

REPORT

MARKET STUDY

May 18, 2018

**Chelsea Park Townhomes
Blackwood Terrace SE
Calhoun, GA 30701**

For

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And

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A. EXECUTIVE SUMMARY

1. Description

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

1. The site is located at Blackwood Terrace SE in Calhoun, GA 30701. It is on the south side of the street approximately 1200 feet east of the intersection with Belwood Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Seven one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	7	50%
2	2	4	50%
2	2	27	60%
3	2	3	50%
3	2	27	60%
TOTAL		68	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	7	850
2	2	4	1000
2	2	27	1000
3	2	3	1250
3	2	27	1250
TOTAL		68	
STRUCTURE TYPE: Garden			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	7	50%	850	411	104	515
2	2	4	50%	1000	486	129	615
2	2	27	60%	1000	611	129	740
3	2	3	50%	1250	553	162	715
3	2	27	60%	1250	688	162	850
TOTAL		68					

UTILITY RESPONSIBILITY

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

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in service date: 7-1-2020

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

2. Site Description

The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition.

The site will have frontage access on Blackwood Terrace SE. The Gordon County public bus program is a 3 bus/45 seating capacity transportation program funded by the federal, state, and local governments to provide citizens with transportation for medical, employment, nutrition, social/recreational, education, and shopping/personal purposes. Gordon County outsources the operation of this program to North Georgia Community Action, Inc. Two of the three buses are wheelchair lift equipped. The hours of operation are Monday through Friday, 8:00 am to 5:00 pm. Please call at least 24 hours in advance to schedule a trip. Fares are:

- Persons Without Disabilities
- \$1.50 up to 5 miles per one-way trip
- \$0.30 per additional mile over 5 per one-way trip.
- Persons with Disabilities Requiring an Accessible Bus
- \$3.85 under 10 miles per one-way trip
- \$0.42 per additional mile per one-way trip

From the location on Blackwood Terrace SE, access to the north-south I-75 is approximately one fourth mile away

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

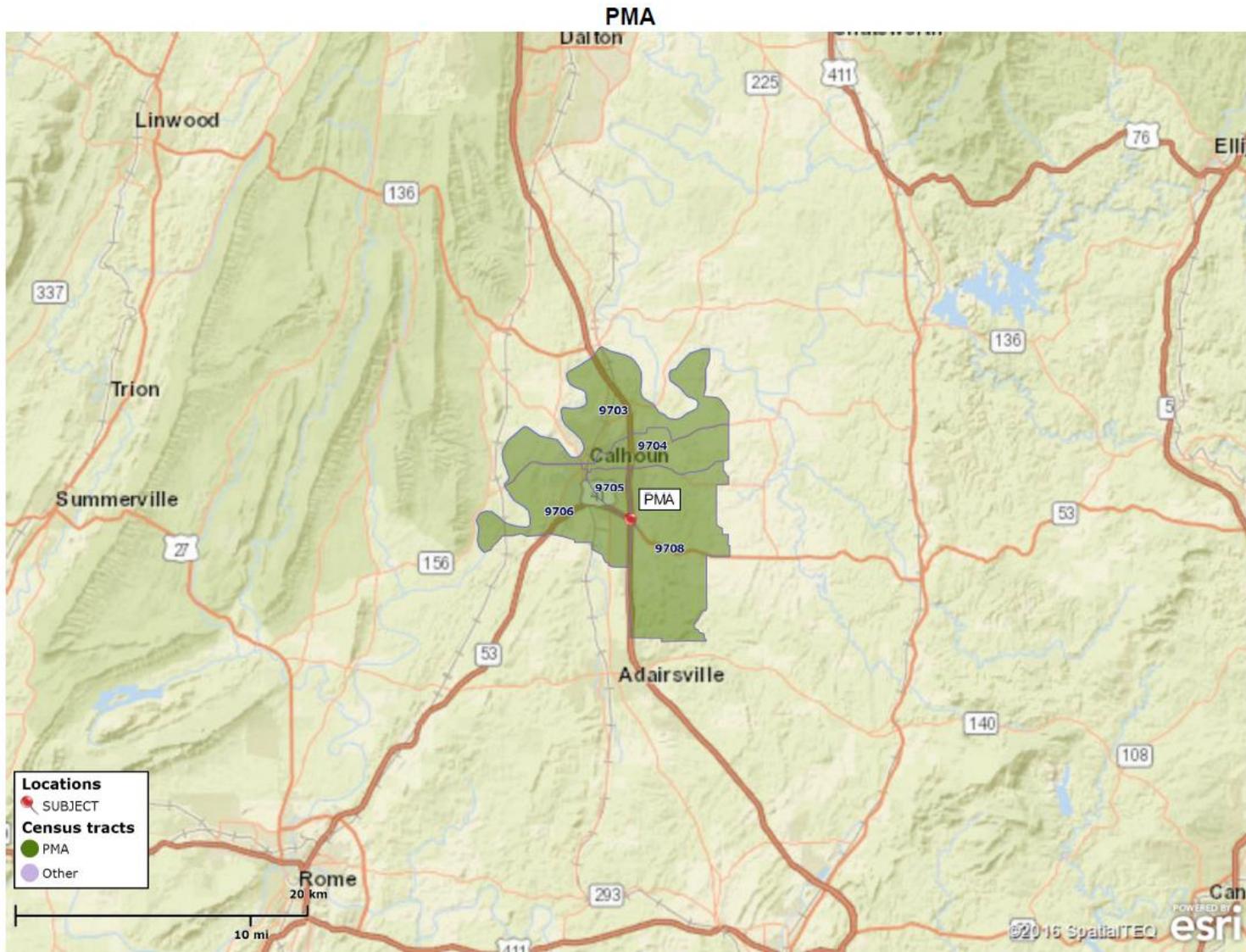
3. Market Area Definition

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

- 9703
- 9704
- 9705
- 9706
- 9708

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Calhoun and nearby surrounding areas. This area is geographically small for a rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site. Approximately 85 percent of the PMA is within a ten-minute drive of the subject and the longest drive is approximately 12 minutes to the western edge of the PMA

Primary Market Area Map



4. Community Demographic Data

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

5. Economic Data

The County unemployment rate has dropped to 2.24% in March 2018, down from 4.64% in 2017. The annualized total employment increased by 2.2% in 2015, decreased by 2.8% in 2016 and increased 6.7% in 2017. The annualized unemployment rate decreased 1.35% in 2015, decreased 0.32% in 2016 and 0.94 % in 2017. Total employment in March 2018 has increased by 524 over annualized 2017.

The area has a concentration of employment in the manufacturing sector (39%), particularly the carpet manufacturing sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas. Such a concentration does make the area susceptible to changes in the economy as these firms ship nationwide.

A review of the commuting patterns shows that 27.7% of those working in Gordon County do not live in Gordon County. This may be due to a lack of decent affordable housing.

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

6. Project Specific Affordability and Demand Analysis:

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

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
50% AMI	17657										
	22,100	1BR	7	221	7	214	3.27%	<6 months	\$ 520	345-608	\$ 411
	21,086										
	24,850	2BR	4	226	3	223	1.79%	<6 months	\$ 695	500-765	\$ 486
	24,514										
	29,800	3BR	3	251	3	248	1.21%	<6 months	795	500-765	\$ 611
60% AMI	25,371										
	29,820	2BR	27	206	25	181	14.96%	<6 months	\$ 695	500-857	\$ 553
	29,143										
	35,760	3BR	27	295	25	270	9.99%	<6 months	\$ 795	600-857	\$ 688
										5	
TOTAL		50% AMI	14	617	13	604	2.32%	<6 months			
FOR		60% AMI	54	470	51	419	12.90%	<6 months			
PROJECT		TOTAL	68	882	64	818	8.31%	<6 months			

Based upon all of the data and field work, it is our opinion that the capture rates are achievable.

7. Competitive Rental Analysis

We surveyed 16 complexes with a total of 742 units. This included 8 reported LIHTC projects with a total of 434 units and 6 market rate and other subsidized developments with a total of 308 units. The LIHTC complexes had occupancy of 100%, while the market rate units had occupancy of 98.64%. The overall occupancy rate is 99.46%. There were two complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one-bedroom units is \$520, for two-bedroom units is \$695 and for three-bedroom units is \$795. In the complexes surveyed there were few unsubsidized three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$520 for one-bedroom units, \$695 for two-bedroom units and \$795 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--50% AMI	517	104	413	411	520	26.5%
2 Bedroom--50% AMI	621	129	492	486	695	43.0%
2 Bedroom--60% AMI	745	129	616	611	695	13.7%
3 Bedroom--50% AMI	717	162	555	553	795	43.8%
3 Bedroom--60% AMI	861	162	699	688	795	15.6%

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

In the last five years, rental rates and occupancy levels have been increasing. The recession of 2009 caused rents and occupancy to be lower and they have been improving since. Rental trends in the area include slowly rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area manufacturers. When the economy struggled in 2009-2013, the occupancy of some of the complexes was lower than the current levels.

There are two housing voids in Calhoun. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. The nicer affordable housing market is not being served well. There has not been a new LIHTC development since 2012. In 2016, Stone Ridge, a 64 unit LIHTC development was approved. It is currently under construction and will serve the same market as the subject. These units have been subtracted from the demand calculations. This project will help fill the void for decent affordable housing. It will not address other voids in the market.

8. Absorption/Stabilization Estimate

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

Date	Total # Leased	%
Construction Completion	20	29%
30 Days Post Completion	28	41%
60 Days Post Completion	36	53%
90 Days Post Completion	44	65%
120 Days Post Completion	52	76%
150 Days Post Completion	60	88%
180 Days Post Completion	68	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 20 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

9. Overall Conclusion

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

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

We project the units will be absorbed fully within 180 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

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

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

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

Development Name:	Chelsea Park Townhomes	Total # Units:	68
Location:	Blackwood Terrace SE, Calhoun, GA	# LIHTC Units:	68
PMA Boundary:	Census Tract Boundary lines as shown on PMA map		
Northwest Boundary Line		Farthest Boundary Distance to Subject:	7 miles

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy	
All Rental Housing	12	742	4	99.46	%
Market-Rate Housing	6	220	3	98.64	%
<i>Assisted/Subsidized Housing not to include LIHTC</i>	2	88	1	98.86	%
LIHTC	8	434	0	100	%
Stabilized Comps	8	434	0	100	%
Properties in Construction & Lease Up	1	64	64	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	
7	1	1	850	\$411	\$520	\$0.62	26.5 %	\$608	\$1.39	
4	2	2	1000	\$486	\$695	\$0.69	43.0 %	\$765	\$0.83	
27	2	2	1000	\$611	\$695	\$0.69	13.7 %	\$765	\$0.83	
3	3	2	1250	\$553	\$795	\$0.64	43.8 %	\$857	\$0.86	
27	3	2	1250	\$688	\$795	\$0.64	15.6 %	\$857	\$0.86	

DEMOGRAPHIC DATA (found on page __)

	2018		2021		2023	
Renter Households	4974	42.75 %	5114	42.75 %	5285	43.5 %
Income-Qualified Renter HHs (LIHTC)	1668	33.54 %	1715	33.54 %	1773	33.54 %
Income-Qualified Renter HHs (MR) (if applicable)		%		%		%

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page __)

Type of Demand	30%	50%	60%	Market-rate	Other: __	Overall
Renter Household Growth		33	25			47
Existing Households (Overburd + Substand)		584	445			835
Homeowner conversion (Seniors)						
Total Primary Market Demand		617	470			882
Less Comparable/Competitive Supply		13	51			64
Adjusted Income-qualified Renter HHs		604	419			882
CAPTURE RATES (found on page __)						
Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall
Capture Rate		2.32%	12.90%			8.31%

B. PROJECT DESCRIPTION

1. The site is located at Blackwood Terrace SE in Calhoun, GA 30701. It is on the south side of the street approximately 1200 feet east of the intersection with Belwood Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Seven one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
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3	2	27	60%
TOTAL		68	

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

Bedrooms	Baths	# of Units	Sq. Feet
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2	2	27	1000
3	2	3	1250
3	2	27	1250
TOTAL		68	
STRUCTURE TYPE: Garden			

7. Rents and Utility allowances

UNIT CONFIGURATION

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	7	50%	850	411	104	515
2	2	4	50%	1000	486	129	615
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3	2	3	50%	1250	553	162	715
3	2	27	60%	1250	688	162	850
TOTAL		68					

UTILITY RESPONSIBILITY

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

8. Existing or proposed project based rental assistance: NONE

9. Proposed Development Amenities:

Unit and Project Amenities

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in service date: 7-1-2020

C. Site Evaluation

1. The site visit including comparable market area developments was made on May 15 by Debbie Amox.
2. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition.
3. The site will have frontage access on Blackwood Terrace SE. The Gordon County public bus program is a 3 bus/45 seating capacity transportation program funded by the federal, state, and local governments to provide citizens with transportation for medical, employment, nutrition, social/recreational, education, and shopping/personal purposes. Gordon County outsources the operation of this program to North Georgia Community Action, Inc. Two of the three buses are wheelchair lift equipped. The hours of operation are Monday through Friday, 8:00 am to 5:00 pm. Please call at least 24 hours in advance to schedule a trip. Fares are:
 - Persons Without Disabilities
 - \$1.50 up to 5 miles per one-way trip
 - \$0.30 per additional mile over 5 per one-way trip.
 - Persons with Disabilities Requiring an Accessible Bus
 - \$3.85 under 10 miles per one-way trip
 - \$0.42 per additional mile per one-way trip

From the location on Blackwood Terrace SE, access to the north-south I-75 is approximately one fourth mile away. See chart and map below for services.

4. Site and Neighborhood Photos



View of site NW Corner to East



View across north to south



View across NE corner to west



View across west line north to south



View of neighborhood to east



Neighborhood View NE Corner



Neighborhood view west



Neighborhood view north



Blackwood Terrace SE east to west



Blackwood Terrace SE west to east

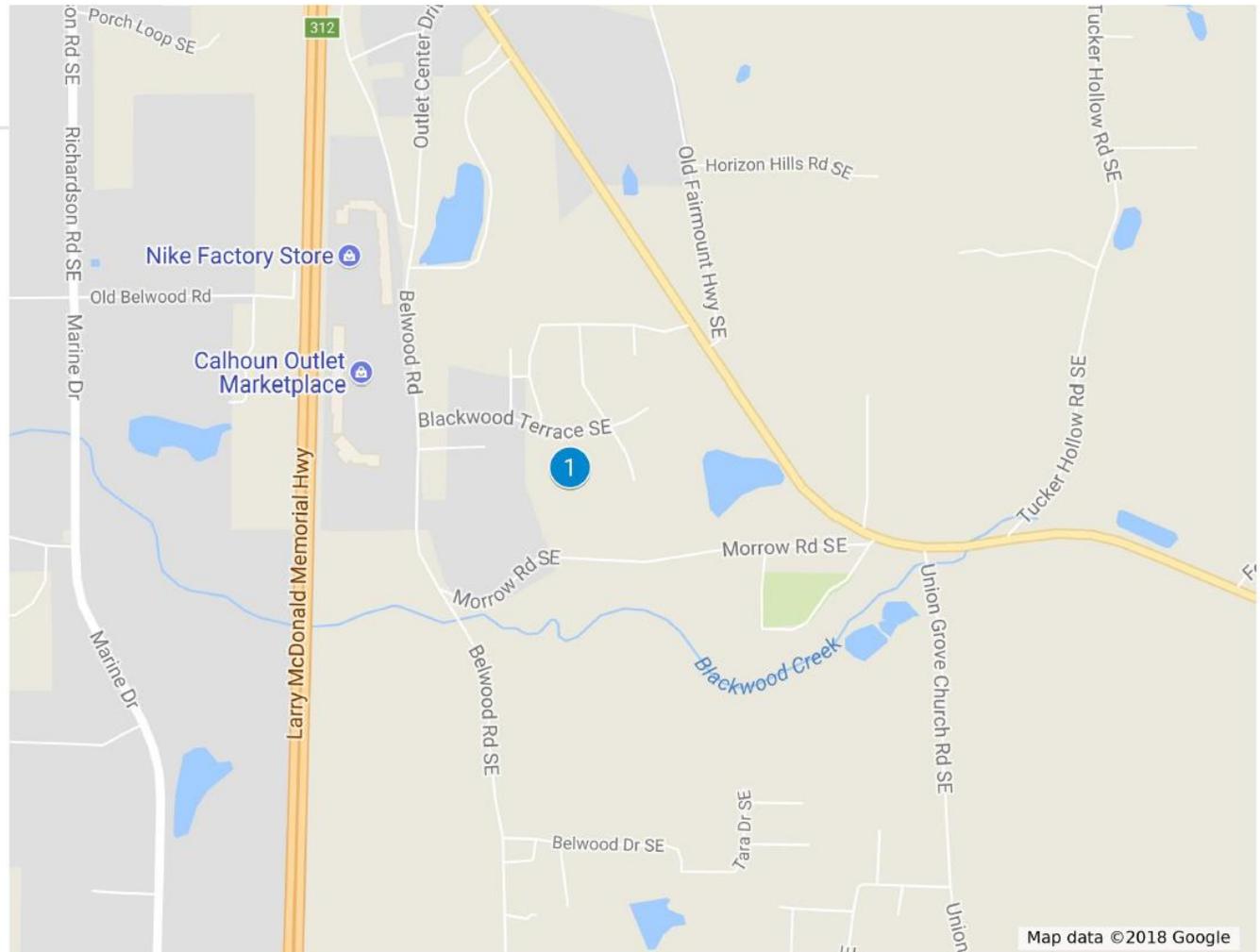
5. Maps and services.

Location Map

Chelsea Park Townhomes

Site Location

1 SITE

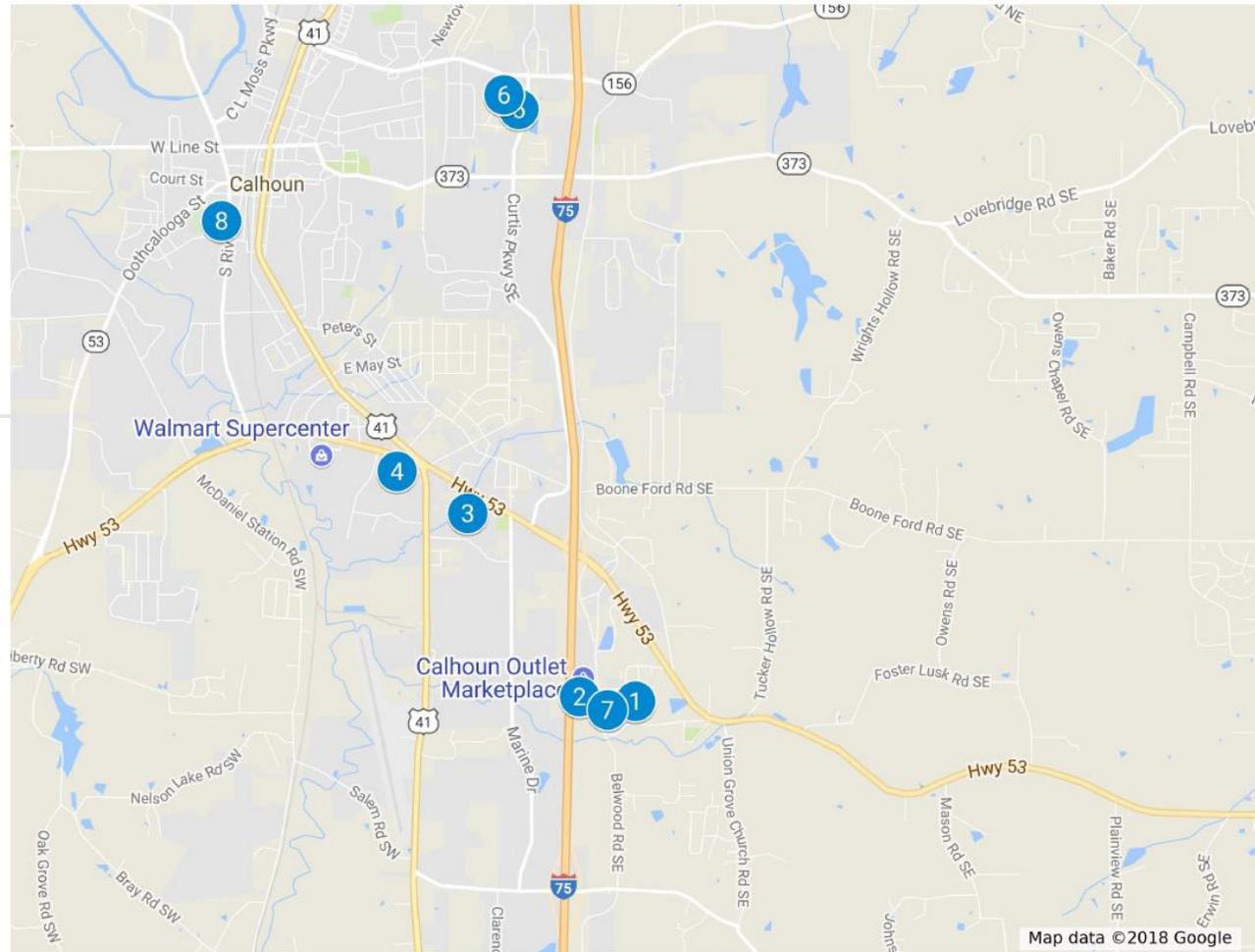


Services Map

Chelsea Park Townhomes

Site Location

- 1 SITE
- 2 VF Outlet
- 3 Ingles Market
- 4 Kroger Pharmacy
- 5 Owasa Family Medicine
- 6 Gordon Hospital
- 7 Belwood Elementary School
- 8 Calhoun High School



Service	Name/Address	Distance
Full Service Grocery Store	Ingles Market 466 GA-53 Calhoun, GA	1.4
Pharmacy/Drug Store	Kroger Pharmacy 136 W. Belmont Dr. Calhoun, GA	1.9
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Gordon Hospital 1035 Red Bud Rd NE Calhoun, GA	3.7
Shopping Center	Outlet Shopping Center 455 Belwood Road SE Calhoun, GA	0.3
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Owasa Family Medicine 109 Hospital Dr Calhoun, GA	3.5
Public School	Belwood Elementary 590 Belwood Rd SE Calhoun, GA	0.1

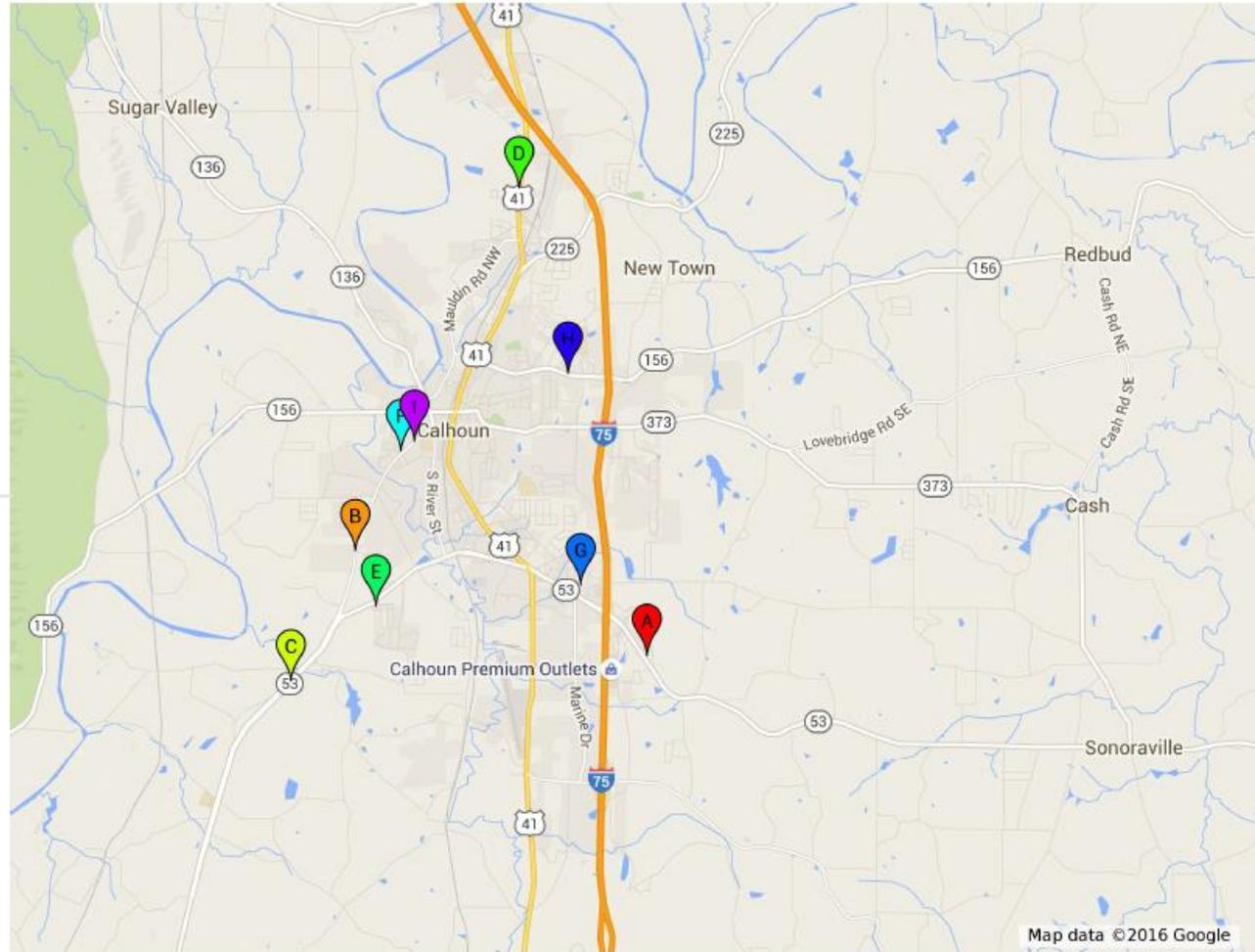
All of the above services and amenities are also employment opportunities.

