1.4%	0.5%	0.1%	11.1%
\$75,000-100,000	2.8%	0.8%	0.5%	0.5%	0.2%	4.8%
\$100,000-125,000	0.9%	0.6%	0.4%	1.1%	0.2%	3.1%
\$125,000-150,000	1.4%	0.8%	1.5%	0.9%	0.2%	4.7%
\$150,000-200,000	1.1%	0.4%	0.3%	0.4%	0.2%	2.3%
\$200,000+	0.4%	0.2%	0.2%	0.2%	0.0%	1.0%
Total	50.9%	26.5%	12.1%	6.3%	4.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.6%	2.7%	1.2%	1.1%	0.7%	11.3%
\$10,000-20,000	4.6%	3.3%	1.2%	1.7%	1.8%	12.6%
\$20,000-30,000	3.4%	2.0%	2.0%	2.3%	1.7%	11.4%
\$30,000-40,000	7.6%	3.0%	2.9%	0.9%	1.4%	15.7%
\$40,000-50,000	2.8%	1.7%	1.7%	1.1%	0.6%	7.9%
\$50,000-60,000	3.6%	2.0%	1.4%	1.3%	0.8%	9.0%
\$60,000-75,000	3.4%	2.8%	2.5%	0.7%	2.4%	11.8%
\$75,000-100,000	1.2%	1.5%	2.9%	1.1%	1.5%	8.2%
\$100,000-125,000	1.0%	2.9%	0.9%	0.4%	0.9%	6.1%
\$125,000-150,000	0.5%	0.6%	0.4%	0.6%	0.4%	2.5%
\$150,000-200,000	0.5%	0.4%	0.1%	0.5%	0.3%	1.8%
\$200,000+	0.4%	0.4%	0.4%	0.3%	0.2%	1.7%
Total	34.6%	23.3%	17.6%	11.9%	12.7%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	218	66	92	49	12	437
\$10,000-20,000	158	282	115	161	215	931
\$20,000-30,000	118	164	117	200	285	884
\$30,000-40,000	237	246	318	375	320	1,496
\$40,000-50,000	198	148	212	251	157	966
\$50,000-60,000	158	356	323	362	210	1,409
\$60,000-75,000	247	718	538	655	659	2,817
\$75,000-100,000	299	552	1,126	1,030	886	3,893
\$100,000-125,000	91	300	875	998	536	2,800
\$125,000-150,000	93	371	158	458	427	1,507
\$150,000-200,000	12	110	404	552	273	1,351
\$200,000+	47	127	348	230	270	1,022
Total	1,876	3,440	4,626	5,321	4,250	19,513

Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	162	254	62	24	49	551
\$10,000-20,000	709	538	134	29	43	1,453
\$20,000-30,000	613	592	103	104	18	1,430
\$30,000-40,000	371	737	174	42	48	1,372
\$40,000-50,000	303	646	190	51	43	1,233
\$50,000-60,000	385	704	390	79	84	1,642
\$60,000-75,000	557	972	265	148	230	2,172
\$75,000-100,000	312	1,460	358	99	160	2,389
\$100,000-125,000	103	706	271	143	68	1,291
\$125,000-150,000	114	464	222	116	77	993
\$150,000-200,000	142	438	140	53	186	959
\$200,000+	50	170	91	72	33	416
Total	3,821	7,681	2,400	960	1,039	15,901

Owner Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	129	144	48	12	19	352
\$10,000-20,000	516	257	105	13	15	906
\$20,000-30,000	509	474	40	71	16	1,110
\$30,000-40,000	268	580	89	19	11	967
\$40,000-50,000	237	535	107	25	39	943
\$50,000-60,000	207	567	341	11	65	1,191
\$60,000-75,000	346	782	127	88	89	1,432
\$75,000-100,000	272	878	220	55	142	1,567
\$100,000-125,000	74	410	97	15	19	615
\$125,000-150,000	103	294	86	32	17	532
\$150,000-200,000	110	308	67	8	60	553
\$200,000+	32	82	18	4	15	151
Total	2,803	5,311	1,345	353	507	10,319

Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	380	320	154	73	61	988
\$10,000-20,000	867	820	249	190	258	2,384
\$20,000-30,000	731	756	220	304	303	2,314
\$30,000-40,000	608	983	492	417	368	2,868
\$40,000-50,000	501	794	402	302	200	2,199
\$50,000-60,000	543	1,060	713	441	294	3,051
\$60,000-75,000	804	1,690	803	803	889	4,989
\$75,000-100,000	611	2,012	1,484	1,129	1,046	6,282
\$100,000-125,000	194	1,006	1,146	1,141	604	4,091
\$125,000-150,000	207	835	380	574	504	2,500
\$150,000-200,000	154	548	544	605	459	2,310
\$200,000+	97	297	439	302	303	1,438
Total	5,697	11,121	7,026	6,281	5,289	35,414

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Percent Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.1%	0.3%	0.5%	0.3%	0.1%	2.2%
\$10,000-20,000	0.8%	1.4%	0.6%	0.8%	1.1%	4.8%
\$20,000-30,000	0.6%	0.8%	0.6%	1.0%	1.5%	4.5%
\$30,000-40,000	1.2%	1.3%	1.6%	1.9%	1.6%	7.7%
\$40,000-50,000	1.0%	0.8%	1.1%	1.3%	0.8%	5.0%
\$50,000-60,000	0.8%	1.8%	1.7%	1.9%	1.1%	7.2%
\$60,000-75,000	1.3%	3.7%	2.8%	3.4%	3.4%	14.4%
\$75,000-100,000	1.5%	2.8%	5.8%	5.3%	4.5%	20.0%
\$100,000-125,000	0.5%	1.5%	4.5%	5.1%	2.7%	14.3%
\$125,000-150,000	0.5%	1.9%	0.8%	2.3%	2.2%	7.7%
\$150,000-200,000	0.1%	0.6%	2.1%	2.8%	1.4%	6.9%
\$200,000+	0.2%	0.7%	1.8%	1.2%	1.4%	5.2%
Total	9.6%	17.6%	23.7%	27.3%	21.8%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	1.6%	0.4%	0.2%	0.3%	3.5%
\$10,000-20,000	4.5%	3.4%	0.8%	0.2%	0.3%	9.1%
\$20,000-30,000	3.9%	3.7%	0.6%	0.7%	0.1%	9.0%
\$30,000-40,000	2.3%	4.6%	1.1%	0.3%	0.3%	8.6%
\$40,000-50,000	1.9%	4.1%	1.2%	0.3%	0.3%	7.8%
\$50,000-60,000	2.4%	4.4%	2.5%	0.5%	0.5%	10.3%
\$60,000-75,000	3.5%	6.1%	1.7%	0.9%	1.4%	13.7%
\$75,000-100,000	2.0%	9.2%	2.3%	0.6%	1.0%	15.0%
\$100,000-125,000	0.6%	4.4%	1.7%	0.9%	0.4%	8.1%
\$125,000-150,000	0.7%	2.9%	1.4%	0.7%	0.5%	6.2%
\$150,000-200,000	0.9%	2.8%	0.9%	0.3%	1.2%	6.0%
\$200,000+	0.3%	1.1%	0.6%	0.5%	0.2%	2.6%
Total	24.0%	48.3%	15.1%	6.0%	6.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	1.4%	0.5%	0.1%	0.2%	3.4%
\$10,000-20,000	5.0%	2.5%	1.0%	0.1%	0.1%	8.8%
\$20,000-30,000	4.9%	4.6%	0.4%	0.7%	0.2%	10.8%
\$30,000-40,000	2.6%	5.6%	0.9%	0.2%	0.1%	9.4%
\$40,000-50,000	2.3%	5.2%	1.0%	0.2%	0.4%	9.1%
\$50,000-60,000	2.0%	5.5%	3.3%	0.1%	0.6%	11.5%
\$60,000-75,000	3.4%	7.6%	1.2%	0.9%	0.9%	13.9%
\$75,000-100,000	2.6%	8.5%	2.1%	0.5%	1.4%	15.2%
\$100,000-125,000	0.7%	4.0%	0.9%	0.1%	0.2%	6.0%
\$125,000-150,000	1.0%	2.8%	0.8%	0.3%	0.2%	5.2%
\$150,000-200,000	1.1%	3.0%	0.6%	0.1%	0.6%	5.4%
\$200,000+	0.3%	0.8%	0.2%	0.0%	0.1%	1.5%
Total	27.2%	51.5%	13.0%	3.4%	4.9%	100.0%

Percent Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.1%	0.9%	0.4%	0.2%	0.2%	2.8%
\$10,000-20,000	2.4%	2.3%	0.7%	0.5%	0.7%	6.7%
\$20,000-30,000	2.1%	2.1%	0.6%	0.9%	0.9%	6.5%
\$30,000-40,000	1.7%	2.8%	1.4%	1.2%	1.0%	8.1%
\$40,000-50,000	1.4%	2.2%	1.1%	0.9%	0.6%	6.2%
\$50,000-60,000	1.5%	3.0%	2.0%	1.2%	0.8%	8.6%
\$60,000-75,000	2.3%	4.8%	2.3%	2.3%	2.5%	14.1%
\$75,000-100,000	1.7%	5.7%	4.2%	3.2%	3.0%	17.7%
\$100,000-125,000	0.5%	2.8%	3.2%	3.2%	1.7%	11.6%
\$125,000-150,000	0.6%	2.4%	1.1%	1.6%	1.4%	7.1%
\$150,000-200,000	0.4%	1.5%	1.5%	1.7%	1.3%	6.5%
\$200,000+	0.3%	0.8%	1.2%	0.9%	0.9%	4.1%
Total	16.1%	31.4%	19.8%	17.7%	14.9%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	565	247	140	145	104	1,201
\$10,000-20,000	265	291	112	240	218	1,126
\$20,000-30,000	315	165	202	325	240	1,247
\$30,000-40,000	930	304	353	77	192	1,856
\$40,000-50,000	330	223	241	191	93	1,078
\$50,000-60,000	395	207	161	144	92	999
\$60,000-75,000	307	359	301	77	385	1,429
\$75,000-100,000	108	148	431	133	278	1,098
\$100,000-125,000	155	482	133	30	141	941
\$125,000-150,000	35	51	31	97	80	294
\$150,000-200,000	17	63	8	66	48	202
\$200,000+	72	58	108	68	37	343
Total	3,494	2,598	2,221	1,593	1,908	11,814

Renter Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	303	136	45	25	11	520
\$10,000-20,000	434	169	72	19	38	732
\$20,000-30,000	248	180	95	22	25	570
\$30,000-40,000	199	113	77	56	41	486
\$40,000-50,000	250	106	48	19	10	433
\$50,000-60,000	126	58	33	19	12	248
\$60,000-75,000	285	57	80	28	5	455
\$75,000-100,000	116	87	62	71	7	343
\$100,000-125,000	41	57	40	46	40	224
\$125,000-150,000	80	81	59	32	12	264
\$150,000-200,000	105	24	20	13	15	177
\$200,000+	54	30	17	8	5	114
Total	2,241	1,098	648	358	221	4,566

Renter Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	192	101	18	9	6	326
\$10,000-20,000	370	148	44	17	28	607
\$20,000-30,000	125	142	51	17	12	347
\$30,000-40,000	95	100	57	11	35	298
\$40,000-50,000	156	50	33	15	9	263
\$50,000-60,000	77	40	18	13	7	155
\$60,000-75,000	229	43	36	15	4	327
\$75,000-100,000	88	20	13	14	6	141
\$100,000-125,000	36	20	16	31	9	112
\$125,000-150,000	59	32	50	25	11	177
\$150,000-200,000	46	21	13	10	4	94
\$200,000+	19	12	7	6	2	46
Total	1,492	729	356	183	133	2,893

Renter Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	868	383	185	170	115	1,721
\$10,000-20,000	699	460	184	259	256	1,858
\$20,000-30,000	563	345	297	347	265	1,817
\$30,000-40,000	1,129	417	430	133	233	2,342
\$40,000-50,000	580	329	289	210	103	1,511
\$50,000-60,000	521	265	194	163	104	1,247
\$60,000-75,000	592	416	381	105	390	1,884
\$75,000-100,000	224	235	493	204	285	1,441
\$100,000-125,000	196	539	173	76	181	1,165
\$125,000-150,000	115	132	90	129	92	558
\$150,000-200,000	122	87	28	79	63	379
\$200,000+	126	88	125	76	42	457
Total	5,735	3,696	2,869	1,951	2,129	16,380

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Percent Renter Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.8%	2.1%	1.2%	1.2%	0.9%	10.2%
\$10,000-20,000	2.2%	2.5%	0.9%	2.0%	1.8%	9.5%
\$20,000-30,000	2.7%	1.4%	1.7%	2.8%	2.0%	10.6%
\$30,000-40,000	7.9%	2.6%	3.0%	0.7%	1.6%	15.7%
\$40,000-50,000	2.8%	1.9%	2.0%	1.6%	0.8%	9.1%
\$50,000-60,000	3.3%	1.8%	1.4%	1.2%	0.8%	8.5%
\$60,000-75,000	2.6%	3.0%	2.5%	0.7%	3.3%	12.1%
\$75,000-100,000	0.9%	1.3%	3.6%	1.1%	2.4%	9.3%
\$100,000-125,000	1.3%	4.1%	1.1%	0.3%	1.2%	8.0%
\$125,000-150,000	0.3%	0.4%	0.3%	0.8%	0.7%	2.5%
\$150,000-200,000	0.1%	0.5%	0.1%	0.6%	0.4%	1.7%
\$200,000+	0.6%	0.5%	0.9%	0.6%	0.3%	2.9%
Total	29.6%	22.0%	18.8%	13.5%	16.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	3.0%	1.0%	0.5%	0.2%	11.4%
\$10,000-20,000	9.5%	3.7%	1.6%	0.4%	0.8%	16.0%
\$20,000-30,000	5.4%	3.9%	2.1%	0.5%	0.5%	12.5%
\$30,000-40,000	4.4%	2.5%	1.7%	1.2%	0.9%	10.6%
\$40,000-50,000	5.5%	2.3%	1.1%	0.4%	0.2%	9.5%
\$50,000-60,000	2.8%	1.3%	0.7%	0.4%	0.3%	5.4%
\$60,000-75,000	6.2%	1.2%	1.8%	0.6%	0.1%	10.0%
\$75,000-100,000	2.5%	1.9%	1.4%	1.6%	0.2%	7.5%
\$100,000-125,000	0.9%	1.2%	0.9%	1.0%	0.9%	4.9%
\$125,000-150,000	1.8%	1.8%	1.3%	0.7%	0.3%	5.8%
\$150,000-200,000	2.3%	0.5%	0.4%	0.3%	0.3%	3.9%
\$200,000+	1.2%	0.7%	0.4%	0.2%	0.1%	2.5%
Total	49.1%	24.0%	14.2%	7.8%	4.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.6%	3.5%	0.6%	0.3%	0.2%	11.3%
\$10,000-20,000	12.8%	5.1%	1.5%	0.6%	1.0%	21.0%
\$20,000-30,000	4.3%	4.9%	1.8%	0.6%	0.4%	12.0%
\$30,000-40,000	3.3%	3.5%	2.0%	0.4%	1.2%	10.3%
\$40,000-50,000	5.4%	1.7%	1.1%	0.5%	0.3%	9.1%
\$50,000-60,000	2.7%	1.4%	0.6%	0.4%	0.2%	5.4%
\$60,000-75,000	7.9%	1.5%	1.2%	0.5%	0.1%	11.3%
\$75,000-100,000	3.0%	0.7%	0.4%	0.5%	0.2%	4.9%
\$100,000-125,000	1.2%	0.7%	0.6%	1.1%	0.3%	3.9%
\$125,000-150,000	2.0%	1.1%	1.7%	0.9%	0.4%	6.1%
\$150,000-200,000	1.6%	0.7%	0.4%	0.3%	0.1%	3.2%
\$200,000+	0.7%	0.4%	0.2%	0.2%	0.1%	1.6%
Total	51.6%	25.2%	12.3%	6.3%	4.6%	100.0%

Percent Renter Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.3%	2.3%	1.1%	1.0%	0.7%	10.5%
\$10,000-20,000	4.3%	2.8%	1.1%	1.6%	1.6%	11.3%
\$20,000-30,000	3.4%	2.1%	1.8%	2.1%	1.6%	11.1%
\$30,000-40,000	6.9%	2.5%	2.6%	0.8%	1.4%	14.3%
\$40,000-50,000	3.5%	2.0%	1.8%	1.3%	0.6%	9.2%
\$50,000-60,000	3.2%	1.6%	1.2%	1.0%	0.6%	7.6%
\$60,000-75,000	3.6%	2.5%	2.3%	0.6%	2.4%	11.5%
\$75,000-100,000	1.4%	1.4%	3.0%	1.2%	1.7%	8.8%
\$100,000-125,000	1.2%	3.3%	1.1%	0.5%	1.1%	7.1%
\$125,000-150,000	0.7%	0.8%	0.5%	0.8%	0.6%	3.4%
\$150,000-200,000	0.7%	0.5%	0.2%	0.5%	0.4%	2.3%
\$200,000+	0.8%	0.5%	0.8%	0.5%	0.3%	2.8%
Total	35.0%	22.6%	17.5%	11.9%	13.0%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	191	50	79	41	10	371
\$10,000-20,000	114	200	88	131	186	719
\$20,000-30,000	95	125	86	161	260	727
\$30,000-40,000	190	163	247	283	268	1,151
\$40,000-50,000	217	128	209	249	148	951
\$50,000-60,000	107	247	236	264	171	1,025
\$60,000-75,000	210	578	451	578	600	2,417
\$75,000-100,000	260	455	1,100	1,080	958	3,853
\$100,000-125,000	85	271	909	1,081	571	2,917
\$125,000-150,000	141	406	174	533	476	1,730
\$150,000-200,000	18	121	478	634	313	1,564
\$200,000+	45	182	518	325	366	1,436
Total	1,673	2,926	4,575	5,360	4,327	18,861

