

REPORT

MARKET STUDY

May 18, 2018

**Grove Park Townhomes
6195 Lawrenceville Hwy.
Tucker, GA 30084**

For

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And

**Georgia Department of Community Affairs
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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 6195 Lawrenceville Hwy, Tucker, Gwinnett County, GA 30084. It is on the north side of the street approximately 400 feet west of the intersection with Pounds Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Five 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	5	50%
4	2	6	50%
4	2	30	60%
4	2	11	Market
TOTAL		52	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	5	1600
4	2	6	1600
4	2	30	1600
4	2	11	1600
TOTAL		52	
STRUCTURE TYPE: Townhouse			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	5	50%	1600	537	104	641
4	2	6	50%	1600	785	199	984
4	2	30	60%	1600	985	199	1184
4	2	11	Market	1600	1335	199	1534
TOTAL		52					

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
Dishwasher ()	X	Ceiling Fan ()	X	Laundry Facility (X)	Elevator ()
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:		Gazebo	XX
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 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 commercial and residential land to the south, vacant land to the north, commercial and vacant to the west and residential to the east. The residential property is in fair to good condition.

The site will have frontage access on Lawrenceville Highway. Public transit bus stop is located 100 feet west.

From the location on Lawrenceville Highway, access to the north-south I-285 and the east-west I-85 is approximately four miles away.

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

3. Market Area Definition

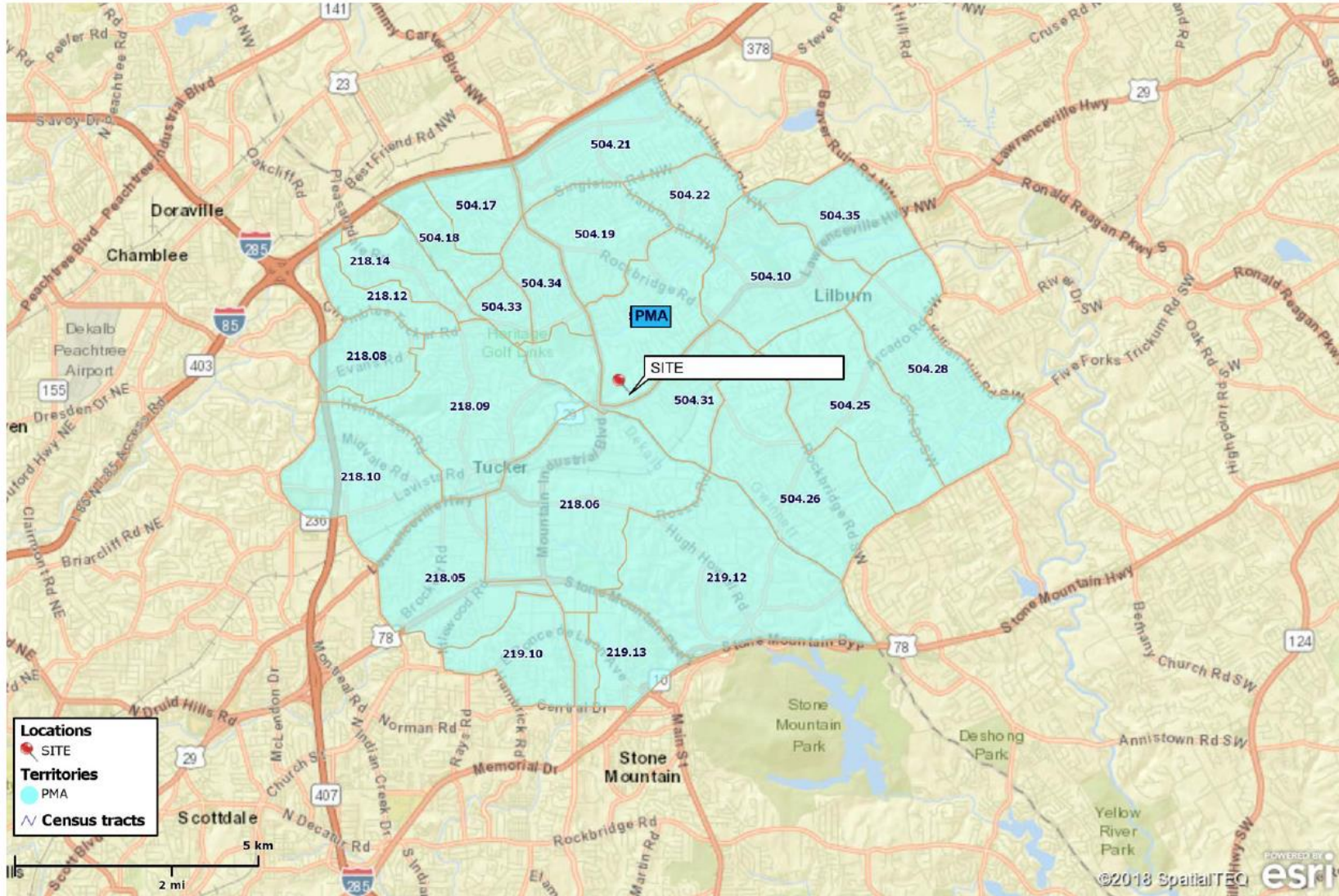
The Primary Market Area (PMA) is the geographic area from which the property is expected to draw 85% of its residents. We determined the PMA for the project to be an area encompassed by the following Census Tracts:

Tract	County	FIPS code
218.05	DeKalb County	13089021805
218.06	DeKalb County	13089021806
218.08	DeKalb County	13089021808
218.09	DeKalb County	13089021809
218.1	DeKalb County	13089021810
218.12	DeKalb County	13089021812
218.14	DeKalb County	13089021814
219.1	DeKalb County	13089021910
219.11	DeKalb County	13089021911
219.12	DeKalb County	13089021912
219.13	DeKalb County	13089021913
504.1	Gwinnett County	13135050410
504.17	Gwinnett County	13135050417
504.18	Gwinnett County	13135050418
504.19	Gwinnett County	13135050419
504.21	Gwinnett County	13135050421
504.22	Gwinnett County	13135050422
504.25	Gwinnett County	13135050425
504.26	Gwinnett County	13135050426
504.31	Gwinnett County	13135050431
504.32	Gwinnett County	13135050432
504.33	Gwinnett County	13135050433
504.34	Gwinnett County	13135050434
504.35	Gwinnett County	13135050435
504.28	Gwinnett County	13135050428

The map below shows the boundaries of the PMA. The site is approximately 4 miles from the farthest boundary of the PMA. The census tracts selected are an area within 4 miles of the site. This area is geographically small. The I-85 and I-285 highways will make access to the site easy from the entire PMA. 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 southern edge of the PMA.