6. The site is vacant partially wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a vacant land to the south, residential to the north, a school to the west and single family and vacant to the east. The school is in good condition. The residential property is in fair to good condition. The development is consistent with the mixed uses of the land within one mile of the site.
7. Local perception is that crime is not an adverse factor for this project. According to information from neighborhoodscout.com, the area is one of the safest in Calhoun. The crime index is 58.
8. See map below that shows existing low income housing.

Low Income Housing Map

Calhoun Area Low Income Housing

- Low Income Housing
 - SITE
 - Forest Heights I-II RD/LIHTC
 - Forest Hills RD
 - Pine Ridge I-II RD
 - Spring Valley RD
 - Cherokee Mill LIHTC
 - Calhoun Gardens LIHTC/HUD
 - Carriage Apt HUD
 - Calhoun Housing Authority



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

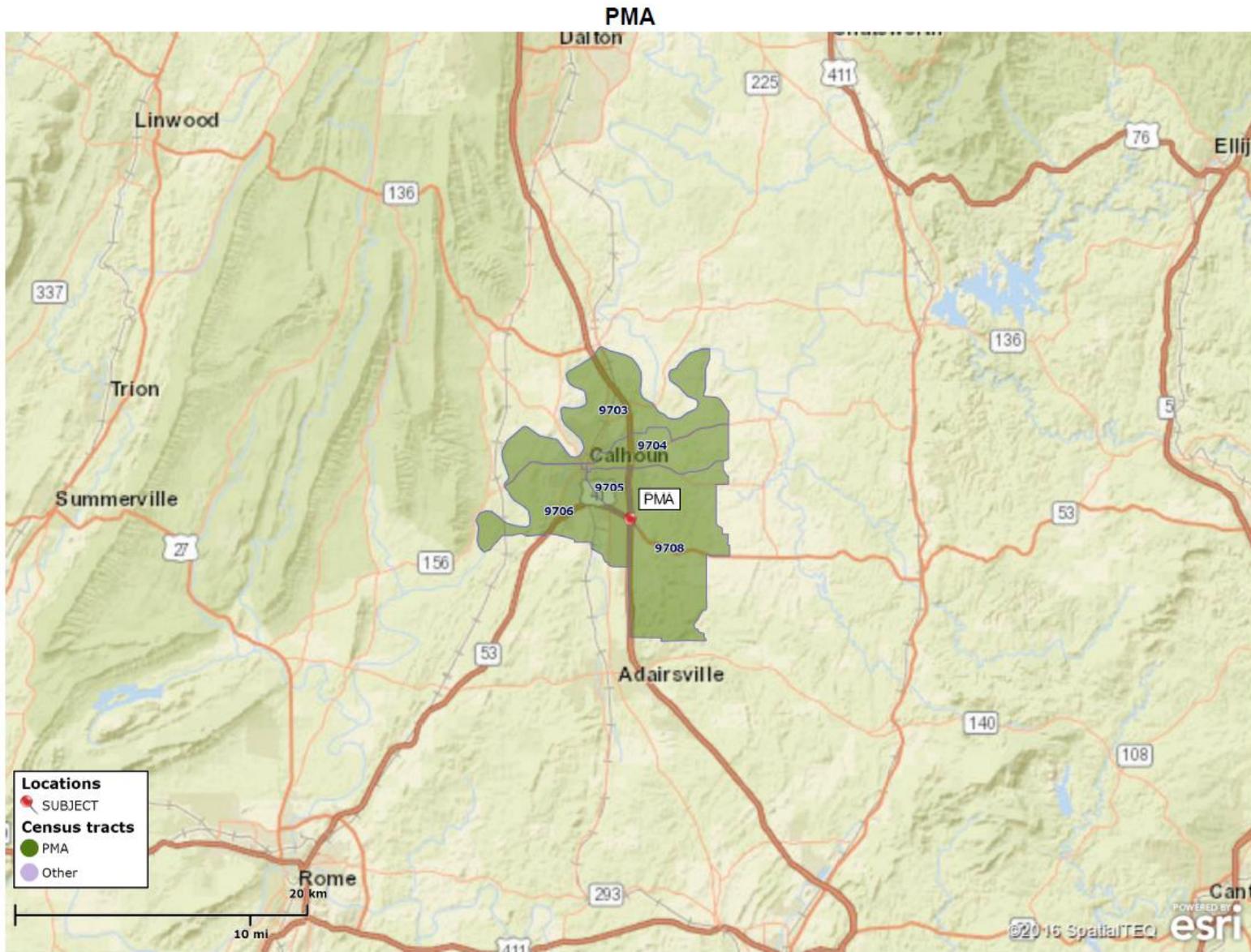
D. MARKET AREA

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

9703
9704
9705
9706
9708

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The census tracts selected are the city limits of Calhoun and nearby surrounding areas. This area is geographically small for a rural area. The site is centrally located in the PMA and the applicants will not have long drives to get to the site. Approximately 85 percent of the PMA is within a ten-minute drive of the subject and the longest drive is approximately 12 minutes to the western edge of the PMA.

Primary Market Area Map



E. COMMUNITY DEMOGRAPHIC DATA

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

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

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

METHOD OF ANALYSIS

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

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

1. New Households

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

2. Inadequate Supply of Existing Affordable Housing

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

3. Substandard and Overcrowded Housing Units

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

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

4. Special Needs

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

5. Population Growth

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

6. Favorable Comparability of New or Renovated Units

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

7. Primary Market Area and Secondary Market Area

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

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

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

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

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

In the charts that follow, all 2021 projections (year of project entry) are interpolated from the 2018-2023 projections provided by Environics Analytics.

Demographic Summary

Pop-Facts Executive Summary | Population & Household



Trade Area: Chelsea Park Townhomes, Calhoun, GA



POPULATION

The population in this area is estimated to change from **31,343** to **33,515**, resulting in a growth of **6.9%** between 2010 and the current year. Over the next five years, the population is projected to grow by **5.3%**.

The population in the base area is estimated to change from **308,745,538** to **326,533,070**, resulting in a growth of **5.8%** between 2010 and the current year. Over the next five years, the population is projected to grow by **3.5%**.

The current year median age for this area is **36.4**, while the average age is **37.5**. Five years from now, the median age is projected to be **37.6**.

The current year median age for the base area is **38.4**, while the average age is **39.3**. Five years from now, the median age is projected to be **39.3**.

Of this area's current year estimated population:

75.6% are White Alone, **6.4%** are Black or African American Alone, **0.5%** are American Indian and Alaska Nat. Alone, **1.6%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **12.8%** are Some Other Race, and **2.9%** are Two or More Races.

Of the base area's current year estimated population:

70.0% are White Alone, **12.8%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **5.7%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **6.8%** are Some Other Race, and **3.4%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **23.4%**, while the base area's current estimated Hispanic or Latino population is **18.2%**.



HOUSEHOLD

The number of households in this area is estimated to change from **11,030** to **11,605**, resulting in an increase of **5.2%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **4.7%**.

The number of household in the base area is estimated to change from **116,716,292** to **123,942,960**, resulting in an increase of **6.2%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.7%**.

Benchmark: USA

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Pop-Facts Executive Summary | Education, Income & Housing

ENVIRONICS
ANALYTICS

Trade Area: Chelsea Park Townhomes, Calhoun, GA



EDUCATION

Currently, it is estimated that **4.2%** of the population age 25 and over in this area had earned a Master's Degree, **1.0%** had earned a Professional School Degree, **0.9%** had earned a Doctorate Degree and **8.8%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **8.2%** had earned a Master's Degree, **2.0%** had earned a Professional School Degree, **1.4%** had earned a Doctorate Degree and **18.9%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$60,941.538** for the current year, while the average household income for the base area is estimated to be **\$86,278** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$60,941.538** to **\$65,668.363**.

The average household income in the base area is projected to change over the next five years, from **\$86,278** to **\$95,107**.



HOUSING

Most of the dwellings in this area (**57.1%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**65.0%**).

The majority of dwellings in this area (**67.4%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**22.3%**) are estimated to have been **Built 2000 to 2009** for the current year.

The majority of housing units in the base area (**14.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Pop-Facts Executive Summary | Labor



Trade Area: Chelsea Park Townhomes, Calhoun, GA



LABOR

For this area, **Chelsea Park Townhomes, Calhoun, GA**, 93.9% of the labor force is estimated to be employed for the current year.

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

0.1% are in the Armed Forces, 56.5% are employed civilians, 3.7% are unemployed civilians, and 39.7% are not in the labor force.

The occupational classification for this area are as follows:

39.0% hold blue collar occupations, 47.1% hold white collar occupations, and 14.0% are occupied as service & farmworkers.

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

0.8% are in Architecture and Engineering, 1.1% are in Arts, Entertainment and Sports, 2.3% are in Business and Financial Operations, 0.6% are in Computers and Mathematics, 4.6% are in Education, Training and Libraries, 3.7% are in Healthcare Practitioners and Technicians, 0.8% are in Healthcare Support, 0.1% are in Life, Physical and Social Sciences, 7.8% are in Management, 14.1% are in Office and Administrative Support.

1.0% are in Community and Social Services, 3.7% are in Food Preparation and Serving, 0.1% are in Legal Services, 1.7% are in Protective Services, 10.9% are in Sales and Related Services, 3.0% are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, 7.3% are in Construction and Extraction, 0.8% are in Farming, Fishing and Forestry, 4.2% are in Maintenance and Repair, 16.7% are in Production, 10.7% are in Transportation and Moving.

For the base area, **USA**, 93.2% of the labor force is estimated to be employed for the current year.

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

0.4% are in the Armed Forces, 58.5% are employed civilians, 4.3% are unemployed civilians, and 36.8% are not in the labor force.

The occupational classification for the base area are as follows:

20.5% hold blue collar occupations, 60.7% hold white collar occupations, and 18.8% are occupied as service & farmworkers.

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

1.8% are in Architecture and Engineering, 2.0% are in Arts, Entertainment and Sports, 4.8% are in Business and Financial Operations, 2.8% are in Computers and Mathematics, 6.0% are in Education, Training and Libraries, 5.8% are in Healthcare Practitioners and Technicians, 2.4% are in Healthcare Support, 0.9% are in Life, Physical and Social Sciences, 10.1% are in Management, 13.1% are in Office and Administrative Support.

1.7% are in Community and Social Services, 5.9% are in Food Preparation and Serving, 1.1% are in Legal Services, 2.2% are in Protective Services, 10.7% are in Sales and Related Services, 3.7% are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, 5.1% are in Construction and Extraction, 0.7% are in Farming, Fishing and Forestry, 3.2% are in Maintenance and Repair, 6.0% are in Production, 6.3% are in Transportation and Moving.

Benchmark: USA

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Source: Environics Analytics

1. POPULATION TRENDS

a. Total Population

TOTAL POPULATION

PMA

Population	
2000 Census	22,741
2010 Census	31,343
2018 Estimate	33,515
2021 Projection	34,578
2023 Projection	35,286
Percent Change: 2000 to 2010	37.83%
Percent Change: 2010 to 2018	6.93%
Percent Change: 2018 to 2021	3.17%
Percent Change: 2018 to 2023	5.28%
Annualized change: 2000-2010	3.78%
Annualized change: 2010-2018	0.87%
Annualized change: 2018-2021	1.06%
Annualized change: 2018--2023	1.06%
Change 2000-2010	8602
Change 2010-2018	2172
Change 2018-2021	1063
Change 2018-2023	1771

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

b. Population by age group

POPULATION DETAILS**PMA**

	EST 2018		Proj. 2021
Population by Age	33,515		34,578
Age 0 - 4	2,214	6.6%	2,284
Age 5 - 9	2,317	6.9%	2,390
Age 10 - 14	2,449	7.3%	2,527
Age 15 - 17	1,463	4.4%	1,509
Age 18 - 20	1,451	4.3%	1,497
Age 21 - 24	1,735	5.2%	1,790
Age 25 - 34	4,484	13.4%	4,626
Age 35 - 44	4,533	13.5%	4,677
Age 45 - 54	4,507	13.4%	4,650
Age 55 - 64	3,748	11.2%	3,867
Age 65 - 74	2,668	8.0%	2,753
Age 75 - 84	1,430	4.3%	1,475
Age 85 and over	516	1.5%	532
Age 16 and over	26,059	77.8%	26,885
Age 18 and over	25,072	74.8%	25,867
Age 21 and over	23,621	70.5%	24,370
Age 65 and over	4,614	13.8%	4,760

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

2010 Population by Age	31,343	
Age 0 - 4	2,514	8.02%
Age 5 - 9	2,420	7.72%
Age 10 - 14	2,298	7.33%
Age 15 - 17	1,465	4.67%
Age 18 - 20	1,338	4.27%
Age 21 - 24	1,688	5.39%
Age 25 - 34	4,409	14.07%
Age 35 - 44	4,466	14.25%
Age 45 - 54	4,099	13.08%
Age 55 - 64	3,086	9.85%
Age 65 - 74	2,056	6.56%
Age 75 - 84	1,120	3.57%
Age 85 and over	384	1.23%
Age 16 and over	23,678	75.54%
Age 18 and over	22,646	72.25%
Age 21 and over	21,308	67.98%
Age 65 and over	3,560	11.36%

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

2. Household Trends

- a. Total number of households and average household size

PERSONS PER HOUSEHOLD PMA

2000 Census	2.72
2010 Census	2.84
2018 Estimate	2.89
2020 Projection	2.90
2023 Projection	2.90

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

**HOUSEHOLD GROWTH
PMA**

Households	
2000 Census	8,376
2010 Census	11,030
2018 Estimate	11,605
2021 Projection	11,931
2023 Projection	12,149
Percent Change: 2000 to 2010	31.69%
Percent Change: 2010 to 2018	5.21%
Percent Change: 2018 to 2021	2.81%
Percent Change: 2018 to 2023	4.69%
Annualized change: 2000-2010	3.2%
Annualized change: 2010-2018	0.7%
Annualized change: 2018-2021	0.9%
Annualized change: 2018--2023	0.9%
Change 2000-2010	2,654
Change 2010-2018	575
Change 2018-2021	326
Change 2018-2023	544

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

b. Household by tenure

PMA

	2010		2018		2021
Total Households	11,030		11,605		11,931
Owner Occupied	6,315	57.25%	6,631	57.14%	6818
Renter Occupied	4,715	42.75%	4,974	42.86%	5114

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

c. Households by Income
HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

PMA	2016	%	2018
Total:	10,815		11,605
Owner occupied:	5,960		6,631
Less than \$5,000	126	2.11%	140
\$5,000 to \$9,999	185	3.10%	206
\$10,000 to \$14,999	244	4.09%	271
\$15,000 to \$19,999	254	4.26%	283
\$20,000 to \$24,999	297	4.98%	330
\$25,000 to \$34,999	725	12.16%	807
\$35,000 to \$49,999	1,019	17.10%	1134
\$50,000 to \$74,999	1,126	18.89%	1253
\$75,000 to \$99,999	656	11.01%	730
\$100,000 to \$149,999	895	15.02%	996
\$150,000 or more	433	7.27%	482
Renter occupied:	4,855		4,974
Less than \$5,000	212	4.37%	217
\$5,000 to \$9,999	305	6.28%	312
\$10,000 to \$14,999	668	13.76%	684
\$15,000 to \$19,999	373	7.68%	382
\$20,000 to \$24,999	555	11.43%	569
\$25,000 to \$34,999	853	17.57%	874
\$35,000 to \$49,999	904	18.62%	926
\$50,000 to \$74,999	591	12.17%	605
\$75,000 to \$99,999	154	3.17%	158
\$100,000 to \$149,999	146	3.01%	150
\$150,000 or more	94	1.94%	96

Source: U.S. Census Bureau, 2016 American Community Survey B25118, Gibson Consulting LLC

Households by HH Income	2010	
Total:	10,815	
Owner occupied:	5,960	
Less than \$5,000	126	2.11%
\$5,000 to \$9,999	185	3.10%
\$10,000 to \$14,999	244	4.09%
\$15,000 to \$19,999	254	4.26%
\$20,000 to \$24,999	297	4.98%
\$25,000 to \$34,999	725	12.16%
\$35,000 to \$49,999	1,019	17.10%
\$50,000 to \$74,999	1,126	18.89%
\$75,000 to \$99,999	656	11.01%
\$100,000 to \$149,999	895	15.02%
\$150,000 or more	433	7.27%
Renter occupied:	4,855	
Less than \$5,000	212	4.37%
\$5,000 to \$9,999	305	6.28%
\$10,000 to \$14,999	668	13.76%
\$15,000 to \$19,999	373	7.68%
\$20,000 to \$24,999	555	11.43%
\$25,000 to \$34,999	853	17.57%
\$35,000 to \$49,999	904	18.62%
\$50,000 to \$74,999	591	12.17%
\$75,000 to \$99,999	154	3.17%
\$100,000 to \$149,999	146	3.01%
\$150,000 or more	94	1.94%

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

d. Renter Households by number of persons in the household

**Renter Households by Household Size
PMA**

	2016	%	2018
Total:	10,815		11605
Owner occupied:	5,960		6631
1-person household	1,219	20.45%	1356
2-person household	2,263	37.97%	2518
3-person household	1,010	16.95%	1124
4-person household	811	13.61%	902
5-person household	498	8.36%	554
6-person household	131	2.20%	146
7-or-more person household	28	0.47%	31
Renter occupied:	4,855		4974
1-person household	1,289	26.55%	1321
2-person household	1,074	22.12%	1100
3-person household	1,055	21.73%	1081
4-person household	518	10.67%	531
5-person household	647	13.33%	663
6-person household	123	2.53%	126
7-or-more person household	149	3.07%	153

Source: U.S. Census Bureau, 2016 5-Year American Community Survey B25009, Environics Analytics, Gibson Consulting, LLC

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

**AGE OF HOUSING
PMA**

2018 Est. Housing Units by Year Structure Built		
Built 2014 or Later	591	4.52
Built 2010 to 2013	97	0.74
Built 2000 to 2009	2,911	22.26
Built 1990 to 1999	2,555	19.54
Built 1980 to 1989	2,221	16.98
Built 1970 to 1979	1,918	14.67
Built 1960 to 1969	1,340	10.25
Built 1950 to 1959	757	5.79
Built 1940 to 1949	329	2.52
Built 1939 or Earlier	357	2.73
2018 Est. Median Year Structure Built		1988

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

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

HOUSING UNIT CHARACTERISTICS

PMA

2018 Est. Housing Units by Units in Structure		
1 Unit Attached	291	2.23
1 Unit Detached	8,816	67.42
2 Units	644	4.92
3 or 4 Units	564	4.31
5 to 19 Units	1,413	10.81
20 to 49 Units	272	2.08
50 or More Units	179	1.37
Mobile Home or Trailer	888	6.79
Boat, RV, Van, etc.	9	0.07

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

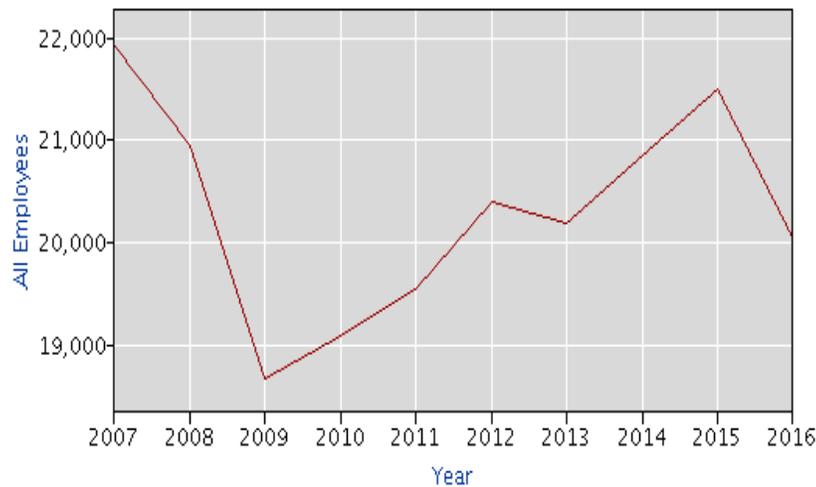
F. Employment Trend

1. Total Jobs:

Data extracted on: May 18, 2018 (7:18:31 PM)

Quarterly Census of Employment and Wages

Series Id: ENU1312910010
 State: Georgia
 Area: Gordon County, Georgia
 Industry: Total, all industries
 Owner: Total Covered
 Size: All establishment sizes
 Type: All Employees



Download: [xls](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2007	22282	22361	22414	21813	22399	22028	21695	21882	21882	21220	21743	21652	21948
2008	21615	21618	21730	21422	21457	21130	21037	21189	21114	19978	19753	19395	20953
2009	19342	19021	18962	18749	18824	18259	18370	18475	18386	18386	18634	18715	18677
2010	18683	18903	19077	19184	19337	19123	18909	19032	18995	19151	19268	19358	19085
2011	19250	19466	19378	19774	19812	19460	19616	19756	19634	19118	19491	19649	19534
2012	19617	20118	20296	20333	20518	20096	20724	20902	20623	20412	20679	20356	20390
2013	20393	20557	20687	20184	20047	20110	19726	20089	19957	20132	20377	20079	20195
2014	20343	20462	20922	20742	20892	20752	21041	20998	20846	20987	21176	21064	20852
2015	20857	21225	21358	21405	21688	21601	21348	21547	21566	21725	21745	21874	21495
2016	19582	19948	20029	19905	19954	19964	19763	20040	20237	20302	20363	20480	20047
2017	21364(P)	21436(P)	21441(P)	21386(P)	21556(P)	21389(P)	21311(P)	21396(P)	21348(P)				

P : Preliminary.

Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

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Quarterly Census of Employment and Wages

QCEW HOME SHARE ON:

Private, High-Level Industries, Gordon County, Georgia
2017 Third Quarter, All establishment sizes
 Source: Quarterly Census of Employment and Wages - Bureau of Labor Statistics

Table Filter: Page 1 of 1

[Download Source Data](#) [Build Another Table](#) Display 75 rows per page

High-Level Industry	Quarterly Establishments	July Employment	August Employment	September Employment	Total Quarterly Wages	Average Weekly Wage	September Employment Location Quotient	Total Quarterly Wages Location Quotient
10 Total, all industries	987	18,728	18,706	18,718	\$186,458,892	\$766	1.03	1.03
102 Service-providing	781	9,914	9,947	9,900	80,487,246	624	0.66	0.56
101 Goods-producing	206	8,814	8,759	8,818	105,971,646	927	2.77	2.87
1011 Natural resources and mining	17	136	129	122	1,060,014	632	0.41	0.36
1012 Construction	78	750	765	773	8,575,121	865	0.74	0.73
1013 Manufacturing	111	7,928	7,865	7,923	96,336,511	937	4.31	4.36
1021 Trade, transportation, and utilities	309	3,921	3,910	3,880	32,250,017	635	0.97	0.95
1022 Information	9	74	71	67	784,640	854	0.16	0.10
1023 Financial activities	89	454	461	462	4,935,202	827	0.39	0.28
1024 Professional and business services	104	1,798	1,815	1,823	13,973,175	593	0.60	0.36
1025 Education and health services	85	1,903	1,909	1,915	20,609,046	830	0.58	0.68
1026 Leisure and hospitality	88	1,530	1,544	1,523	5,973,953	300	0.64	0.57
1027 Other services	47	192	188	179	1,616,737	667	0.27	0.35
1029 Unclassified	50	42	49	51	344,476	560	1.09	0.81

Page 1 of 1

3. Major Employers:

Major Employers	Product	Total Employees
Mohawk Industries, Inc.	Floor Coverings	3,400
Aladdin Manufacturing	Carpet	20,431
Dal-Tile Services, Inc.	Manufacturing	7,524
Gordon City School District	Schools	770
Gordon Hospital	Healthcare	500
Engineered Floors, LLC	Manufacturing	500
Walmart Supercenter	Retail	250
CALHOUN Plastics	Manufacturing	250
Faus Group	Manufacturing	200
Cracker Barrel Old Country Store	Restaurant/Retail	150
Kroger	Grocer	150
Brumlow Mills	Manufacturing	100
Apache Mills Inc.	Manufacturing	500

Apache Mills is a manufacturer and shipper of floor mats. No information was available about anticipated expansions or contractions.

Engineered Floors LLC is a carpet manufacturer. No information was available about total workers or anticipated expansions or contractions, however currently there are over 25 jobs posted on www.indeed.com.

Mohawk Industries is a carpet manufacturer and distributor that employs over 3,400 and is currently hiring.

Shaw Industries is a carpet manufacturer that employs over 1,700 and is currently hiring. Wal-Mart is a retailer that employees several hundred in the area and is currently hiring. Gordon County Hospital underwent a \$30 million expansion in 2015 and employs over 500 and is currently hiring.

4. Unemployment Trends:

Employment Trends

Gordon County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2007	25598	-1.1	4.7	0.3
2008	24669	-3.6	7.4	2.7
2009	22190	-10.1	13.0	5.6
2010	22749	2.5	12.7	-0.2
2011	23198	2.0	11.7	-1.1
2012	24226	4.4	9.8	-1.9
2013	23892	-1.4	8.9	-0.9
2014	24183	1.2	7.3	-1.6
2015	24717	2.2	5.7	-1.5
2016	23913	-2.8	5.6	-0.3
2017	25503	6.7	4.6	-0.9

Source: Bureau of Labor Statistics

Gordon County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-18	25774	2.1	4.6	-1.1
Feb-18	25867	2.1	4.6	-0.6
Mar-18	26027	2.2	4.0	-0.7

Commute Patterns:

Commuting Patterns

EMPLOYED RESIDENTS OF			PERSONS WORKING IN		
Gordon			Gordon		
COUNTY WHERE EMPLOYED	NUMBER	PERCENT OF TOTAL	COUNTY OF RESIDENCE	NUMBER	PERCENT OF TOTAL
Gordon, GA	15,855	67.5	Gordon, GA	15,855	72.3
Whitfield, GA	2,602	11.1	Bartow, GA	1,745	8.0
Bartow, GA	1,628	6.9	Whitfield, GA	1,125	5.1
Floyd, GA	1,521	6.5	Floyd, GA	999	4.6
Cobb, GA	341	1.5	Murray, GA	616	2.8
Fulton, GA	296	1.3	Chattooga, GA	192	0.9
Murray, GA	179	0.8	Walker, GA	180	0.8
Cherokee, GA	148	0.6	Polk, GA	147	0.7
Other	928	3.9	Other	1,075	4.9
Total Residents:	23,498	100.0	Total Residents:	21,934	100.0

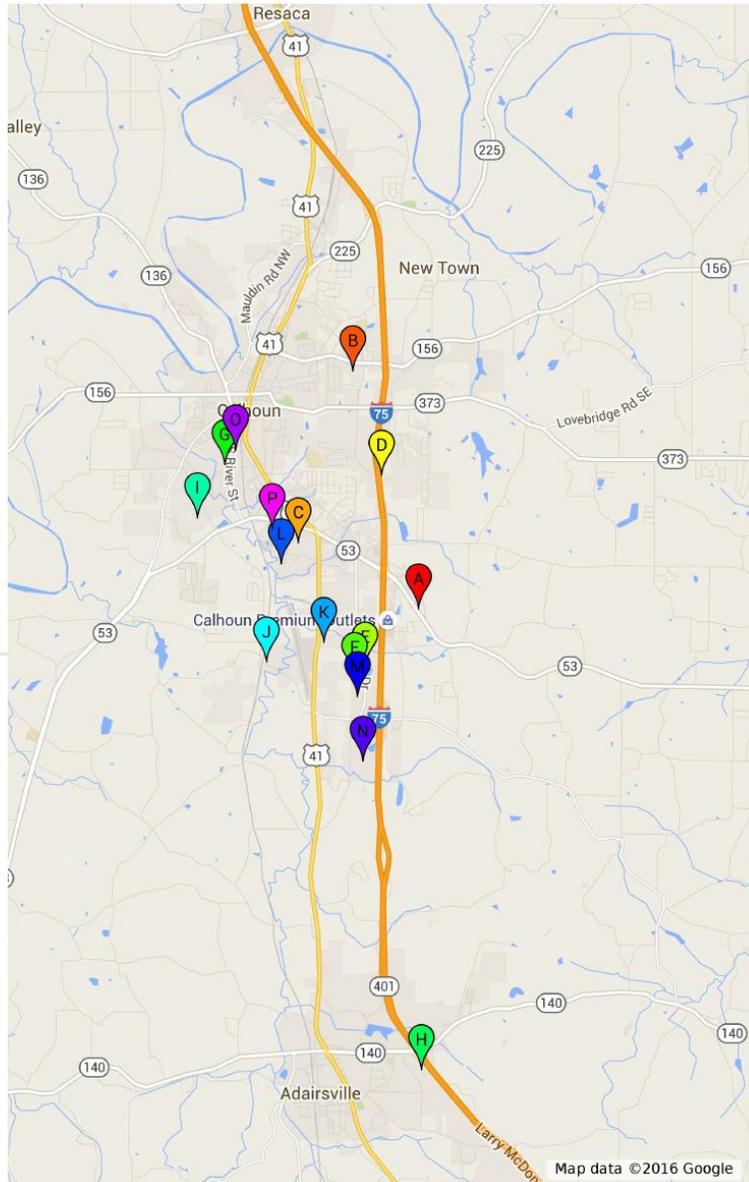
Note: Other category represents employment from U.S. counties only.
 Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

5. Site Location and Major Employers:

CALHOUN, GA EMPLOYMENT CONCENTRATIONS

Employers

- SITE
- Gordon Hospital
- Shaw Industries Inc
- 2Work Staffing
- apache mills
- Apache Mills
- Apache Mills Inc
- Beaulieu Group, LLC
- Engineered Floors LLC
- Kerry Ingredients & Flavours
- Mannington Carpets Inc
- Mohawk Industries Inc
- Mohawk Industries Inc
- Mohawk Industries
- Shaw Living Plant 7G
- Walmart Supercenter



6. Analysis and Conclusions:

The County unemployment rate has dropped to 2.24% in March 2018, down from 4.64% in 2017. The annualized total employment increased by 2.2% in 2015, decreased by 2.8% in 2016 and increased 6.7% in 2017. The annualized unemployment rate decreased 1.35% in 2015, decreased 0.32% in 2016 and 0.94 % in 2017. Total employment in March 2018 has increased by 524 over annualized 2017.

The area has a concentration of employment in the manufacturing sector (39%), particularly the carpet manufacturing sector. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas. Such a concentration does make the area susceptible to changes in the economy as these firms ship nationwide.

A review of the commuting patterns shows that 27.7% of those working in Gordon County do not live in Gordon County. This may be due to a lack of decent affordable housing.

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

G. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

1. Income Restrictions

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

LIHTC Requirements

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

1. Rent restriction
2. Income restrictions

These two restrictions impact upon the market needs when calculating demand for affordable housing. The universe of potential residents is limited by the above restrictions. Generally, the rent (including an allowance for utilities) is limited to 30% of the maximum income limit, adjusted for family size. The income limit selected for this proposed development is 60% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The developer is electing to rent some of the units to families at or below 50% AMI. The charts below summarize these limits for the market area.

Maximum Rents

Bedrooms (People)	60.00%	50.00%	FMR
Efficiency (1.0)	579	482	517
1 Bedroom (1.5)	621	517	520
2 Bedrooms (3.0)	745	621	659
3 Bedrooms (4.5)	861	717	891
4 Bedrooms (6.0)	960	800	1,135

Source: HUD 2017 Income Limits, Gibson Consulting, LLC

This is a project located in a rural area (as defined in section 520 of the Housing Act of 1949) and therefore eligible to use the greater of area median gross income or national non-metropolitan median income as allowed under the Housing Act of 2008.

LIHTC Income Limits

% of Area Median

LIHTC Income Limits for 2017
(Based on 2018 National Non-Metropolitan Median Income)

	60.00%	50.00%
1 Person	23,160	19,300
2 Person	26,520	22,100
3 Person	29,820	24,850
4 Person	33,120	27,600
5 Person	35,760	29,800
6 Person	38,400	32,000
7 Person	41,040	34,200
8 Person	43,740	36,450

The project qualifies as a rural area under the 2008 Housing Act (using USDA's determination of rural) and is therefore eligible for the national non-metropolitan income and rent floor.

Source: U. S. Department of HUD, 2017

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

2. Affordability

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

		1BR	2BR	2BR	3BR	3BR	TOTAL
	%	50% AMI	50% AMI	60% AMI	50% AMI	60% AMI	LIHTC
MINIMUM INCOME		17657	21086	25371	24514	29143	17657
MAXIMUM INCOME		22,100	24,850	29,820	29,800	35,760	35,760
Less than \$5,000	4.37%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	13.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.68%	3.60%	0.00%	0.00%	0.00%	0.00%	3.60%
\$20,000 to \$24,999	11.43%	4.80%	8.61%	0.00%	1.11%	0.00%	11.43%
\$25,000 to \$34,999	17.57%	0.00%	0.00%	7.82%	8.43%	10.29%	17.57%
\$35,000 to \$49,999	18.62%	0.00%	0.00%	0.00%	0.00%	0.94%	0.94%
Income Eligible %		8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
Proposed Rent)		\$411	\$486	\$611	\$553	\$688	
Utility Allowance		\$104	\$129	\$129	\$162	\$162	
Total Housing Cost		\$515	\$615	\$740	\$715	\$850	
Divided by 35%		\$1,471	\$1,757	\$2,114	\$2,043	\$2,429	
Multiply by 12		12	12	12	12	12	
Minimum Income to Afford rent		\$17,657	\$21,086	\$25,371	\$24,514	\$29,143	
Maximum Income Limit		22,100	24,850	29,820	29,800	35,760	

3. Demand

a. Demand from New Household Growth

		1BR	2BR	2BR	3BR	3BR	TOTAL
		50% AMI	50% AMI	60% AMI	50% AMI	60% AMI	LIHTC
Households-2021		11,931	11,931	11,931	11,931	11,931	11,931
Households-2018		11,605	11,605	11,605	11,605	11,605	11,605
New Households		326	326	326	326	326	326
% Income Eligible		8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
% age eligible		100%	100%	100%	100%	100%	100%
Income and age Eligible Households		27	28	26	31	37	109
Renter %		42.86%	42.86%	42.86%	42.86%	42.86%	42.86%
Demand from new Households		12	12	11	13	16	47

b. Demand from Existing Households

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

Substandard Housing Data:

SELECTED CHARACTERISTICS	
Occupied housing units	10,815
Lacking complete plumbing facilities	31
Lacking complete kitchen facilities	80
No telephone service available	642
OCCUPANTS PER ROOM	
Occupied housing units	10,815
1.00 or less	10,285
1.01 to 1.50	385
1.51 or more	145

Source: U.S. Census Bureau, 2016 American Community Survey DP04

As shown on the chart above 31 units lack complete plumbing facilities, 80 units lack complete kitchen facilities and 530 units are overcrowded; therefore, substandard units total 641.

	1BR	2BR	2BR	3BR	3BR	TOTAL
	50% AMI	50% AMI	60% AMI	50% AMI	60% AMI	LIHTC
Total Substandard units	641	641	641	641	641	641
% Income Eligible	8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
% age eligible	100%	100%	100%	100%	100%	100%
Demand From Substandard Units	54	55	50	61	72	215

Rent Overburden Information:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4531	
Less than 15.0 percent	578	12.76%
15.0 to 19.9 percent	684	15.10%
20.0 to 24.9 percent	677	14.94%
25.0 to 29.9 percent	460	10.15%
30.0 to 34.9 percent	494	10.90%
35.0 percent or more	1638	36.15%

Source: U.S. Census Bureau, 2016 American Community Survey DP04

The chart above indicates that 36.15% of the renters pay 35.0% or more of their income for rent.

	1BR	2BR	2BR	3BR	3BR	TOTAL
	50% AMI	50% AMI	60% AMI	50% AMI	60% AMI	LIHTC
Households-2021	11,931	11,931	11,931	11,931	11,931	11,931
% Income Eligible	8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
% age eligible	100%	100%	100%	100%	100%	100%
Income and age Eligible Households	1,002	1,027	933	1,138	1,340	4,002
Renter %	42.86%	42.86%	42.86%	42.86%	42.86%	42.86%
Income and age Eligible renters	430	440	400	488	574	1715
% of Rent Overburdened	36.2%	36.2%	36.2%	36.2%	36.2%	36.2%
Demand from Rent Overburdened	155	159	144	176	208	620

c. Elderly Homeowners likely to convert to rentership (not applicable to this project)

4. Net Demand, Capture Rate and Stabilization Calculations

	Total						
Number of units	68	7	4	27	3	27	0
		1BR	2BR	2BR	3BR	3BR	TOTAL
	%	50% AMI	50% AMI	60% AMI	50% AMI	60% AMI	LIHTC
MINIMUM INCOME		17657	21086	25371	24514	29143	17657
MAXIMUM INCOME		22100	24850	29820	29800	35760	35760
Less than \$5,000	4.37%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	6.28%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	13.76%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.68%	3.60%	0.00%	0.00%	0.00%	0.00%	3.60%
\$20,000 to \$24,999	11.43%	4.80%	8.61%	0.00%	1.11%	0.00%	11.43%
\$25,000 to \$34,999	17.57%	0.00%	0.00%	7.82%	8.43%	10.29%	17.57%
\$35,000 to \$49,999	18.62%	0.00%	0.00%	0.00%	0.00%	0.94%	0.94%
Income Eligible		8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
Demand from New Households (to 2021):							
Rent		\$411	\$486	\$611	\$553	\$688	
Utility Allowance		\$104	\$129	\$129	\$162	\$162	
Total Housing Cost		\$515	\$615	\$740	\$715	\$850	
Divided by 35%		\$1,471	\$1,757	\$2,114	\$2,043	\$2,429	
Multiply by 12		\$12	\$12	\$12	\$12	\$12	
Minimum Income to Afford rent		\$17,657	\$21,086	\$25,371	\$24,514	\$29,143	
Maximum Income Limit		\$22,100	\$24,850	\$29,820	\$29,800	\$35,760	
Household Growth Total 2018-2021		326	326	326	326	326	326
% Income Eligible		8.40%	8.61%	7.82%	9.54%	11.23%	33.54%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		27	28	26	31	37	109
Renter %		42.86%	42.86%	42.86%	42.86%	42.86%	42.86%
DEMAND FROM NEW HOUSEHOLDS		12	12	11	13	16	47
Plus							
Demand from Substandard units		54	55	50	61	72	215
Plus							
DEMAND from RENT OVERBURDENED		155	159	144	176	208	620
Plus							
Demand from Elderly Homeowner Turnover		0	0	0	0	0	0
Equals							
Total Demand		221	226	206	251	295	882
Less							
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years		7	3	25	3	25	64
Equals Net Demand		214	223	181	248	270	818
Proposed Subject Units		7	4	27	3	27	68
Proposed Subject Units Divided by Net Demand							
Capture Rate		3.27%	1.79%	14.96%	1.21%	9.99%	8.31%

	HH at 50% AMI	HH at 60% AMI	LIHTC
MINIMUM INCOME	17,657	25,371	17,657
MAXIMUM INCOME	29,800	35,760	35,760
DEMAND FROM NEW HOUSEHOLDS	33	25	47
Plus			
Demand from Substandard units	150	114	215
Plus			
DEMAND from RENT OVERBURDENED	434	330	620
Plus			
Demand from Elderly Homeowner Turnover	0	0	0
Equals			
Total Demand	617	470	882
Less			
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years	13	51	64
Equals Net Demand	604	419	818
Proposed Subject Units	14	54	68
Proposed Subject Units Divided by Net Demand			
Capture Rate	2.32%	12.90%	8.31%

Since this project has over 20% three or more bedroom units, we refined our analysis to factor in the number of large households (generally 5+ persons according to DCA guidance)) in order to see if the standard method overstates demand. For this we looked at the number of existing renter households that have 5+ persons and at the number of existing renter households that currently reside in three or more bedroom units. We also considered the existing renter households that have 3+ persons because occupancy rules used by HUD generally allow one person per bedroom as the minimum occupancy. Therefore, it is allowable for a three-bedroom unit to be occupied by three or more persons.

The chart below shows that the capture rate for the 3+ bedroom units using the three alternate demand scenarios is in the DCA acceptable range. This chart applies the percentage of Renter Households with 5+, 4+ and 3+ persons to the total eligible demand to come up with the alternate demand calculations.

% of Renter Households with 5+ persons	18.93%
% of Renter Households with 4+ persons	29.60%
% of Renter Households with 3+ persons	51.33%
Total LIHTC demand	818
Demand from 5+ Person HH	155
Demand from 4+ Person HH	242
Demand from 3+ Person HH	420
# 3+ bedroom units proposed	30
Capture rate 5+ person Eligible HH	19.37%
Capture rate 4+ person Eligible HH	12.39%
Capture rate 3+ person Eligible HH	7.14%

The chart below shows the renter occupancy by number of bedrooms.

Renter occupied:	4855	%
No bedroom	114	2.35%
1 bedroom	750	15.45%
2 bedrooms	2223	45.79%
3 bedrooms	1357	27.95%
4 bedrooms	360	7.42%
5 or more bedrooms	51	1.05%

Source: 2016 American Community Survey B25042

The proposed project would need to capture 1.7% of the existing 3+ bedroom market.

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
50% AMI	17657										
	22,100	1BR	7	221	7	214	3.27%	<6 months	\$ 520	345-608	\$ 411
	21,086										
	24,850	2BR	4	226	3	223	1.79%	<6 months	\$ 695	500-765	\$ 486
	24,514										
	29,800	3BR	3	251	3	248	1.21%	<6 months	795	500-765	\$ 611
60% AMI	25,371										
	29,820	2BR	27	206	25	181	14.96%	<6 months	\$ 695	500-857	\$ 553
	29,143										
	35,760	3BR	27	295	25	270	9.99%	<6 months	\$ 795	600-857	\$ 688
										5	
TOTAL		50% AMI	14	617	13	604	2.32%	<6 months			
FOR		60% AMI	54	470	51	419	12.90%	<6 months			
PROJECT		TOTAL	68	882	64	818	8.31%	<6 months			

H. COMPETITIVE RENTAL ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 42.86%. One unit detached homes make up 67.42% of the housing units, while units while structures with 5 or more units make up 14.26% of the housing units. Mobile Homes or Trailers make up 6.79% of the units.

We surveyed 16 complexes with a total of 742 units. This included 8 reported LIHTC projects with a total of 434 units and 6 market rate and other subsidized developments with a total of 308 units. The LIHTC complexes had occupancy of 100%, while the market rate units had occupancy of 98.64%. The overall occupancy rate is 99.46%. There were two complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one-bedroom units is \$520, for two-bedroom units is \$695 and for three-bedroom units is \$795 In the complexes surveyed there were few unsubsidized three-bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$520 for one-bedroom units, \$695 for two-bedroom units and \$795 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--50% AMI	517	104	413	411	520	26.5%
2 Bedroom--50% AMI	621	129	492	486	695	43.0%
2 Bedroom--60% AMI	745	129	616	611	695	13.7%
3 Bedroom--50% AMI	717	162	555	553	795	43.8%
3 Bedroom--60% AMI	861	162	699	688	795	15.6%

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

In the last five years, rental rates and occupancy levels have been increasing. The recession of 2009 caused rents and occupancy to be lower and they have been improving since. Rental trends in the area include slowly rising rents and level occupancy in the 95-100% range. We project rents to increase 2% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area manufacturers. When the economy struggled in 2009-2013, the occupancy of some of the complexes was lower than the current levels.

There are two housing voids in Calhoun. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. The nicer affordable housing market is not being served well. There has not been a new LIHTC development since 2012. In 2016, Stone Ridge, a 64 unit LIHTC development was approved. It is currently under construction and will serve the same market as the subject. These units have been subtracted from the demand calculations. This project will help fill the void for decent affordable housing. It will not address other voids in the market.

In the appendix we include the detailed survey sheets for the complexes surveyed.