Owner Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	181	250	73	24	57	585
\$10,000-20,000	735	515	144	30	50	1,474
\$20,000-30,000	682	646	111	114	17	1,570
\$30,000-40,000	382	731	166	47	56	1,382
\$40,000-50,000	394	812	234	65	63	1,568
\$50,000-60,000	372	654	396	84	93	1,599
\$60,000-75,000	579	1,041	285	180	243	2,328
\$75,000-100,000	407	1,793	447	131	214	2,992
\$100,000-125,000	148	886	343	182	78	1,637
\$125,000-150,000	164	636	312	155	107	1,374
\$150,000-200,000	185	615	197	75	262	1,334
\$200,000+	82	285	154	132	63	716
Total	4,311	8,864	2,862	1,219	1,303	18,559

Owner Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	155	151	54	13	28	401
\$10,000-20,000	552	263	114	15	21	965
\$20,000-30,000	584	543	51	78	13	1,269
\$30,000-40,000	290	597	90	22	15	1,014
\$40,000-50,000	317	699	139	35	60	1,250
\$50,000-60,000	217	546	355	12	74	1,204
\$60,000-75,000	386	875	141	97	104	1,603
\$75,000-100,000	363	1,129	282	76	194	2,044
\$100,000-125,000	113	543	119	20	25	820
\$125,000-150,000	154	428	128	39	25	774
\$150,000-200,000	145	451	102	12	86	796
\$200,000+	51	145	33	7	31	267
Total	3,327	6,370	1,608	426	676	12,407

Owner Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	372	300	152	65	67	956
\$10,000-20,000	849	715	232	161	236	2,193
\$20,000-30,000	777	771	197	275	277	2,297
\$30,000-40,000	572	894	413	330	324	2,533
\$40,000-50,000	611	940	443	314	211	2,519
\$50,000-60,000	479	901	632	348	264	2,624
\$60,000-75,000	789	1,619	736	758	843	4,745
\$75,000-100,000	667	2,248	1,547	1,211	1,172	6,845
\$100,000-125,000	233	1,157	1,252	1,263	649	4,554
\$125,000-150,000	305	1,042	486	688	583	3,104
\$150,000-200,000	203	736	675	709	575	2,898
\$200,000+	127	467	672	457	429	2,152
Total	5,984	11,790	7,437	6,579	5,630	37,420

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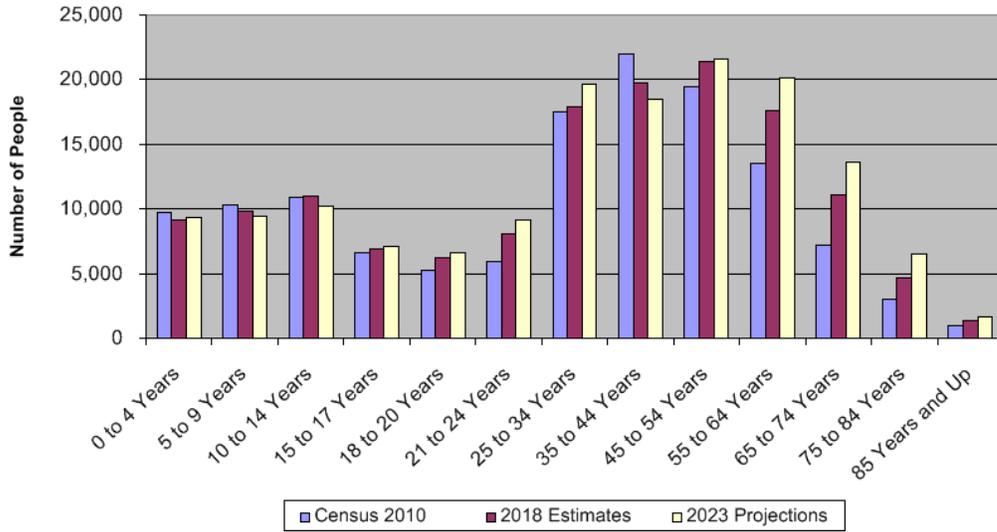
Percent Owner Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	0.3%	0.4%	0.2%	0.1%	2.0%
\$10,000-20,000	0.6%	1.1%	0.5%	0.7%	1.0%	3.8%
\$20,000-30,000	0.5%	0.7%	0.5%	0.9%	1.4%	3.9%
\$30,000-40,000	1.0%	0.9%	1.3%	1.5%	1.4%	6.1%
\$40,000-50,000	1.2%	0.7%	1.1%	1.3%	0.8%	5.0%
\$50,000-60,000	0.6%	1.3%	1.3%	1.4%	0.9%	5.4%
\$60,000-75,000	1.1%	3.1%	2.4%	3.1%	3.2%	12.8%
\$75,000-100,000	1.4%	2.4%	5.8%	5.7%	5.1%	20.4%
\$100,000-125,000	0.5%	1.4%	4.8%	5.7%	3.0%	15.5%
\$125,000-150,000	0.7%	2.2%	0.9%	2.8%	2.5%	9.2%
\$150,000-200,000	0.1%	0.6%	2.5%	3.4%	1.7%	8.3%
\$200,000+	0.2%	1.0%	2.7%	1.7%	1.9%	7.6%
Total	8.9%	15.5%	24.3%	28.4%	22.9%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	1.3%	0.4%	0.1%	0.3%	3.2%
\$10,000-20,000	4.0%	2.8%	0.8%	0.2%	0.3%	7.9%
\$20,000-30,000	3.7%	3.5%	0.6%	0.6%	0.1%	8.5%
\$30,000-40,000	2.1%	3.9%	0.9%	0.3%	0.3%	7.4%
\$40,000-50,000	2.1%	4.4%	1.3%	0.4%	0.3%	8.4%
\$50,000-60,000	2.0%	3.5%	2.1%	0.5%	0.5%	8.6%
\$60,000-75,000	3.1%	5.6%	1.5%	1.0%	1.3%	12.5%
\$75,000-100,000	2.2%	9.7%	2.4%	0.7%	1.2%	16.1%
\$100,000-125,000	0.8%	4.8%	1.8%	1.0%	0.4%	8.8%
\$125,000-150,000	0.9%	3.4%	1.7%	0.8%	0.6%	7.4%
\$150,000-200,000	1.0%	3.3%	1.1%	0.4%	1.4%	7.2%
\$200,000+	0.4%	1.5%	0.8%	0.7%	0.3%	3.9%
Total	23.2%	47.8%	15.4%	6.6%	7.0%	100.0%

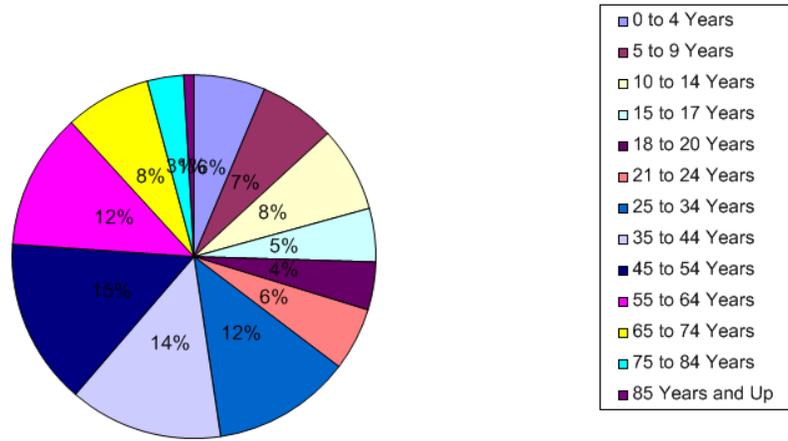
Percent Owner Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.2%	1.2%	0.4%	0.1%	0.2%	3.2%
\$10,000-20,000	4.4%	2.1%	0.9%	0.1%	0.2%	7.8%
\$20,000-30,000	4.7%	4.4%	0.4%	0.6%	0.1%	10.2%
\$30,000-40,000	2.3%	4.8%	0.7%	0.2%	0.1%	8.2%
\$40,000-50,000	2.6%	5.6%	1.1%	0.3%	0.5%	10.1%
\$50,000-60,000	1.7%	4.4%	2.9%	0.1%	0.6%	9.7%
\$60,000-75,000	3.1%	7.1%	1.1%	0.8%	0.8%	12.9%
\$75,000-100,000	2.9%	9.1%	2.3%	0.6%	1.6%	16.5%
\$100,000-125,000	0.9%	4.4%	1.0%	0.2%	0.2%	6.6%
\$125,000-150,000	1.2%	3.4%	1.0%	0.3%	0.2%	6.2%
\$150,000-200,000	1.2%	3.6%	0.8%	0.1%	0.7%	6.4%
\$200,000+	0.4%	1.2%	0.3%	0.1%	0.2%	2.2%
Total	26.8%	51.3%	13.0%	3.4%	5.4%	100.0%

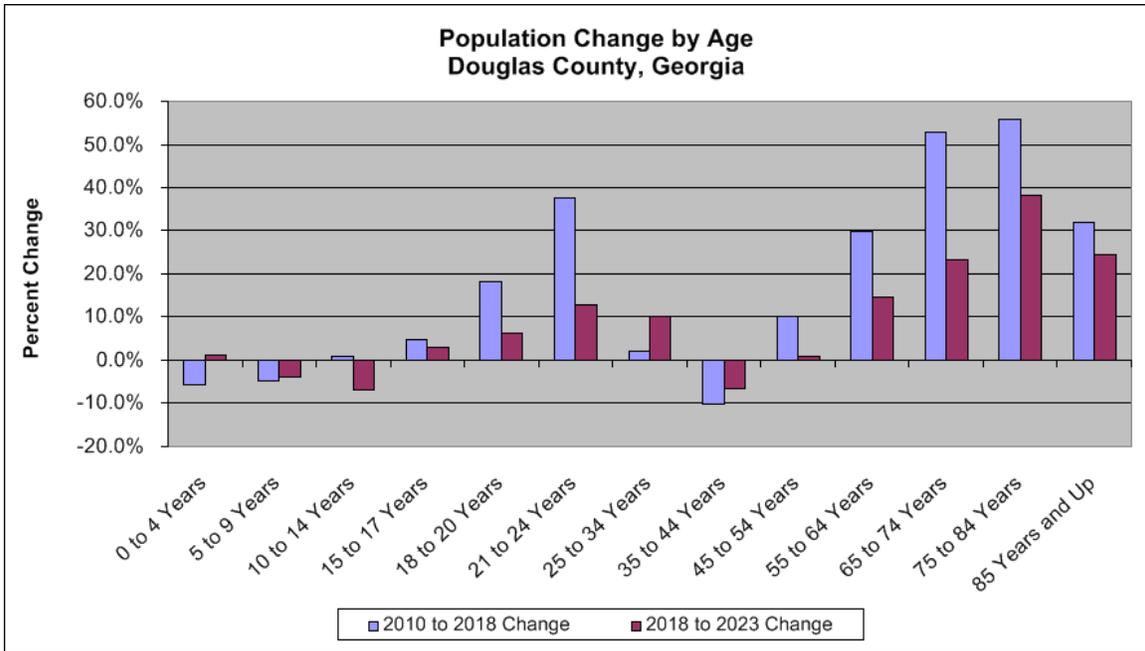
Percent Owner Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	0.8%	0.4%	0.2%	0.2%	2.6%
\$10,000-20,000	2.3%	1.9%	0.6%	0.4%	0.6%	5.9%
\$20,000-30,000	2.1%	2.1%	0.5%	0.7%	0.7%	6.1%
\$30,000-40,000	1.5%	2.4%	1.1%	0.9%	0.9%	6.8%
\$40,000-50,000	1.6%	2.5%	1.2%	0.8%	0.6%	6.7%
\$50,000-60,000	1.3%	2.4%	1.7%	0.9%	0.7%	7.0%
\$60,000-75,000	2.1%	4.3%	2.0%	2.0%	2.3%	12.7%
\$75,000-100,000	1.8%	6.0%	4.1%	3.2%	3.1%	18.3%
\$100,000-125,000	0.6%	3.1%	3.3%	3.4%	1.7%	12.2%
\$125,000-150,000	0.8%	2.8%	1.3%	1.8%	1.6%	8.3%
\$150,000-200,000	0.5%	2.0%	1.8%	1.9%	1.5%	7.7%
\$200,000+	0.3%	1.2%	1.8%	1.2%	1.1%	5.8%
Total	16.0%	31.5%	19.9%	17.6%	15.0%	100.0%

**Population by Age
Douglas County, Georgia**



**2018 Population by Age
Douglas County, Georgia**





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Population by Age & Sex Douglas County, Georgia												
Census 2010				Current Year Estimates - 2018				Five-Year Projections - 2023				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	4,974	4,758	9,732	0 to 4 Years	4,688	4,500	9,188	0 to 4 Years	4,751	4,557	9,308	
5 to 9 Years	5,297	5,060	10,357	5 to 9 Years	5,016	4,850	9,866	5 to 9 Years	4,836	4,637	9,473	
10 to 14 Years	5,604	5,260	10,864	10 to 14 Years	5,603	5,367	10,970	10 to 14 Years	5,209	5,024	10,233	
15 to 17 Years	3,266	3,314	6,580	15 to 17 Years	3,520	3,369	6,889	15 to 17 Years	3,611	3,481	7,092	
18 to 20 Years	2,707	2,529	5,236	18 to 20 Years	3,195	2,990	6,185	18 to 20 Years	3,404	3,171	6,575	
21 to 24 Years	2,988	2,912	5,900	21 to 24 Years	4,079	4,034	8,113	21 to 24 Years	4,714	4,434	9,148	
25 to 34 Years	8,124	9,381	17,505	25 to 34 Years	8,538	9,329	17,867	25 to 34 Years	9,702	9,994	19,696	
35 to 44 Years	10,245	11,753	21,998	35 to 44 Years	8,858	10,925	19,783	35 to 44 Years	8,504	9,961	18,465	
45 to 54 Years	9,446	10,010	19,456	45 to 54 Years	9,896	11,528	21,424	45 to 54 Years	9,658	11,968	21,626	
55 to 64 Years	6,254	7,277	13,531	55 to 64 Years	8,386	9,200	17,586	55 to 64 Years	9,439	10,720	20,159	
65 to 74 Years	3,365	3,876	7,241	65 to 74 Years	4,992	6,078	11,070	65 to 74 Years	6,181	7,457	13,638	
75 to 84 Years	1,192	1,812	3,004	75 to 84 Years	1,966	2,719	4,685	75 to 84 Years	2,773	3,706	6,479	
85 Years and Up	<u>310</u>	<u>689</u>	999	85 Years and Up	<u>408</u>	<u>910</u>	1,318	85 Years and Up	<u>535</u>	<u>1,105</u>	1,640	
Total	63,772	68,631	132,403	Total	69,145	75,799	144,944	Total	73,317	80,215	153,532	
62+ Years	n/a	n/a	14,732	62+ Years	n/a	n/a	21,656	62+ Years	n/a	n/a	27,240	
Median Age:		35.0		Median Age:		36.7		Median Age:		37.8		

Source: Claritas; Ribbon Demographics

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Percent Population by Age & Sex											
Douglas County, Georgia											
Census 2010				Current Year Estimates - 2018				Five-Year Projections - 2023			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.8%	3.6%	7.4%	0 to 4 Years	3.2%	3.1%	6.3%	0 to 4 Years	3.1%	3.0%	6.1%
5 to 9 Years	4.0%	3.8%	7.8%	5 to 9 Years	3.5%	3.3%	6.8%	5 to 9 Years	3.1%	3.0%	6.2%
10 to 14 Years	4.2%	4.0%	8.2%	10 to 14 Years	3.9%	3.7%	7.6%	10 to 14 Years	3.4%	3.3%	6.7%
15 to 17 Years	2.5%	2.5%	5.0%	15 to 17 Years	2.4%	2.3%	4.8%	15 to 17 Years	2.4%	2.3%	4.6%
18 to 20 Years	2.0%	1.9%	4.0%	18 to 20 Years	2.2%	2.1%	4.3%	18 to 20 Years	2.2%	2.1%	4.3%
21 to 24 Years	2.3%	2.2%	4.5%	21 to 24 Years	2.8%	2.8%	5.6%	21 to 24 Years	3.1%	2.9%	6.0%
25 to 34 Years	6.1%	7.1%	13.2%	25 to 34 Years	5.9%	6.4%	12.3%	25 to 34 Years	6.3%	6.5%	12.8%
35 to 44 Years	7.7%	8.9%	16.6%	35 to 44 Years	6.1%	7.5%	13.6%	35 to 44 Years	5.5%	6.5%	12.0%
45 to 54 Years	7.1%	7.6%	14.7%	45 to 54 Years	6.8%	8.0%	14.8%	45 to 54 Years	6.3%	7.8%	14.1%
55 to 64 Years	4.7%	5.5%	10.2%	55 to 64 Years	5.8%	6.3%	12.1%	55 to 64 Years	6.1%	7.0%	13.1%
65 to 74 Years	2.5%	2.9%	5.5%	65 to 74 Years	3.4%	4.2%	7.6%	65 to 74 Years	4.0%	4.9%	8.9%
75 to 84 Years	0.9%	1.4%	2.3%	75 to 84 Years	1.4%	1.9%	3.2%	75 to 84 Years	1.8%	2.4%	4.2%
85 Years and Up	0.2%	0.5%	0.8%	85 Years and Up	0.3%	0.6%	0.9%	85 Years and Up	0.3%	0.7%	1.1%
Total	48.2%	51.8%	100.0%	Total	47.7%	52.3%	100.0%	Total	47.8%	52.2%	100.0%
62+ Years	n/a	n/a	11.1%	62+ Years	n/a	n/a	14.9%	62+ Years	n/a	n/a	17.7%