Primary Market Area Map

PMA Map



4. Community Demographic Data

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

5. Economic Data

The County unemployment rate has dropped to 3.7% in March 2018, down from 4.2% in 2017. The annualized total employment increased by 2.8% in 2015, by 4% in 2016 and 3.7% in 2017. The annualized unemployment rate decreased 0.9% in 2015, 0.4% in 2016 and 0.5% in 2017. Total employment in March 2018 has increased by 13,746 over annualized 2017.

The area has a concentration of employment in the educational services, and health care and social assistance sector (17.4%). These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

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	21,977											
	27,900	1BR	5	1,799	0	1,799	0.28%	<6 months	\$ 850	781-1136	\$ 537	
	33,737											
	40,450	4BR	6	1,387	0	1,387	0.43%	<6 months	\$ 1,400	1250-1900	\$ 785	
60% AMI	40,594											
	48,540	4BR	30	1,786	0	1,786	1.68%	<6 months	\$ 1,400	1250-1900	\$ 985	
Market	52,594	4BR	11	1,673	0	1,673	0.66%	<6 months	\$ 1,400	1250-1900	\$ 1,335	
	75,000											
TOTAL		50% AMI	11	4,817	0	4,817	0.23%	<6 months				
FOR		60% AMI	30	1,786	0	1,786	1.68%	<6 months				
PROJECT		TOTAL	41	6,630	0	6,630	0.62%	<6 months				
		Market	11	1,673	0	1,673	0.66%	<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

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 44.02%. One unit detached homes make up 52.75% of the housing units, while units while structures with 5 or more units make up 32.36% of the housing units. Mobile Homes or Trailers make up 1.27% of the units.

We surveyed 17 complexes with a total of 4,805 units. This included 10 reported LIHTC projects with a total of 2,801 units and 7 market rate with a total of 2,004 units. The LIHTC complexes had occupancy of 98.25%, while the market rate units had occupancy of 97.21%. The overall occupancy rate is 97.81%. The amenities in the majority of the market rate units surveyed are similar to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. The average market rent (adjusted for utilities) for one-bedroom units is \$825 and for four-bedroom units is \$1450. There are few 4 BR market rate apartments, so we based this on the 3-bedroom rates and on our conversations with the area real estate agents that rent single family homes. 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 \$850 for one-bedroom units and \$1400 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 RENT	Net Market Rent	Advantag e over market
1 Bedroom--50% AMI	653	104	549	537	850	58.3%
4 Bedroom--50% AMI	1,011	199	812	785	1400	78.3%
4 Bedroom--60% AMI	1,213	199	1014	985	1400	42.1%
4 Bedroom--Market				1335	1400	4.9%

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 rapidly rising rents and level occupancy in the 95-100% range. We project rents to increase 3% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area hospitals and education outlets. 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 Tucker. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been

insufficient development in the last several years. The second is affordable housing. 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 2013. This project will help fill the void for decent affordable housing and market rate housing.

8. Absorption/Stabilization Estimate

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

Construction Completion	4	8%
30 Days Post Completion	12	23%
60 Days Post Completion	20	38%
90 Days Post Completion	28	54%
120 Days Post Completion	36	69%
150 Days Post Completion	44	85%
180 Days Post Completion	52	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 4 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:	Grove Park Townhomes	Total # Units:	52
Location:	6195 Lawrenceville Hwy, Tucker, GA	# LIHTC Units:	41
PMA Boundary:	Census Tract Boundary lines as shown on PMA map		
South Boundary Line	Farthest Boundary Distance to Subject:	4 miles	

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy	
All Rental Housing	17	4805	105	97.81	%
Market-Rate Housing	7	2004	56	97.21	%
<i>Assisted/Subsidized Housing not to include LIHTC</i>					%
LIHTC	10	2801	49	98.25	%
Stabilized Comps	7	2004	56	97.21	%
Properties in Construction & Lease Up	0	0	0	0	%

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
5	1	1	1600	\$ 537	\$ 850	\$ 0.53	58.3 %	\$ 1136	\$ 1.39
6	4	2	1600	\$ 785	\$ 1400	\$ 0.88	78.3 %	\$ 1900	\$ 1.19
30	4	2	1600	\$ 985	\$ 1400	\$ 0.88	42.1 %	\$ 1900	\$ 1.19
11	4	2	1600	\$ 1335	\$ 1400	\$ 0.88	4.9 %	\$ 1900	\$ 1.19
				\$	\$	\$	%	\$	\$

DEMOGRAPHIC DATA (found on page __)

	2018		2021		2023	
Renter Households	23162	44.02 %	23833	44.02 %	24282	44.02 %
Income-Qualified Renter HHs (LIHTC)	10068	43.47 %	10360	43.47 %	10555	43.47 %
Income-Qualified Renter HHs (MR) (if applicable)	3022	13.05 %	3110	13.05 %	3168	13.05 %

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

Type of Demand	30%	50%	60%	Market-rate	Other: __	Overall
Renter Household Growth		212	79	88		292
Existing Households (Overburd + Substand)		4604	1707	1585		6338
Homeowner conversion (Seniors)						
Total Primary Market Demand		4817	1971	1673		6815
Less Comparable/Competitive Supply						
Adjusted Income-qualified Renter HHs		4817	1786	1673		6630
CAPTURE RATES (found on page __)						
Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall
Capture Rate		0.23%	1.68%	0.66%		0.62%

B. PROJECT DESCRIPTION

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

1. The site is located at 6195 Lawrenceville Hwy, Tucker, Gwinnett County, GA 30084. It is on the north side of the street approximately 400 feet west of the intersection with Pounds Road.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Five one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

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TOTAL		52	
STRUCTURE TYPE: Townhouse			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
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4	2	11	Market	1600	1335	199	1534
TOTAL		52					

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)community garder
Pet Fee ()	X	*Detail "Other" Amenities:		Gazebo XX
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 16, 2018. by Debbie Amox.
2. The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include commercial and residential land to the south, vacant land to the north, commercial and vacant to the west and residential to the east. The residential property is in fair to good condition.
The site will have frontage access on Lawrenceville Highway. Public transit bus stop is located 100 feet west.
3. From the location on Lawrenceville Highway, access to the north-south I-285 and the east-west I-85 is approximately four miles away.
4. The site will make a good location for affordable rental housing.