Map of Surveyed Complexes

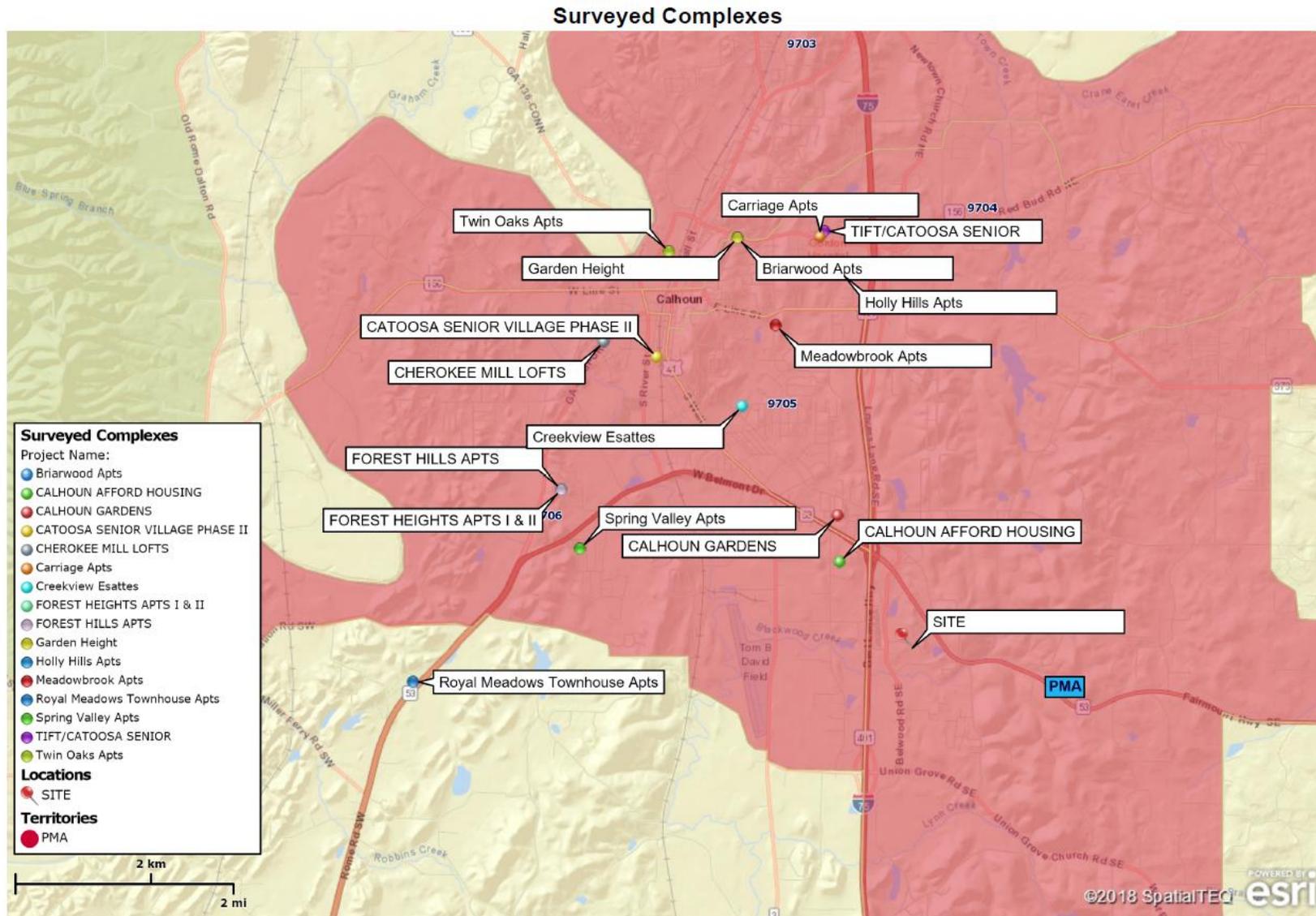


CHART OF SURVEYED COMPLEXES

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.	4br Rent	4br sf	\$per.sf.
Calhoun Gardens	LIHTC	76	0	100.00%				608	438	\$ 1.39	702	850	\$ 0.83	857	1000	\$ 0.86			
Cherokee Mill Lofts	LIHTC	60	0	100.00%				457	695	\$ 0.66	541	1020	\$ 0.53	634	1251	\$ 0.51	0		
Catoosa Seniors	LIHTC	60	0	100.00%				490	950	\$ 0.52	525	1100	\$ 0.48						
Catoosa II	LIHTC	52	0	100.00%				465	762	\$ 0.61	535	1078	\$ 0.50						
Forest Heights I	LIHTC	50	0	100.00%				468	576	\$ 0.81	507	876	\$ 0.58						
Forest Heights II	LIHTC	52	0	100.00%				468	576	\$ 0.81	507	812	\$ 0.62						
Cologa Homes	LIHTC	34	0	100.00%				BOI	660		BOI	800		BOI	950		BOI	1200	
Forest Hills	LIHTC	50	0	100.00%				400	576	\$ 0.69	455	812	\$ 0.56						
LIHTC Totals		434	0	100.00%															
Briarwood Apts	Market	28	0	100.00%							650	1000	\$ 0.65						
Garden Heights	Market	48	0	100.00%				350	600	\$ 0.58	550	700	\$ 0.79						
Carriage Apts	S8	72	1	98.61%				BOI	627	n/a	BOI	760	N/a	BOI	996	n/a			
Royal Meadows	Market	10	0	100.00%							765	950	\$ 0.81						
Meadowbrook Apts	Market	33	0	100.00%							500	1100	\$ 0.45	600	1500	\$ 0.40			
Holly Hills	Market	52	0	100.00%							650	1100	\$ 0.59						
Twin Oaks Apts	Market	49	3	93.88%				545	625	\$ 0.87	580	913	\$ 0.64	625	1040	\$ 0.60			
Spring Valley Special	RD	16	0	100.00%				432	576	\$ 0.75	462	976	\$ 0.47						
Market Totals		220	3	98.64%															
Other Subsidized		88	1	98.86%															
Totals-All units		742	4	99.46%															
SUBJECT	LIHTC	68	0	100.00%				411	850	\$ 0.48	611	1000	\$ 0.61	688	1250	\$ 0.55			

Name	Type	AMENITIES															
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Calhoun Gardens	LIHTC		X	X	X	X	X		X	X	X	X			X		X
Cherokee Mill Lofts	LIHTC		X	X	X		X		X	X	X	X					X
Catoosa Seniors	LIHTC	X	X	X	X		X	X		X	X	X					
Catoosa II	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X		X
Forest Heights I	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Forest Heights II	LIHTC	X	X	X	X				X	X	X	X	X				X
Cologa Homes	LIHTC		X	X	X					X	X	X					
Forest Hills	LIHTC		X	X	X			X	X	X	X	X					
Briarwood Apts	Market		X	X	X					X	X	X					
Garden Heights	Market		X	X	X				X	X	X						
Carriage Apts	S8	X	X	X	X			X		X	X	X	X				X
Royal Meadows	Market		X	X	X		X			X	X	X	X			X	X
Meadowbrook Apts	Market		X	X	X		X	X		X	X	X					
Holly Hills	Market	X	X	X	X	X		X		X	X	X					X
Twin Oaks Apts	Market	X	X	X	X			X	X	X	X	X					X
Spring Valley Special	RD	X	X	X	X	X	X		X	X	X	X	X				X
SUBJECT	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X				X

I. Absorption and Stabilization Rates

ABSORPTION ANALYSIS

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

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

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

Date	Total # Leased	%
Construction Completion	20	29%
30 Days Post Completion	28	41%
60 Days Post Completion	36	53%
90 Days Post Completion	44	65%
120 Days Post Completion	52	76%
150 Days Post Completion	60	88%
180 Days Post Completion	68	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 20 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

We project that the new units will have no appreciable effect on the existing units in the market area.

MARKET IMPACT STATEMENT

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

J. INTERVIEWS

During the course of our field work we interviewed the complex representatives of the apartments surveyed. The information provided in the individual survey sheets is the result of these interviews.

Joe, the manager of Holly Hills reported that he has 6 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Olibia, the manager of Briarwood Apartments reported more than 25 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Anne Marie, the manager of Forest Heights Apartments I & II reported over 20 on the waiting list and that occupancy generally stays full and vacancies are rented quickly. She also indicated that Phase I was renovated in 2015.

Kathy Johnson, President of the Gordon County Chamber of Commerce (706-625-3200) stated that with the constant growth in Gordon County that there is definitely a need for additional affordable housing. She stated that new housing is needed to keep up with the growth.

Samantha Lusk, owner of Samantha Lusk Realty (770-547-1441) stated that she sees people all the time that are looking for affordable housing in the area. She stated that there is such a demand that there is not enough existing housing to meet the demand.

K. CONCLUSIONS and RECOMMENDATION

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

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

We project the units will be absorbed fully within 180 days of completion. The new units will have an advantage over other units in the area due to a superior amenities package.

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

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

L. Signed Statement Requirements

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

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

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

Gibson Consulting, LLC

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



By: Debbie J. Amox
Debbie J. Amox
Market Analyst

M. Market Study Representation

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

DATA SOURCES

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

APPENDICES

Complexes Surveyed

Cologa Homes
(Calhoun Affordable Housing)

420 Richardson Rd SE
Calhoun, GA 30701

706-629-9183

Contact: Sandy



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
Studio	1							
1 BR	1	BOI	0	6	660			
2BR	1	BOI	0	10	800			
2BR								
3 BR	2	BOI	0	16	950			
4 BR	2	BOI	0	2	1200			
Design/Location/Condition								
Structure/Stories	Brick -1 story							
Year Built/Year Renovated	1952/ 1970's/As Needed							
Condition/Street Appeal	Good							
Neighborhood Condition	Good							
Unit Equipment/Amenities	Yes	No	Type					
Balcony/Patio	✓							
AC: Central/Wall	✓							
Range/Refrigerator	✓							
Microwave/Dishwasher		✓						
Washer/Dryer	✓		hook ups					
Floor Coverings	✓		tile					
Window Coverings	✓							
Cable/Satellite/Internet READY	✓							
Special Features								
Site Equipment/Amenities	Yes	No	Type					
Parking (\$ _____ (Fee)	✓							
Extra Storage		✓						
Security		✓						
Clubhouse/Meeting Room	✓							
Pool/Recreation Areas								
Playground	✓							
Laundry Facility(ies)		✓						
Bus. Center/Nghbrhd Network	✓							
Service Coordinations								
Utilities	Yes	No	Type					
Heat		✓	Gas					
Cooling		✓	Electric					
Cooking		✓	Gas					
Hot Water		✓	Gas					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					
				Site Info:	Total Units	Total Vacant		
				Total Units	34	0		
				Section 8	Yes	No		
				Accepts:	✓			
				# of Vouchers:				
				Type of Financing:				
				LIHTC		✓		
				RD				
				RD R/A				
				Market				
				HOME				
				Bonds				
				Section 8		✓		
				Other:				
				Type of Structure:				
				Low Rise				
				High Rise				
				Garden				
				Walk-up		✓		
				SF				
				Duplex				
				Triplex				
				Quadplex				
				Townhome				
				Other:				
				Notes:				
				Multi family				

Catoosa Senior Village I

98 Timms Road
Calhoun, GA 30701

706-624-3431

Contact:
Beverly



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
Studio								
1 BR	1	\$400-490	0	21	950			
2BR	1	\$465-525	0	39	1100			
2BR								
3 BR								
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick/Vinyl - 2 story			Total Units	60	Total Vacant	0
Year Built/Year Renovated		2003			Section 8	Yes	No	
Condition/Street Appeal		Excellent			Accepts:			✓
Neighborhood Condition		Excellent			# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓				LIHTC		✓	
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓				RD R/A			
Microwave/Dishwasher	✓				Market			
Washer/Dryer	✓			provided	HOME			
Floor Coverings	✓			carpet, vinyl	Bonds			
Window Coverings	✓				Section 8			
Cable/Satellite/Internet READY	✓				Other:			
Special Features	✓			elevators	Type of Structure:			
Site Equipment/Amenities		Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee)	✓				High Rise			
Extra Storage	✓				Garden		✓	
Security					Walk-up			
Clubhouse/Meeting Room	✓				SF			
Pool/Recreation Areas	✓			fitness center	Duplex			
Playground		✓			Triplex			
Laundry Facility(ies)		✓			Quadplex			
Bus. Center/Nghbrhd Network	✓				Townhome			
Service Coordinations					Other:			
Utilities		Yes	No	Type	Notes:			
Heat		✓		Electric	SENIOR 55+			
Cooling		✓		Electric				
Cooking		✓		Electric				
Hot Water		✓		Electric				
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				

Catoosa Senior Village Phase II

400 Birchwood Rd
Calhoun, GA 30701

706-629-0022

Contact:
Beverly



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$415-465	0	24	762		
2BR	1	\$485-535	0	28	1078		
2BR							
3 BR							
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl - 2 story			Total Units	52	Total Vacant
Year Built/Year Renovated		2009			Section 8	Yes	No
Condition/Street Appeal		Good			Accepts:		✓
Neighborhood Condition		Good			# of Vouchers:		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:		
Balcony/Patio	✓				LIHTC		✓
AC: Central/Wall	✓				RD		
Range/Refrigerator	✓				RD R/A		
Microwave/Dishwasher	✓				Market		
Washer/Dryer	✓			provided	HOME		
Floor Coverings	✓			carpet, vinyl	Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features	✓			elevators	Type of Structure:		
Site Equipment/Amenities		Yes	No	Type	Low Rise		
Parking (\$ _____ (Fee)	✓				High Rise		
Extra Storage	✓				Garden		✓
Security					Walk-up		
Clubhouse/Meeting Room	✓				SF		
Pool/Recreation Areas	✓			fitness center	Duplex		
Playground		✓			Triplex		
Laundry Facility(ies)		✓			Quadplex		
Bus. Center/Nghbrhd Network	✓				Townhome		
Service Coordinations					Other:		
Utilities		Yes	No	Type	Notes:		
Heat		✓		Electric	SENIOR 55+		
Cooling		✓		Electric			
Cooking		✓		Electric			
Hot Water		✓		Electric			
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

Calhoun Gardens

110 Richardson Rd
Calhoun GA 30701

706-629-0941

Contact:

Don



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	BOI/\$608	0	49	438		
2BR	1	BOI/\$702	0	22	850		
2BR							
3 BR	2	BOI/\$857	0	5	1050		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick - 1 story		Total Units	76	Total Vacant	
Year Built/Year Renovated		2005		Total Units	76	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC	✓		
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer	✓		hookups	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8	✓		
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee)	✓			Garden	✓		
Extra Storage		✓		Walk-up			
Security		✓		SF			
Clubhouse/Meeting Room	✓			Duplex			
Pool/Recreation Areas	✓		fitness	Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network				Other:			
Service Coordinations				Notes:			
Utilities				Multifamily			
Heat		✓	Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Forest Heights I Apartments

153 Forest Heights Circle, SW
Calhoun, GA 30701

706-625-4068

Contact:

Ann Marie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$388-468	0	20	576		
2BR	1	\$413-502	0	30	812-876		
2BR TH	1.5	\$418-507	0		976		
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1-2 story		Total Units	50	Total Vacant	
Year Built/Year Renovated		2010		Total Units	50	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Accepts:	✓		
	Yes	No	Type	# of Vouchers:			
Balcony/Patio	✓			Type of Financing:			
AC: Central/Wall	✓			LIHTC	✓		
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓			RD R/A	✓		
Washer/Dryer	✓		hook ups	Market			
Floor Coverings	✓		carpet, vinyl	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
Parking (\$ _____ (Fee)	✓		garages avail	Low Rise			
Extra Storage	✓			High Rise			
Security		✓		Garden			
Clubhouse/Meeting Room	✓			Walk-up	✓		
Pool/Recreation Areas		✓		SF			
Playground	✓			Duplex			
Laundry Facility(ies)		✓		Triplex			
Bus. Center/Nghbrhd Network		✓		Quadplex			
Service Coordinations		✓		Townhome	✓		
Other:				Other:			
Utilities				Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Forest Heights II Apartments

153 Forest Heights Circle, SW
Calhoun, GA 30701

706-625-4068

Contact:

Ann Marie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$468	0	16	576		
2BR TH	1.5	\$507	0	36	976		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl 2 story		Total Units	52	Total Vacant	
Year Built/Year Renovated		2012		Total Units	52	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	Accepts:	✓		
Balcony/Patio	✓			# of Vouchers:			
AC: Central/Wall	✓			Type of Financing:			
Range/Refrigerator	✓			LIHTC	✓		
Microwave/Dishwasher	✓			RD			
Washer/Dryer	✓		hook ups	RD R/A	✓		
Floor Coverings	✓		carpet, vinyl	Market			
Window Coverings	✓			HOME			
Cable/Satellite/Internet READY	✓			Bonds			
Special Features				Section 8			
Site Equipment/Amenities				Other:			
	Yes	No	Type				
Parking (\$ _____ (Fee)	✓		garages avail	Type of Structure:			
Extra Storage	✓			Low Rise			
Security		✓		High Rise			
Clubhouse/Meeting Room	✓			Garden			
Pool/Recreation Areas		✓		Walk-up	✓		
Playground	✓			SF			
Laundry Facility(ies)		✓		Duplex			
Bus. Center/Nghbrhd Network		✓		Triplex			
Service Coordinations		✓		Quadplex			
Utilities				Notes:			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Forest Hills Apartments

153 Forest Hill Circle, SW
Calhoun, GA 30701

706-625-4068

Contact:

Ann Marie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$353-400	0	14	576		
2BR TH & Flat	1	\$378-455	0	36	812		
2BR	1.5	\$455	0		876		
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl 2 story		Total Units	50	Total Vacant	
Year Built/Year Renovated		2012		Total Units	50	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Accepts:	✓		
	Yes	No	Type	# of Vouchers:			
Balcony/Patio	✓			Type of Financing:			
AC: Central/Wall	✓			LIHTC	✓		
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓			RD R/A	✓		
Washer/Dryer	✓		hook ups	Market			
Floor Coverings	✓		carpet, vinyl	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
Parking (\$ _____ (Fee)	✓			Low Rise			
Extra Storage	✓			High Rise			
Security		✓		Garden			
Clubhouse/Meeting Room	✓			Walk-up			
Pool/Recreation Areas		✓		SF			
Playground	✓			Duplex			
Laundry Facility(ies)	✓			Triplex			
Bus. Center/Nghbrhd Network		✓		Quadplex			
Service Coordinations		✓		Townhome	✓		
Other:				Other:			
Utilities				Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Spring Valley Special Apartmnets

200 Spring Valley Drive
Calhoun, GA 30701

706-625-4068

Contact:

Ann Marie



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$432	0	8	576		
2BR	1.5	\$462	1	8	976		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl- 1-2 story		Total Units	16	Total Vacant	1
Year Built/Year Renovated				Section 8			
Condition/Street Appeal		Good		Accepts:	✓		
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:		
Balcony/Patio	✓				LIHTC		
AC: Central/Wall	✓				RD		
Range/Refrigerator	✓				RD R/A	✓	
Microwave/Dishwasher	✓				Market	✓	
Washer/Dryer	✓				HOME		
Floor Coverings	✓			carpet, vinyl	Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features				Type of Structure:			
Site Equipment/Amenities		Yes	No	Type	Low Rise		
Parking (\$ _____ (Fee)	✓				High Rise		
Extra Storage	✓	✓			Garden		
Security		✓			Walk-up	✓	
Clubhouse/Meeting Room	✓				SF		
Pool/Recreation Areas		✓			Duplex		
Playground	✓				Triplex		
Laundry Facility(ies)	✓				Quadplex		
Bus. Center/Nghbrhd Network		✓			Townhome	✓	
Service Coordinations		✓			Other:		
Utilities		Yes	No	Type	Notes:		
Heat		✓		Electric			
Cooling		✓		Electric			
Cooking		✓		Electric			
Hot Water		✓		Electric			
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

Cherokee Mill Lofts

305 McConnell Rd
Calhoun, GA 30701

706-383-7691

Contact:

Ashley



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$398-457	0	12	695		
2BR	2	\$471-541	0	30	1020		
2BR							
3 BR	2	\$530-634	0	18	1251		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 1 story		Total Units	60	Total Vacant	
Year Built/Year Renovated		2011		Total Units	60	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Accepts:	✓		
	Yes	No	Type	# of Vouchers:			
Balcony/Patio		✓		Type of Financing:			
AC: Central/Wall	✓			LIHTC	✓		
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓		DW	RD R/A			
Washer/Dryer		✓		Market			
Floor Coverings	✓		carpet, vinyl	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee))	✓			High Rise			
Extra Storage		✓		Garden			
Security		✓		Walk-in	✓		
Clubhouse/Meeting Room		✓		SF			
Pool/Recreation Areas	✓		fitness	Duplex			
Playground		✓		Triplex			
Laundry Facility(ies)	✓			Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations		✓		Other:			
Utilities				Notes:			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Royal Meadows Townhouse Apts

1865 Rome Rd
Calhoun, GA 30701

706-314-8960; 706-290-0304

Contact: Leszek



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions	
Studio								
1 BR								
2BR	1	\$765	0	10	950			
2BR								
3 BR								
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Brick - 2 story			Total Units	10	Total Vacant	0
Year Built/Year Renovated		1992			Section 8			Yes No
Condition/Street Appeal		Good			Accepts:	✓		
Neighborhood Condition		Good			# of Vouchers:			
Unit Equipment/Amenities		Yes	No		Type	Type of Financing:		
Balcony/Patio	✓					LIHTC		
AC: Central/Wall	✓					RD		
Range/Refrigerator	✓					RD R/A		
Microwave/Dishwasher	✓		DW			Market	✓	
Washer/Dryer	✓		hook ups		HOME			
Floor Coverings	✓		carpet, tile, hard wood		Bonds			
Window Coverings	✓				Section 8			
Cable/Satellite/Internet READY	✓				Other:			
Special Features					Type of Structure:			
Site Equipment/Amenities		Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee))		✓			High Rise			
Extra Storage			✓		Garden			
Security			✓		Walk-up			
Clubhouse/Meeting Room			✓		SF			
Pool/Recreation Areas			✓		Duplex			
Playground			✓		Triplex			
Laundry Facility(ies)			✓		Quadplex			
Bus. Center/Nghbrhd Network			✓		Townhome	✓		
Service Coordinations					Other:			
Utilities		Yes	No	Type	Notes:			
Heat		✓	Electric					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Electric					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					

Meadowbrook Apartments

202 Meadowbrook Rd
Calhoun GA 30701

706-629-3683

Contact:

Carmen



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR							
2BR	1.5	\$500	0	20	1100		
3 BR	2	\$600	0	13	1500		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Stone/Vinyl - 2 story		Total Units	33	Total Vacant	
Year Built/Year Renovated		1993		Total Units	33	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Accepts:		✓	
	Yes	No	Type	# of Vouchers:			
Balcony/Patio	✓			Type of Financing:			
AC: Central/Wall	✓			LIHTC			
Range/Refrigerator	✓			RD			
Microwave/Dishwasher	✓		DW	RD R/A			
Washer/Dryer	✓		hook up	Market		✓	
Floor Coverings	✓		carpet, laminate	HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features				Other:			
Site Equipment/Amenities				Type of Structure:			
	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage		✓		Garden		✓	
Security		✓		Walk-up			
Clubhouse/Meeting Room				SF			
Pool/Recreation Areas				Duplex			
Playground	✓			Triplex			
Laundry Facility(ies)		✓		Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations		✓		Other:			
Utilities				Notes:			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Twin Oaks Apartments