Source: Claritas; Ribbon Demographics

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

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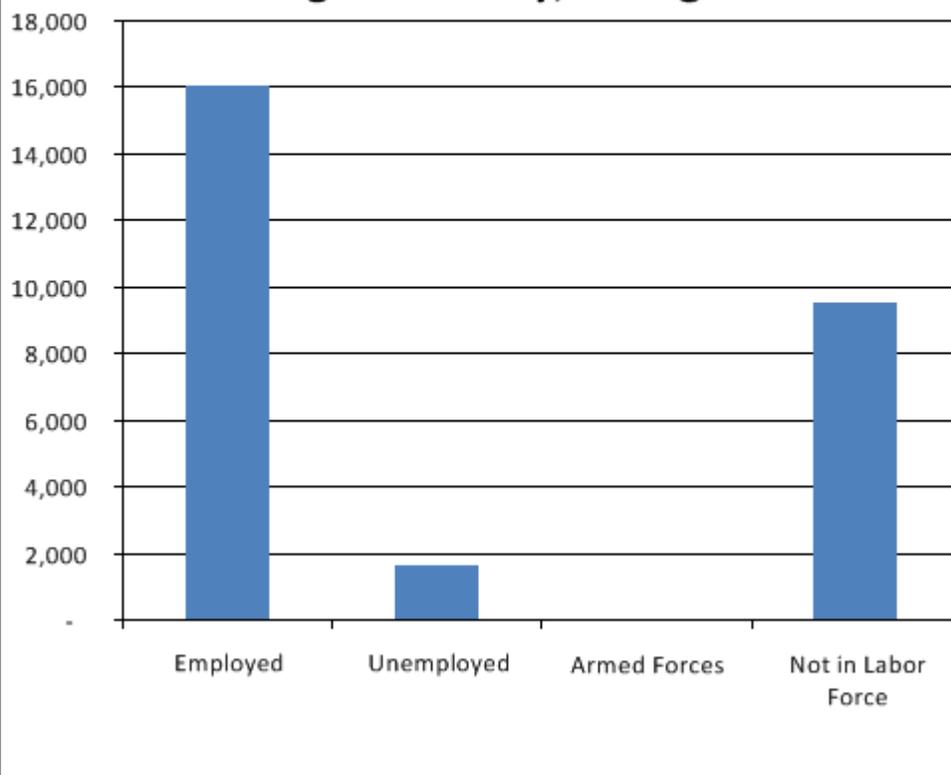
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Changes in Population by Age & Sex									
Douglas County, Georgia									
Estimated Change - 2010 to 2018					Projected Change - 2018 to 2023				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-286	-258	-544	-5.6%	0 to 4 Years	63	57	120	1.3%
5 to 9 Years	-281	-210	-491	-4.7%	5 to 9 Years	-180	-213	-393	-4.0%
10 to 14 Years	-1	107	106	1.0%	10 to 14 Years	-394	-343	-737	-6.7%
15 to 17 Years	254	55	309	4.7%	15 to 17 Years	91	112	203	2.9%
18 to 20 Years	488	461	949	18.1%	18 to 20 Years	209	181	390	6.3%
21 to 24 Years	1,091	1,122	2,213	37.5%	21 to 24 Years	635	400	1,035	12.8%
25 to 34 Years	414	-52	362	2.1%	25 to 34 Years	1,164	665	1,829	10.2%
35 to 44 Years	-1,387	-828	-2,215	-10.1%	35 to 44 Years	-354	-964	-1,318	-6.7%
45 to 54 Years	450	1,518	1,968	10.1%	45 to 54 Years	-238	440	202	0.9%
55 to 64 Years	2,132	1,923	4,055	30.0%	55 to 64 Years	1,053	1,520	2,573	14.6%
65 to 74 Years	1,627	2,202	3,829	52.9%	65 to 74 Years	1,189	1,379	2,568	23.2%
75 to 84 Years	774	907	1,681	56.0%	75 to 84 Years	807	987	1,794	38.3%
85 Years and Up	<u>98</u>	<u>221</u>	<u>319</u>	<u>31.9%</u>	85 Years and Up	<u>127</u>	<u>195</u>	<u>322</u>	<u>24.4%</u>
Total	5,373	7,168	12,541	9.5%	Total	4,172	4,416	8,588	5.9%
62+ Years	n/a	n/a	6,924	47.0%	62+ Years	n/a	n/a	5,584	25.8%

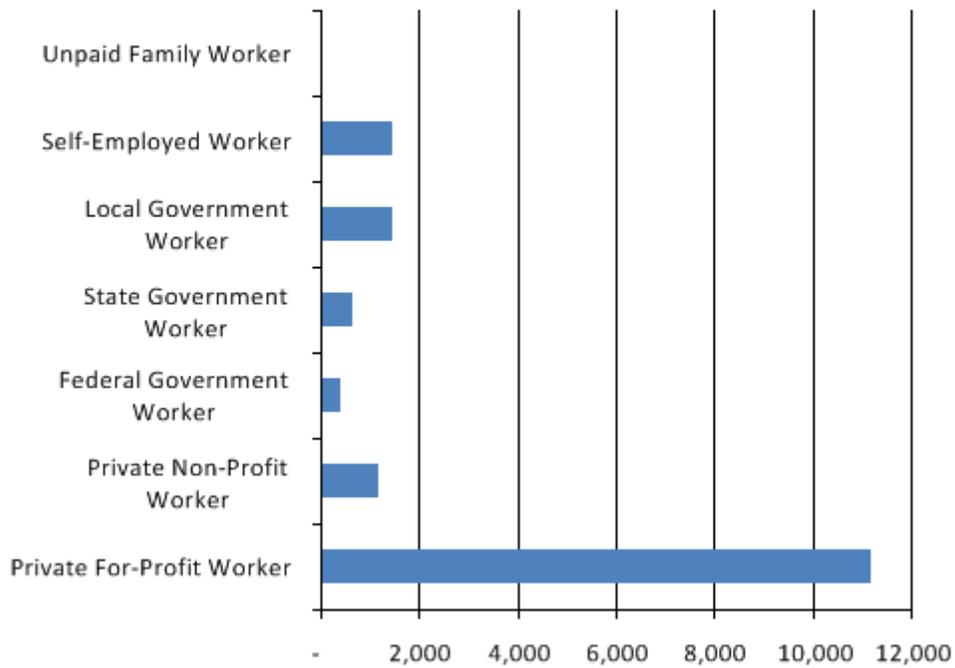
Source: Claritas; Ribbon Demographics

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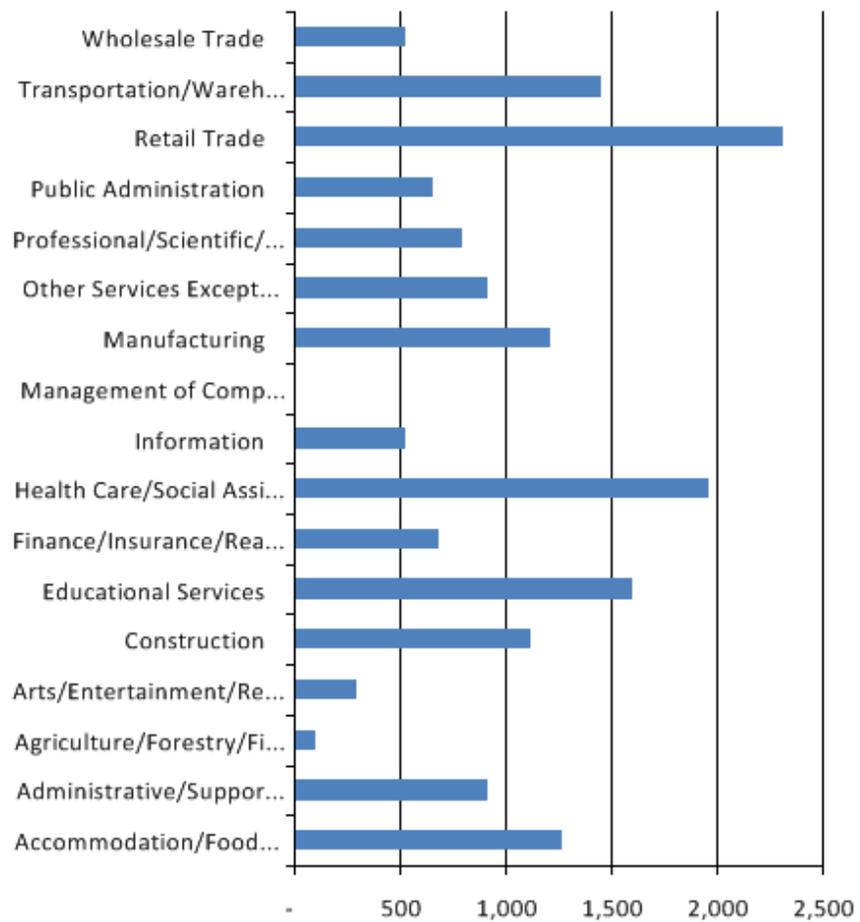
**Employed Civilian Population Aged
16+ Years - Employment Status -
2018 Estimates
Douglasville city, Georgia**



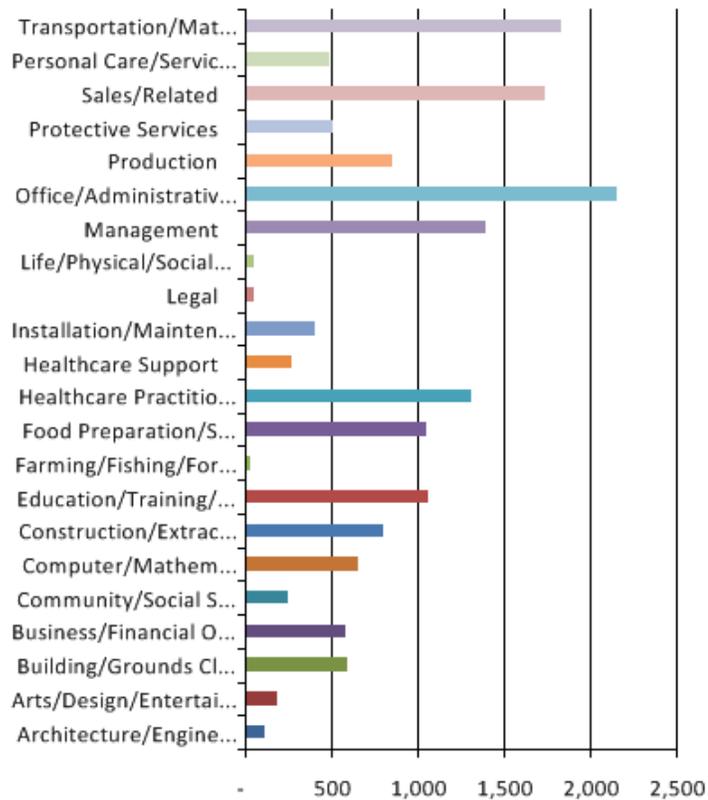
Employed Civilian Population by Class of Worker - 2018 Estimates Douglasville city, Georgia



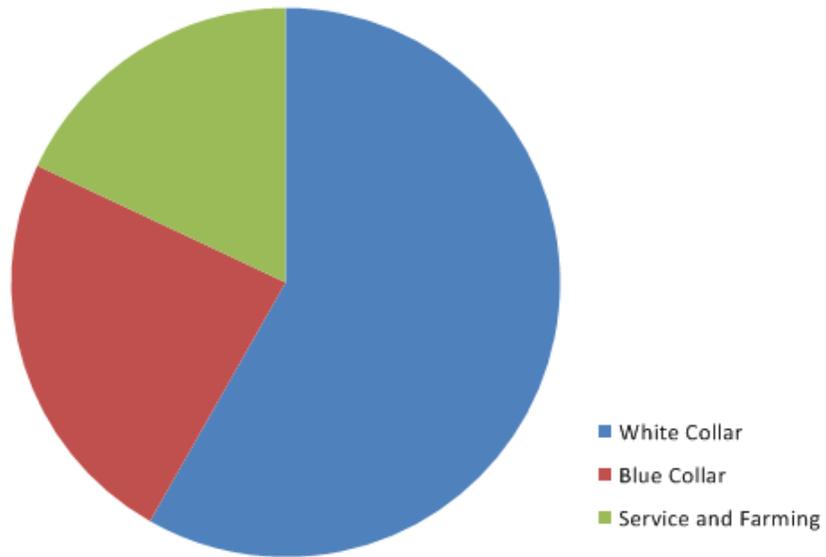
Employed Civilian Population Aged 16+ Years by Industry - 2018 Estimates Douglasville city, Georgia



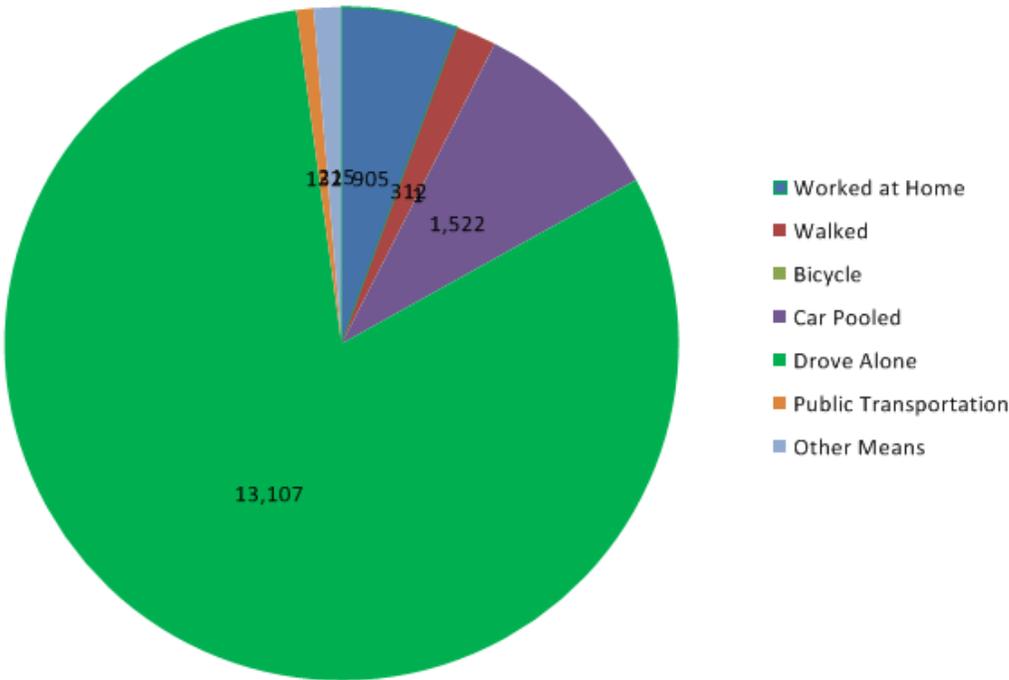
Employed Civilian Population Aged 16+ Years by Occupation - 2018 Estimates Douglasville city, Georgia



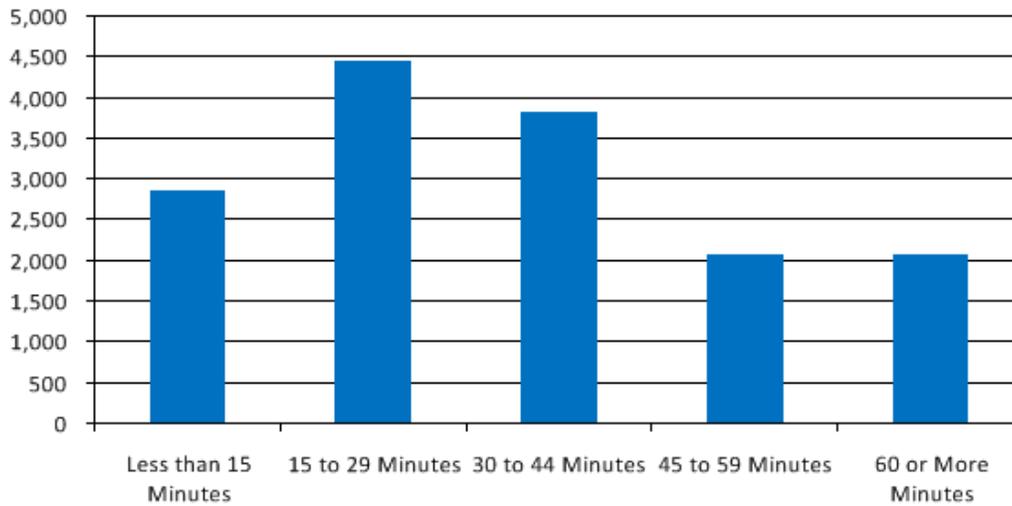
**Employed Civilian Population Aged 16+ Years by
Occupation - 2018 Estimates
Douglasville city, Georgia**