2. Site and Neighborhood Photos



View of site east to west



View across north to south



View across south line west to east



View across west line south to north



View of neighborhood to east



Neighborhood View North



Neighborhood view south



Neighborhood view west



Lawrenceburg Highway east to west

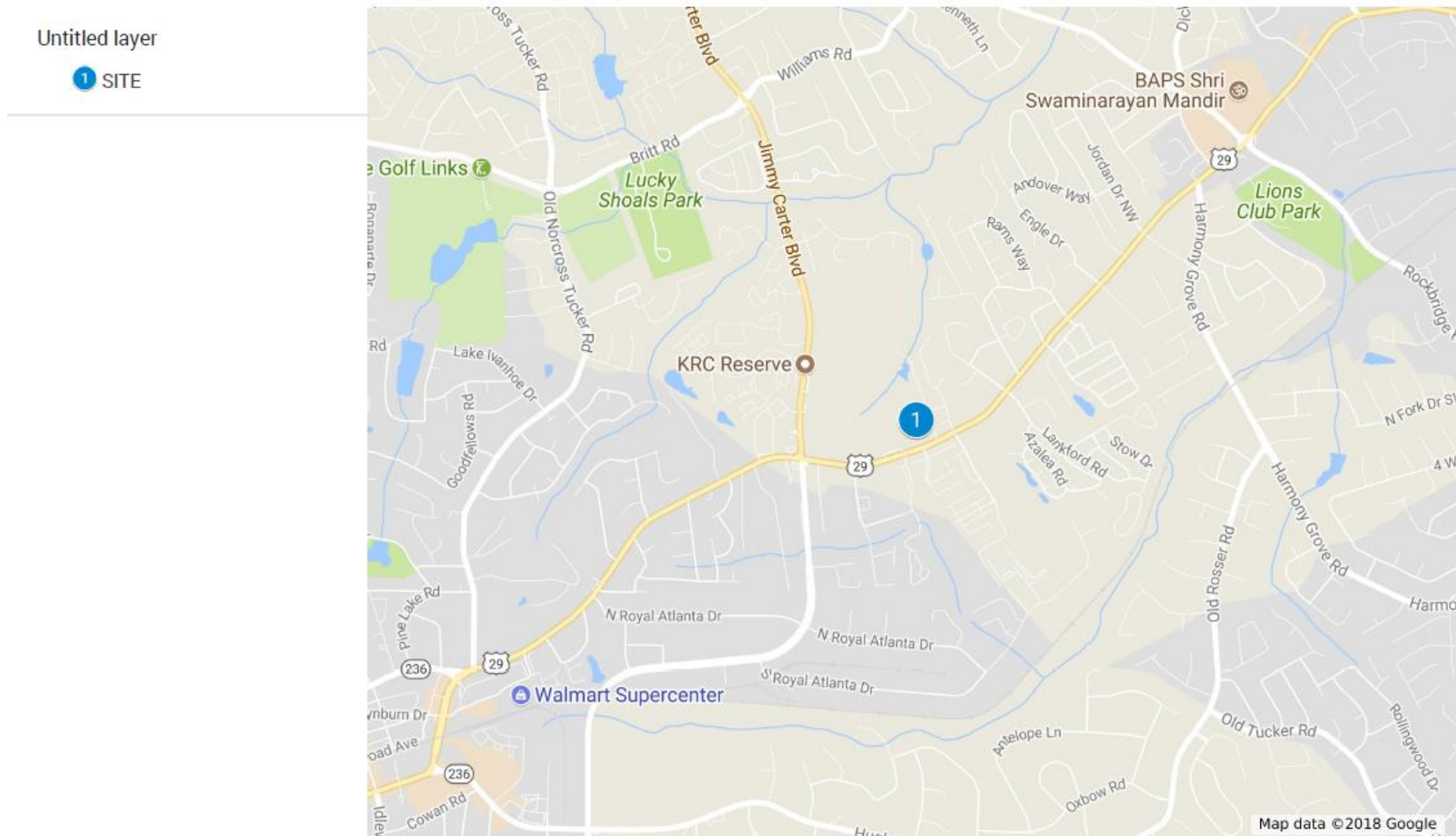


Lawrenceburg Highway west to east

3. Maps and services.

Location Map

Grove Park, Tucker, GA

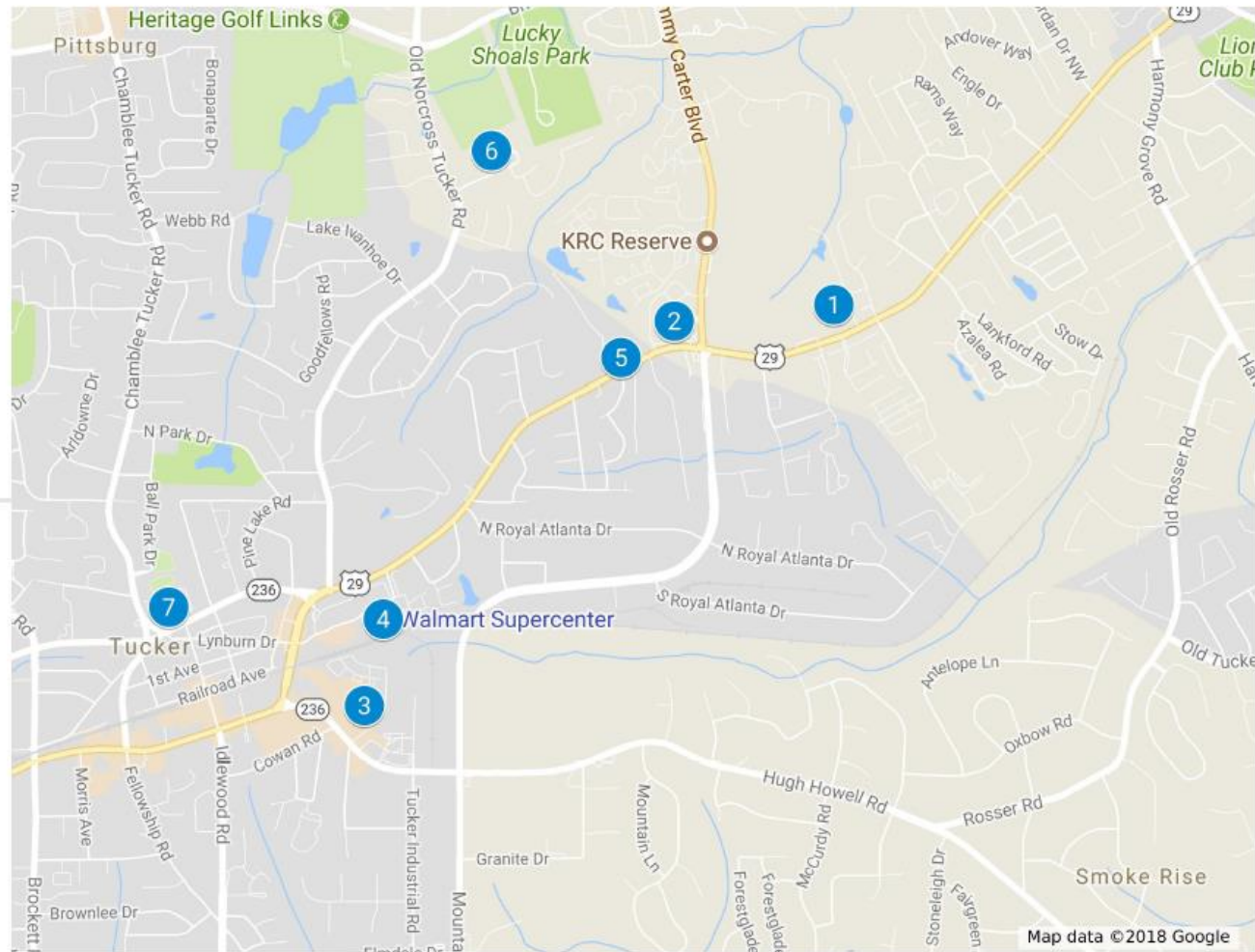


Services Map

Grove Park, Tucker, GA

Services

- 1 SITE
- 2 Gwinnett Crossings Shopping Center
- 3 Publix Super Market at The Centre on Hugh Howell
- 4 Walmart Supercenter
- 5 Gwinnett Clinic
- 6 Nesbit Elementary School
- 7 Tucker High School