258 Forrest Avenue
Calhoun, GA 30701

678-464-4130

Contact: Bruce



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$545	2	24	625		
2BR	1.5	\$580	1	21	913		
2BR							
3 BR	2	\$625	0	4	1040		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories	Brick/Vinyl - 2 story			Total Units	49	Total Vacant	3
Year Built/Year Renovated	1997/As Needed			Section 8	Yes	No	
Condition/Street Appeal	Good			Accepts:			✓
Neighborhood Condition	Good			# of Vouchers:			
Unit Equipment/Amenities	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market		✓	
Washer/Dryer	✓		connections in (2B units)	HOME			
Floor Coverings	✓		carpet, hardwoods	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities	Yes	No	Type	Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage		✓		Garden		✓	
Security		✓		Walk-up			
Clubhouse/Meeting Room		✓		SF			
Pool/Recreation Areas		✓		Duplex			
Playground	✓			Triplex			
Laundry Facility(ies)	✓		for 1B units	Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations				Other:			
Utilities	Yes	No	Type	Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Carriage Apartments

980 Redbud Road NE
Calhoun, GA 30701

706-403-2443

Contact:

Latasha



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	BOI	1	24	627		
2BR	1	BOI	0	40	760		
2BR							
3 BR	1	BOI	0	8	996		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Wood - 2 Story		Total Units	72	Total Vacant	
Year Built/Year Renovated		1973		Total Units	72	1	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market			
Microwave/Dishwasher		✓		HOME			
Washer/Dryer		✓		Bonds			
Floor Coverings	✓		carpet, tile	Section 8	✓		
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden			
Extra Storage		✓		Walk-up	✓		
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex			
Pool/Recreation Areas		✓		Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations				Notes:			
Utilities							
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Creekview Estates

112 Creekview Drive
Calhoun, GA

706-625-4137

Contact:

Laura



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$500	0	8	500		
2BR	1-1.5	\$600	0	46	1200		
2BR							
3 BR	2	\$750	0	4	1600		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	58	Total Vacant	
Year Built/Year Renovated		1978		Total Units	58	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market	✓		
Microwave/Dishwasher	✓			HOME			
Washer/Dryer	✓		hook up	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
Parking (\$ _____ (Fee))	✓			Garden			
Extra Storage		✓		Walk-up			
Security		✓		SF			
Clubhouse/Meeting Room		✓		Duplex	✓		
Pool/Recreation Areas		✓		Triplex			
Playground		✓		Quadplex			
Laundry Facility(ies)		✓		Townhome			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations				Notes:			
Utilities							
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Holly Hills Apartments

105 Holly Hills Dr, NE
Calhoun, GA 30701

706-629-8641

Contact:

Joe



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR	1.5	500-650	0	52	1100		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	52	Total Vacant	
Year Built/Year Renovated		1985		Total Units	52	0	
Unit Equipment/Amenities				Section 8			
Condition/Street Appeal		Good		Yes	Yes	No	
Neighborhood Condition		Good		Accepts:		✓	
				# of Vouchers:			
Unit Equipment/Amenities				Type of Financing:			
Balcony/Patio	✓			LIHTC			
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market		✓	
Washer/Dryer	✓		hook up	HOME			
Floor Coverings	✓		carpet, laminate	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
Parking (\$ _____ (Fee)	✓			High Rise			
Extra Storage	✓			Garden			
Security		✓		Walk-up		✓	
Clubhouse/Meeting Room		✓		SF			
Pool/Recreation Areas		✓		Duplex			
Playground		✓		Triplex			
Laundry Facility(ies)		✓		Quadplex			
Bus. Center/Nghbrhd Network		✓		Townhome			
Service Coordinations				Other:			
Utilities				Notes:			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Briarwood Apartments

212 Highpoint Drive
Calhoun, GA 30701

706-629-7868

Contact:

Olibia



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR							
2BR	2	\$650	0	28	1000		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	28	Total Vacant	
Year Built/Year Renovated		1970's		Section 8		Yes	No
Condition/Street Appeal		Good		Accepts:		✓	
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type			
Balcony/Patio	✓						
AC: Central/Wall	✓						
Range/Refrigerator	✓						
Microwave/Dishwasher		✓					
Washer/Dryer	✓						
Floor Coverings	✓		carpet, vinyl				
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features							
Site Equipment/Amenities		Yes	No	Type			
Parking (\$ _____ (Fee)	✓						
Extra Storage		✓					
Security		✓					
Clubhouse/Meeting Room		✓					
Pool/Recreation Areas		✓					
Playground		✓					
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
Service Coordinations		✓					
Utilities		Yes	No	Type			
Heat		✓	Electric & Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric & Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
				Type of Financing:			
				LIHTC			
				RD			
				RD R/A			
				Market		✓	
				HOME			
				Bonds			
				Section 8			
				Other:			
				Type of Structure:			
				Low Rise			
				High Rise			
				Garden			
				Walk-up			
				SF			
				Duplex			
				Triplex			
				Quadplex			
				Townhome		✓	
				Other:			
				Notes:			

Garden Heights

465 Redbud Rd
Calhoun, GA 30701

706-629-7868

Contact:

Olibia



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Date of Last Lease	Rent Concessions
Studio							
1 BR	1	\$350	0	16	500		
2BR	2	\$500-550	0	32	1000		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick- 2 story		Total Units	48	Total Vacant	
Year Built/Year Renovated		1970's		Section 8		Yes	No
Condition/Street Appeal		Good		Accepts:		✓	
Neighborhood Condition		Good		# of Vouchers:			
Unit Equipment/Amenities		Yes	No	Type of Financing:			
Balcony/Patio		✓		LIHTC			
AC: Central/Wall		✓		RD			
Range/Refrigerator		✓		RD R/A			
Microwave/Dishwasher			✓	Market			
Washer/Dryer		✓		HOME			
Floor Coverings		✓		Bonds			
Window Coverings		✓		Section 8			
Cable/Satellite/Internet READY		✓		Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities		Yes	No	Low Rise			
Parking (\$ _____ (Fee)		✓		High Rise			
Extra Storage			✓	Garden			
Security			✓	Walk-up			
Clubhouse/Meeting Room			✓	SF			
Pool/Recreation Areas			✓	Duplex			
Playground			✓	Triplex			
Laundry Facility(ies)		✓		Quadplex			
Bus. Center/Nghbrhd Network			✓	Townhome			
Service Coordinations			✓	Other:			
Utilities		Yes	No	Notes:			
Heat			✓				
Cooling			✓				
Cooking			✓				
Hot Water			✓				
Other Electric			✓				
Cold Water/Sewer		✓					
Trash/Recycle		✓					

Market Study Terminology



1400 16th Street, NW
 Suite #420
 Washington, DC 20036
 P: (202) 939-1750
 F: (202) 265-4435
www.housingonline.com

Market Study Terminology

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

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

I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market * 100

See also: capture rate.

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

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

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

Demographic Data



B25118

TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)

Universe: Occupied housing units

2006-2010 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the official counts of the population and housing units for the nation, states, counties, cities and towns. For 2006 to 2009, the Population Estimates Program provides intercensal estimates of the population for the nation, states, and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,892	+/-215	1,589	+/-149	1,663
Owner occupied:	1,653	+/-220	1,096	+/-133	863
Less than \$5,000	47	+/-48	7	+/-10	20
\$5,000 to \$9,999	37	+/-37	14	+/-11	31
\$10,000 to \$14,999	35	+/-31	52	+/-38	67
\$15,000 to \$19,999	32	+/-32	19	+/-21	8
\$20,000 to \$24,999	58	+/-43	52	+/-52	92
\$25,000 to \$34,999	187	+/-89	134	+/-73	133
\$35,000 to \$49,999	457	+/-148	236	+/-88	63
\$50,000 to \$74,999	398	+/-153	221	+/-85	121
\$75,000 to \$99,999	307	+/-121	85	+/-48	166
\$100,000 to \$149,999	80	+/-65	198	+/-86	154
\$150,000 or more	15	+/-21	78	+/-44	8
Renter occupied:	1,239	+/-220	493	+/-127	800
Less than \$5,000	61	+/-68	31	+/-38	47
\$5,000 to \$9,999	49	+/-44	97	+/-64	72
\$10,000 to \$14,999	280	+/-145	69	+/-56	132
\$15,000 to \$19,999	72	+/-62	64	+/-55	146
\$20,000 to \$24,999	161	+/-112	34	+/-44	131
\$25,000 to \$34,999	159	+/-90	66	+/-63	56
\$35,000 to \$49,999	66	+/-43	30	+/-27	99
\$50,000 to \$74,999	297	+/-149	46	+/-40	91
\$75,000 to \$99,999	70	+/-71	33	+/-50	26
\$100,000 to \$149,999	24	+/-27	23	+/-34	0
\$150,000 or more	0	+/-132	0	+/-132	0

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-151	2,349	+/-181	2,019	+/-151
Owner occupied:	+/-136	1,133	+/-171	1,577	+/-136
Less than \$5,000	+/-24	0	+/-132	18	+/-22
\$5,000 to \$9,999	+/-25	0	+/-132	53	+/-65
\$10,000 to \$14,999	+/-50	61	+/-43	99	+/-60
\$15,000 to \$19,999	+/-12	188	+/-119	34	+/-37
\$20,000 to \$24,999	+/-82	53	+/-54	66	+/-54
\$25,000 to \$34,999	+/-92	150	+/-68	79	+/-54
\$35,000 to \$49,999	+/-43	189	+/-80	297	+/-114
\$50,000 to \$74,999	+/-54	227	+/-97	374	+/-103
\$75,000 to \$99,999	+/-78	176	+/-102	280	+/-91
\$100,000 to \$149,999	+/-55	50	+/-46	224	+/-84
\$150,000 or more	+/-13	39	+/-43	53	+/-38
Renter occupied:	+/-129	1,216	+/-210	442	+/-139
Less than \$5,000	+/-42	53	+/-53	38	+/-37
\$5,000 to \$9,999	+/-49	183	+/-83	28	+/-25
\$10,000 to \$14,999	+/-100	215	+/-116	24	+/-29
\$15,000 to \$19,999	+/-83	234	+/-127	80	+/-70
\$20,000 to \$24,999	+/-93	61	+/-61	10	+/-19
\$25,000 to \$34,999	+/-48	145	+/-82	83	+/-81
\$35,000 to \$49,999	+/-66	108	+/-90	88	+/-82
\$50,000 to \$74,999	+/-73	110	+/-69	59	+/-47
\$75,000 to \$99,999	+/-30	65	+/-65	32	+/-43
\$100,000 to \$149,999	+/-132	24	+/-27	0	+/-132
\$150,000 or more	+/-132	18	+/-28	0	+/-132

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2006-2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



B25042

TENURE BY BEDROOMS

Universe: Occupied housing units

2012-2016 American Community Survey 5-Year Estimates

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Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,761	+/-238	1,955	+/-139	1,725
Owner occupied:	1,314	+/-232	951	+/-119	907
No bedroom	15	+/-25	13	+/-19	0
1 bedroom	37	+/-57	7	+/-13	10
2 bedrooms	246	+/-88	163	+/-70	143
3 bedrooms	678	+/-160	573	+/-110	548
4 bedrooms	286	+/-129	147	+/-70	156
5 or more bedrooms	52	+/-59	48	+/-32	50
Renter occupied:	1,447	+/-231	1,004	+/-157	818
No bedroom	28	+/-43	0	+/-18	86
1 bedroom	155	+/-100	167	+/-78	146
2 bedrooms	697	+/-189	510	+/-123	320
3 bedrooms	399	+/-155	245	+/-101	198
4 bedrooms	148	+/-108	60	+/-40	68
5 or more bedrooms	20	+/-31	22	+/-25	0

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-147	2,282	+/-184	2,092	+/-132
Owner occupied:	+/-121	969	+/-156	1,819	+/-177
No bedroom	+/-13	0	+/-18	0	+/-18
1 bedroom	+/-15	0	+/-18	16	+/-28
2 bedrooms	+/-63	187	+/-113	199	+/-100
3 bedrooms	+/-103	520	+/-167	1,170	+/-204
4 bedrooms	+/-72	223	+/-109	376	+/-153
5 or more bedrooms	+/-26	39	+/-56	58	+/-58
Renter occupied:	+/-164	1,313	+/-176	273	+/-136
No bedroom	+/-64	0	+/-18	0	+/-18
1 bedroom	+/-79	282	+/-129	0	+/-18
2 bedrooms	+/-121	509	+/-161	187	+/-127
3 bedrooms	+/-104	438	+/-152	77	+/-70
4 bedrooms	+/-57	84	+/-94	0	+/-18
5 or more bedrooms	+/-13	0	+/-18	9	+/-14

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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B25118

TENURE BY HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2016 INFLATION-ADJUSTED DOLLARS)

Universe: Occupied housing units

2012-2016 American Community Survey 5-Year Estimates

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Total:	2,761	+/-238	1,955	+/-139	1,725
Owner occupied:	1,314	+/-232	951	+/-119	907
Less than \$5,000	17	+/-25	2	+/-8	28
\$5,000 to \$9,999	24	+/-29	41	+/-34	16
\$10,000 to \$14,999	34	+/-35	76	+/-50	16
\$15,000 to \$19,999	66	+/-59	54	+/-34	57
\$20,000 to \$24,999	126	+/-78	36	+/-41	42
\$25,000 to \$34,999	124	+/-68	115	+/-73	138
\$35,000 to \$49,999	225	+/-145	63	+/-51	75
\$50,000 to \$74,999	315	+/-120	220	+/-81	247
\$75,000 to \$99,999	165	+/-79	123	+/-53	108
\$100,000 to \$149,999	176	+/-80	162	+/-63	81
\$150,000 or more	42	+/-44	59	+/-36	99
Renter occupied:	1,447	+/-231	1,004	+/-157	818
Less than \$5,000	14	+/-21	89	+/-56	8
\$5,000 to \$9,999	68	+/-50	31	+/-25	95
\$10,000 to \$14,999	189	+/-139	205	+/-116	141
\$15,000 to \$19,999	80	+/-49	80	+/-64	107
\$20,000 to \$24,999	136	+/-107	54	+/-44	79
\$25,000 to \$34,999	297	+/-164	159	+/-78	137
\$35,000 to \$49,999	204	+/-126	184	+/-102	191
\$50,000 to \$74,999	302	+/-134	102	+/-61	21
\$75,000 to \$99,999	67	+/-61	41	+/-34	26
\$100,000 to \$149,999	80	+/-72	27	+/-29	7
\$150,000 or more	10	+/-18	32	+/-32	6

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-147	2,282	+/-184	2,092	+/-132
Owner occupied:	+/-121	969	+/-156	1,819	+/-177
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\$5,000 to \$9,999	+/-18	51	+/-62	53	+/-52
\$10,000 to \$14,999	+/-17	44	+/-41	74	+/-61
\$15,000 to \$19,999	+/-35	31	+/-34	46	+/-41
\$20,000 to \$24,999	+/-33	45	+/-51	48	+/-50
\$25,000 to \$34,999	+/-53	128	+/-92	220	+/-101
\$35,000 to \$49,999	+/-34	261	+/-121	395	+/-119
\$50,000 to \$74,999	+/-90	128	+/-108	216	+/-95
\$75,000 to \$99,999	+/-53	78	+/-57	182	+/-113
\$100,000 to \$149,999	+/-42	84	+/-67	392	+/-174
\$150,000 or more	+/-51	98	+/-84	135	+/-69
Renter occupied:	+/-164	1,313	+/-176	273	+/-136
Less than \$5,000	+/-12	101	+/-84	0	+/-18
\$5,000 to \$9,999	+/-63	111	+/-106	0	+/-18
\$10,000 to \$14,999	+/-92	133	+/-96	0	+/-18
\$15,000 to \$19,999	+/-67	106	+/-78	0	+/-18
\$20,000 to \$24,999	+/-70	231	+/-147	55	+/-50
\$25,000 to \$34,999	+/-76	260	+/-122	0	+/-18
\$35,000 to \$49,999	+/-101	163	+/-94	162	+/-119
\$50,000 to \$74,999	+/-20	132	+/-70	34	+/-55
\$75,000 to \$99,999	+/-22	20	+/-31	0	+/-18
\$100,000 to \$149,999	+/-11	10	+/-18	22	+/-32
\$150,000 or more	+/-9	46	+/-68	0	+/-18

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2012-2016 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '***' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.



DP04

SELECTED HOUSING CHARACTERISTICS

2012-2016 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

A processing error was found in the Year Structure Built estimates since data year 2008. For more information, please see the errata note #110.

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	3,489	+/-145	3,489	(X)	2,103
Occupied housing units	2,761	+/-238	79.1%	+/-6.2	1,955
Vacant housing units	728	+/-223	20.9%	+/-6.2	148
Homeowner vacancy rate	7.3	+/-6.1	(X)	(X)	2.4
Rental vacancy rate	16.6	+/-9.3	(X)	(X)	8.1
UNITS IN STRUCTURE					
Total housing units	3,489	+/-145	3,489	(X)	2,103
1-unit, detached	2,209	+/-227	63.3%	+/-6.3	1,284
1-unit, attached	86	+/-50	2.5%	+/-1.4	8
2 units	100	+/-74	2.9%	+/-2.1	75
3 or 4 units	144	+/-79	4.1%	+/-2.3	83
5 to 9 units	354	+/-177	10.1%	+/-5.0	258
10 to 19 units	253	+/-131	7.3%	+/-3.7	126
20 or more units	60	+/-38	1.7%	+/-1.1	193
Mobile home	283	+/-148	8.1%	+/-4.3	69
Boat, RV, van, etc.	0	+/-18	0.0%	+/-1.1	7
YEAR STRUCTURE BUILT					
Total housing units	3,489	+/-145	3,489	(X)	2,103
Built 2014 or later	0	+/-18	0.0%	+/-1.1	0
Built 2010 to 2013	44	+/-55	1.3%	+/-1.6	62
Built 2000 to 2009	1,035	+/-247	29.7%	+/-7.0	425
Built 1990 to 1999	731	+/-179	21.0%	+/-5.1	560
Built 1980 to 1989	794	+/-207	22.8%	+/-5.8	366
Built 1970 to 1979	280	+/-132	8.0%	+/-3.8	235

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Built 1960 to 1969	310	+/-149	8.9%	+/-4.2	176
Built 1950 to 1959	175	+/-113	5.0%	+/-3.2	126
Built 1940 to 1949	79	+/-76	2.3%	+/-2.2	52
Built 1939 or earlier	41	+/-39	1.2%	+/-1.1	101
ROOMS					
Total housing units	3,489	+/-145	3,489	(X)	2,103
1 room	43	+/-49	1.2%	+/-1.4	29
2 rooms	90	+/-71	2.6%	+/-2.0	27
3 rooms	311	+/-160	8.9%	+/-4.6	119
4 rooms	991	+/-229	28.4%	+/-6.3	604
5 rooms	677	+/-185	19.4%	+/-5.3	459
6 rooms	565	+/-185	16.2%	+/-5.3	403
7 rooms	333	+/-135	9.5%	+/-3.9	159
8 rooms	172	+/-91	4.9%	+/-2.6	139
9 rooms or more	307	+/-154	8.8%	+/-4.3	164
Median rooms	5.0	+/-0.3	(X)	(X)	5.1
BEDROOMS					
Total housing units	3,489	+/-145	3,489	(X)	2,103
No bedroom	43	+/-49	1.2%	+/-1.4	42
1 bedroom	265	+/-138	7.6%	+/-4.0	174
2 bedrooms	1,262	+/-246	36.2%	+/-6.8	764
3 bedrooms	1,304	+/-220	37.4%	+/-6.2	823
4 bedrooms	496	+/-162	14.2%	+/-4.6	230
5 or more bedrooms	119	+/-95	3.4%	+/-2.8	70
HOUSING TENURE					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
Owner-occupied	1,314	+/-232	47.6%	+/-7.2	951
Renter-occupied	1,447	+/-231	52.4%	+/-7.2	1,004
Average household size of owner-occupied unit	2.70	+/-0.32	(X)	(X)	2.60
Average household size of renter-occupied unit	3.39	+/-0.39	(X)	(X)	2.61
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
Moved in 2015 or later	152	+/-82	5.5%	+/-3.0	76
Moved in 2010 to 2014	1,306	+/-258	47.3%	+/-7.7	760
Moved in 2000 to 2009	858	+/-189	31.1%	+/-6.5	631
Moved in 1990 to 1999	204	+/-92	7.4%	+/-3.5	286
Moved in 1980 to 1989	68	+/-44	2.5%	+/-1.6	93
Moved in 1979 and earlier	173	+/-72	6.3%	+/-2.5	109
VEHICLES AVAILABLE					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
No vehicles available	148	+/-93	5.4%	+/-3.4	155
1 vehicle available	1,120	+/-263	40.6%	+/-8.1	617
2 vehicles available	998	+/-228	36.1%	+/-7.6	850
3 or more vehicles available	495	+/-128	17.9%	+/-4.9	333
HOUSE HEATING FUEL					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
Utility gas	783	+/-169	28.4%	+/-5.7	828
Bottled, tank, or LP gas	81	+/-64	2.9%	+/-2.3	112
Electricity	1,897	+/-247	68.7%	+/-6.3	1,015
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.3	0
Coal or coke	0	+/-18	0.0%	+/-1.3	0

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Wood	0	+/-18	0.0%	+/-1.3	0
Solar energy	0	+/-18	0.0%	+/-1.3	0
Other fuel	0	+/-18	0.0%	+/-1.3	0
No fuel used	0	+/-18	0.0%	+/-1.3	0
SELECTED CHARACTERISTICS					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
Lacking complete plumbing facilities	10	+/-18	0.4%	+/-0.6	0
Lacking complete kitchen facilities	52	+/-57	1.9%	+/-2.0	0
No telephone service available	198	+/-105	7.2%	+/-3.8	93
OCCUPANTS PER ROOM					
Occupied housing units	2,761	+/-238	2,761	(X)	1,955
1.00 or less	2,439	+/-248	88.3%	+/-5.7	1,917
1.01 to 1.50	201	+/-125	7.3%	+/-4.4	38
1.51 or more	121	+/-102	4.4%	+/-3.7	0
VALUE					
Owner-occupied units	1,314	+/-232	1,314	(X)	951
Less than \$50,000	77	+/-46	5.9%	+/-3.4	45
\$50,000 to \$99,999	449	+/-116	34.2%	+/-7.3	197
\$100,000 to \$149,999	526	+/-168	40.0%	+/-9.1	224
\$150,000 to \$199,999	111	+/-65	8.4%	+/-4.7	142
\$200,000 to \$299,999	78	+/-47	5.9%	+/-3.5	191
\$300,000 to \$499,999	73	+/-44	5.6%	+/-3.3	144
\$500,000 to \$999,999	0	+/-18	0.0%	+/-2.8	8
\$1,000,000 or more	0	+/-18	0.0%	+/-2.8	0
Median (dollars)	110,600	+/-6,965	(X)	(X)	154,200
MORTGAGE STATUS					
Owner-occupied units	1,314	+/-232	1,314	(X)	951
Housing units with a mortgage	820	+/-211	62.4%	+/-8.9	581
Housing units without a mortgage	494	+/-123	37.6%	+/-8.9	370
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	820	+/-211	820	(X)	581
Less than \$500	43	+/-47	5.2%	+/-5.4	26
\$500 to \$999	443	+/-169	54.0%	+/-12.5	175
\$1,000 to \$1,499	252	+/-95	30.7%	+/-10.4	207
\$1,500 to \$1,999	66	+/-52	8.0%	+/-6.2	93
\$2,000 to \$2,499	16	+/-25	2.0%	+/-3.1	29
\$2,500 to \$2,999	0	+/-18	0.0%	+/-4.5	35
\$3,000 or more	0	+/-18	0.0%	+/-4.5	16
Median (dollars)	928	+/-96	(X)	(X)	1,193
Housing units without a mortgage	494	+/-123	494	(X)	370
Less than \$250	26	+/-31	5.3%	+/-5.9	97
\$250 to \$399	232	+/-88	47.0%	+/-13.4	149
\$400 to \$599	205	+/-83	41.5%	+/-13.8	35
\$600 to \$799	31	+/-38	6.3%	+/-7.7	72
\$800 to \$999	0	+/-18	0.0%	+/-7.3	17
\$1,000 or more	0	+/-18	0.0%	+/-7.3	0
Median (dollars)	393	+/-39	(X)	(X)	329
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP I)					
Housing units with a mortgage (excluding units where SMOCAP I cannot be computed)	820	+/-211	820	(X)	581
Less than 20.0 percent	412	+/-127	50.2%	+/-13.5	204