**Employed Civilian Population Aged 16+ Years
Transportation to Work - 2018 Estimates
Douglasville city, Georgia**



Employed Civilian Population Aged 16+ Years Transportation to Work - 2018 Estimates Douglasville city, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years	
Employment Status	
<i>Current Year Estimates - 2018</i>	
Douglasville city, Georgia	
Status	Number
Employed	16,043
Unemployed	1,629
Armed Forces	7
Not in Labor Force	9,507
Unemployed	9.22%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker		
Current Year Estimates - 2018		
Douglasville city, Georgia		
Industry	Number Employed	Percent Employed
Private For-Profit Worker	11,205	68.4%
Private Non-Profit Worker	1,182	7.2%
Federal Government Worker	418	2.6%
State Government Worker	651	4.0%
Local Government Worker	1,452	8.9%
Self-Employed Worker	1,472	9.0%
Unpaid Family Worker	-	0.0%
Total:	16,380	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry Current Year Estimates - 2018		
Douglasville city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	1,273	7.8%
Administrative/Support/Waste Management	917	5.6%
Agriculture/Forestry/Fishing/Hunting/Mining	100	0.6%
Arts/Entertainment/Recreation	294	1.8%
Construction	1,124	6.9%
Educational Services	1,604	9.8%
Finance/Insurance/Real Estate/Rent/Lease	684	4.2%
Health Care/Social Assistance	1,961	12.0%
Information	531	3.2%
Management of Companies and Enterprises	13	0.1%
Manufacturing	1,212	7.4%
Other Services Except Public Administration	919	5.6%
Professional/Scientific/Technical Services	792	4.8%
Public Administration	655	4.0%
Retail Trade	2,311	14.1%
Transportation/Warehousing/Utilities	1,458	8.9%
Wholesale Trade	532	3.2%
Total:	16,380	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2018		
Douglasville city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	114	0.7%
Arts/Design/Entertainment/Sports/Media	184	1.1%
Building/Grounds Cleaning/Maintenance	594	3.6%
Business/Financial Operations	579	3.5%
Community/Social Services	254	1.6%
Computer/Mathematical	656	4.0%
Construction/Extraction	806	4.9%
Education/Training/Library	1,058	6.5%
Farming/Fishing/Forestry	32	0.2%
Food Preparation/Serving Related	1,057	6.5%
Healthcare Practitioner/Technician	1,312	8.0%
Healthcare Support	274	1.7%
Installation/Maintenance/Repair	405	2.5%
Legal	47	0.3%
Life/Physical/Social Science	48	0.3%
Management	1,399	8.5%
Office/Administrative Support	2,153	13.1%
Production	852	5.2%
Protective Services	507	3.1%
Sales/Related	1,735	10.6%
Personal Care/Service	485	3.0%
Transportation/Material Moving	1,829	11.2%
Total:	16,380	100.0%
White Collar	9,539	58.2%
Blue Collar	3,892	23.8%
Service and Farming	2,949	18.0%
Total:	16,380	100.0%

Source: Ribbon Demographics; Claritas



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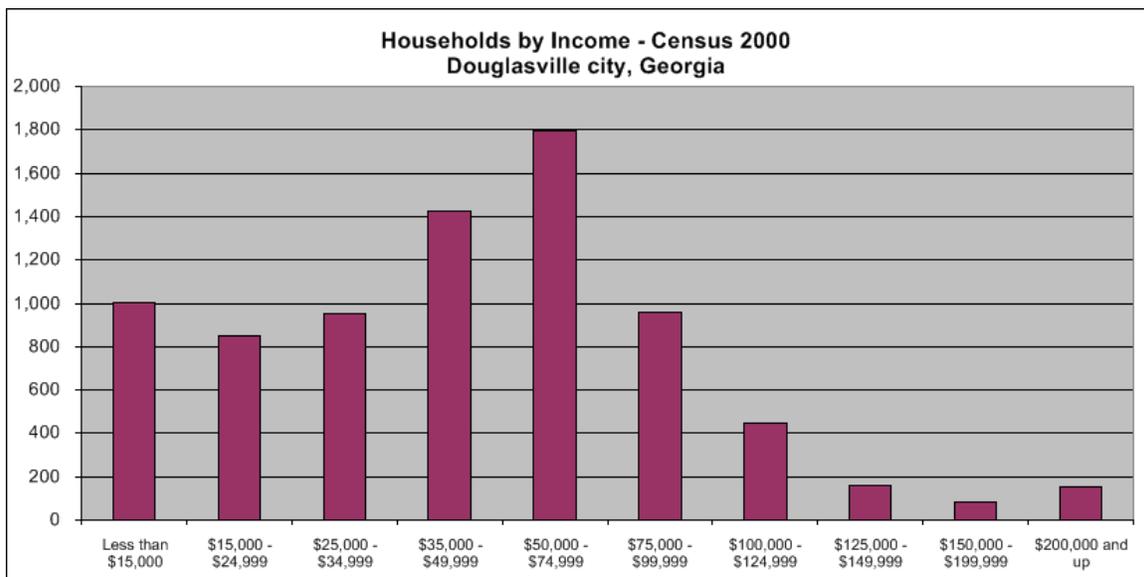
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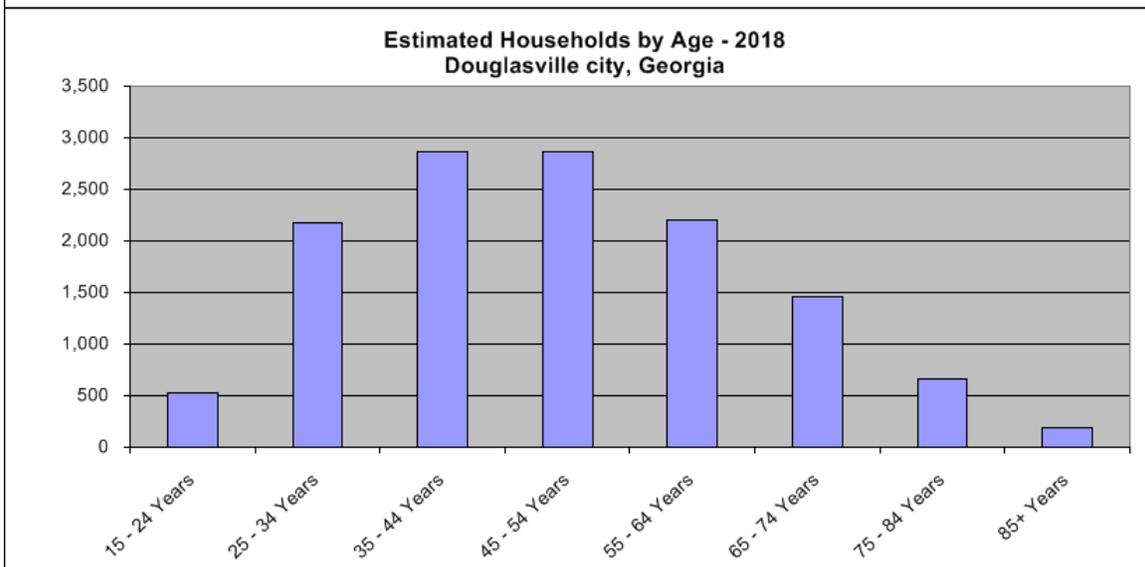
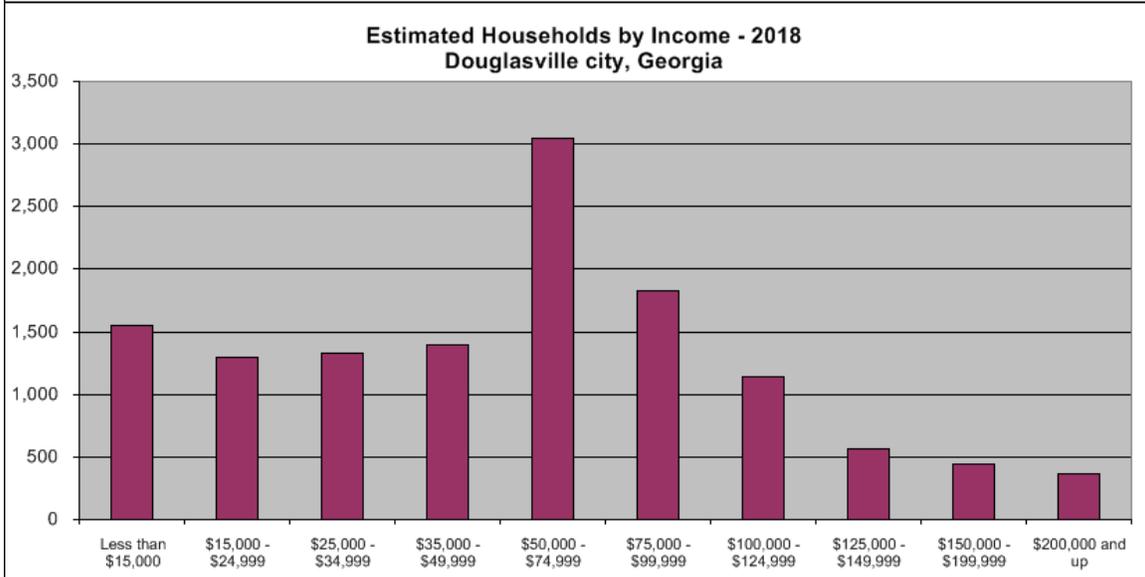
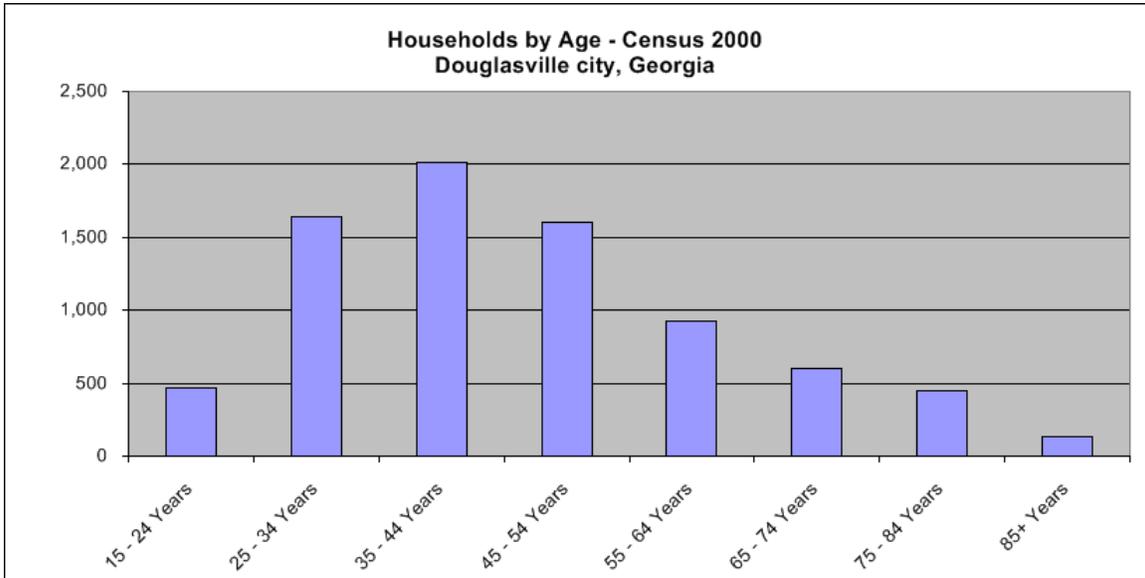
Employed Civilian Population Aged 16+ Years Transportation to Work Current Year Estimates - 2018 Douglasville city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	905	5.6%
Walked	312	1.9%
Bicycle	1	0.0%
Car Pooled	1,522	9.4%
Drove Alone	13,107	80.9%
Public Transportation	132	0.8%
Other Means	<u>215</u>	<u>1.3%</u>
Total:	16,194	100.0%

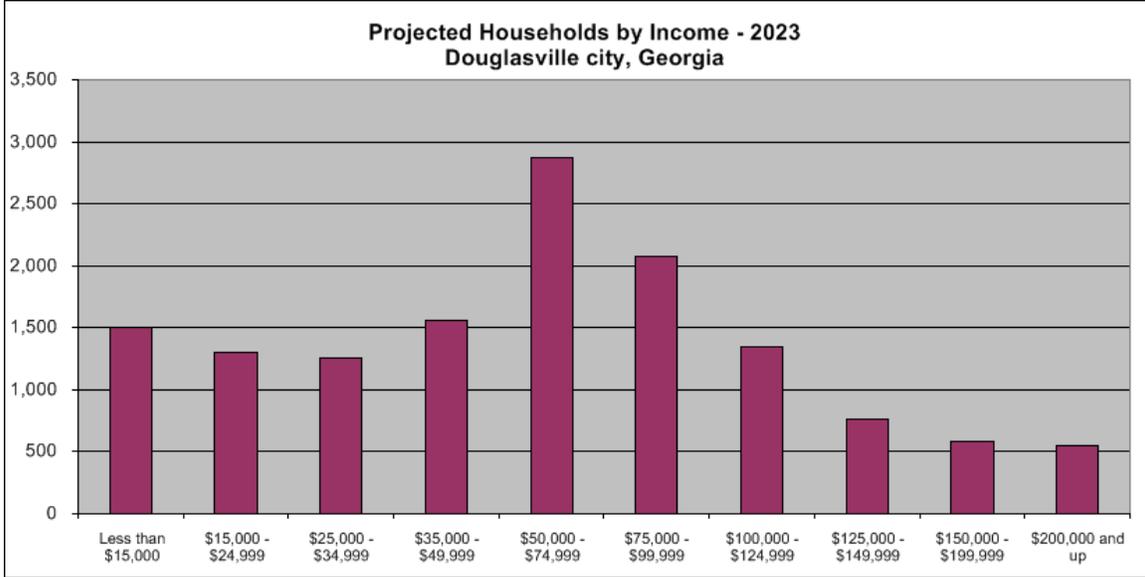
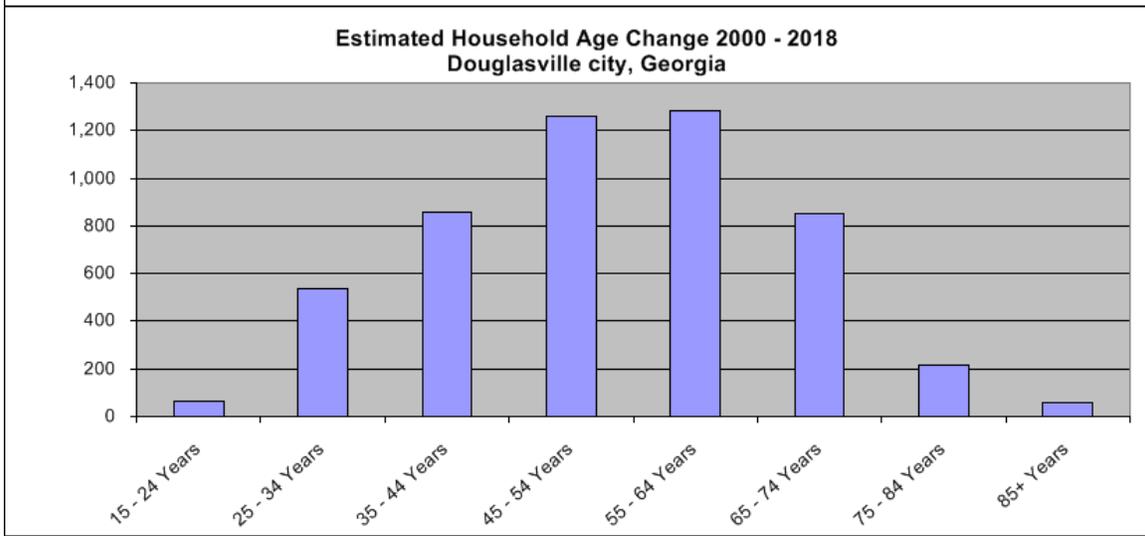
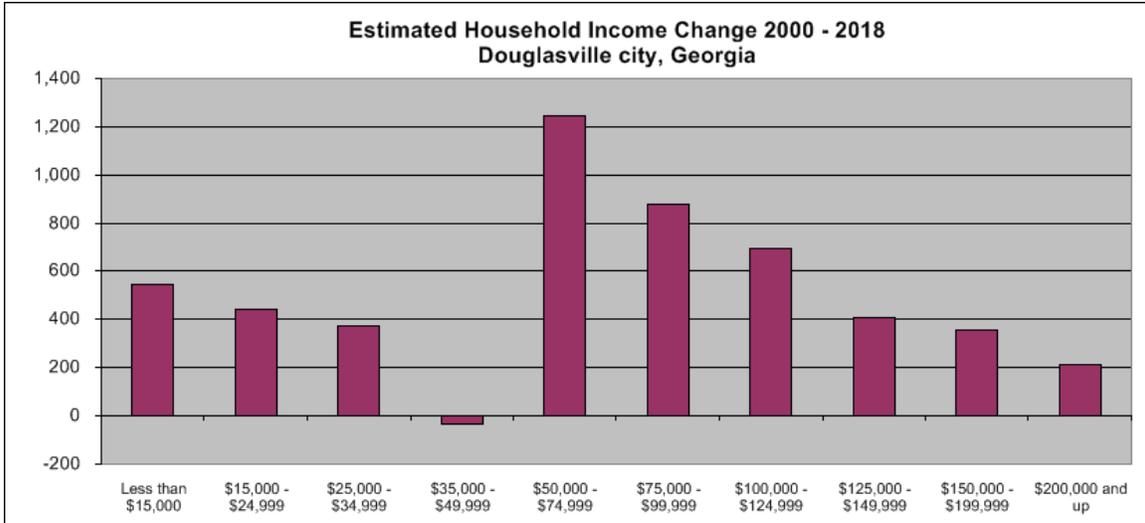
Source: Ribbon Demographics; Claritas

Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2018 Douglasville city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	2,847	18.7%
15 to 29 Minutes	4,431	29.1%
30 to 44 Minutes	3,809	25.0%
45 to 59 Minutes	2,059	13.5%
60 or More Minutes	<u>2,066</u>	<u>13.6%</u>
Total:	15,212	100.0%