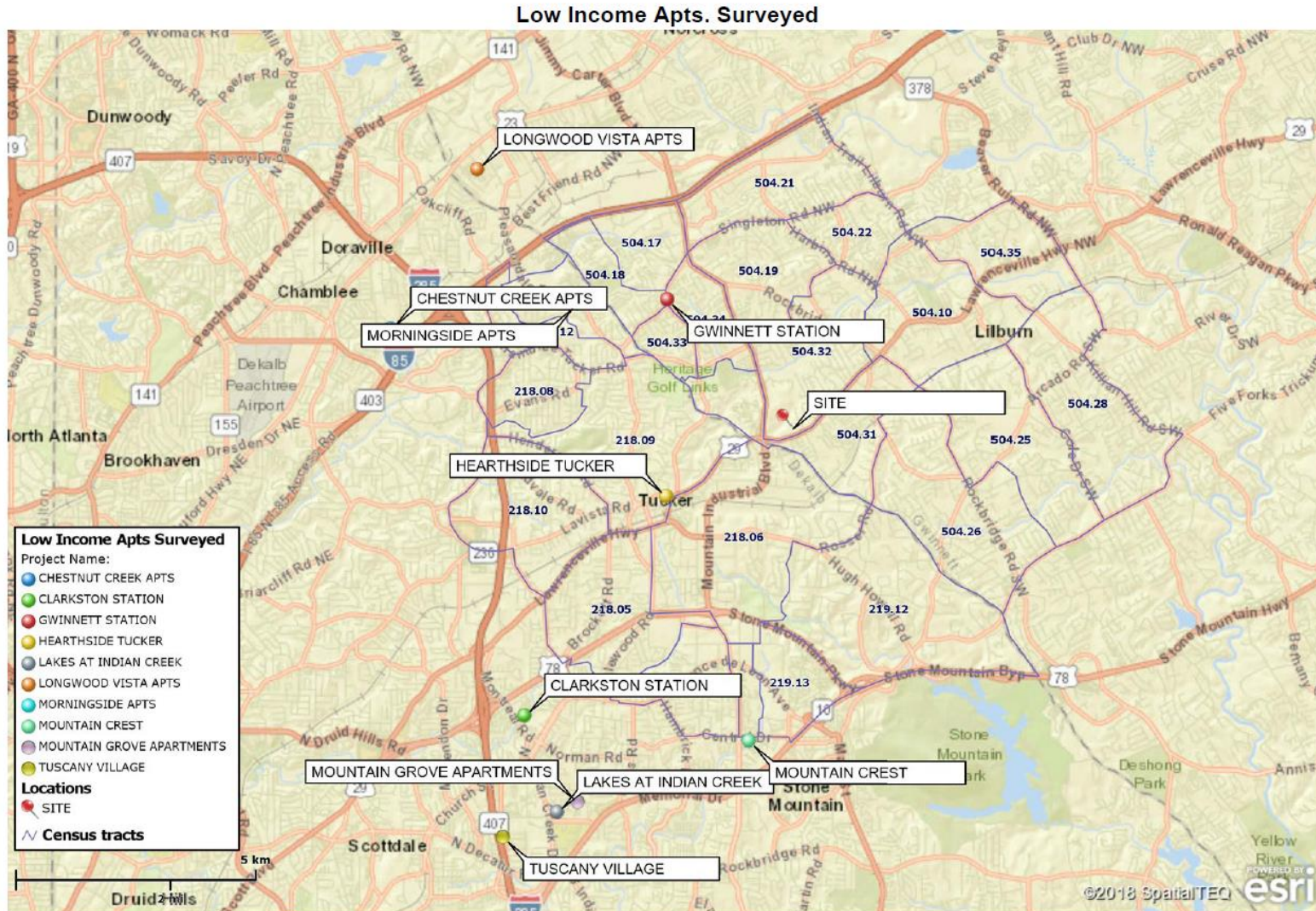


Service	Name/Address	Distance
Full Service Grocery Store	Publix Super Market 4422 Hugh Howell Rd Tucker, GA	1.7
Pharmacy/Drug Store	Wal-Mart Pharmacy 4375 Lawrenceville Hwy Tucker, GA	1.6
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Gwinnett Clinic 4870 Lawrenceville Hwy Tucker, GA	0.7
Shopping Center	Gwinnett Crossings Shopping Center 4136 Jimmy Carter Blvd Norcross, GA	0.4
Public School	Nesbitt Elementary 6575 Cherokee Dr NW Tucker, GA	1.1
Public School	Tucker High School 5036 Lavista Rd. Tucker, GA	2

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

1. The site is vacant wooded land. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include commercial and residential to the south, vacant to the north, commercial and vacant to the west and commercial and residential to the east. 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.
2. 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 68.
3. See map below that shows existing low income housing.

Low Income Housing Map



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

D. MARKET AREA

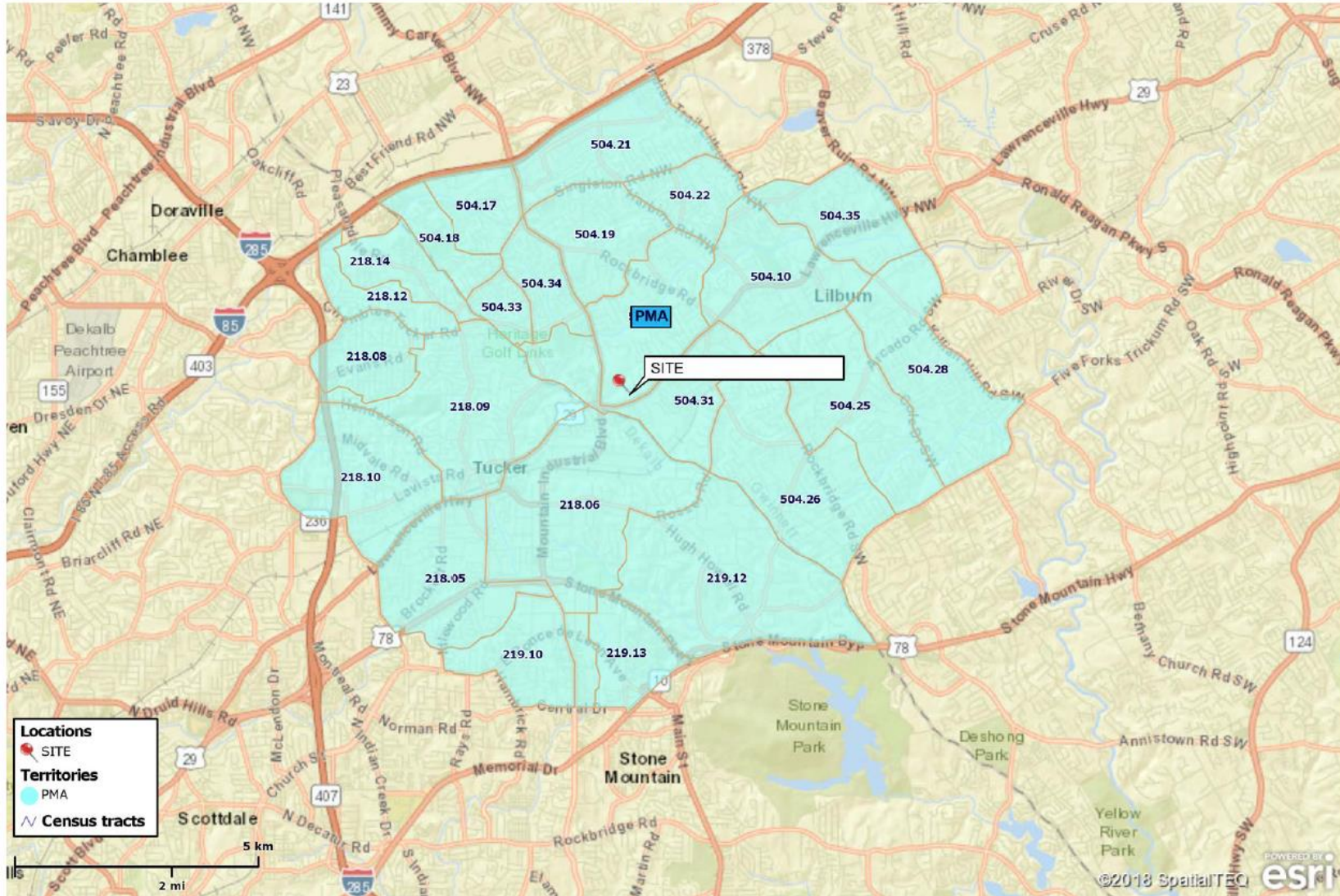
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218.1	DeKalb County	13089021810
218.12	DeKalb County	13089021812
218.14	DeKalb County	13089021814
219.1	DeKalb County	13089021910
219.11	DeKalb County	13089021911
219.12	DeKalb County	13089021912
219.13	DeKalb County	13089021913
504.1	Gwinnett County	13135050410
504.17	Gwinnett County	13135050417
504.18	Gwinnett County	13135050418
504.19	Gwinnett County	13135050419
504.21	Gwinnett County	13135050421
504.22	Gwinnett County	13135050422
504.25	Gwinnett County	13135050425
504.26	Gwinnett County	13135050426
504.31	Gwinnett County	13135050431
504.32	Gwinnett County	13135050432
504.33	Gwinnett County	13135050433
504.34	Gwinnett County	13135050434
504.35	Gwinnett County	13135050435
504.28	Gwinnett County	13135050428

The map below shows the boundaries of the PMA. The site is approximately 4 miles from the farthest boundary of the PMA. The census tracts selected are an area within 4 miles of the site. This area is geographically small. The I-85 and I-285 highways will make access to the site easy from the entire PMA. 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 southern edge of the PMA.