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
20.0 to 24.9 percent	136	+/-119	16.6%	+/-12.5	77
25.0 to 29.9 percent	135	+/-79	16.5%	+/-8.3	90
30.0 to 34.9 percent	3	+/-9	0.4%	+/-1.0	36
35.0 percent or more	134	+/-61	16.3%	+/-7.0	174
Not computed	0	+/-18	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	477	+/-124	477	(X)	368
Less than 10.0 percent	189	+/-79	39.6%	+/-12.8	218
10.0 to 14.9 percent	115	+/-57	24.1%	+/-10.9	41
15.0 to 19.9 percent	66	+/-66	13.8%	+/-13.2	0
20.0 to 24.9 percent	38	+/-36	8.0%	+/-7.3	30
25.0 to 29.9 percent	35	+/-32	7.3%	+/-6.5	37
30.0 to 34.9 percent	0	+/-18	0.0%	+/-7.6	27
35.0 percent or more	34	+/-33	7.1%	+/-6.5	15
Not computed	17	+/-25	(X)	(X)	2
GROSS RENT					
Occupied units paying rent	1,442	+/-230	1,442	(X)	955
Less than \$500	272	+/-148	18.9%	+/-10.2	99
\$500 to \$999	961	+/-247	66.6%	+/-12.5	692
\$1,000 to \$1,499	160	+/-99	11.1%	+/-6.8	86
\$1,500 to \$1,999	49	+/-59	3.4%	+/-4.3	56
\$2,000 to \$2,499	0	+/-18	0.0%	+/-2.6	16
\$2,500 to \$2,999	0	+/-18	0.0%	+/-2.6	6
\$3,000 or more	0	+/-18	0.0%	+/-2.6	0
Median (dollars)	675	+/-42	(X)	(X)	634
No rent paid	5	+/-10	(X)	(X)	49
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,428	+/-228	1,428	(X)	883
Less than 15.0 percent	312	+/-161	21.8%	+/-10.4	117
15.0 to 19.9 percent	232	+/-118	16.2%	+/-8.0	142
20.0 to 24.9 percent	132	+/-102	9.2%	+/-7.2	158
25.0 to 29.9 percent	157	+/-93	11.0%	+/-6.8	71
30.0 to 34.9 percent	182	+/-136	12.7%	+/-9.0	33
35.0 percent or more	413	+/-164	28.9%	+/-10.6	362
Not computed	19	+/-23	(X)	(X)	121

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-124	2,103	(X)	1,865	+/-136
Occupied housing units	+/-139	93.0%	+/-4.3	1,725	+/-147
Vacant housing units	+/-92	7.0%	+/-4.3	140	+/-84
Homeowner vacancy rate	+/-3.4	(X)	(X)	0.0	+/-4.0
Rental vacancy rate	+/-5.8	(X)	(X)	8.4	+/-5.9
UNITS IN STRUCTURE					
Total housing units	+/-124	2,103	(X)	1,865	+/-136
1-unit, detached	+/-142	61.1%	+/-6.1	1,292	+/-152
1-unit, attached	+/-14	0.4%	+/-0.7	0	+/-13
2 units	+/-65	3.6%	+/-3.1	153	+/-91
3 or 4 units	+/-49	3.9%	+/-2.3	41	+/-45
5 to 9 units	+/-104	12.3%	+/-4.9	58	+/-42
10 to 19 units	+/-87	6.0%	+/-4.1	146	+/-100
20 or more units	+/-74	9.2%	+/-3.5	108	+/-63
Mobile home	+/-66	3.3%	+/-3.1	67	+/-53
Boat, RV, van, etc.	+/-13	0.3%	+/-0.6	0	+/-13
YEAR STRUCTURE BUILT					
Total housing units	+/-124	2,103	(X)	1,865	+/-136
Built 2014 or later	+/-18	0.0%	+/-1.8	7	+/-11
Built 2010 to 2013	+/-62	2.9%	+/-2.9	21	+/-34
Built 2000 to 2009	+/-138	20.2%	+/-6.6	385	+/-112
Built 1990 to 1999	+/-149	26.6%	+/-6.7	356	+/-99
Built 1980 to 1989	+/-100	17.4%	+/-4.6	182	+/-56
Built 1970 to 1979	+/-90	11.2%	+/-4.1	238	+/-100
Built 1960 to 1969	+/-75	8.4%	+/-3.6	381	+/-124
Built 1950 to 1959	+/-64	6.0%	+/-3.1	240	+/-81
Built 1940 to 1949	+/-63	2.5%	+/-2.9	30	+/-25
Built 1939 or earlier	+/-69	4.8%	+/-3.2	25	+/-23
ROOMS					
Total housing units	+/-124	2,103	(X)	1,865	+/-136
1 room	+/-46	1.4%	+/-2.2	110	+/-73
2 rooms	+/-27	1.3%	+/-1.3	49	+/-39
3 rooms	+/-68	5.7%	+/-3.2	124	+/-91
4 rooms	+/-144	28.7%	+/-6.7	307	+/-106
5 rooms	+/-157	21.8%	+/-7.3	408	+/-119
6 rooms	+/-109	19.2%	+/-5.0	289	+/-85
7 rooms	+/-75	7.6%	+/-3.5	207	+/-68
8 rooms	+/-66	6.6%	+/-3.1	221	+/-87
9 rooms or more	+/-62	7.8%	+/-2.9	150	+/-55
Median rooms	+/-0.3	(X)	(X)	5.3	+/-0.3
BEDROOMS					
Total housing units	+/-124	2,103	(X)	1,865	+/-136
No bedroom	+/-49	2.0%	+/-2.3	110	+/-73
1 bedroom	+/-79	8.3%	+/-3.6	156	+/-79
2 bedrooms	+/-144	36.3%	+/-6.6	559	+/-135
3 bedrooms	+/-145	39.1%	+/-6.6	758	+/-122
4 bedrooms	+/-90	10.9%	+/-4.2	224	+/-89
5 or more bedrooms	+/-48	3.3%	+/-2.3	58	+/-27
HOUSING TENURE					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
Owner-occupied	+/-119	48.6%	+/-6.2	907	+/-121

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-157	51.4%	+/-6.2	818	+/-164
Average household size of owner-occupied unit	+/-0.22	(X)	(X)	2.77	+/-0.30
Average household size of renter-occupied unit	+/-0.34	(X)	(X)	2.68	+/-0.40
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
Moved in 2015 or later	+/-52	3.9%	+/-2.7	60	+/-64
Moved in 2010 to 2014	+/-126	38.9%	+/-6.0	679	+/-147
Moved in 2000 to 2009	+/-130	32.3%	+/-6.2	520	+/-112
Moved in 1990 to 1999	+/-108	14.6%	+/-5.4	232	+/-84
Moved in 1980 to 1989	+/-39	4.8%	+/-1.9	93	+/-42
Moved in 1979 and earlier	+/-43	5.6%	+/-2.1	141	+/-62
VEHICLES AVAILABLE					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
No vehicles available	+/-84	7.9%	+/-4.1	182	+/-79
1 vehicle available	+/-131	31.6%	+/-5.9	620	+/-159
2 vehicles available	+/-127	43.5%	+/-6.5	703	+/-127
3 or more vehicles available	+/-98	17.0%	+/-4.8	220	+/-88
HOUSE HEATING FUEL					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
Utility gas	+/-162	42.4%	+/-7.2	845	+/-123
Bottled, tank, or LP gas	+/-67	5.7%	+/-3.3	24	+/-32
Electricity	+/-142	51.9%	+/-7.1	850	+/-144
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.9	0	+/-13
Coal or coke	+/-18	0.0%	+/-1.9	0	+/-13
Wood	+/-18	0.0%	+/-1.9	6	+/-11
Solar energy	+/-18	0.0%	+/-1.9	0	+/-13
Other fuel	+/-18	0.0%	+/-1.9	0	+/-13
No fuel used	+/-18	0.0%	+/-1.9	0	+/-13
SELECTED CHARACTERISTICS					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
Lacking complete plumbing facilities	+/-18	0.0%	+/-1.9	0	+/-13
Lacking complete kitchen facilities	+/-18	0.0%	+/-1.9	0	+/-13
No telephone service available	+/-70	4.8%	+/-3.5	131	+/-74
OCCUPANTS PER ROOM					
Occupied housing units	+/-139	1,955	(X)	1,725	+/-147
1.00 or less	+/-139	98.1%	+/-2.9	1,617	+/-154
1.01 to 1.50	+/-58	1.9%	+/-2.9	84	+/-76
1.51 or more	+/-18	0.0%	+/-1.9	24	+/-36
VALUE					
Owner-occupied units	+/-119	951	(X)	907	+/-121
Less than \$50,000	+/-42	4.7%	+/-4.3	46	+/-30
\$50,000 to \$99,999	+/-58	20.7%	+/-6.0	338	+/-96
\$100,000 to \$149,999	+/-94	23.6%	+/-8.9	156	+/-58
\$150,000 to \$199,999	+/-55	14.9%	+/-5.6	128	+/-49
\$200,000 to \$299,999	+/-71	20.1%	+/-7.2	111	+/-58
\$300,000 to \$499,999	+/-81	15.1%	+/-8.1	100	+/-52
\$500,000 to \$999,999	+/-12	0.8%	+/-1.2	21	+/-20
\$1,000,000 or more	+/-18	0.0%	+/-3.9	7	+/-11
Median (dollars)	+/-30,993	(X)	(X)	119,700	+/-21,270
MORTGAGE STATUS					

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-119	951	(X)	907	+/-121
Housing units with a mortgage	+/-117	61.1%	+/-9.1	495	+/-107
Housing units without a mortgage	+/-94	38.9%	+/-9.1	412	+/-99
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-117	581	(X)	495	+/-107
Less than \$500	+/-38	4.5%	+/-6.3	28	+/-23
\$500 to \$999	+/-69	30.1%	+/-10.2	175	+/-71
\$1,000 to \$1,499	+/-89	35.6%	+/-11.8	174	+/-69
\$1,500 to \$1,999	+/-45	16.0%	+/-8.0	67	+/-43
\$2,000 to \$2,499	+/-28	5.0%	+/-4.9	36	+/-25
\$2,500 to \$2,999	+/-40	6.0%	+/-6.7	0	+/-13
\$3,000 or more	+/-18	2.8%	+/-3.1	15	+/-17
Median (dollars)	+/-144	(X)	(X)	1,098	+/-115
Housing units without a mortgage					
Less than \$250	+/-45	26.2%	+/-11.8	106	+/-45
\$250 to \$399	+/-71	40.3%	+/-13.5	178	+/-70
\$400 to \$599	+/-25	9.5%	+/-7.0	97	+/-50
\$600 to \$799	+/-54	19.5%	+/-13.1	16	+/-17
\$800 to \$999	+/-22	4.6%	+/-5.8	8	+/-13
\$1,000 or more	+/-18	0.0%	+/-9.6	7	+/-11
Median (dollars)	+/-30	(X)	(X)	356	+/-66
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-117	581	(X)	495	+/-107
Less than 20.0 percent	+/-75	35.1%	+/-10.3	262	+/-84
20.0 to 24.9 percent	+/-47	13.3%	+/-8.8	133	+/-72
25.0 to 29.9 percent	+/-64	15.5%	+/-9.7	15	+/-17
30.0 to 34.9 percent	+/-31	6.2%	+/-5.3	17	+/-18
35.0 percent or more	+/-74	29.9%	+/-10.9	68	+/-47
Not computed					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-94	368	(X)	401	+/-97
Less than 10.0 percent	+/-75	59.2%	+/-13.8	170	+/-68
10.0 to 14.9 percent	+/-29	11.1%	+/-7.7	79	+/-38
15.0 to 19.9 percent	+/-18	0.0%	+/-9.7	69	+/-41
20.0 to 24.9 percent	+/-29	8.2%	+/-7.7	26	+/-23
25.0 to 29.9 percent	+/-39	10.1%	+/-9.4	13	+/-21
30.0 to 34.9 percent	+/-20	7.3%	+/-5.4	20	+/-23
35.0 percent or more	+/-19	4.1%	+/-5.1	24	+/-22
Not computed					
GROSS RENT					
Occupied units paying rent	+/-167	955	(X)	796	+/-162
Less than \$500	+/-57	10.4%	+/-5.6	111	+/-43
\$500 to \$999	+/-142	72.5%	+/-9.2	651	+/-166
\$1,000 to \$1,499	+/-45	9.0%	+/-4.7	28	+/-27
\$1,500 to \$1,999	+/-67	5.9%	+/-6.8	6	+/-9
\$2,000 to \$2,499	+/-23	1.7%	+/-2.4	0	+/-13
\$2,500 to \$2,999	+/-11	0.6%	+/-1.1	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-3.8	0	+/-13
Median (dollars)	+/-59	(X)	(X)	638	+/-55
No rent paid					
	+/-64	(X)	(X)	22	+/-21

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-171	883	(X)	796	+/-162
Less than 15.0 percent	+/-59	13.3%	+/-6.3	44	+/-29
15.0 to 19.9 percent	+/-101	16.1%	+/-10.8	70	+/-64
20.0 to 24.9 percent	+/-78	17.9%	+/-8.1	96	+/-65
25.0 to 29.9 percent	+/-45	8.0%	+/-4.8	50	+/-44
30.0 to 34.9 percent	+/-27	3.7%	+/-3.1	127	+/-89
35.0 percent or more	+/-129	41.0%	+/-12.0	409	+/-116
Not computed	+/-85	(X)	(X)	22	+/-21

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,865	(X)	2,582	+/-158	2,582
Occupied housing units	92.5%	+/-4.4	2,282	+/-184	88.4%
Vacant housing units	7.5%	+/-4.4	300	+/-150	11.6%
Homeowner vacancy rate	(X)	(X)	0.0	+/-3.6	(X)
Rental vacancy rate	(X)	(X)	9.4	+/-7.9	(X)
UNITS IN STRUCTURE					
Total housing units	1,865	(X)	2,582	+/-158	2,582
1-unit, detached	69.3%	+/-6.7	1,596	+/-231	61.8%
1-unit, attached	0.0%	+/-2.0	63	+/-36	2.4%
2 units	8.2%	+/-4.9	182	+/-100	7.0%
3 or 4 units	2.2%	+/-2.4	251	+/-118	9.7%
5 to 9 units	3.1%	+/-2.3	111	+/-70	4.3%
10 to 19 units	7.8%	+/-5.2	120	+/-90	4.6%
20 or more units	5.8%	+/-3.4	65	+/-55	2.5%
Mobile home	3.6%	+/-2.9	194	+/-144	7.5%
Boat, RV, van, etc.	0.0%	+/-2.0	0	+/-18	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,865	(X)	2,582	+/-158	2,582
Built 2014 or later	0.4%	+/-0.6	22	+/-25	0.9%
Built 2010 to 2013	1.1%	+/-1.8	68	+/-66	2.6%
Built 2000 to 2009	20.6%	+/-6.0	647	+/-192	25.1%
Built 1990 to 1999	19.1%	+/-5.1	291	+/-152	11.3%
Built 1980 to 1989	9.8%	+/-3.0	481	+/-179	18.6%
Built 1970 to 1979	12.8%	+/-5.2	366	+/-148	14.2%
Built 1960 to 1969	20.4%	+/-6.2	445	+/-142	17.2%
Built 1950 to 1959	12.9%	+/-4.3	97	+/-98	3.8%
Built 1940 to 1949	1.6%	+/-1.3	44	+/-45	1.7%
Built 1939 or earlier	1.3%	+/-1.2	121	+/-88	4.7%
ROOMS					
Total housing units	1,865	(X)	2,582	+/-158	2,582
1 room	5.9%	+/-3.9	48	+/-77	1.9%
2 rooms	2.6%	+/-2.1	0	+/-18	0.0%
3 rooms	6.6%	+/-4.8	256	+/-132	9.9%
4 rooms	16.5%	+/-5.3	610	+/-184	23.6%
5 rooms	21.9%	+/-6.1	610	+/-202	23.6%
6 rooms	15.5%	+/-4.7	555	+/-178	21.5%
7 rooms	11.1%	+/-3.7	350	+/-125	13.6%
8 rooms	11.8%	+/-4.6	72	+/-62	2.8%
9 rooms or more	8.0%	+/-3.0	81	+/-70	3.1%
Median rooms	(X)	(X)	5.1	+/-0.3	(X)
BEDROOMS					
Total housing units	1,865	(X)	2,582	+/-158	2,582
No bedroom	5.9%	+/-3.9	48	+/-77	1.9%
1 bedroom	8.4%	+/-4.2	312	+/-137	12.1%
2 bedrooms	30.0%	+/-6.6	876	+/-221	33.9%
3 bedrooms	40.6%	+/-6.4	1,000	+/-234	38.7%
4 bedrooms	12.0%	+/-4.7	307	+/-127	11.9%
5 or more bedrooms	3.1%	+/-1.5	39	+/-56	1.5%
HOUSING TENURE					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
Owner-occupied	52.6%	+/-7.2	969	+/-156	42.5%

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	47.4%	+/-7.2	1,313	+/-176	57.5%
Average household size of owner-occupied unit	(X)	(X)	2.75	+/-0.41	(X)
Average household size of renter-occupied unit	(X)	(X)	2.71	+/-0.33	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
Moved in 2015 or later	3.5%	+/-3.6	155	+/-93	6.8%
Moved in 2010 to 2014	39.4%	+/-7.2	995	+/-197	43.6%
Moved in 2000 to 2009	30.1%	+/-6.3	653	+/-209	28.6%
Moved in 1990 to 1999	13.4%	+/-4.8	196	+/-124	8.6%
Moved in 1980 to 1989	5.4%	+/-2.4	70	+/-45	3.1%
Moved in 1979 and earlier	8.2%	+/-3.5	213	+/-100	9.3%
VEHICLES AVAILABLE					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
No vehicles available	10.6%	+/-4.3	276	+/-120	12.1%
1 vehicle available	35.9%	+/-8.3	751	+/-193	32.9%
2 vehicles available	40.8%	+/-7.6	783	+/-188	34.3%
3 or more vehicles available	12.8%	+/-4.8	472	+/-126	20.7%
HOUSE HEATING FUEL					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
Utility gas	49.0%	+/-6.5	654	+/-163	28.7%
Bottled, tank, or LP gas	1.4%	+/-1.8	143	+/-85	6.3%
Electricity	49.3%	+/-6.7	1,421	+/-232	62.3%
Fuel oil, kerosene, etc.	0.0%	+/-2.1	0	+/-18	0.0%
Coal or coke	0.0%	+/-2.1	0	+/-18	0.0%
Wood	0.3%	+/-0.6	64	+/-61	2.8%
Solar energy	0.0%	+/-2.1	0	+/-18	0.0%
Other fuel	0.0%	+/-2.1	0	+/-18	0.0%
No fuel used	0.0%	+/-2.1	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
Lacking complete plumbing facilities	0.0%	+/-2.1	21	+/-36	0.9%
Lacking complete kitchen facilities	0.0%	+/-2.1	28	+/-46	1.2%
No telephone service available	7.6%	+/-4.3	101	+/-79	4.4%
OCCUPANTS PER ROOM					
Occupied housing units	1,725	(X)	2,282	+/-184	2,282
1.00 or less	93.7%	+/-4.8	2,220	+/-201	97.3%
1.01 to 1.50	4.9%	+/-4.3	62	+/-55	2.7%
1.51 or more	1.4%	+/-2.1	0	+/-18	0.0%
VALUE					
Owner-occupied units	907	(X)	969	+/-156	969
Less than \$50,000	5.1%	+/-3.3	89	+/-87	9.2%
\$50,000 to \$99,999	37.3%	+/-8.4	292	+/-139	30.1%
\$100,000 to \$149,999	17.2%	+/-6.1	389	+/-129	40.1%
\$150,000 to \$199,999	14.1%	+/-5.2	80	+/-59	8.3%
\$200,000 to \$299,999	12.2%	+/-6.1	38	+/-38	3.9%
\$300,000 to \$499,999	11.0%	+/-5.6	49	+/-60	5.1%
\$500,000 to \$999,999	2.3%	+/-2.2	32	+/-48	3.3%
\$1,000,000 or more	0.8%	+/-1.2	0	+/-18	0.0%
Median (dollars)	(X)	(X)	111,000	+/-12,138	(X)
MORTGAGE STATUS					

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	907	(X)	969	+/-156	969
Housing units with a mortgage	54.6%	+/-9.1	617	+/-167	63.7%
Housing units without a mortgage	45.4%	+/-9.1	352	+/-119	36.3%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	495	(X)	617	+/-167	617
Less than \$500	5.7%	+/-4.6	13	+/-23	2.1%
\$500 to \$999	35.4%	+/-11.7	333	+/-139	54.0%
\$1,000 to \$1,499	35.2%	+/-11.9	164	+/-96	26.6%
\$1,500 to \$1,999	13.5%	+/-7.7	58	+/-58	9.4%
\$2,000 to \$2,499	7.3%	+/-4.8	49	+/-60	7.9%
\$2,500 to \$2,999	0.0%	+/-7.3	0	+/-18	0.0%
\$3,000 or more	3.0%	+/-3.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	900	+/-198	(X)
Housing units without a mortgage					
Less than \$250	25.7%	+/-10.2	81	+/-54	23.0%
\$250 to \$399	43.2%	+/-12.2	127	+/-96	36.1%
\$400 to \$599	23.5%	+/-10.7	120	+/-81	34.1%
\$600 to \$799	3.9%	+/-4.1	24	+/-28	6.8%
\$800 to \$999	1.9%	+/-3.3	0	+/-18	0.0%
\$1,000 or more	1.7%	+/-2.7	0	+/-18	0.0%
Median (dollars)	(X)	(X)	380	+/-49	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	495	(X)	617	+/-167	617
Less than 20.0 percent	52.9%	+/-14.2	311	+/-136	50.4%
20.0 to 24.9 percent	26.9%	+/-11.7	118	+/-101	19.1%
25.0 to 29.9 percent	3.0%	+/-3.4	10	+/-17	1.6%
30.0 to 34.9 percent	3.4%	+/-3.7	66	+/-57	10.7%
35.0 percent or more	13.7%	+/-9.5	112	+/-76	18.2%
Not computed	(X)	(X)	0	+/-18	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent	42.4%	+/-12.1	117	+/-76	35.3%
10.0 to 14.9 percent	19.7%	+/-9.1	95	+/-87	28.7%
15.0 to 19.9 percent	17.2%	+/-9.6	42	+/-43	12.7%
20.0 to 24.9 percent	6.5%	+/-5.6	17	+/-27	5.1%
25.0 to 29.9 percent	3.2%	+/-5.1	0	+/-18	0.0%
30.0 to 34.9 percent	5.0%	+/-5.4	44	+/-53	13.3%
35.0 percent or more	6.0%	+/-5.4	16	+/-24	4.8%
Not computed	(X)	(X)	21	+/-35	(X)
GROSS RENT					
Occupied units paying rent	796	(X)	1,268	+/-166	1,268
Less than \$500	13.9%	+/-6.0	314	+/-142	24.8%
\$500 to \$999	81.8%	+/-7.1	902	+/-195	71.1%
\$1,000 to \$1,499	3.5%	+/-3.5	52	+/-47	4.1%
\$1,500 to \$1,999	0.8%	+/-1.2	0	+/-18	0.0%
\$2,000 to \$2,499	0.0%	+/-4.6	0	+/-18	0.0%
\$2,500 to \$2,999	0.0%	+/-4.6	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-4.6	0	+/-18	0.0%
Median (dollars)	(X)	(X)	633	+/-72	(X)
No rent paid	(X)	(X)	45	+/-49	(X)