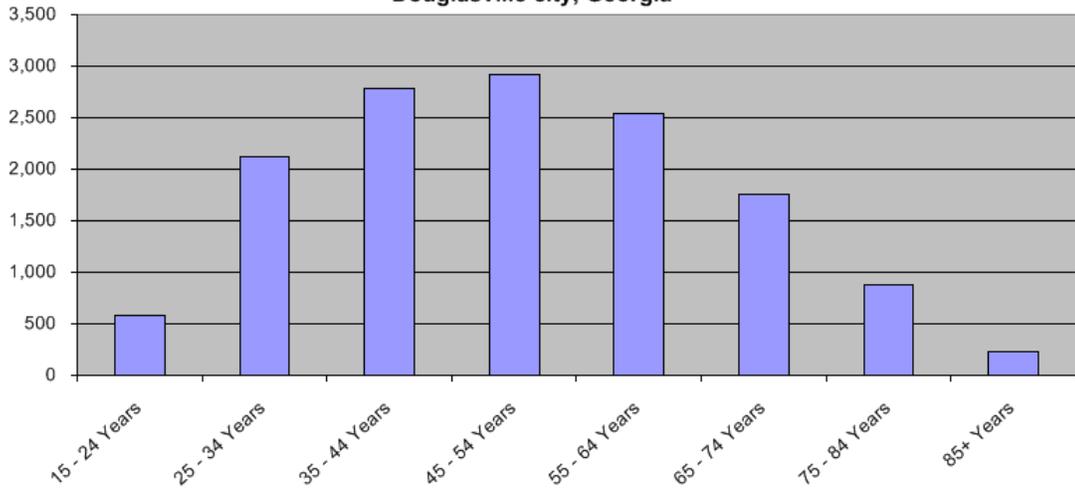
Source: Ribbon Demographics; Claritas



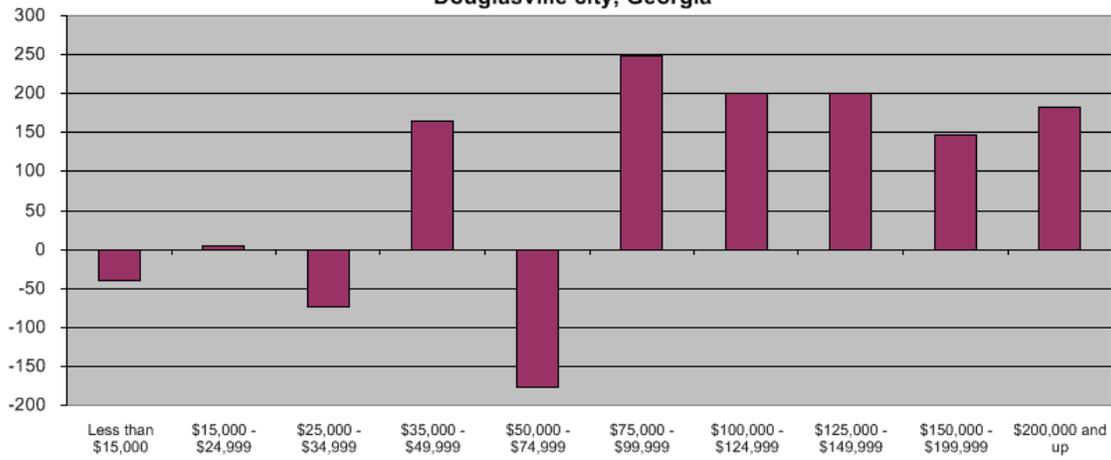




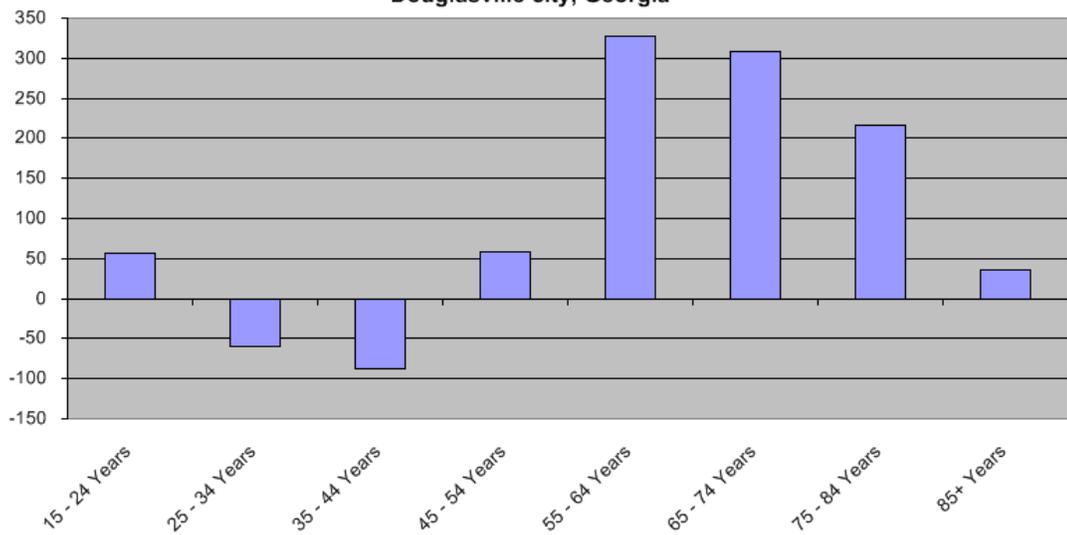
Projected Households by Age - 2023
Douglasville city, Georgia

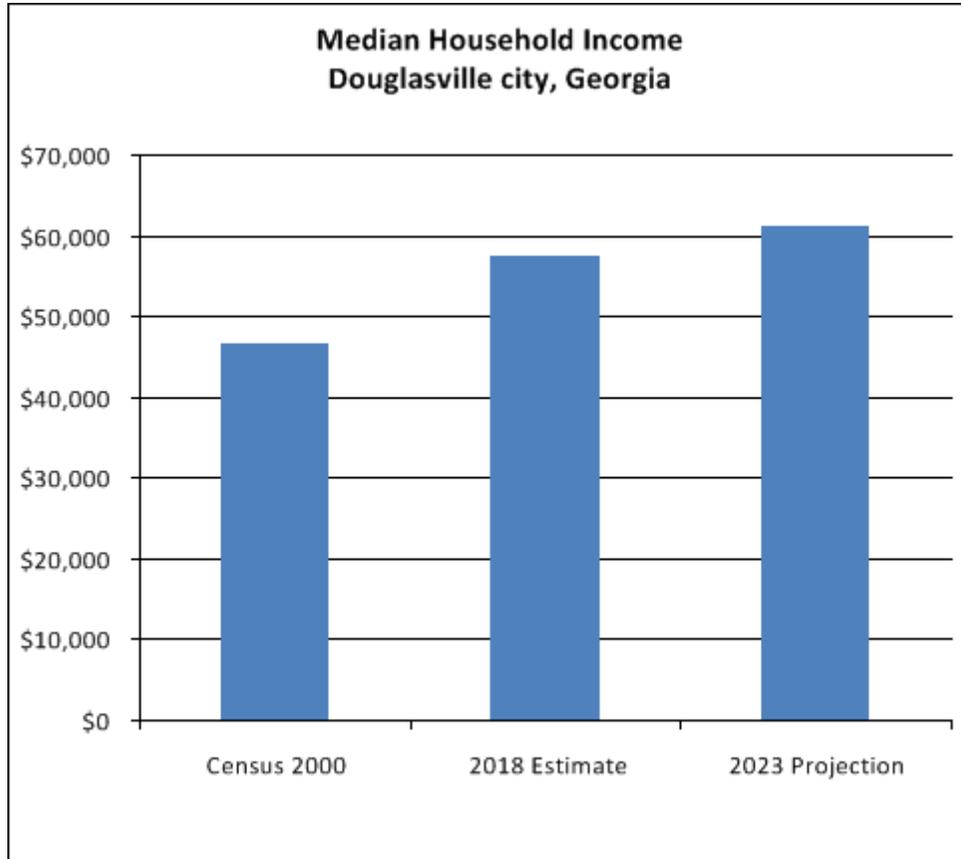


Projected Household Income Change 2018 to 2023
Douglasville city, Georgia



Projected Household Age Change 2018 to 2023
Douglasville city, Georgia





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

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglasville city, Georgia										
Current Year Estimates - 2018										
Income	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	23	272	341	263	288	183	122	54	1,546	11.9%
\$15,000 - \$24,999	94	155	185	315	304	121	88	32	1,294	10.0%
\$25,000 - \$34,999	143	244	269	169	160	196	117	33	1,331	10.3%
\$35,000 - \$49,999	11	297	320	283	205	170	86	20	1,392	10.7%
\$50,000 - \$74,999	196	547	655	672	470	333	138	34	3,045	23.5%
\$75,000 - \$99,999	17	346	485	418	280	212	63	11	1,832	14.1%
\$100,000 - \$124,999	46	174	303	305	218	76	20	1	1,143	8.8%
\$125,000 - \$149,999	0	58	97	178	118	95	17	5	568	4.4%
\$150,000 - \$199,999	0	42	86	152	88	58	10	2	438	3.4%
\$200,000 and up	0	45	127	110	75	9	1	0	367	2.8%
Total	530	2,180	2,868	2,865	2,206	1,453	662	192	12,956	100.0%
Percent	4.1%	16.8%	22.1%	22.1%	17.0%	11.2%	5.1%	1.5%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglasville city, Georgia										
Estimated Change - 2000 to 2018										
Income	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 Change
Less than \$15,000	-108	106	195	144	196	81	-57	-13	544	54.3%
\$15,000 - \$24,999	4	55	10	166	203	-2	-2	9	443	52.1%
\$25,000 - \$34,999	66	-22	26	55	71	93	67	20	376	39.4%
\$35,000 - \$49,999	-57	-63	-69	56	-10	67	35	10	-31	-2.2%
\$50,000 - \$74,999	128	107	86	292	291	229	91	23	1,247	69.4%
\$75,000 - \$99,999	-5	160	220	134	134	187	40	6	876	91.6%
\$100,000 - \$124,999	39	97	204	99	176	58	20	1	694	154.6%
\$125,000 - \$149,999	0	40	61	111	88	87	17	5	409	257.2%
\$150,000 - \$199,999	0	16	79	126	74	56	7	0	358	447.5%
\$200,000 and up	0	41	45	77	60	-7	-3	-1	212	136.8%
Total	67	537	857	1,260	1,283	849	215	60	5,128	65.5%
Percent Change	14.5%	32.7%	42.6%	78.5%	139.0%	140.6%	48.1%	45.5%	65.5%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglasville city, Georgia										
Five Year Projections - 2023										
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	24	257	302	226	290	200	148	60	1,507	10.9%
\$15,000 - \$24,999	99	145	154	282	323	142	119	35	1,299	9.4%
\$25,000 - \$34,999	150	215	218	138	155	208	138	35	1,257	9.1%
\$35,000 - \$49,999	11	302	312	302	251	219	129	31	1,557	11.3%
\$50,000 - \$74,999	214	462	561	593	476	363	167	33	2,869	20.8%
\$75,000 - \$99,999	20	363	501	453	346	283	98	16	2,080	15.1%
\$100,000 - \$124,999	66	194	323	345	278	105	30	3	1,344	9.7%
\$125,000 - \$149,999	1	73	122	226	168	140	29	9	768	5.6%
\$150,000 - \$199,999	2	46	109	193	125	89	17	4	585	4.2%
\$200,000 and up	0	64	179	166	122	13	4	1	549	4.0%
Total	587	2,121	2,781	2,924	2,534	1,762	879	227	13,815	100.0%
Percent	4.2%	15.4%	20.1%	21.2%	18.3%	12.8%	6.4%	1.6%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Douglasville city, Georgia										
Projected Change - 2018 to 2023										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	1	-15	-39	-37	2	17	26	6	-39	-2.5%
\$15,000 - \$24,999	5	-10	-31	-33	19	21	31	3	5	0.4%
\$25,000 - \$34,999	7	-29	-51	-31	-5	12	21	2	-74	-5.6%
\$35,000 - \$49,999	0	5	-8	19	46	49	43	11	165	11.9%
\$50,000 - \$74,999	18	-85	-94	-79	6	30	29	-1	-176	-5.8%
\$75,000 - \$99,999	3	17	16	35	66	71	35	5	248	13.5%
\$100,000 - \$124,999	20	20	20	40	60	29	10	2	201	17.6%
\$125,000 - \$149,999	1	15	25	48	50	45	12	4	200	35.2%
\$150,000 - \$199,999	2	4	23	41	37	31	7	2	147	33.6%
\$200,000 and up	0	19	52	56	47	4	3	1	182	49.6%
Total	57	-59	-87	59	328	309	217	35	859	6.6%
Percent Change	10.8%	-2.7%	-3.0%	2.1%	14.9%	21.3%	32.8%	18.2%	6.6%	

Source: Claritas; Ribbon Demographics



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Median Household Income Douglasville city, Georgia		
Census 2000	2018 Estimate	2023 Projection
\$46,658	\$57,512	\$61,219

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Median Household Income by Area			
Douglasville city, Georgia			
Geography ID	Census 2000	2018 Estimate	2023 Projection
1323900	\$46,658	\$57,512	\$61,219

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	161	128	53	86	38	466
\$10,000-20,000	130	123	73	75	45	446
\$20,000-30,000	69	28	74	131	126	428
\$30,000-40,000	402	100	92	26	58	678
\$40,000-50,000	92	136	70	50	24	372
\$50,000-60,000	105	91	39	39	43	317
\$60,000-75,000	45	137	103	11	121	417
\$75,000-100,000	4	52	159	19	28	262
\$100,000-125,000	63	41	32	0	11	147
\$125,000-150,000	3	7	0	8	7	25
\$150,000-200,000	1	10	4	15	3	33
\$200,000+	2	2	6	2	1	13
Total	1,077	855	705	462	505	3,604

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	154	51	4	3	0	212
\$10,000-20,000	207	93	40	1	2	343
\$20,000-30,000	68	72	9	1	1	151
\$30,000-40,000	50	13	26	29	26	144
\$40,000-50,000	66	47	8	1	3	125
\$50,000-60,000	28	14	4	0	1	47
\$60,000-75,000	55	7	18	2	0	82
\$75,000-100,000	27	31	7	7	0	72
\$100,000-125,000	8	21	7	11	8	55
\$125,000-150,000	13	5	7	8	2	35
\$150,000-200,000	6	2	1	0	1	10
\$200,000+	4	3	2	0	1	10
Total	686	359	133	63	45	1,286

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	105	32	2	3	0	142
\$10,000-20,000	179	90	26	1	1	297
\$20,000-30,000	44	47	2	1	1	95
\$30,000-40,000	32	6	25	2	25	90
\$40,000-50,000	45	15	4	1	3	68
\$50,000-60,000	13	10	2	0	1	26
\$60,000-75,000	49	3	5	1	0	58
\$75,000-100,000	14	3	2	1	0	20
\$100,000-125,000	7	3	2	11	3	26
\$125,000-150,000	9	2	4	8	2	25
\$150,000-200,000	2	1	1	0	1	5
\$200,000+	1	0	0	0	1	2
Total	500	212	75	29	38	854

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	315	179	57	89	38	678
\$10,000-20,000	337	216	113	76	47	789
\$20,000-30,000	137	100	83	132	127	579
\$30,000-40,000	452	113	118	55	84	822
\$40,000-50,000	158	183	78	51	27	497
\$50,000-60,000	133	105	43	39	44	364
\$60,000-75,000	100	144	121	13	121	499
\$75,000-100,000	31	83	166	26	28	334
\$100,000-125,000	71	62	39	11	19	202
\$125,000-150,000	16	12	7	16	9	60
\$150,000-200,000	7	12	5	15	4	43
\$200,000+	6	2	8	2	2	23
Total	1,763	1,214	838	525	550	4,890

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	3.6%	1.5%	2.4%	1.1%	12.9%
\$10,000-20,000	3.6%	3.4%	2.0%	2.1%	1.2%	12.4%
\$20,000-30,000	1.9%	0.8%	2.1%	3.6%	3.5%	11.9%
\$30,000-40,000	11.2%	2.8%	2.6%	0.7%	1.6%	18.8%
\$40,000-50,000	2.6%	3.8%	1.9%	1.4%	0.7%	10.3%
\$50,000-60,000	2.9%	2.5%	1.1%	1.1%	1.2%	8.8%
\$60,000-75,000	1.2%	3.8%	2.9%	0.3%	3.4%	11.6%
\$75,000-100,000	0.1%	1.4%	4.4%	0.5%	0.8%	7.3%
\$100,000-125,000	1.7%	1.1%	0.9%	0.0%	0.3%	4.1%
\$125,000-150,000	0.1%	0.2%	0.0%	0.2%	0.2%	0.7%
\$150,000-200,000	0.0%	0.3%	0.1%	0.4%	0.1%	0.9%
\$200,000+	0.1%	0.1%	0.2%	0.1%	0.0%	0.4%
Total	29.9%	23.7%	19.6%	12.8%	14.0%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12.0%	4.0%	0.3%	0.2%	0.0%	16.5%
\$10,000-20,000	16.1%	7.2%	3.1%	0.1%	0.2%	26.7%
\$20,000-30,000	5.3%	5.6%	0.7%	0.1%	0.1%	11.7%
\$30,000-40,000	3.9%	1.0%	2.0%	2.3%	2.0%	11.2%
\$40,000-50,000	5.1%	3.7%	0.6%	0.1%	0.2%	9.7%
\$50,000-60,000	2.2%	1.1%	0.3%	0.0%	0.1%	3.7%
\$60,000-75,000	4.3%	0.5%	1.4%	0.2%	0.0%	6.4%
\$75,000-100,000	2.1%	2.4%	0.5%	0.5%	0.0%	5.6%
\$100,000-125,000	0.6%	1.6%	0.5%	0.9%	0.6%	4.3%
\$125,000-150,000	1.0%	0.4%	0.5%	0.6%	0.2%	2.7%
\$150,000-200,000	0.5%	0.2%	0.1%	0.0%	0.1%	0.8%
\$200,000+	0.3%	0.2%	0.2%	0.0%	0.1%	0.8%
Total	53.3%	27.9%	10.3%	4.9%	3.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12.3%	3.7%	0.2%	0.4%	0.0%	16.6%
\$10,000-20,000	21.0%	10.5%	3.0%	0.1%	0.1%	34.8%
\$20,000-30,000	5.2%	5.5%	0.2%	0.1%	0.1%	11.1%
\$30,000-40,000	3.7%	0.7%	2.9%	0.2%	2.9%	10.5%
\$40,000-50,000	5.3%	1.8%	0.5%	0.1%	0.4%	8.0%
\$50,000-60,000	1.5%	1.2%	0.2%	0.0%	0.1%	3.0%
\$60,000-75,000	5.7%	0.4%	0.6%	0.1%	0.0%	6.8%
\$75,000-100,000	1.6%	0.4%	0.2%	0.1%	0.0%	2.3%
\$100,000-125,000	0.8%	0.4%	0.2%	1.3%	0.4%	3.0%
\$125,000-150,000	1.1%	0.2%	0.5%	0.9%	0.2%	2.9%
\$150,000-200,000	0.2%	0.1%	0.1%	0.0%	0.1%	0.6%
\$200,000+	0.1%	0.0%	0.0%	0.0%	0.1%	0.2%
Total	58.5%	24.8%	8.8%	3.4%	4.4%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.4%	3.7%	1.2%	1.8%	0.8%	13.9%
\$10,000-20,000	6.9%	4.4%	2.3%	1.6%	1.0%	16.1%
\$20,000-30,000	2.8%	2.0%	1.7%	2.7%	2.6%	11.8%
\$30,000-40,000	9.2%	2.3%	2.4%	1.1%	1.7%	16.8%
\$40,000-50,000	3.2%	3.7%	1.6%	1.0%	0.6%	10.2%
\$50,000-60,000	2.7%	2.1%	0.9%	0.8%	0.9%	7.4%
\$60,000-75,000	2.0%	2.9%	2.5%	0.3%	2.5%	10.2%
\$75,000-100,000	0.6%	1.7%	3.4%	0.5%	0.6%	6.8%
\$100,000-125,000	1.5%	1.3%	0.8%	0.2%	0.4%	4.1%
\$125,000-150,000	0.3%	0.2%	0.1%	0.3%	0.2%	1.2%
\$150,000-200,000	0.1%	0.2%	0.1%	0.3%	0.1%	0.9%
\$200,000+	0.1%	0.1%	0.2%	0.0%	0.0%	0.5%
Total	36.1%	24.8%	17.1%	10.7%	11.2%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	69	6	9	9	2	95
\$10,000-20,000	38	157	33	35	70	333
\$20,000-30,000	25	32	19	108	83	267
\$30,000-40,000	103	30	44	89	29	295
\$40,000-50,000	92	38	22	100	55	307
\$50,000-60,000	44	92	101	45	35	317
\$60,000-75,000	78	246	83	139	94	640
\$75,000-100,000	23	62	285	210	104	684
\$100,000-125,000	4	46	183	105	55	393
\$125,000-150,000	19	42	25	67	29	182
\$150,000-200,000	2	4	28	52	107	193
\$200,000+	2	19	26	15	36	98
Total	499	774	858	974	699	3,804