Primary Market Area Map

PMA 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: Grove Park, Tucker, GA PMA



POPULATION

The population in this area is estimated to change from **138,226** to **147,506**, resulting in a growth of **6.7%** between 2010 and the current year. Over the next five years, the population is projected to grow by **4.4%**.

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 **35.2**, while the average age is **36.0**. Five years from now, the median age is projected to be **36.9**.

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:

42.6% are White Alone, **27.0%** are Black or African American Alone, **0.7%** are American Indian and Alaska Nat. Alone, **10.5%** are Asian Alone, **0.1%** are Nat. Hawaiian and Other Pacific Isl. Alone, **15.3%** are Some Other Race, and **3.7%** 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 **32.0%**, 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 **48,747** to **52,614**, resulting in an increase of **7.9%** between 2010 and the current year. Over the next five years, the number of households is projected to increase by **4.8%**.

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%**.



EDUCATION

Currently, it is estimated that **8.8%** of the population age 25 and over in this area had earned a Master's Degree, **1.9%** had earned a Professional School Degree, **2.2%** had earned a Doctorate Degree and **19.8%** 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 **\$72,738.798** 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 **\$72,738.798** to **\$79,619.084**.

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 (**56.0%**) are estimated to be **Owner-Occupied** for the current year. For the base are the majority of the housing units are **Owner-Occupied** (**65.0%**).

The majority of dwellings in this area (**52.7%**) 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 (**29.7%**) are estimated to have been **Built 1980 to 1989** 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.



LABOR

For this area, **Grove Park, Tucker, GA PMA**, **92.1%** of the labor force is estimated to be employed for the current year.

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

0.0% are in the Armed Forces, **65.1%** are employed civilians, **5.7%** are unemployed civilians, and **29.2%** are not in the labor force.

The occupational classification for this area are as follows:

25.7% hold blue collar occupations, **55.0%** hold white collar occupations, and **19.4%** are occupied as service & farmworkers.

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

1.1% are in Architecture and Engineering, **2.0%** are in Arts, Entertainment and Sports, **4.0%** are in Business and Financial Operations, **3.2%** are in Computers and Mathematics, **4.2%** are in Education, Training and Libraries, **4.4%** are in Healthcare Practitioners and Technicians, **1.4%** are in Healthcare Support, **1.3%** are in Life, Physical and Social Sciences, **8.7%** are in Management, **11.7%** are in Office and Administrative Support.

1.4% are in Community and Social Services, **6.4%** are in Food Preparation and Serving, **1.0%** are in Legal Services, **1.3%** are in Protective Services, **11.9%** are in Sales and Related Services, **4.1%** are in Personal Care Services.

6.0% are in Building and Grounds Maintenance, **11.2%** are in Construction and Extraction, **0.3%** are in Farming, Fishing and Forestry, **2.7%** are in Maintenance and Repair, **5.7%** are in Production, **6.1%** 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.

Source: Environics Analytics

1. POPULATION TRENDS

a. Total Population

TOTAL POPULATION

PMA

Population	
2000 Census	132,652
2010 Census	138,226
2018 Estimate	147,506
2021 Projection	151,377
2023 Projection	153,957
Percent Change: 2000 to 2010	4.20%
Percent Change: 2010 to 2018	6.71%
Percent Change: 2018 to 2021	2.62%
Percent Change: 2018 to 2023	4.37%
Annualized change: 2000-2010	0.42%
Annualized change: 2010-2018	0.84%
Annualized change: 2018-2021	0.87%
Annualized change: 2018--2023	0.87%
Change 2000-2010	5574
Change 2010-2018	9280
Change 2018-2021	3871
Change 2018-2023	6451

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

b. Population by age group

POPULATION DETAILS**PMA**

	EST 2018		Proj. 2021
Population by Age	147,506		151,377
Age 0 - 4	11,551	7.8%	11,854
Age 5 - 9	10,863	7.4%	11,148
Age 10 - 14	10,742	7.3%	11,024
Age 15 - 17	6,024	4.1%	6,182
Age 18 - 20	5,327	3.6%	5,467
Age 21 - 24	6,911	4.7%	7,092
Age 25 - 34	21,975	14.9%	22,552
Age 35 - 44	21,943	14.9%	22,519
Age 45 - 54	19,423	13.2%	19,933
Age 55 - 64	16,372	11.1%	16,802
Age 65 - 74	10,368	7.0%	10,640
Age 75 - 84	4,535	3.1%	4,654
Age 85 and over	1,472	1.0%	1,511
Age 16 and over	112,375	76.2%	115,324
Age 18 and over	108,326	73.4%	111,169
Age 21 and over	102,999	69.8%	105,702
Age 65 and over	16,375	11.1%	16,805

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

2010 Population by Age	31,343	
Age 0 - 4	12,210	8.83
Age 5 - 9	10,453	7.56
Age 10 - 14	9,068	6.56
Age 15 - 17	5,305	3.84
Age 18 - 20	4,865	3.52
Age 21 - 24	8,247	5.97
Age 25 - 34	23,890	17.28
Age 35 - 44	21,042	15.22
Age 45 - 54	18,230	13.19
Age 55 - 64	13,310	9.63
Age 65 - 74	6,920	5.01
Age 75 - 84	3,560	2.58
Age 85+	1,126	0.81
Age 15+	106,495	77.04
Age 16+	104,745	75.78
Age 18+	101,190	73.21
Age 21+	96,325	69.69
Age 25+	88,078	63.72
Age 65+	11,606	8.40

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	2.71
2010 Census	2.84
2018 Estimate	2.80
2020 Projection	2.80
2023 Projection	2.79