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	796	(X)	1,205	+/-173	1,205
Less than 15.0 percent	5.5%	+/-3.6	105	+/-91	8.7%
15.0 to 19.9 percent	8.8%	+/-7.6	181	+/-82	15.0%
20.0 to 24.9 percent	12.1%	+/-7.6	178	+/-109	14.8%
25.0 to 29.9 percent	6.3%	+/-5.3	182	+/-137	15.1%
30.0 to 34.9 percent	16.0%	+/-10.3	114	+/-88	9.5%
35.0 percent or more	51.4%	+/-11.5	445	+/-158	36.9%
Not computed	(X)	(X)	108	+/-89	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	2,317	+/-95	2,317	(X)
Occupied housing units	+/-5.7	2,092	+/-132	90.3%	+/-4.6
Vacant housing units	+/-5.7	225	+/-107	9.7%	+/-4.6
Homeowner vacancy rate	(X)	4.4	+/-4.2	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-12.8	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	2,317	+/-95	2,317	(X)
1-unit, detached	+/-7.9	2,024	+/-156	87.4%	+/-5.5
1-unit, attached	+/-1.4	26	+/-31	1.1%	+/-1.4
2 units	+/-3.7	12	+/-21	0.5%	+/-0.9
3 or 4 units	+/-4.6	15	+/-24	0.6%	+/-1.0
5 to 9 units	+/-2.7	0	+/-18	0.0%	+/-1.6
10 to 19 units	+/-3.5	0	+/-18	0.0%	+/-1.6
20 or more units	+/-2.2	12	+/-20	0.5%	+/-0.9
Mobile home	+/-5.6	228	+/-116	9.8%	+/-5.0
Boat, RV, van, etc.	+/-1.4	0	+/-18	0.0%	+/-1.6
YEAR STRUCTURE BUILT					
Total housing units	(X)	2,317	+/-95	2,317	(X)
Built 2014 or later	+/-1.0	0	+/-18	0.0%	+/-1.6
Built 2010 to 2013	+/-2.6	10	+/-16	0.4%	+/-0.7
Built 2000 to 2009	+/-7.2	555	+/-156	24.0%	+/-6.6
Built 1990 to 1999	+/-5.9	488	+/-142	21.1%	+/-6.0
Built 1980 to 1989	+/-7.0	396	+/-136	17.1%	+/-5.8
Built 1970 to 1979	+/-5.8	668	+/-178	28.8%	+/-7.8
Built 1960 to 1969	+/-5.3	153	+/-89	6.6%	+/-3.9
Built 1950 to 1959	+/-3.8	36	+/-33	1.6%	+/-1.4
Built 1940 to 1949	+/-1.7	0	+/-18	0.0%	+/-1.6
Built 1939 or earlier	+/-3.4	11	+/-17	0.5%	+/-0.8
ROOMS					
Total housing units	(X)	2,317	+/-95	2,317	(X)
1 room	+/-3.0	0	+/-18	0.0%	+/-1.6
2 rooms	+/-1.4	0	+/-18	0.0%	+/-1.6
3 rooms	+/-5.1	0	+/-18	0.0%	+/-1.6
4 rooms	+/-7.0	252	+/-139	10.9%	+/-6.1
5 rooms	+/-7.9	724	+/-221	31.2%	+/-9.3
6 rooms	+/-6.8	495	+/-160	21.4%	+/-6.9
7 rooms	+/-4.8	460	+/-164	19.9%	+/-7.1
8 rooms	+/-2.4	193	+/-98	8.3%	+/-4.2
9 rooms or more	+/-2.7	193	+/-98	8.3%	+/-4.3
Median rooms	(X)	5.9	+/-0.4	(X)	(X)
BEDROOMS					
Total housing units	(X)	2,317	+/-95	2,317	(X)
No bedroom	+/-3.0	0	+/-18	0.0%	+/-1.6
1 bedroom	+/-5.3	16	+/-28	0.7%	+/-1.2
2 bedrooms	+/-8.7	386	+/-146	16.7%	+/-6.4
3 bedrooms	+/-8.5	1,417	+/-200	61.2%	+/-8.1
4 bedrooms	+/-4.8	431	+/-167	18.6%	+/-7.1
5 or more bedrooms	+/-2.2	67	+/-59	2.9%	+/-2.6
HOUSING TENURE					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
Owner-occupied	+/-6.0	1,819	+/-177	87.0%	+/-6.5

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-6.0	273	+/-136	13.0%	+/-6.5
Average household size of owner-occupied unit	(X)	2.71	+/-0.23	(X)	(X)
Average household size of renter-occupied unit	(X)	3.70	+/-0.57	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
Moved in 2015 or later	+/-4.0	88	+/-77	4.2%	+/-3.7
Moved in 2010 to 2014	+/-8.4	378	+/-183	18.1%	+/-8.7
Moved in 2000 to 2009	+/-8.5	842	+/-208	40.2%	+/-9.3
Moved in 1990 to 1999	+/-5.4	431	+/-134	20.6%	+/-6.6
Moved in 1980 to 1989	+/-1.9	216	+/-87	10.3%	+/-4.2
Moved in 1979 and earlier	+/-4.5	137	+/-66	6.5%	+/-3.2
VEHICLES AVAILABLE					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
No vehicles available	+/-5.2	0	+/-18	0.0%	+/-1.8
1 vehicle available	+/-7.9	396	+/-114	18.9%	+/-5.3
2 vehicles available	+/-7.7	889	+/-190	42.5%	+/-9.2
3 or more vehicles available	+/-5.5	807	+/-198	38.6%	+/-8.8
HOUSE HEATING FUEL					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
Utility gas	+/-7.0	466	+/-163	22.3%	+/-7.7
Bottled, tank, or LP gas	+/-3.8	231	+/-102	11.0%	+/-4.9
Electricity	+/-8.0	1,383	+/-200	66.1%	+/-8.3
Fuel oil, kerosene, etc.	+/-1.6	0	+/-18	0.0%	+/-1.8
Coal or coke	+/-1.6	0	+/-18	0.0%	+/-1.8
Wood	+/-2.7	0	+/-18	0.0%	+/-1.8
Solar energy	+/-1.6	0	+/-18	0.0%	+/-1.8
Other fuel	+/-1.6	0	+/-18	0.0%	+/-1.8
No fuel used	+/-1.6	12	+/-22	0.6%	+/-1.0
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
Lacking complete plumbing facilities	+/-1.6	0	+/-18	0.0%	+/-1.8
Lacking complete kitchen facilities	+/-2.0	0	+/-18	0.0%	+/-1.8
No telephone service available	+/-3.4	119	+/-116	5.7%	+/-5.5
OCCUPANTS PER ROOM					
Occupied housing units	(X)	2,092	+/-132	2,092	(X)
1.00 or less	+/-2.4	2,092	+/-132	100.0%	+/-1.8
1.01 to 1.50	+/-2.4	0	+/-18	0.0%	+/-1.8
1.51 or more	+/-1.6	0	+/-18	0.0%	+/-1.8
VALUE					
Owner-occupied units	(X)	1,819	+/-177	1,819	(X)
Less than \$50,000	+/-8.7	129	+/-72	7.1%	+/-3.9
\$50,000 to \$99,999	+/-12.6	494	+/-148	27.2%	+/-7.6
\$100,000 to \$149,999	+/-12.5	476	+/-158	26.2%	+/-8.9
\$150,000 to \$199,999	+/-5.8	226	+/-120	12.4%	+/-6.3
\$200,000 to \$299,999	+/-4.1	325	+/-126	17.9%	+/-6.6
\$300,000 to \$499,999	+/-6.1	75	+/-68	4.1%	+/-3.8
\$500,000 to \$999,999	+/-5.2	70	+/-59	3.8%	+/-3.3
\$1,000,000 or more	+/-3.8	24	+/-41	1.3%	+/-2.2
Median (dollars)	(X)	129,700	+/-14,603	(X)	(X)
MORTGAGE STATUS					

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied units	(X)	1,819	+/-177	1,819	(X)
Housing units with a mortgage	+/-11.9	1,390	+/-206	76.4%	+/-6.9
Housing units without a mortgage	+/-11.9	429	+/-120	23.6%	+/-6.9
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	1,390	+/-206	1,390	(X)
Less than \$500	+/-3.9	24	+/-30	1.7%	+/-2.2
\$500 to \$999	+/-16.3	573	+/-174	41.2%	+/-11.5
\$1,000 to \$1,499	+/-13.5	489	+/-161	35.2%	+/-10.0
\$1,500 to \$1,999	+/-9.3	261	+/-98	18.8%	+/-6.3
\$2,000 to \$2,499	+/-9.6	43	+/-42	3.1%	+/-3.0
\$2,500 to \$2,999	+/-5.9	0	+/-18	0.0%	+/-2.7
\$3,000 or more	+/-5.9	0	+/-18	0.0%	+/-2.7
Median (dollars)	(X)	1,087	+/-127	(X)	(X)
Housing units without a mortgage					
Housing units without a mortgage	(X)	429	+/-120	429	(X)
Less than \$250	+/-14.1	36	+/-35	8.4%	+/-7.4
\$250 to \$399	+/-22.4	184	+/-66	42.9%	+/-13.5
\$400 to \$599	+/-20.4	107	+/-74	24.9%	+/-14.8
\$600 to \$799	+/-8.2	37	+/-35	8.6%	+/-8.7
\$800 to \$999	+/-10.1	31	+/-38	7.2%	+/-8.4
\$1,000 or more	+/-10.1	34	+/-40	7.9%	+/-8.8
Median (dollars)	(X)	396	+/-97	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP I)					
Housing units with a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	1,373	+/-206	1,373	(X)
Less than 20.0 percent	+/-16.6	604	+/-159	44.0%	+/-9.4
20.0 to 24.9 percent	+/-15.2	235	+/-115	17.1%	+/-7.5
25.0 to 29.9 percent	+/-2.9	49	+/-43	3.6%	+/-3.0
30.0 to 34.9 percent	+/-8.9	110	+/-89	8.0%	+/-6.6
35.0 percent or more	+/-11.6	375	+/-108	27.3%	+/-7.6
Not computed					
Not computed	(X)	17	+/-30	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	408	+/-120	408	(X)
Less than 10.0 percent	+/-21.0	214	+/-97	52.5%	+/-17.7
10.0 to 14.9 percent	+/-22.2	114	+/-77	27.9%	+/-17.0
15.0 to 19.9 percent	+/-12.8	15	+/-23	3.7%	+/-5.7
20.0 to 24.9 percent	+/-8.1	15	+/-25	3.7%	+/-6.3
25.0 to 29.9 percent	+/-10.7	0	+/-18	0.0%	+/-8.8
30.0 to 34.9 percent	+/-15.2	0	+/-18	0.0%	+/-8.8
35.0 percent or more	+/-7.3	50	+/-50	12.3%	+/-11.4
Not computed					
Not computed	(X)	21	+/-25	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	219	+/-124	219	(X)
Less than \$500	+/-11.1	0	+/-18	0.0%	+/-15.7
\$500 to \$999	+/-11.3	195	+/-122	89.0%	+/-13.6
\$1,000 to \$1,499	+/-3.7	15	+/-24	6.8%	+/-11.2
\$1,500 to \$1,999	+/-2.9	9	+/-14	4.1%	+/-7.1
\$2,000 to \$2,499	+/-2.9	0	+/-18	0.0%	+/-15.7
\$2,500 to \$2,999	+/-2.9	0	+/-18	0.0%	+/-15.7
\$3,000 or more	+/-2.9	0	+/-18	0.0%	+/-15.7
Median (dollars)	(X)	712	+/-168	(X)	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	54	+/-50	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	219	+/-124	219	(X)
Less than 15.0 percent	+/-7.5	0	+/-18	0.0%	+/-15.7
15.0 to 19.9 percent	+/-7.2	59	+/-75	26.9%	+/-33.4
20.0 to 24.9 percent	+/-8.5	113	+/-103	51.6%	+/-35.9
25.0 to 29.9 percent	+/-11.0	0	+/-18	0.0%	+/-15.7
30.0 to 34.9 percent	+/-7.1	38	+/-43	17.4%	+/-20.4
35.0 percent or more	+/-12.3	9	+/-14	4.1%	+/-7.1
Not computed	(X)	54	+/-50	(X)	(X)

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Households not paying cash rent are excluded from the calculation of median gross rent.

Telephone service data are not available for certain geographic areas due to problems with data collection of this question that occurred in 2015 and 2016. Both ACS 1-year and ACS 5-year files were affected. It may take several years in the ACS 5-year files until the estimates are available for the geographic areas affected.

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Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2010 data. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimates

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B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2012-2016 American Community Survey 5-Year Estimates

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	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,761	+/-238	1,955	+/-139	1,725
Owner occupied:	1,314	+/-232	951	+/-119	907
1-person household	340	+/-144	184	+/-68	160
2-person household	429	+/-118	336	+/-84	405
3-person household	264	+/-92	249	+/-95	105
4-person household	122	+/-82	156	+/-70	154
5-person household	99	+/-67	18	+/-23	36
6-person household	60	+/-48	8	+/-16	19
7-or-more person household	0	+/-18	0	+/-18	28
Renter occupied:	1,447	+/-231	1,004	+/-157	818
1-person household	285	+/-135	359	+/-107	236
2-person household	275	+/-126	249	+/-100	161
3-person household	316	+/-122	183	+/-92	171
4-person household	188	+/-106	82	+/-68	52
5-person household	207	+/-137	115	+/-73	171
6-person household	123	+/-111	0	+/-18	0
7-or-more person household	53	+/-60	16	+/-23	27

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-147	2,282	+/-184	2,092	+/-132
Owner occupied:	+/-121	969	+/-156	1,819	+/-177
1-person household	+/-52	201	+/-116	334	+/-112
2-person household	+/-77	324	+/-135	769	+/-169
3-person household	+/-50	136	+/-89	256	+/-109
4-person household	+/-69	128	+/-95	251	+/-172
5-person household	+/-34	180	+/-123	165	+/-100
6-person household	+/-22	0	+/-18	44	+/-49
7-or-more person household	+/-41	0	+/-18	0	+/-18
Renter occupied:	+/-164	1,313	+/-176	273	+/-136
1-person household	+/-89	409	+/-130	0	+/-18
2-person household	+/-81	354	+/-151	35	+/-30
3-person household	+/-92	215	+/-116	170	+/-118
4-person household	+/-59	128	+/-85	68	+/-76
5-person household	+/-112	154	+/-102	0	+/-18
6-person household	+/-13	0	+/-18	0	+/-18
7-or-more person household	+/-41	53	+/-53	0	+/-18

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B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2006-2010 American Community Survey 5-Year Estimates

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	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,892	+/-215	1,589	+/-149	1,663
Owner occupied:	1,653	+/-220	1,096	+/-133	863
1-person household	320	+/-119	182	+/-79	293
2-person household	622	+/-149	434	+/-93	273
3-person household	238	+/-120	164	+/-69	87
4-person household	235	+/-110	166	+/-72	116
5-person household	186	+/-91	99	+/-55	63
6-person household	24	+/-41	51	+/-47	22
7-or-more person household	28	+/-37	0	+/-132	9
Renter occupied:	1,239	+/-220	493	+/-127	800
1-person household	495	+/-198	192	+/-78	420
2-person household	455	+/-152	189	+/-83	115
3-person household	181	+/-96	53	+/-52	82
4-person household	87	+/-70	52	+/-57	85
5-person household	12	+/-19	7	+/-11	64
6-person household	9	+/-17	0	+/-132	19
7-or-more person household	0	+/-132	0	+/-132	15

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-151	2,349	+/-181	2,019	+/-151
Owner occupied:	+/-136	1,133	+/-171	1,577	+/-136
1-person household	+/-115	189	+/-96	260	+/-95
2-person household	+/-90	432	+/-111	608	+/-138
3-person household	+/-49	234	+/-97	267	+/-87
4-person household	+/-56	163	+/-78	269	+/-106
5-person household	+/-41	81	+/-65	108	+/-78
6-person household	+/-26	31	+/-37	56	+/-47
7-or-more person household	+/-17	3	+/-19	9	+/-15
Renter occupied:	+/-129	1,216	+/-210	442	+/-139
1-person household	+/-132	411	+/-148	135	+/-92
2-person household	+/-71	315	+/-135	101	+/-89
3-person household	+/-77	273	+/-137	71	+/-53
4-person household	+/-78	160	+/-83	103	+/-73
5-person household	+/-56	22	+/-29	32	+/-43
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7-or-more person household	+/-24	22	+/-35	0	+/-132

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B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

2012-2016 American Community Survey 5-Year Estimates

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	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,761	+/-238	1,955	+/-139	1,725
Owner occupied:	1,314	+/-232	951	+/-119	907
1-person household	340	+/-144	184	+/-68	160
2-person household	429	+/-118	336	+/-84	405
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5-person household	99	+/-67	18	+/-23	36
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5-person household	207	+/-137	115	+/-73	171
6-person household	123	+/-111	0	+/-18	0
7-or-more person household	53	+/-60	16	+/-23	27

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-147	2,282	+/-184	2,092	+/-132
Owner occupied:	+/-121	969	+/-156	1,819	+/-177
1-person household	+/-52	201	+/-116	334	+/-112
2-person household	+/-77	324	+/-135	769	+/-169
3-person household	+/-50	136	+/-89	256	+/-109
4-person household	+/-69	128	+/-95	251	+/-172
5-person household	+/-34	180	+/-123	165	+/-100
6-person household	+/-22	0	+/-18	44	+/-49
7-or-more person household	+/-41	0	+/-18	0	+/-18
Renter occupied:	+/-164	1,313	+/-176	273	+/-136
1-person household	+/-89	409	+/-130	0	+/-18
2-person household	+/-81	354	+/-151	35	+/-30
3-person household	+/-92	215	+/-116	170	+/-118
4-person household	+/-59	128	+/-85	68	+/-76
5-person household	+/-112	154	+/-102	0	+/-18
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B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

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	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
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Owner occupied:	1,653	+/-220	1,096	+/-133	863
1-person household	320	+/-119	182	+/-79	293
2-person household	622	+/-149	434	+/-93	273
3-person household	238	+/-120	164	+/-69	87
4-person household	235	+/-110	166	+/-72	116
5-person household	186	+/-91	99	+/-55	63
6-person household	24	+/-41	51	+/-47	22
7-or-more person household	28	+/-37	0	+/-132	9
Renter occupied:	1,239	+/-220	493	+/-127	800
1-person household	495	+/-198	192	+/-78	420
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5-person household	12	+/-19	7	+/-11	64
6-person household	9	+/-17	0	+/-132	19
7-or-more person household	0	+/-132	0	+/-132	15

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-151	2,349	+/-181	2,019	+/-151
Owner occupied:	+/-136	1,133	+/-171	1,577	+/-136
1-person household	+/-115	189	+/-96	260	+/-95
2-person household	+/-90	432	+/-111	608	+/-138
3-person household	+/-49	234	+/-97	267	+/-87
4-person household	+/-56	163	+/-78	269	+/-106
5-person household	+/-41	81	+/-65	108	+/-78
6-person household	+/-26	31	+/-37	56	+/-47
7-or-more person household	+/-17	3	+/-19	9	+/-15
Renter occupied:	+/-129	1,216	+/-210	442	+/-139
1-person household	+/-132	411	+/-148	135	+/-92
2-person household	+/-71	315	+/-135	101	+/-89
3-person household	+/-77	273	+/-137	71	+/-53
4-person household	+/-78	160	+/-83	103	+/-73
5-person household	+/-56	22	+/-29	32	+/-43
6-person household	+/-23	13	+/-19	0	+/-132
7-or-more person household	+/-24	22	+/-35	0	+/-132

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6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

Executive Report

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Pop-Facts Demographics | Summary

Trade Area: Chelsea Park Townhomes, Calhoun, GA

	Total	%
Population		
2000 Census	22,741	100.00
2010 Census	31,343	100.00
2018 Estimate	33,515	100.00
2023 Projection	35,286	100.00
Population Growth		
Percent Change: 2000 to 2010	--	37.83
Percent Change: 2010 to 2018	--	6.93
Percent Change: 2018 to 2023	--	5.28
Households		
2000 Census	8,376	100.00
2010 Census	11,030	100.00
2018 Estimate	11,605	100.00
2023 Projection	12,149	100.00
Household Growth		
Percent Change: 2000 to 2010	--	31.69
Percent Change: 2010 to 2018	--	5.21
Percent Change: 2018 to 2023	--	4.69
Family Households		
2000 Census	6,079	100.00
2010 Census	7,950	100.00
2018 Estimate	8,365	100.00
2023 Projection	8,757	100.00
Family Household Growth		
Percent Change: 2000 to 2010	--	30.78
Percent Change: 2010 to 2018	--	5.22
Percent Change: 2018 to 2023	--	4.69

Benchmark: USA

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Pop-Facts Demographics | Demographic Quick Facts

Trade Area: Chelsea Park Townhomes, Calhoun, GA

	Total	%
2018 Est. Population by Single-Classification Race		
White Alone	25,330	75.58
Black/African American Alone	2,134	6.37
American Indian/Alaskan Native Alone	161	0.48
Asian Alone	546	1.63
Native Hawaiian/Pacific Islander Alone	62	0.18
Some Other Race Alone	4,297	12.82
Two or More Races	985	2.94
2018 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic/Latino	7,829	23.36
Not Hispanic/Latino	25,686	76.64
2018 Occupied Housing Units by Tenure		
Owner-Occupied	6,631	57.14
Renter-Occupied	4,974	42.86
2018 Average Household Size		
Average Household Size	--	2.83
2018 Households by Household Income		
Income < \$15,000	1,517	13.07
Income \$15,000 - \$24,999	1,480	12.75
Income \$25,000 - \$34,999	1,660	14.30
Income \$35,000 - \$49,999	1,998	17.22
Income \$50,000 - \$74,999	1,974	17.01
Income \$75,000 - \$99,999	1,157	9.97
Income \$100,000 - \$124,999	721	6.21
Income \$125,000 - \$149,999	402	3.46
Income \$150,000 - \$199,999	350	3.02
Income \$200,000 - \$249,999	160	1.38
Income \$250,000 - \$499,999	140	1.21
Income \$500,000+	46	0.40
Average Household Income	--	60,941.54
Median Household Income	--	43,038.09
2018 Est. Median HH Income by Single-Classification Race		
White Alone	--	47,213.20
Black/African American Alone	--	27,906.38
American Indian/Alaskan Native Alone	--	36,166.88
Asian Alone	--	67,208.98
Native Hawaiian/Pacific Islander Alone	--	92,968.75
Some Other Race Alone	--	22,056.46
Two or More Races	--	37,749.38
Hispanic/Latino	--	34,241.58
Not Hispanic/Latino	--	46,207.05