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	30	4	2	18	84
\$10,000-20,000	226	109	22	6	10	373
\$20,000-30,000	168	150	64	36	3	421
\$30,000-40,000	62	182	44	18	31	337
\$40,000-50,000	44	171	55	14	6	290
\$50,000-60,000	70	144	64	18	7	303
\$60,000-75,000	90	141	53	52	71	407
\$75,000-100,000	45	293	47	22	25	432
\$100,000-125,000	12	103	79	12	7	213
\$125,000-150,000	13	46	35	23	4	121
\$150,000-200,000	13	55	15	12	4	99
\$200,000+	12	18	10	10	5	55
Total	785	1,442	492	225	191	3,135

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	25	22	4	2	1	54
\$10,000-20,000	121	48	12	4	3	188
\$20,000-30,000	138	118	10	17	3	286
\$30,000-40,000	46	150	23	5	3	227
\$40,000-50,000	35	130	43	8	3	219
\$50,000-60,000	44	110	49	3	4	210
\$60,000-75,000	37	86	24	35	7	189
\$75,000-100,000	35	183	33	22	8	281
\$100,000-125,000	10	61	13	9	0	93
\$125,000-150,000	10	27	18	12	0	67
\$150,000-200,000	11	23	7	1	1	43
\$200,000+	8	9	1	1	1	20
Total	520	967	237	119	34	1,877

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	99	36	13	11	20	179
\$10,000-20,000	264	266	55	41	80	706
\$20,000-30,000	193	182	83	144	86	688
\$30,000-40,000	165	212	88	107	60	632
\$40,000-50,000	136	209	77	114	61	597
\$50,000-60,000	114	236	165	63	42	620
\$60,000-75,000	168	387	136	191	165	1,047
\$75,000-100,000	68	355	332	232	129	1,116
\$100,000-125,000	16	149	262	117	62	606
\$125,000-150,000	32	88	60	90	33	303
\$150,000-200,000	15	59	43	64	111	292
\$200,000+	14	37	36	25	41	153
Total	1,284	2,216	1,350	1,199	890	6,939

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.8%	0.2%	0.2%	0.2%	0.1%	2.5%
\$10,000-20,000	1.0%	4.1%	0.9%	0.9%	1.8%	8.8%
\$20,000-30,000	0.7%	0.8%	0.5%	2.8%	2.2%	7.0%
\$30,000-40,000	2.7%	0.8%	1.2%	2.3%	0.8%	7.8%
\$40,000-50,000	2.4%	1.0%	0.6%	2.6%	1.4%	8.1%
\$50,000-60,000	1.2%	2.4%	2.7%	1.2%	0.9%	8.3%
\$60,000-75,000	2.1%	6.5%	2.2%	3.7%	2.5%	16.8%
\$75,000-100,000	0.6%	1.6%	7.5%	5.5%	2.7%	18.0%
\$100,000-125,000	0.1%	1.2%	4.8%	2.8%	1.4%	10.3%
\$125,000-150,000	0.5%	1.1%	0.7%	1.8%	0.8%	4.8%
\$150,000-200,000	0.1%	0.1%	0.7%	1.4%	2.8%	5.1%
\$200,000+	0.1%	0.5%	0.7%	0.4%	0.9%	2.6%
Total	13.1%	20.3%	22.6%	25.6%	18.4%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.0%	1.0%	0.1%	0.1%	0.6%	2.7%
\$10,000-20,000	7.2%	3.5%	0.7%	0.2%	0.3%	11.9%
\$20,000-30,000	5.4%	4.8%	2.0%	1.1%	0.1%	13.4%
\$30,000-40,000	2.0%	5.8%	1.4%	0.6%	1.0%	10.7%
\$40,000-50,000	1.4%	5.5%	1.8%	0.4%	0.2%	9.3%
\$50,000-60,000	2.2%	4.6%	2.0%	0.6%	0.2%	9.7%
\$60,000-75,000	2.9%	4.5%	1.7%	1.7%	2.3%	13.0%
\$75,000-100,000	1.4%	9.3%	1.5%	0.7%	0.8%	13.8%
\$100,000-125,000	0.4%	3.3%	2.5%	0.4%	0.2%	6.8%
\$125,000-150,000	0.4%	1.5%	1.1%	0.7%	0.1%	3.9%
\$150,000-200,000	0.4%	1.8%	0.5%	0.4%	0.1%	3.2%
\$200,000+	0.4%	0.6%	0.3%	0.3%	0.2%	1.8%
Total	25.0%	46.0%	15.7%	7.2%	6.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.3%	1.2%	0.2%	0.1%	0.1%	2.9%
\$10,000-20,000	6.4%	2.6%	0.6%	0.2%	0.2%	10.0%
\$20,000-30,000	7.4%	6.3%	0.5%	0.9%	0.2%	15.2%
\$30,000-40,000	2.5%	8.0%	1.2%	0.3%	0.2%	12.1%
\$40,000-50,000	1.9%	6.9%	2.3%	0.4%	0.2%	11.7%
\$50,000-60,000	2.3%	5.9%	2.6%	0.2%	0.2%	11.2%
\$60,000-75,000	2.0%	4.6%	1.3%	1.9%	0.4%	10.1%
\$75,000-100,000	1.9%	9.7%	1.8%	1.2%	0.4%	15.0%
\$100,000-125,000	0.5%	3.2%	0.7%	0.5%	0.0%	5.0%
\$125,000-150,000	0.5%	1.4%	1.0%	0.6%	0.0%	3.6%
\$150,000-200,000	0.6%	1.2%	0.4%	0.1%	0.1%	2.3%
\$200,000+	0.4%	0.5%	0.1%	0.1%	0.1%	1.1%
Total	27.7%	51.5%	12.6%	6.3%	1.8%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	0.5%	0.2%	0.2%	0.3%	2.6%
\$10,000-20,000	3.8%	3.8%	0.8%	0.6%	1.2%	10.2%
\$20,000-30,000	2.8%	2.6%	1.2%	2.1%	1.2%	9.9%
\$30,000-40,000	2.4%	3.1%	1.3%	1.5%	0.9%	9.1%
\$40,000-50,000	2.0%	3.0%	1.1%	1.6%	0.9%	8.6%
\$50,000-60,000	1.6%	3.4%	2.4%	0.9%	0.6%	8.9%
\$60,000-75,000	2.4%	5.6%	2.0%	2.8%	2.4%	15.1%
\$75,000-100,000	1.0%	5.1%	4.8%	3.3%	1.9%	16.1%
\$100,000-125,000	0.2%	2.1%	3.8%	1.7%	0.9%	8.7%
\$125,000-150,000	0.5%	1.3%	0.9%	1.3%	0.5%	4.4%
\$150,000-200,000	0.2%	0.9%	0.6%	0.9%	1.6%	4.2%
\$200,000+	0.2%	0.5%	0.5%	0.4%	0.6%	2.2%
Total	18.5%	31.9%	19.5%	17.3%	12.8%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	218	139	71	86	58	572
\$10,000-20,000	147	119	53	79	48	446
\$20,000-30,000	90	44	65	140	116	455
\$30,000-40,000	397	90	97	35	66	685
\$40,000-50,000	76	81	46	63	24	290
\$50,000-60,000	196	127	51	57	52	483
\$60,000-75,000	69	220	133	17	167	606
\$75,000-100,000	9	100	244	29	47	429
\$100,000-125,000	77	76	64	0	16	233
\$125,000-150,000	5	10	0	17	13	45
\$150,000-200,000	11	12	3	32	7	65
\$200,000+	6	2	28	4	7	47
Total	1,301	1,020	855	559	621	4,356

Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	174	58	3	1	1	237
\$10,000-20,000	233	64	34	2	3	336
\$20,000-30,000	75	70	8	1	4	158
\$30,000-40,000	58	14	24	17	20	133
\$40,000-50,000	60	34	5	2	2	103
\$50,000-60,000	51	28	3	3	2	87
\$60,000-75,000	93	11	30	1	2	137
\$75,000-100,000	34	33	7	5	1	80
\$100,000-125,000	14	26	11	11	9	71
\$125,000-150,000	22	12	14	8	2	58
\$150,000-200,000	8	3	1	2	1	15
\$200,000+	2	8	5	0	1	23
Total	831	361	145	53	48	1,438

Renter Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	129	37	1	1	1	169
\$10,000-20,000	201	62	19	2	1	285
\$20,000-30,000	48	49	1	1	4	103
\$30,000-40,000	41	9	24	0	18	92
\$40,000-50,000	47	12	3	1	2	65
\$50,000-60,000	31	16	0	2	2	51
\$60,000-75,000	84	5	14	0	2	105
\$75,000-100,000	15	3	3	0	1	22
\$100,000-125,000	13	3	3	11	3	33
\$125,000-150,000	16	4	10	7	2	39
\$150,000-200,000	3	0	1	2	0	6
\$200,000+	2	0	1	0	0	3
Total	630	200	80	27	36	973

Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	392	197	74	87	59	809
\$10,000-20,000	380	183	87	81	51	782
\$20,000-30,000	165	114	73	141	120	613
\$30,000-40,000	455	104	121	52	86	818
\$40,000-50,000	136	115	51	65	26	393
\$50,000-60,000	247	155	54	60	54	570
\$60,000-75,000	162	231	163	18	169	743
\$75,000-100,000	43	133	251	34	48	509
\$100,000-125,000	91	102	75	11	25	304
\$125,000-150,000	27	22	14	25	15	103
\$150,000-200,000	19	15	4	34	8	80
\$200,000+	15	10	33	4	8	70
Total	2,132	1,381	1,000	612	669	5,794

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Percent Renter Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.0%	3.2%	1.6%	2.0%	1.3%	13.1%
\$10,000-20,000	3.4%	2.7%	1.2%	1.8%	1.1%	10.2%
\$20,000-30,000	2.1%	1.0%	1.5%	3.2%	2.7%	10.4%
\$30,000-40,000	9.1%	2.1%	2.2%	0.8%	1.5%	15.7%
\$40,000-50,000	1.7%	1.9%	1.1%	1.4%	0.6%	6.7%
\$50,000-60,000	4.5%	2.9%	1.2%	1.3%	1.2%	11.1%
\$60,000-75,000	1.6%	5.1%	3.1%	0.4%	3.8%	13.9%
\$75,000-100,000	0.2%	2.3%	5.6%	0.7%	1.1%	9.8%
\$100,000-125,000	1.8%	1.7%	1.5%	0.0%	0.4%	5.3%
\$125,000-150,000	0.1%	0.2%	0.0%	0.4%	0.3%	1.0%
\$150,000-200,000	0.3%	0.3%	0.1%	0.7%	0.2%	1.5%
\$200,000+	0.1%	0.0%	0.6%	0.1%	0.2%	1.1%
Total	29.9%	23.4%	19.6%	12.8%	14.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.1%	4.0%	0.2%	0.1%	0.1%	16.5%
\$10,000-20,000	16.2%	4.5%	2.4%	0.1%	0.2%	23.4%
\$20,000-30,000	5.2%	4.9%	0.6%	0.1%	0.3%	11.0%
\$30,000-40,000	4.0%	1.0%	1.7%	1.2%	1.4%	9.2%
\$40,000-50,000	4.2%	2.4%	0.3%	0.1%	0.1%	7.2%
\$50,000-60,000	3.5%	1.9%	0.2%	0.2%	0.1%	6.1%
\$60,000-75,000	6.5%	0.8%	2.1%	0.1%	0.1%	9.5%
\$75,000-100,000	2.4%	2.3%	0.5%	0.3%	0.1%	5.6%
\$100,000-125,000	1.0%	1.8%	0.8%	0.8%	0.6%	4.9%
\$125,000-150,000	1.5%	0.8%	1.0%	0.6%	0.1%	4.0%
\$150,000-200,000	0.6%	0.2%	0.1%	0.1%	0.1%	1.0%
\$200,000+	0.6%	0.6%	0.3%	0.0%	0.1%	1.6%
Total	57.8%	25.1%	10.1%	3.7%	3.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	13.3%	3.8%	0.1%	0.1%	0.1%	17.4%
\$10,000-20,000	20.7%	6.4%	2.0%	0.2%	0.1%	29.3%
\$20,000-30,000	4.9%	5.0%	0.1%	0.1%	0.4%	10.6%
\$30,000-40,000	4.2%	0.9%	2.5%	0.0%	1.8%	9.5%
\$40,000-50,000	4.8%	1.2%	0.3%	0.1%	0.2%	6.7%
\$50,000-60,000	3.2%	1.6%	0.0%	0.2%	0.2%	5.2%
\$60,000-75,000	8.6%	0.5%	1.4%	0.0%	0.2%	10.8%
\$75,000-100,000	1.5%	0.3%	0.3%	0.0%	0.1%	2.3%
\$100,000-125,000	1.3%	0.3%	0.3%	1.1%	0.3%	3.4%
\$125,000-150,000	1.6%	0.4%	1.0%	0.7%	0.2%	4.0%
\$150,000-200,000	0.3%	0.0%	0.1%	0.2%	0.0%	0.6%
\$200,000+	0.2%	0.0%	0.1%	0.0%	0.0%	0.3%
Total	64.7%	20.6%	8.2%	2.8%	3.7%	100.0%

Percent Renter Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.8%	3.4%	1.3%	1.5%	1.0%	14.0%
\$10,000-20,000	6.6%	3.2%	1.5%	1.4%	0.9%	13.5%
\$20,000-30,000	2.8%	2.0%	1.3%	2.4%	2.1%	10.6%
\$30,000-40,000	7.9%	1.8%	2.1%	0.9%	1.5%	14.1%
\$40,000-50,000	2.3%	2.0%	0.9%	1.1%	0.4%	6.8%
\$50,000-60,000	4.3%	2.7%	0.9%	1.0%	0.9%	9.8%
\$60,000-75,000	2.8%	4.0%	2.8%	0.3%	2.9%	12.8%
\$75,000-100,000	0.7%	2.3%	4.3%	0.6%	0.8%	8.8%
\$100,000-125,000	1.6%	1.8%	1.3%	0.2%	0.4%	5.2%
\$125,000-150,000	0.5%	0.4%	0.2%	0.4%	0.3%	1.8%
\$150,000-200,000	0.3%	0.3%	0.1%	0.6%	0.1%	1.4%
\$200,000+	0.3%	0.2%	0.6%	0.1%	0.1%	1.2%
Total	36.8%	23.8%	17.3%	10.6%	11.5%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	33	2	6	4	2	47
\$10,000-20,000	35	133	24	26	59	277
\$20,000-30,000	24	23	15	60	70	192
\$30,000-40,000	93	21	31	74	25	244
\$40,000-50,000	54	17	18	50	37	176
\$50,000-60,000	58	87	76	53	34	308
\$60,000-75,000	97	263	71	158	84	673
\$75,000-100,000	37	83	344	236	137	837
\$100,000-125,000	7	83	243	192	70	595
\$125,000-150,000	51	62	37	102	36	288
\$150,000-200,000	2	4	32	73	104	215
\$200,000+	5	24	64	39	103	235
Total	496	802	961	1,067	761	4,087

Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	17	17	5	3	21	63
\$10,000-20,000	169	97	15	4	9	294
\$20,000-30,000	171	131	34	32	0	368
\$30,000-40,000	49	142	39	13	22	265
\$40,000-50,000	39	125	43	10	5	222
\$50,000-60,000	77	166	79	13	8	343
\$60,000-75,000	84	165	44	53	62	408
\$75,000-100,000	52	337	48	24	25	486
\$100,000-125,000	15	143	71	9	6	244
\$125,000-150,000	19	75	49	30	4	177
\$150,000-200,000	27	78	22	9	7	143
\$200,000+	16	24	13	6	3	62
Total	735	1,500	462	206	172	3,075