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

HOUSEHOLD GROWTH**PMA**

Households	
2000 Census	48,869
2010 Census	48,747
2018 Estimate	52,614
2021 Projection	54,142
2023 Projection	55,161
Percent Change: 2000 to 2010	-0.25%
Percent Change: 2010 to 2018	7.93%
Percent Change: 2018 to 2021	2.90%
Percent Change: 2018 to 2023	4.84%
Annualized change: 2000-2010	0.0%
Annualized change: 2010-2018	1.0%
Annualized change: 2018-2021	1.0%
Annualized change: 2018--2023	1.0%
Change 2000-2010	-122
Change 2010-2018	3,867
Change 2018-2021	1,528
Change 2018-2023	2,547

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

b. Household by tenure

PMA

	2010		2018		2021
Total Households	48,747		52,614		54,142
Owner Occupied	27,439	56.29%	29,452	55.98%	30309
Renter Occupied	21,308	43.71%	23,162	44.02%	23833

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

c. Households by Income
HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

PMA	2016	%	2018
Total:	50,374		52,614
Owner occupied:	26,913		29,452
Less than \$5,000	432	1.61%	473
\$5,000 to \$9,999	378	1.40%	414
\$10,000 to \$14,999	690	2.56%	755
\$15,000 to \$19,999	923	3.43%	1010
\$20,000 to \$24,999	1,054	3.92%	1153
\$25,000 to \$34,999	1,950	7.25%	2134
\$35,000 to \$49,999	3,679	13.67%	4026
\$50,000 to \$74,999	4,981	18.51%	5451
\$75,000 to \$99,999	3,809	14.15%	4168
\$100,000 to \$149,999	4,879	18.13%	5339
\$150,000 or more	4,138	15.38%	4528
Renter occupied:	23,461		23,162
Less than \$5,000	1,287	5.49%	1271
\$5,000 to \$9,999	1,136	4.84%	1122
\$10,000 to \$14,999	1,945	8.29%	1920
\$15,000 to \$19,999	1,850	7.89%	1826
\$20,000 to \$24,999	2,517	10.73%	2485
\$25,000 to \$34,999	4,296	18.31%	4241
\$35,000 to \$49,999	4,382	18.68%	4326
\$50,000 to \$74,999	3,416	14.56%	3372
\$75,000 to \$99,999	1,670	7.12%	1649
\$100,000 to \$149,999	802	3.42%	792
\$150,000 or more	160	0.68%	158

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

Households by HH Income	2010	
Total:	48,283	
Owner occupied:	28,270	
Less than \$5,000	375	1.33%
\$5,000 to \$9,999	294	1.04%
\$10,000 to \$14,999	579	2.05%
\$15,000 to \$19,999	798	2.82%
\$20,000 to \$24,999	1,110	3.93%
\$25,000 to \$34,999	2,486	8.79%
\$35,000 to \$49,999	3,625	12.82%
\$50,000 to \$74,999	6,207	21.96%
\$75,000 to \$99,999	4,376	15.48%
\$100,000 to \$149,999	5,022	17.76%
\$150,000 or more	3,398	12.02%
Renter occupied:	20,013	
Less than \$5,000	879	4.39%
\$5,000 to \$9,999	797	3.98%
\$10,000 to \$14,999	1,406	7.03%
\$15,000 to \$19,999	1,417	7.08%
\$20,000 to \$24,999	1,716	8.57%
\$25,000 to \$34,999	4,513	22.55%
\$35,000 to \$49,999	3,793	18.95%
\$50,000 to \$74,999	3,136	15.67%
\$75,000 to \$99,999	1,364	6.82%
\$100,000 to \$149,999	730	3.65%
\$150,000 or more	262	1.31%

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:	50,374		52614
Owner occupied:	26,913		29452
1-person household	6,594	24.50%	7216
2-person household	9,354	34.76%	10236
3-person household	4,201	15.61%	4597
4-person household	3,722	13.83%	4073
5-person household	2,024	7.52%	2215
6-person household	538	2.00%	589
7-or-more person household	480	1.78%	525
Renter occupied:	23,461		23162
1-person household	6,952	29.63%	6863
2-person household	6,052	25.80%	5975
3-person household	4,187	17.85%	4134
4-person household	2,866	12.22%	2829
5-person household	1,889	8.05%	1865
6-person household	813	3.47%	803
7-or-more person household	702	2.99%	693

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	3,534	6.03
Built 2010 to 2013	719	1.23
Built 2000 to 2009	6,290	10.74
Built 1990 to 1999	8,506	14.52
Built 1980 to 1989	17,410	29.73
Built 1970 to 1979	12,398	21.17
Built 1960 to 1969	7,547	12.88
Built 1950 to 1959	1,554	2.65
Built 1940 to 1949	338	0.58
Built 1939 or Earlier	274	0.47
2018 Est. Median Year Structure Built		1984

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	4,559	7.78
1 Unit Detached	30,895	52.75
2 Units	891	1.52
3 or 4 Units	2,390	4.08
5 to 19 Units	14,841	25.34
20 to 49 Units	2,652	4.53
50 or More Units	1,459	2.49
Mobile Home or Trailer	745	1.27
Boat, RV, Van, etc.	138	0.24

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

F. Employment Trend

1. Total Jobs:

Databases, Tables & Calculators by Subject

Change Output Options:

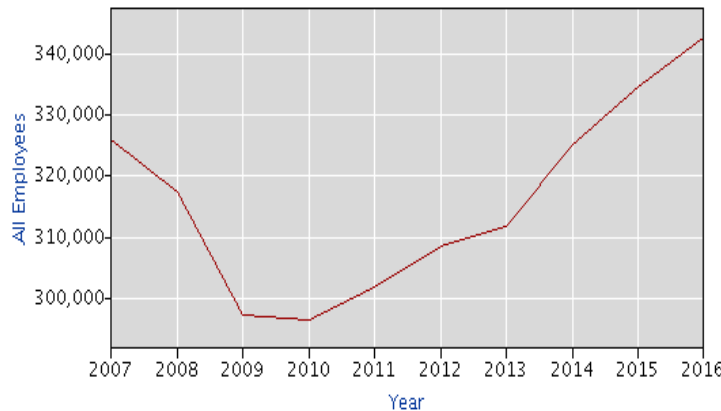
From: To:

include graphs include annual averages

Data extracted on: May 21, 2018 (12:43:39 PM)