Benchmark: USA

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Pop-Facts Demographics | Household Quick Facts

Trade Area: Chelsea Park Townhomes, Calhoun, GA

	Total	%
2018 Est. Households by Household Income		
Income < \$15,000	1,517	13.07
Income \$15,000 - \$24,999	1,480	12.75
Income \$25,000 - \$34,999	1,660	14.30
Income \$35,000 - \$49,999	1,998	17.22
Income \$50,000 - \$74,999	1,974	17.01
Income \$75,000 - \$99,999	1,157	9.97
Income \$100,000 - \$124,999	721	6.21
Income \$125,000 - \$149,999	402	3.46
Income \$150,000 - \$199,999	350	3.02
Income \$200,000 - \$249,999	160	1.38
Income \$250,000 - \$499,999	140	1.21
Income \$500,000+	46	0.40
2018 Est. Average Household Income	--	60,941.54
2018 Est. Median Household Income	--	43,038.09
2018 Median HH Income by Single-Classification Race		
White Alone	--	47,213.20
Black/African American Alone	--	27,906.38
American Indian/Alaskan Native Alone	--	36,166.88
Asian Alone	--	67,208.98
Native Hawaiian/Pacific Islander Alone	--	92,968.75
Some Other Race Alone	--	22,056.46
Two or More Races	--	37,749.38
Hispanic/Latino	--	34,241.58
Not Hispanic/Latino	--	46,207.05
2018 Est. Households by Household Type		
Family Households	8,365	72.08
NonFamily Households	3,240	27.92
2018 Est. Group Quarters Population	638	1.90
2018 Est. Households by Household Size		
1-Person Household	2,670	23.01
2-Person Household	3,324	28.64
3-Person Household	2,057	17.73
4-Person Household	1,837	15.83
5-Person Household	949	8.18
6-Person Household	442	3.81
7+ Person Household	326	2.81
2018 Est. Average Household Size	--	2.83
2018 Est. HHs by Type by Presence of Own Children		
Married Couple Family, with own children	2,770	33.11
Married Couple Family, without own children	3,192	38.16
Male Householder, with own children	347	4.15
Male Householder, without own children	334	3.99
Female Householder, with own children	978	11.69
Female Householder, without own children	744	8.89

Benchmark: USA

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Pop-Facts Demographics | Population Quick Facts

Trade Area: Chelsea Park Townhomes, Calhoun, GA

	Total	%
2018 Est. Population by Age		
Age 0 - 4	2,214	6.61
Age 5 - 9	2,317	6.91
Age 10 - 14	2,449	7.31
Age 15 - 17	1,463	4.37
Age 18 - 20	1,451	4.33
Age 21 - 24	1,735	5.18
Age 25 - 34	4,484	13.38
Age 35 - 44	4,533	13.53
Age 45 - 54	4,507	13.45
Age 55 - 64	3,748	11.18
Age 65 - 74	2,668	7.96
Age 75 - 84	1,430	4.27
Age 85 and over	516	1.54
Age 16 and over	26,059	77.75
Age 18 and over	25,072	74.81
Age 21 and over	23,621	70.48
Age 65 and over	4,614	13.77
Median Age	-	36.42
Average Age	-	37.50
2018 Est. Population by Single-Classification Race		
White Alone	25,330	75.58
Black/African American Alone	2,134	6.37
American Indian/Alaskan Native Alone	161	0.48
Asian Alone	546	1.63
Native Hawaiian/Pacific Islander Alone	62	0.18
Some Other Race Alone	4,297	12.82
Two or More Races	985	2.94
2018 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic/Latino	7,829	23.36
Not Hispanic/Latino	25,686	76.64
2018 Est. Population by Sex		
Male	16,560	49.41
Female	16,955	50.59

Benchmark: USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Population by Single-Classification Race		
White Alone	25,330	75.58
Black/African American Alone	2,134	6.37
American Indian/Alaskan Native Alone	161	0.48
Asian Alone	546	1.63
Native Hawaiian/Pacific Islander Alone	62	0.18
Some Other Race Alone	4,297	12.82
Two or More Races	985	2.94
2018 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	25,686	76.64
Hispanic or Latino	7,829	23.36
Mexican Origin	4,903	62.63
Puerto Rican Origin	206	2.63
Cuban Origin	58	0.74
All Other Hispanic or Latino	2,662	34.00
2018 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	34	6.23
Filipino	8	1.47
Japanese	8	1.47
Asian Indian	191	34.98
Korean	41	7.51
Vietnamese	264	48.35
Cambodian	0	0.00
Hmong	0	0.00
Laotian	0	0.00
Thai	0	0.00
All Other Asian Races Including 2+ Category	0	0.00
2018 Est. Population by Ancestry		
Arab	0	0.00
Czech	12	0.04
Danish	9	0.03
Dutch	167	0.50
English	2,166	6.46
French (Excluding Basque)	181	0.54
French Canadian	10	0.03
German	1,605	4.79
Greek	10	0.03
Hungarian	12	0.04
Irish	1,704	5.08
Italian	558	1.67
Lithuanian	0	0.00
Norwegian	59	0.18
Polish	99	0.29
Portuguese	0	0.00
Russian	126	0.38
Scotch-Irish	375	1.12
Scottish	364	1.09
Slovak	10	0.03
Sub-Saharan African	28	0.08
Swedish	34	0.10
Swiss	45	0.13
Ukrainian	0	0.00
United States or American	5,951	17.76
Welsh	33	0.10
West Indian (Excluding Hispanic groups)	26	0.08
Other ancestries	12,701	37.90
Ancestries Unclassified	7,230	21.57
2018 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	23,952	76.52
Speak Asian/Pacific Isl. Lang. at Home	283	0.90
Speak Indo-European Language at Home	351	1.12
Speak Spanish at Home	6,686	21.36
Speak Other Language at Home	29	0.09
2018 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	2,947	37.64
Black/African American Alone	61	0.78
American Indian/Alaskan Native Alone	59	0.75
Asian Alone	14	0.18
Native Hawaiian/Pacific Islander Alone	24	0.31
Some Other Race Alone	4,267	54.50
Two or More Races	457	5.84

Benchmark: USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Population by Sex		
Male	16,560	49.41
Female	16,955	50.59
2018 Est. Population by Age		
Age 0 - 4	2,214	6.61
Age 5 - 9	2,317	6.91
Age 10 - 14	2,449	7.31
Age 15 - 17	1,463	4.37
Age 18 - 20	1,451	4.33
Age 21 - 24	1,735	5.18
Age 25 - 34	4,484	13.38
Age 35 - 44	4,533	13.53
Age 45 - 54	4,507	13.45
Age 55 - 64	3,748	11.18
Age 65 - 74	2,668	7.96
Age 75 - 84	1,430	4.27
Age 85 and over	516	1.54
Age 16 and over	26,059	77.75
Age 18 and over	25,072	74.81
Age 21 and over	23,621	70.48
Age 65 and over	4,614	13.77
Median Age	--	36.42
Average Age	--	37.50
2018 Est. Pop Age 15+ by Marital Status		
Total, Never Married	6,892	25.97
Male, Never Married	3,816	14.38
Female, Never Married	3,076	11.59
Married, Spouse Present	12,723	47.95
Married, Spouse Absent	1,694	6.38
Widowed	1,878	7.08
Male, Widowed	337	1.27
Female, Widowed	1,541	5.81
Divorced	3,348	12.62
Male, Divorced	1,463	5.51
Female, Divorced	1,885	7.10
2018 Est. Male Population by Age		
Male: Age 0 - 4	1,131	6.83
Male: Age 5 - 9	1,190	7.19
Male: Age 10 - 14	1,276	7.71
Male: Age 15 - 17	753	4.55
Male: Age 18 - 20	761	4.59
Male: Age 21 - 24	880	5.31
Male: Age 25 - 34	2,267	13.69
Male: Age 35 - 44	2,304	13.91
Male: Age 45 - 54	2,244	13.55
Male: Age 55 - 64	1,769	10.68
Male: Age 65 - 74	1,249	7.54
Male: Age 75 - 84	575	3.47
Male: Age 85 and over	161	0.97
Median Age, Male	--	35.10
Average Age, Male	--	36.27
2018 Est. Female Population by Age		
Female: Age 0 - 4	1,083	6.39
Female: Age 5 - 9	1,127	6.65
Female: Age 10 - 14	1,173	6.92
Female: Age 15 - 17	710	4.19
Female: Age 18 - 20	690	4.07
Female: Age 21 - 24	855	5.04
Female: Age 25 - 34	2,217	13.08
Female: Age 35 - 44	2,229	13.15
Female: Age 45 - 54	2,263	13.35
Female: Age 55 - 64	1,979	11.67
Female: Age 65 - 74	1,419	8.37
Female: Age 75 - 84	855	5.04
Female: Age 85 and over	355	2.09
Median Age, Female	--	37.80
Average Age, Female	--	38.75

Benchmark: USA

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Pop-Facts Demographics Snapshot | Housing & Households

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Households by Household Type		
Family Households	8,365	72.08
NonFamily Households	3,240	27.92
2018 Est. Group Quarters Population		
2018 Est. Group Quarters Population	638	1.90
2018 HHs By Ethnicity, Hispanic/Latino		
2018 HHs By Ethnicity, Hispanic/Latino	1,814	15.63
2018 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	2,770	33.11
Married Couple Family, no own children	3,192	38.16
Male Householder, own children	347	4.15
Male Householder, no own children	334	3.99
Female Householder, own children	978	11.69
Female Householder, no own children	744	8.89
2018 Est. Households by Household Size		
1-Person Household	2,670	23.01
2-Person Household	3,324	28.64
3-Person Household	2,057	17.73
4-Person Household	1,837	15.83
5-Person Household	949	8.18
6-Person Household	442	3.81
7-or-more-person	326	2.81
2018 Est. Average Household Size	-	2.83
2018 Est. Households by Number of Vehicles		
No Vehicles	750	6.46
1 Vehicle	3,857	33.24
2 Vehicles	4,635	39.94
3 Vehicles	1,806	15.56
4 Vehicles	358	3.08
5 or more Vehicles	199	1.72
2018 Est. Average Number of Vehicles	-	1.82
2018 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	6,631	57.14
Housing Units, Renter-Occupied	4,974	42.86
2018 Owner Occ. HUs: Avg. Length of Residence		
2018 Owner Occ. HUs: Avg. Length of Residence	-	16.17
2018 Renter Occ. HUs: Avg. Length of Residence		
2018 Renter Occ. HUs: Avg. Length of Residence	-	5.33
2018 Est. Owner-Occupied Housing Units by Value		
Value Less Than \$20,000	195	2.94
Value \$20,000 - \$39,999	245	3.69
Value \$40,000 - \$59,999	285	4.30
Value \$60,000 - \$79,999	487	7.34
Value \$80,000 - \$99,999	947	14.28
Value \$100,000 - \$149,999	1,964	29.62
Value \$150,000 - \$199,999	1,048	15.80
Value \$200,000 - \$299,999	800	12.06
Value \$300,000 - \$399,999	343	5.17
Value \$400,000 - \$499,999	78	1.18
Value \$500,000 - \$749,999	64	0.96
Value \$750,000 - \$999,999	81	1.22
Value \$1,000,000 - \$1,499,999	60	0.91
Value \$1,500,000 - \$1,999,999	27	0.41
Value \$2,000,000 or more	7	0.11
2018 Est. Median All Owner-Occupied Housing Value	-	126,990.26

Benchmark: USA

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Pop-Facts Demographics Snapshot | Housing & Households



Trade Area: Chelsea Park Townhomes, Callhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Housing Units by Units in Structure		
1 Unit Attached	291	2.23
1 Unit Detached	8,816	67.42
2 Units	644	4.92
3 to 4 Units	564	4.31
5 to 19 Units	1,413	10.81
20 to 49 Units	272	2.08
50 or More Units	179	1.37
Mobile Home or Trailer	888	6.79
Boat, RV, Van, etc.	9	0.07
2018 Est. Housing Units by Year Structure Built		
Built 2014 or Later	591	4.52
Built 2010 to 2013	97	0.74
Built 2000 to 2009	2,911	22.26
Built 1990 to 1999	2,555	19.54
Built 1980 to 1989	2,221	16.98
Built 1970 to 1979	1,918	14.67
Built 1960 to 1969	1,340	10.25
Built 1950 to 1959	757	5.79
Built 1940 to 1949	329	2.52
Built 1939 or Earlier	357	2.73
2018 Housing Units by Year Structure Built		
2018 Est. Median Year Structure Built	--	1,988.37
2018 Est. Households by Presence of People Under 18		
2018 Est. Households by Presence of People Under 18	4,680	40.33
Households with 1 or More People under Age 18		
Married Couple Family	3,019	64.51
Other Family, Male Householder	416	8.89
Other Family, Female Householder	1,182	25.26
NonFamily Household, Male Householder	51	1.09
NonFamily Household, Female Householder	12	0.26
2018 Est. Households with No People under Age 18		
Households with No People under Age 18	6,925	59.67
Households with No People under Age 18		
Married Couple Family	2,945	42.53
Other Family, Male Householder	265	3.83
Other Family, Female Householder	537	7.75
NonFamily, Male Householder	1,392	20.10
NonFamily, Female Householder	1,786	25.79

Benchmark: USA

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Pop-Facts Demographics Snapshot | Affluence & Education

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	2,579	11.78
Some High School, No Diploma	3,105	14.19
High School Graduate (or GED)	7,135	32.60
Some College, No Degree	4,454	20.35
Associate's Degree	1,369	6.25
Bachelor's Degree	1,915	8.75
Master's Degree	909	4.15
Professional Degree	228	1.04
Doctorate Degree	192	0.88
2017 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
High School Diploma	2,335	57.73
High School Graduate	857	21.19
Some College or Associate's Degree	581	14.36
Bachelor's Degree or Higher	272	6.72
2018 Est. Households by HH Income		
Income < \$15,000	1,517	13.07
Income \$15,000 - \$24,999	1,480	12.75
Income \$25,000 - \$34,999	1,660	14.30
Income \$35,000 - \$49,999	1,998	17.22
Income \$50,000 - \$74,999	1,974	17.01
Income \$75,000 - \$99,999	1,157	9.97
Income \$100,000 - \$124,999	721	6.21
Income \$125,000 - \$149,999	402	3.46
Income \$150,000 - \$199,999	350	3.02
Income \$200,000 - \$249,999	160	1.38
Income \$250,000 - \$499,999	140	1.21
Income \$500,000+	46	0.40
2018 Est. Average Household Income	-	60,941.54
2018 Est. Median Household Income	-	43,038.09
2018 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	-	47,213.20
Black or African American Alone	-	27,906.38
American Indian and Alaskan Native Alone	-	36,166.88
Asian Alone	-	67,208.98
Native Hawaiian and Other Pacific Islander Alone	-	92,968.75
Some Other Race Alone	-	22,056.46
Two or More Races	-	37,749.38
Hispanic or Latino	-	34,241.58
Not Hispanic or Latino	-	46,207.05
2018 Est. Families by Poverty Status		
2018 Families at or Above Poverty	6,729	80.44
2018 Families at or Above Poverty with children	2,957	35.35
2018 Families Below Poverty	1,636	19.56
2018 Families Below Poverty with children	1,246	14.89

Benchmark: USA

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Pop-Facts Demographics Snapshot | Education & Occupation

Trade Area: Chelsea Park Townhomes, Calhoun, GA

Total Population: 33,515 | Total Households: 11,605

	Count	%
2018 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	6,960	47.05
Blue Collar	5,766	38.98
Service and Farming	2,066	13.97
2018 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	5,940	41.55
15 - 29 Minutes	5,026	35.16
30 - 44 Minutes	2,242	15.68
45 - 59 Minutes	651	4.55
60 or more Minutes	437	3.06
2018 Est. Avg Travel Time to Work in Minutes	-	21.46
2018 Est. Workers Age 16+ by Transp. to Work		
2018 Est. Workers Age 16+ by Transp. to Work	14,634	100.00
Drove Alone	11,245	76.84
Carpooled	2,300	15.72
Public Transport	116	0.79
Walked	192	1.31
Bicycle	7	0.05
Other Means	420	2.87
Worked at Home	354	2.42
2018 Est. Civ. Employed Pop 16+ by Class of Worker		
2018 Est. Civ. Employed Pop 16+ by Class of Worker	14,792	100.00
For-Profit Private Workers	11,341	76.67
Non-Profit Private Workers)	668	4.52
Local Government Workers	1,005	6.79
State Government Workers	458	3.10
Federal Government Workers	83	0.56
Self-Employed Workers	1,153	7.79
Unpaid Family Workers	84	0.57
2018 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	125	0.84
Arts/Design/Entertainment/Sports/Media	158	1.07
Building/Grounds Cleaning/Maintenance	574	3.88
Business/Financial Operations	340	2.30
Community/Social Services	143	0.97
Computer/Mathematical	96	0.65
Construction/Extraction	1,086	7.34
Education/Training/Library	677	4.58
Farming/Fishing/Forestry	124	0.84
Food Preparation/Serving Related	550	3.72
Healthcare Practitioner/Technician	553	3.74
Healthcare Support	122	0.82
Installation/Maintenance/Repair	621	4.20
Legal	15	0.10
Life/Physical/Social Science	13	0.09
Management	1,147	7.75
Office/Administrative Support	2,084	14.09
Production	2,476	16.74
Protective Services	256	1.73
Sales/Related	1,609	10.88
Personal Care/Service	440	2.98
Transportation/Material Moving	1,583	10.70
2018 Est. Pop Age 16+ by Employment Status		
In Armed Forces	15	0.06
Civilian - Employed	14,731	56.53
Civilian - Unemployed	968	3.71
Not in Labor Force	10,345	39.70

Benchmark: USA

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Trade Area: Chelsea Park Townhomes, Calhoun, GA



POPULATION

The population in this area is estimated to change from **31,343** to **33,515**, resulting in a growth of **6.9%** between 2010 and the current year. Over the next five years, the population is projected to grow by **5.3%**.

The population in the base area is estimated to change from **308,745,538** to **326,533,070**, resulting in a growth of **5.8%** between 2010 and the current year. Over the next five years, the population is projected to grow by **3.5%**.

The current year median age for this area is **36.4**, while the average age is **37.5**. Five years from now, the median age is projected to be **37.6**.

The current year median age for the base area is **38.4**, while the average age is **39.3**. Five years from now, the median age is projected to be **39.3**.

Of this area's current year estimated population:

75.6% are White Alone, **6.4%** are Black or African American Alone, **0.5%** are American Indian and Alaska Nat. Alone, **1.6%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **12.8%** are Some Other Race, and **2.9%** are Two or More Races.

Of the base area's current year estimated population:

70.0% are White Alone, **12.8%** are Black or African American Alone, **1.0%** are American Indian and Alaska Nat. Alone, **5.7%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **6.8%** are Some Other Race, and **3.4%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **23.4%**, while the base area's current estimated Hispanic or Latino population is **18.2%**.



HOUSEHOLD

The number of households in this area is estimated to change from **11,030** to **11,605**, resulting in an increase of **5.2%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **4.7%**.

The number of household in the base area is estimated to change from **116,716,292** to **123,942,960**, resulting in an increase of **6.2%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **3.7%**.

Benchmark: USA

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Trade Area: Chelsea Park Townhomes, Calhoun, GA



EDUCATION

Currently, it is estimated that **4.2%** of the population age 25 and over in this area had earned a Master's Degree, **1.0%** had earned a Professional School Degree, **0.9%** had earned a Doctorate Degree and **8.8%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **8.2%** had earned a Master's Degree, **2.0%** had earned a Professional School Degree, **1.4%** had earned a Doctorate Degree and **18.9%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$60,941.538** for the current year, while the average household income for the base area is estimated to be **\$86,278** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$60,941.538** to **\$65,668.363**.

The average household income in the base area is projected to change over the next five years, from **\$86,278** to **\$95,107**.



HOUSING

Most of the dwellings in this area (**57.1%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied (65.0%)**.

The majority of dwellings in this area (**67.4%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**22.3%**) are estimated to have been **Built 2000 to 2009** for the current year.

The majority of housing units in the base area (**14.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: Chelsea Park Townhomes, Calhoun, GA



LABOR

For this area, **Chelsea Park Townhomes, Calhoun, GA**, **93.9%** of the labor force is estimated to be employed for the current year.

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

0.1% are in the Armed Forces, **56.5%** are employed civilians, **3.7%** are unemployed civilians, and **39.7%** are not in the labor force.

The occupational classification for this area are as follows:

39.0% hold blue collar occupations, **47.1%** hold white collar occupations, and **14.0%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories: **0.8%** are in Architecture and Engineering, **1.1%** are in Arts, Entertainment and Sports, **2.3%** are in Business and Financial Operations, **0.6%** are in Computers and Mathematics, **4.6%** are in Education, Training and Libraries, **3.7%** are in Healthcare Practitioners and Technicians, **0.8%** are in Healthcare Support, **0.1%** are in Life, Physical and Social Sciences, **7.8%** are in Management, **14.1%** are in Office and Administrative Support.

1.0% are in Community and Social Services, **3.7%** are in Food Preparation and Serving, **0.1%** are in Legal Services, **1.7%** are in Protective Services, **10.9%** are in Sales and Related Services, **3.0%** are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, **7.3%** are in Construction and Extraction, **0.8%** are in Farming, Fishing and Forestry, **4.2%** are in Maintenance and Repair, **16.7%** are in Production, **10.7%** are in Transportation and Moving.

For the base area, **USA**, **93.2%** of the labor force is estimated to be employed for the current year.

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

0.4% are in the Armed Forces, **58.5%** are employed civilians, **4.3%** are unemployed civilians, and **36.8%** are not in the labor force.

The occupational classification for the base area are as follows:

20.5% hold blue collar occupations, **60.7%** hold white collar occupations, and **18.8%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories: **1.8%** are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **4.8%** are in Business and Financial Operations, **2.8%** are in Computers and Mathematics, **6.0%** are in Education, Training and Libraries, **5.8%** are in Healthcare Practitioners and Technicians, **2.4%** are in Healthcare Support, **0.9%** are in Life, Physical and Social Sciences, **10.1%** are in Management, **13.1%** are in Office and Administrative Support.

1.7% are in Community and Social Services, **5.9%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **2.2%** are in Protective Services, **10.7%** are in Sales and Related Services, **3.7%** are in Personal Care Services.

3.9% are in Building and Grounds Maintenance, **5.1%** are in Construction and Extraction, **0.7%** are in Farming, Fishing and Forestry, **3.2%** are in Maintenance and Repair, **6.0%** are in Production, **6.3%** are in Transportation and Moving.

Benchmark: USA

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Report Details

Name: Executive Dashboard
Date / Time: 5/18/2018 5:21:47 PM
DataVintage: 2018

Trade Area

Name	Level	Geographies
Chelsea Park Townhomes, Calhoun, GA	Census Tract	13129-970300; 13129-970400; 13129-970500; 13129-970600; 13129-970800

Benchmark:

Name	Level	Geographies
USA	Entire US	United States

DataSource:

Name	Copyright
Pop-Facts Premier - 2000 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2010 US Census	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas - Pop-Facts Premier 2018
Pop-Facts Premier - 2023 - Five Year Projection	Claritas: Claritas - Pop-Facts Premier 2018
SPOTLIGHT Pop-Facts Premier - 2018 - Current Year Estimate	Claritas: Claritas

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