Owner Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	15	12	5	2	2	36
\$10,000-20,000	77	37	7	2	1	124
\$20,000-30,000	145	104	4	16	0	269
\$30,000-40,000	37	122	24	5	1	189
\$40,000-50,000	35	102	37	7	3	184
\$50,000-60,000	50	133	59	1	5	248
\$60,000-75,000	44	114	27	37	13	235
\$75,000-100,000	40	223	36	24	16	339
\$100,000-125,000	11	85	16	6	0	118
\$125,000-150,000	14	53	22	17	0	106
\$150,000-200,000	25	43	13	1	3	85
\$200,000+	10	11	2	1	1	25
Total	503	1,039	252	119	45	1,958

Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	50	19	11	7	23	110
\$10,000-20,000	204	230	39	30	68	571
\$20,000-30,000	195	154	49	92	70	560
\$30,000-40,000	142	163	70	87	47	509
\$40,000-50,000	93	142	61	60	42	398
\$50,000-60,000	135	253	155	66	42	651
\$60,000-75,000	181	428	115	211	146	1,081
\$75,000-100,000	89	420	392	260	162	1,323
\$100,000-125,000	22	226	314	201	76	839
\$125,000-150,000	70	137	86	132	40	465
\$150,000-200,000	29	82	54	82	111	358
\$200,000+	21	48	77	45	106	297
Total	1,231	2,302	1,423	1,273	933	7,162

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Percent Owner Households						
Age 15 to 54 Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.0%	0.1%	0.1%	0.0%	1.1%
\$10,000-20,000	0.9%	3.3%	0.6%	0.6%	1.4%	6.8%
\$20,000-30,000	0.6%	0.6%	0.4%	1.5%	1.7%	4.7%
\$30,000-40,000	2.3%	0.5%	0.8%	1.8%	0.6%	6.0%
\$40,000-50,000	1.3%	0.4%	0.4%	1.2%	0.9%	4.3%
\$50,000-60,000	1.4%	2.1%	1.9%	1.3%	0.8%	7.5%
\$60,000-75,000	2.4%	6.4%	1.7%	3.9%	2.1%	16.5%
\$75,000-100,000	0.9%	2.0%	8.4%	5.8%	3.4%	20.5%
\$100,000-125,000	0.2%	2.0%	5.9%	4.7%	1.7%	14.6%
\$125,000-150,000	1.2%	1.5%	0.9%	2.5%	0.9%	7.0%
\$150,000-200,000	0.0%	0.1%	0.8%	1.8%	2.5%	5.3%
\$200,000+	0.1%	0.6%	1.6%	1.0%	2.5%	5.7%
Total	12.1%	19.6%	23.5%	26.1%	18.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.6%	0.6%	0.2%	0.1%	0.7%	2.0%
\$10,000-20,000	5.5%	3.2%	0.5%	0.1%	0.3%	9.6%
\$20,000-30,000	5.6%	4.3%	1.1%	1.0%	0.0%	12.0%
\$30,000-40,000	1.6%	4.6%	1.3%	0.4%	0.7%	8.6%
\$40,000-50,000	1.3%	4.1%	1.4%	0.3%	0.2%	7.2%
\$50,000-60,000	2.5%	5.4%	2.6%	0.4%	0.3%	11.2%
\$60,000-75,000	2.7%	5.4%	1.4%	1.7%	2.0%	13.3%
\$75,000-100,000	1.7%	11.0%	1.6%	0.8%	0.8%	15.8%
\$100,000-125,000	0.5%	4.7%	2.3%	0.3%	0.2%	7.9%
\$125,000-150,000	0.6%	2.4%	1.6%	1.0%	0.1%	5.8%
\$150,000-200,000	0.9%	2.5%	0.7%	0.3%	0.2%	4.7%
\$200,000+	0.5%	0.8%	0.4%	0.2%	0.1%	2.0%
Total	23.9%	48.8%	15.0%	6.7%	5.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.6%	0.3%	0.1%	0.1%	1.8%
\$10,000-20,000	3.9%	1.9%	0.4%	0.1%	0.1%	6.3%
\$20,000-30,000	7.4%	5.3%	0.2%	0.8%	0.0%	13.7%
\$30,000-40,000	1.9%	6.2%	1.2%	0.3%	0.1%	9.7%
\$40,000-50,000	1.8%	5.2%	1.9%	0.4%	0.2%	9.4%
\$50,000-60,000	2.6%	6.8%	3.0%	0.1%	0.3%	12.7%
\$60,000-75,000	2.2%	5.8%	1.4%	1.9%	0.7%	12.0%
\$75,000-100,000	2.0%	11.4%	1.8%	1.2%	0.8%	17.3%
\$100,000-125,000	0.6%	4.3%	0.8%	0.3%	0.0%	6.0%
\$125,000-150,000	0.7%	2.7%	1.1%	0.9%	0.0%	5.4%
\$150,000-200,000	1.3%	2.2%	0.7%	0.1%	0.2%	4.3%
\$200,000+	0.5%	0.6%	0.1%	0.1%	0.1%	1.3%
Total	25.7%	53.1%	12.9%	6.1%	2.3%	100.0%

Percent Owner Households						
All Age Groups						
Year 2018 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.7%	0.3%	0.2%	0.1%	0.3%	1.5%
\$10,000-20,000	2.8%	3.2%	0.5%	0.4%	0.9%	8.0%
\$20,000-30,000	2.7%	2.2%	0.7%	1.3%	1.0%	7.8%
\$30,000-40,000	2.0%	2.3%	1.0%	1.2%	0.7%	7.1%
\$40,000-50,000	1.3%	2.0%	0.9%	0.8%	0.6%	5.6%
\$50,000-60,000	1.9%	3.5%	2.2%	0.9%	0.6%	9.1%
\$60,000-75,000	2.5%	6.0%	1.6%	2.9%	2.0%	15.1%
\$75,000-100,000	1.2%	5.9%	5.5%	3.6%	2.3%	18.5%
\$100,000-125,000	0.3%	3.2%	4.4%	2.8%	1.1%	11.7%
\$125,000-150,000	1.0%	1.9%	1.2%	1.8%	0.6%	6.5%
\$150,000-200,000	0.4%	1.1%	0.8%	1.1%	1.5%	5.0%
\$200,000+	0.3%	0.7%	1.1%	0.6%	1.5%	4.1%
Total	17.2%	32.1%	19.9%	17.8%	13.0%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	211	116	65	81	61	534
\$10,000-20,000	139	106	49	79	43	416
\$20,000-30,000	92	47	62	129	118	448
\$30,000-40,000	369	77	89	34	72	641
\$40,000-50,000	90	89	44	77	27	327
\$50,000-60,000	181	101	39	48	42	411
\$60,000-75,000	71	219	133	17	184	624
\$75,000-100,000	9	107	273	37	57	483
\$100,000-125,000	91	95	73	0	25	284
\$125,000-150,000	4	9	0	24	17	54
\$150,000-200,000	9	19	4	32	14	78
\$200,000+	12	7	58	8	11	96
Total	1,278	992	889	566	671	4,396

Renter Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	193	69	4	1	3	270
\$10,000-20,000	252	65	41	0	1	359
\$20,000-30,000	91	88	9	4	1	193
\$30,000-40,000	64	12	26	17	23	142
\$40,000-50,000	95	49	10	1	5	160
\$50,000-60,000	56	24	3	2	6	91
\$60,000-75,000	121	17	36	5	1	180
\$75,000-100,000	52	35	8	11	2	108
\$100,000-125,000	21	39	16	14	13	103
\$125,000-150,000	44	23	18	14	4	103
\$150,000-200,000	18	5	3	0	2	28
\$200,000+	19	10	5	0	2	36
Total	1,026	436	179	69	63	1,773

Renter Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	144	47	1	1	3	196
\$10,000-20,000	222	63	23	0	0	308
\$20,000-30,000	53	65	2	4	1	125
\$30,000-40,000	45	8	26	0	22	101
\$40,000-50,000	72	18	6	0	5	101
\$50,000-60,000	37	13	1	0	5	56
\$60,000-75,000	109	8	15	3	1	136
\$75,000-100,000	27	3	3	2	2	37
\$100,000-125,000	19	4	6	14	5	48
\$125,000-150,000	31	7	13	11	4	66
\$150,000-200,000	11	2	2	0	1	16
\$200,000+	4	0	1	0	1	6
Total	774	238	99	35	50	1,196

Renter Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	404	185	69	82	64	804
\$10,000-20,000	391	171	90	79	44	775
\$20,000-30,000	183	135	71	133	119	641
\$30,000-40,000	433	89	115	51	95	783
\$40,000-50,000	185	138	54	78	32	487
\$50,000-60,000	237	125	42	50	48	502
\$60,000-75,000	192	236	169	22	185	804
\$75,000-100,000	61	142	281	48	59	591
\$100,000-125,000	112	134	89	14	38	387
\$125,000-150,000	48	32	18	38	21	157
\$150,000-200,000	27	24	7	32	16	106
\$200,000+	31	17	63	8	13	132
Total	2,304	1,428	1,068	635	734	6,169

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Percent Renter Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.8%	2.6%	1.5%	1.8%	1.4%	12.1%
\$10,000-20,000	3.2%	2.4%	1.1%	1.8%	1.0%	9.5%
\$20,000-30,000	2.1%	1.1%	1.4%	2.9%	2.7%	10.2%
\$30,000-40,000	8.4%	1.8%	2.0%	0.8%	1.6%	14.6%
\$40,000-50,000	2.0%	2.0%	1.0%	1.8%	0.6%	7.4%
\$50,000-60,000	4.1%	2.3%	0.9%	1.1%	1.0%	9.3%
\$60,000-75,000	1.6%	5.0%	3.0%	0.4%	4.2%	14.2%
\$75,000-100,000	0.2%	2.4%	6.2%	0.8%	1.3%	11.0%
\$100,000-125,000	2.1%	2.2%	1.7%	0.0%	0.6%	6.5%
\$125,000-150,000	0.1%	0.2%	0.0%	0.5%	0.4%	1.2%
\$150,000-200,000	0.2%	0.4%	0.1%	0.7%	0.3%	1.8%
\$200,000+	0.3%	0.2%	1.3%	0.2%	0.3%	2.2%
Total	29.1%	22.6%	20.2%	12.9%	15.3%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.9%	3.9%	0.2%	0.1%	0.2%	15.2%
\$10,000-20,000	14.2%	3.7%	2.3%	0.0%	0.1%	20.2%
\$20,000-30,000	5.1%	5.0%	0.5%	0.2%	0.1%	10.9%
\$30,000-40,000	3.6%	0.7%	1.5%	1.0%	1.3%	8.0%
\$40,000-50,000	5.4%	2.8%	0.6%	0.1%	0.3%	9.0%
\$50,000-60,000	3.2%	1.4%	0.2%	0.1%	0.3%	5.1%
\$60,000-75,000	6.8%	1.0%	2.0%	0.3%	0.1%	10.2%
\$75,000-100,000	2.9%	2.0%	0.5%	0.6%	0.1%	6.1%
\$100,000-125,000	1.2%	2.2%	0.9%	0.8%	0.7%	5.8%
\$125,000-150,000	2.5%	1.3%	1.0%	0.8%	0.2%	5.8%
\$150,000-200,000	1.0%	0.3%	0.2%	0.0%	0.1%	1.6%
\$200,000+	1.1%	0.6%	0.3%	0.0%	0.1%	2.0%
Total	57.9%	24.6%	10.1%	3.9%	3.6%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	12.0%	3.9%	0.1%	0.1%	0.3%	16.4%
\$10,000-20,000	18.6%	5.3%	1.9%	0.0%	0.0%	25.8%
\$20,000-30,000	4.4%	5.4%	0.2%	0.3%	0.1%	10.5%
\$30,000-40,000	3.8%	0.7%	2.2%	0.0%	1.8%	8.4%
\$40,000-50,000	6.0%	1.5%	0.5%	0.0%	0.4%	8.4%
\$50,000-60,000	3.1%	1.1%	0.1%	0.0%	0.4%	4.7%
\$60,000-75,000	9.1%	0.7%	1.3%	0.3%	0.1%	11.4%
\$75,000-100,000	2.3%	0.3%	0.3%	0.2%	0.2%	3.1%
\$100,000-125,000	1.6%	0.3%	0.5%	1.2%	0.4%	4.0%
\$125,000-150,000	2.6%	0.6%	1.1%	0.9%	0.3%	5.5%
\$150,000-200,000	0.9%	0.2%	0.2%	0.0%	0.1%	1.3%
\$200,000+	0.3%	0.0%	0.1%	0.0%	0.1%	0.5%
Total	64.7%	19.9%	8.3%	2.9%	4.2%	100.0%

Percent Renter Households						
All Age Groups						
Year 2023 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.5%	3.0%	1.1%	1.3%	1.0%	13.0%
\$10,000-20,000	6.3%	2.8%	1.5%	1.3%	0.7%	12.6%
\$20,000-30,000	3.0%	2.2%	1.2%	2.2%	1.9%	10.4%
\$30,000-40,000	7.0%	1.4%	1.9%	0.8%	1.5%	12.7%
\$40,000-50,000	3.0%	2.2%	0.9%	1.3%	0.5%	7.9%
\$50,000-60,000	3.8%	2.0%	0.7%	0.8%	0.8%	8.1%
\$60,000-75,000	3.1%	3.8%	2.7%	0.4%	3.0%	13.0%
\$75,000-100,000	1.0%	2.3%	4.6%	0.8%	1.0%	9.6%
\$100,000-125,000	1.8%	2.2%	1.4%	0.2%	0.6%	6.3%
\$125,000-150,000	0.8%	0.5%	0.3%	0.6%	0.3%	2.5%
\$150,000-200,000	0.4%	0.4%	0.1%	0.5%	0.3%	1.7%
\$200,000+	0.5%	0.3%	1.0%	0.1%	0.2%	2.1%
Total	37.3%	23.1%	17.3%	10.3%	11.9%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	30	2	6	4	1	43
\$10,000-20,000	26	99	18	18	50	211
\$20,000-30,000	17	21	12	46	57	153
\$30,000-40,000	77	15	26	59	21	198
\$40,000-50,000	60	11	18	46	31	166
\$50,000-60,000	40	72	50	34	23	219
\$60,000-75,000	87	214	60	138	77	576
\$75,000-100,000	35	75	344	252	148	854
\$100,000-125,000	6	79	265	222	72	644
\$125,000-150,000	74	82	42	128	42	368
\$150,000-200,000	5	6	42	96	123	272
\$200,000+	4	36	88	57	128	313
Total	461	712	971	1,100	773	4,017

Owner Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	22	15	6	2	21	66
\$10,000-20,000	177	93	19	4	9	302
\$20,000-30,000	197	149	33	37	2	418
\$30,000-40,000	53	154	43	17	26	293
\$40,000-50,000	54	156	51	11	8	280
\$50,000-60,000	80	156	76	16	4	332
\$60,000-75,000	89	180	49	55	63	436
\$75,000-100,000	66	440	63	33	33	635
\$100,000-125,000	22	180	94	11	6	313
\$125,000-150,000	26	103	71	36	7	243
\$150,000-200,000	35	114	34	12	12	207
\$200,000+	22	41	23	13	5	104
Total	843	1,781	562	247	196	3,629

Owner Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	19	12	4	2	3	40
\$10,000-20,000	88	34	10	3	1	136
\$20,000-30,000	171	124	4	18	1	318
\$30,000-40,000	42	134	26	6	2	210
\$40,000-50,000	49	132	45	9	6	241
\$50,000-60,000	52	131	57	1	3	244
\$60,000-75,000	46	132	31	40	14	263
\$75,000-100,000	53	297	47	33	23	453
\$100,000-125,000	18	113	20	8	0	159
\$125,000-150,000	21	80	32	20	0	153
\$150,000-200,000	32	63	22	1	5	123
\$200,000+	14	19	4	2	2	41
Total	605	1,271	302	143	60	2,381

Owner Households						
All Age Groups						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	52	17	12	6	22	109
\$10,000-20,000	203	192	37	22	59	513
\$20,000-30,000	214	170	45	83	59	571
\$30,000-40,000	130	169	69	76	47	491
\$40,000-50,000	114	167	69	57	39	446
\$50,000-60,000	120	228	126	50	27	551
\$60,000-75,000	176	394	109	193	140	1,012
\$75,000-100,000	101	515	407	285	181	1,489
\$100,000-125,000	28	259	359	233	78	957
\$125,000-150,000	100	185	113	164	49	611
\$150,000-200,000	40	120	76	108	135	479
\$200,000+	26	77	111	70	133	417
Total	1,304	2,493	1,533	1,347	969	7,646

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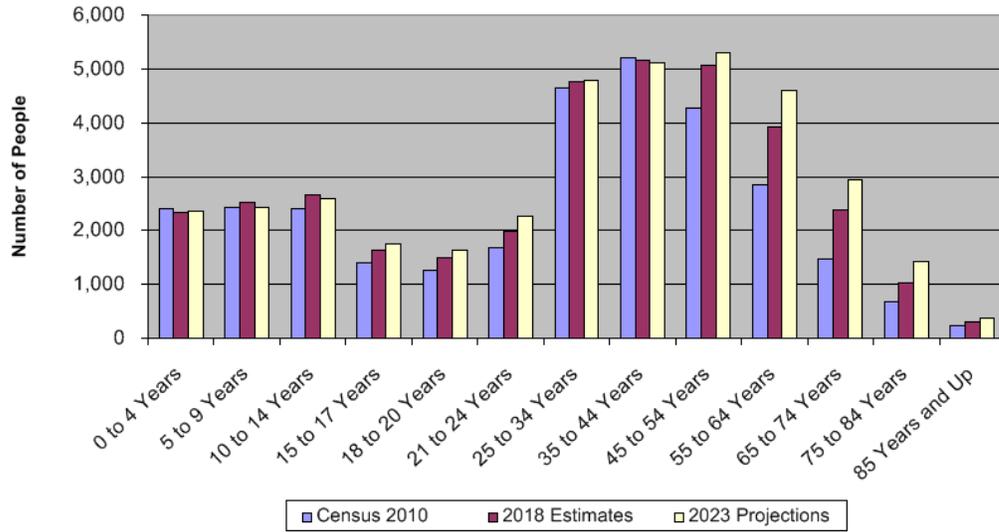
Percent Owner Households						
Age 15 to 54 Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.7%	0.0%	0.1%	0.1%	0.0%	1.1%
\$10,000-20,000	0.6%	2.5%	0.4%	0.4%	1.2%	5.3%
\$20,000-30,000	0.4%	0.5%	0.3%	1.1%	1.4%	3.8%
\$30,000-40,000	1.9%	0.4%	0.6%	1.5%	0.5%	4.9%
\$40,000-50,000	1.5%	0.3%	0.4%	1.1%	0.8%	4.1%
\$50,000-60,000	1.0%	1.8%	1.2%	0.8%	0.6%	5.5%
\$60,000-75,000	2.2%	5.3%	1.5%	3.4%	1.9%	14.3%
\$75,000-100,000	0.9%	1.9%	8.6%	6.3%	3.7%	21.3%
\$100,000-125,000	0.1%	2.0%	6.6%	5.5%	1.8%	16.0%
\$125,000-150,000	1.8%	2.0%	1.0%	3.2%	1.0%	9.2%
\$150,000-200,000	0.1%	0.1%	1.0%	2.4%	3.1%	6.8%
\$200,000+	0.1%	0.9%	2.2%	1.4%	3.2%	7.8%
Total	11.5%	17.7%	24.2%	27.4%	19.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.6%	0.4%	0.2%	0.1%	0.6%	1.8%
\$10,000-20,000	4.9%	2.6%	0.5%	0.1%	0.2%	8.3%
\$20,000-30,000	5.4%	4.1%	0.9%	1.0%	0.1%	11.5%
\$30,000-40,000	1.5%	4.2%	1.2%	0.5%	0.7%	8.1%
\$40,000-50,000	1.5%	4.3%	1.4%	0.3%	0.2%	7.7%
\$50,000-60,000	2.2%	4.3%	2.1%	0.4%	0.1%	9.1%
\$60,000-75,000	2.5%	5.0%	1.4%	1.5%	1.7%	12.0%
\$75,000-100,000	1.8%	12.1%	1.7%	0.9%	0.9%	17.5%
\$100,000-125,000	0.6%	5.0%	2.6%	0.3%	0.2%	8.6%
\$125,000-150,000	0.7%	2.8%	2.0%	1.0%	0.2%	6.7%
\$150,000-200,000	1.0%	3.1%	0.9%	0.3%	0.3%	5.7%
\$200,000+	0.6%	1.1%	0.6%	0.4%	0.1%	2.9%
Total	23.2%	49.1%	15.5%	6.8%	5.4%	100.0%

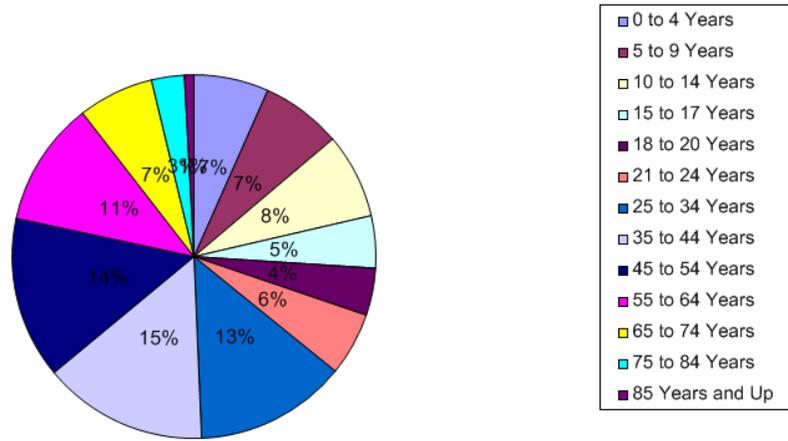
Percent Owner Households						
Aged 62+ Years						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.8%	0.5%	0.2%	0.1%	0.1%	1.7%
\$10,000-20,000	3.7%	1.4%	0.4%	0.1%	0.0%	5.7%
\$20,000-30,000	7.2%	5.2%	0.2%	0.8%	0.0%	13.4%
\$30,000-40,000	1.8%	5.6%	1.1%	0.3%	0.1%	8.8%
\$40,000-50,000	2.1%	5.5%	1.9%	0.4%	0.3%	10.1%
\$50,000-60,000	2.2%	5.5%	2.4%	0.0%	0.1%	10.2%
\$60,000-75,000	1.9%	5.5%	1.3%	1.7%	0.6%	11.0%
\$75,000-100,000	2.2%	12.5%	2.0%	1.4%	1.0%	19.0%
\$100,000-125,000	0.8%	4.7%	0.8%	0.3%	0.0%	6.7%
\$125,000-150,000	0.9%	3.4%	1.3%	0.8%	0.0%	6.4%
\$150,000-200,000	1.3%	2.6%	0.9%	0.0%	0.2%	5.2%
\$200,000+	0.6%	0.8%	0.2%	0.1%	0.1%	1.7%
Total	25.4%	53.4%	12.7%	6.0%	2.5%	100.0%

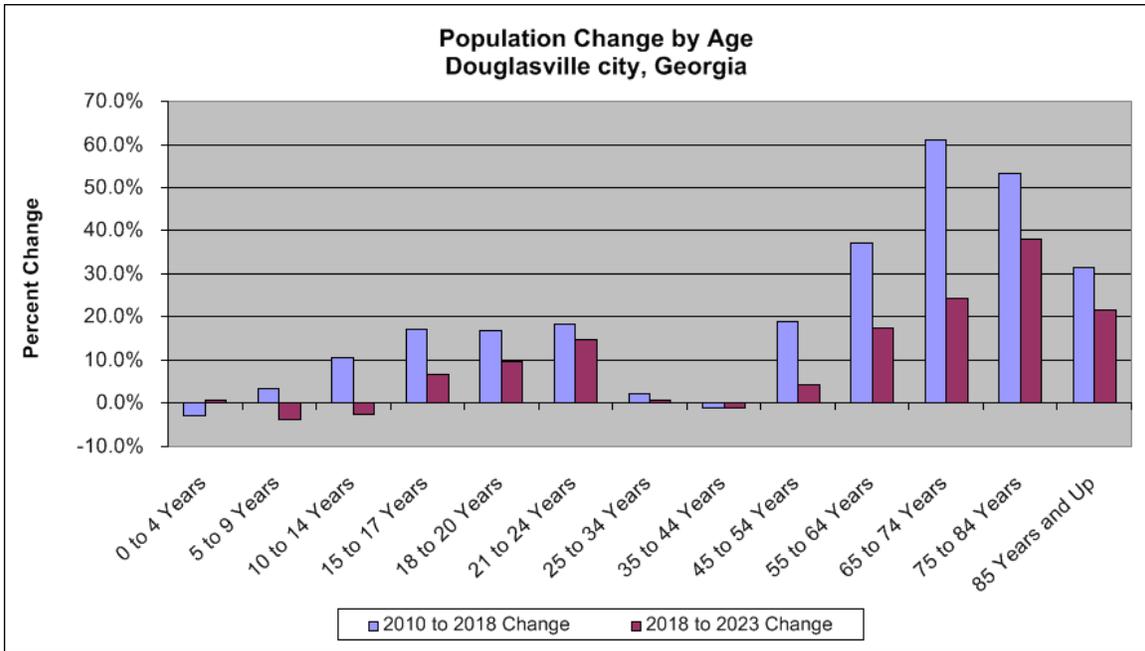
Percent Owner Households						
All Age Groups						
Year 2023 Projections						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.7%	0.2%	0.2%	0.1%	0.3%	1.4%
\$10,000-20,000	2.7%	2.5%	0.5%	0.3%	0.8%	6.7%
\$20,000-30,000	2.8%	2.2%	0.6%	1.1%	0.8%	7.5%
\$30,000-40,000	1.7%	2.2%	0.9%	1.0%	0.6%	6.4%
\$40,000-50,000	1.5%	2.2%	0.9%	0.7%	0.5%	5.8%
\$50,000-60,000	1.6%	3.0%	1.6%	0.7%	0.4%	7.2%
\$60,000-75,000	2.3%	5.2%	1.4%	2.5%	1.8%	13.2%
\$75,000-100,000	1.3%	6.7%	5.3%	3.7%	2.4%	19.5%
\$100,000-125,000	0.4%	3.4%	4.7%	3.0%	1.0%	12.5%
\$125,000-150,000	1.3%	2.4%	1.5%	2.1%	0.6%	8.0%
\$150,000-200,000	0.5%	1.6%	1.0%	1.4%	1.8%	6.3%
\$200,000+	0.3%	1.0%	1.5%	0.9%	1.7%	5.5%
Total	17.1%	32.6%	20.0%	17.6%	12.7%	100.0%

**Population by Age
Douglasville city, Georgia**



**2018 Population by Age
Douglasville city, Georgia**





POPULATION DATA

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Population by Age & Sex Douglasville city, Georgia												
Census 2010				Current Year Estimates - 2018				Five-Year Projections - 2023				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	1,263	1,151	2,414	0 to 4 Years	1,197	1,148	2,345	0 to 4 Years	1,205	1,158	2,363	
5 to 9 Years	1,207	1,227	2,434	5 to 9 Years	1,287	1,234	2,521	5 to 9 Years	1,233	1,192	2,425	
10 to 14 Years	1,213	1,202	2,415	10 to 14 Years	1,366	1,304	2,670	10 to 14 Years	1,330	1,269	2,599	
15 to 17 Years	654	743	1,397	15 to 17 Years	821	815	1,636	15 to 17 Years	901	845	1,746	
18 to 20 Years	669	600	1,269	18 to 20 Years	762	722	1,484	18 to 20 Years	850	776	1,626	
21 to 24 Years	829	847	1,676	21 to 24 Years	1,005	977	1,982	21 to 24 Years	1,176	1,097	2,273	
25 to 34 Years	2,162	2,489	4,651	25 to 34 Years	2,217	2,541	4,758	25 to 34 Years	2,329	2,467	4,796	
35 to 44 Years	2,364	2,850	5,214	35 to 44 Years	2,259	2,904	5,163	35 to 44 Years	2,279	2,832	5,111	
45 to 54 Years	2,040	2,224	4,264	45 to 54 Years	2,299	2,777	5,076	45 to 54 Years	2,308	2,992	5,300	
55 to 64 Years	1,265	1,592	2,857	55 to 64 Years	1,815	2,108	3,923	55 to 64 Years	2,101	2,506	4,607	
65 to 74 Years	607	865	1,472	65 to 74 Years	1,004	1,368	2,372	65 to 74 Years	1,265	1,686	2,951	
75 to 84 Years	232	438	670	75 to 84 Years	381	647	1,028	75 to 84 Years	560	858	1,418	
85 Years and Up	73	155	228	85 Years and Up	88	212	300	85 Years and Up	111	254	365	
Total	14,578	16,383	30,961	Total	16,501	18,757	35,258	Total	17,648	19,932	37,580	
62+ Years	n/a	n/a	3,090	62+ Years	n/a	n/a	4,704	62+ Years	n/a	n/a	5,954	
Median Age:		33.3		Median Age:		35.5		Median Age:		36.9		

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											
Douglasville city, Georgia											
Census 2010				Current Year Estimates - 2018				Five-Year Projections - 2023			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	4.1%	3.7%	7.8%	0 to 4 Years	3.4%	3.3%	6.7%	0 to 4 Years	3.2%	3.1%	6.3%
5 to 9 Years	3.9%	4.0%	7.9%	5 to 9 Years	3.7%	3.5%	7.2%	5 to 9 Years	3.3%	3.2%	6.5%
10 to 14 Years	3.9%	3.9%	7.8%	10 to 14 Years	3.9%	3.7%	7.6%	10 to 14 Years	3.5%	3.4%	6.9%
15 to 17 Years	2.1%	2.4%	4.5%	15 to 17 Years	2.3%	2.3%	4.6%	15 to 17 Years	2.4%	2.2%	4.6%
18 to 20 Years	2.2%	1.9%	4.1%	18 to 20 Years	2.2%	2.0%	4.2%	18 to 20 Years	2.3%	2.1%	4.3%
21 to 24 Years	2.7%	2.7%	5.4%	21 to 24 Years	2.9%	2.8%	5.6%	21 to 24 Years	3.1%	2.9%	6.0%
25 to 34 Years	7.0%	8.0%	15.0%	25 to 34 Years	6.3%	7.2%	13.5%	25 to 34 Years	6.2%	6.6%	12.8%
35 to 44 Years	7.6%	9.2%	16.8%	35 to 44 Years	6.4%	8.2%	14.6%	35 to 44 Years	6.1%	7.5%	13.6%
45 to 54 Years	6.6%	7.2%	13.8%	45 to 54 Years	6.5%	7.9%	14.4%	45 to 54 Years	6.1%	8.0%	14.1%
55 to 64 Years	4.1%	5.1%	9.2%	55 to 64 Years	5.1%	6.0%	11.1%	55 to 64 Years	5.6%	6.7%	12.3%
65 to 74 Years	2.0%	2.8%	4.8%	65 to 74 Years	2.8%	3.9%	6.7%	65 to 74 Years	3.4%	4.5%	7.9%
75 to 84 Years	0.7%	1.4%	2.2%	75 to 84 Years	1.1%	1.8%	2.9%	75 to 84 Years	1.5%	2.3%	3.8%
85 Years and Up	0.2%	0.5%	0.7%	85 Years and Up	0.2%	0.6%	0.9%	85 Years and Up	0.3%	0.7%	1.0%
Total	47.1%	52.9%	100.0%	Total	46.8%	53.2%	100.0%	Total	47.0%	53.0%	100.0%
62+ Years	n/a	n/a	10.0%	62+ Years	n/a	n/a	13.3%	62+ Years	n/a	n/a	15.8%

Source: Claritas; Ribbon Demographics

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POPULATION DATA

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Claritas

Changes in Population by Age & Sex									
Douglasville city, Georgia									
Estimated Change - 2010 to 2018					Projected Change - 2018 to 2023				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-66	-3	-69	-2.9%	0 to 4 Years	8	10	18	0.8%
5 to 9 Years	80	7	87	3.6%	5 to 9 Years	-54	-42	-96	-3.8%
10 to 14 Years	153	102	255	10.6%	10 to 14 Years	-36	-35	-71	-2.7%
15 to 17 Years	167	72	239	17.1%	15 to 17 Years	80	30	110	6.7%
18 to 20 Years	93	122	215	16.9%	18 to 20 Years	88	54	142	9.6%
21 to 24 Years	176	130	306	18.3%	21 to 24 Years	171	120	291	14.7%
25 to 34 Years	55	52	107	2.3%	25 to 34 Years	112	-74	38	0.8%
35 to 44 Years	-105	54	-51	-1.0%	35 to 44 Years	20	-72	-52	-1.0%
45 to 54 Years	259	553	812	19.0%	45 to 54 Years	9	215	224	4.4%
55 to 64 Years	550	516	1,066	37.3%	55 to 64 Years	286	398	684	17.4%
65 to 74 Years	397	503	900	61.1%	65 to 74 Years	261	318	579	24.4%
75 to 84 Years	149	209	358	53.4%	75 to 84 Years	179	211	390	37.9%
85 Years and Up	15	57	72	31.6%	85 Years and Up	23	42	65	21.7%
Total	1,923	2,374	4,297	13.9%	Total	1,147	1,175	2,322	6.6%
62+ Years	n/a	n/a	1,614	52.2%	62+ Years	n/a	n/a	1,250	26.6%

Source: Claritas; Ribbon Demographics

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ADDENDUM G

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OVERVIEW Multifamily and commercial experience specializing in work for private contractors, the Department of Housing and Urban Development (HUD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program. Has completed over 100 market studies in the past five years.

ACCREDITATIONS **State Certified Real Estate Appraiser**
Missouri State License Number 2014040824
Housing Credit Certified Professional (HCCP)
National Council of Affordable Housing Market Analysts (NCAHMA)

EMPLOYMENT **Hanley Wood** 2001 – 2005
Specialized in Market Research Coordination by providing residential construction information for residential real estate development and new home construction.
Gill Group 2005 – Present
Specializes in multi-family market studies, appraisals, and physical inspections.

EDUCATION **Bachelor of Science in Business Administration/Management**
The University of Phoenix
Advanced Microsoft Excel Training
New Horizons Microsoft Excel 2003-Level 2
State Registered Appraiser of Real Estate
Steve W. Vehmeier Appraisal School
General Education Classes
Manatee Community College

EXPERIENCE (2008 TO PRESENT) Provider of appraisals for HUD, Public Housing Authorities, Property Management Companies, Non-Profit Entities, For-Profit Entities, Commercial Property Chains, Banks and Lenders everywhere.
Inspector for Gill Group
Provides Property Condition Assessments for the following property types:

- Multi-Family
- Office

Provided Inspections for the following property types

- Single-Family
- Multi-Family
 - Conventional
 - Section 8
 - Section 42 w/File Audits
 - Section 202
 - Section 221(d)(3)
 - Section 221(d)(4)
 - Section 236
- Hotels
- Motels
- Department Stores
- Retail Centers
- Warehouse
- Large, Multi-Unit Mini-Storage Facilities

RECENT PROJECTS

Proposed 52 Unit Family Complex - Guthrie, OK
43 Unit Multifamily Property - Waggaman, LA
32 Unit Multifamily Property - Waggaman, LA
24 Unit Family Complex - Republic, MO
112 Unit Multifamily Apartment Complex - Santa Clara, CA
28 Senior Unit Property - Ozark, AR
19 New Construction Single Family Homes - Butler, MO
44 Unit Multifamily Property - Nevada, MO
52 Senior Unit Complex - Savannah, MO
36 Unit Multifamily Property - Corbin, KY