Quarterly Census of Employment and Wages

Series Id: ENU1313510010
 State: Georgia
 Area: Gwinnett County, Georgia
 Industry: Total, all industries
 Owner: Total Covered
 Size: All establishment sizes
 Type: All Employees



Download: [XLS](#) [xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2007	320804	323217	324390	326159	328575	327292	325053	327971	326924	326495	328017	326907	325984
2008	319598	320885	320035	319373	321547	318605	316686	317197	315179	313780	313963	310661	317292
2009	303232	302439	300163	299551	300504	297023	294274	294500	292492	293775	294254	294427	297220
2010	290489	292007	292121	295423	297446	295573	295504	297805	296203	301490	303885	300836	296565
2011	291865	297143	299449	303384	303814	302585	301096	303962	303181	304348	306822	305107	301896
2012	302629	304526	305976	306457	309103	308118	306552	311313	308365	310494	315096	312369	308417
2013	303763	306437	306796	308795	313170	311152	310877	314003	313758	315706	319466	318800	311894
2014	315701	316057	319018	321680	325150	326549	324417	329638	327293	330145	334510	333116	325273
2015	326330	328285	329163	331537	334984	334980	333184	335750	335807	339328	342992	341759	334508
2016	334278	335951	337783	341016	343869	344906	341983	343983	344556	346665	349037	349909	342828
2017	345034(P)	347016(P)	348937(P)	350281(P)	352669(P)	352236(P)	350216(P)	352501(P)	351299(P)				

P : Preliminary.

Source: Bureau of Labor Statistics (BLS)

2. Total Jobs by Industry:

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Quarterly Census of Employment and Wages

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

Table Filter: (Filter Value) Apply Clear Page 1 of 1
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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	24,555	315,921	316,792	314,590	\$3,997,515,273	\$974	1.05	1.06
102 Service-providing	21,383	269,273	270,117	267,835	3,270,125,475	935	1.09	1.09
101 Goods-producing	3,172	46,648	46,675	46,755	727,389,798	1,198	0.89	0.95
1011 Natural resources and mining	29	348	355	359	6,262,725	1,361	0.07	0.10
1012 Construction	2,241	19,960	19,944	20,105	287,804,830	1,107	1.17	1.18
1013 Manufacturing	902	26,340	26,376	26,291	433,322,243	1,266	0.87	0.94
1021 Trade, transportation, and utilities	5,495	87,854	87,930	87,505	1,037,784,377	910	1.33	1.47
1022 Information	419	9,620	9,382	9,147	203,567,284	1,669	1.35	1.22
1023 Financial activities	2,297	23,700	23,636	23,493	366,442,795	1,194	1.19	0.98
1024 Professional and business services	5,299	66,456	66,644	66,177	1,018,282,471	1,179	1.33	1.26
1025 Education and health services	2,455	34,123	34,919	34,885	376,763,894	837	0.65	0.60
1026 Leisure and hospitality	2,069	36,879	36,918	35,943	163,720,936	344	0.92	0.76
1027 Other services	1,486	8,957	8,931	8,855	85,147,608	735	0.83	0.89
1029 Unclassified	1,863	1,684	1,757	1,830	18,416,110	806	2.38	2.09

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3. Major Employers:

Major Employers

There are approximately 475,000 jobs in Gwinnett County, including more than 47,000 at these 10 major employers:

Rank	Company	Number of Employees
1	Gwinnett County Public School System	21,007
2	Gwinnett County Government	5,137*
3	Gwinnett Health Care System	4,053**
4	Publix	4,036**
5	Walmart	3,291**
6	State of Georgia (includes Georgia Gwinnett College)	2,621**
7	Kroger	2,246**
8	US Postal Service	2,172
9	Primerica	1,738
10	NCR	1,690

Sources:

Georgia Department of Labor, Workforce Statistics and Economic Research (not seasonally adjusted labor force, February 2018).

Gwinnett County Office of Economic Development, survey of businesses (Q1 2018).

* Total authorized positions as of December 31, 2017

** Full-time equivalent employees

Gwinnett County Public School System has a variety of education related jobs that fit in the target income range of the subject. Employment is likely to increase.

Gwinnett County Government employs over 5,000. No information was available about future hiring.

Gwinnett Health Care System employs over 4,000 and is currently hiring.

Publix is a grocery store chain and is currently hiring.

Wal-Mart is a retailer that employees over 3,200 in the area and is currently hiring.

4. Unemployment Trends:

Employment Trends

Gwinnett County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2007	404504	3.0	4.0	-0.2
2008	402076	-0.6	5.6	1.6
2009	380094	-5.5	9.0	3.4
2010	379794	-0.1	9.2	0.2
2011	389936	2.7	8.7	-0.5
2012	400458	2.7	7.8	-1.0
2013	408130	1.9	6.9	-0.9
2014	417546	2.3	6.0	-0.9
2015	429027	2.8	5.2	-0.9
2016	446010	4.0	4.7	-0.4
2017	462438	3.7	4.2	-0.5

Source: Bureau of Labor Statistics

Gwinnett County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-18	467039	3.5	3.9	-0.8
Feb-18	474877	4.1	4.0	-0.7
Mar-18	476184	3.6	3.7	-0.6

Commute Patterns:

PMA

2018 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	9,642	14.66
15 - 29 Minutes	21,514	32.71
30 - 44 Minutes	20,211	30.73
45 - 59 Minutes	7,753	11.79
60 or more Minutes	6,657	10.12
2018 Est. Avg Travel Time to Work in Minutes	--	33.97
2018 Est. Workers Age 16+ by Transp. to Work		
2018 Est. Workers Age 16+ by Transp. to Work	68,891	100.00
Drove Alone	50,600	73.45
Carpooled	9,571	13.89
Public Transport	3,396	4.93
Walked	1,235	1.79
Bicycle	31	0.04
Other Means	786	1.14
Worked at Home	3,272	4.75

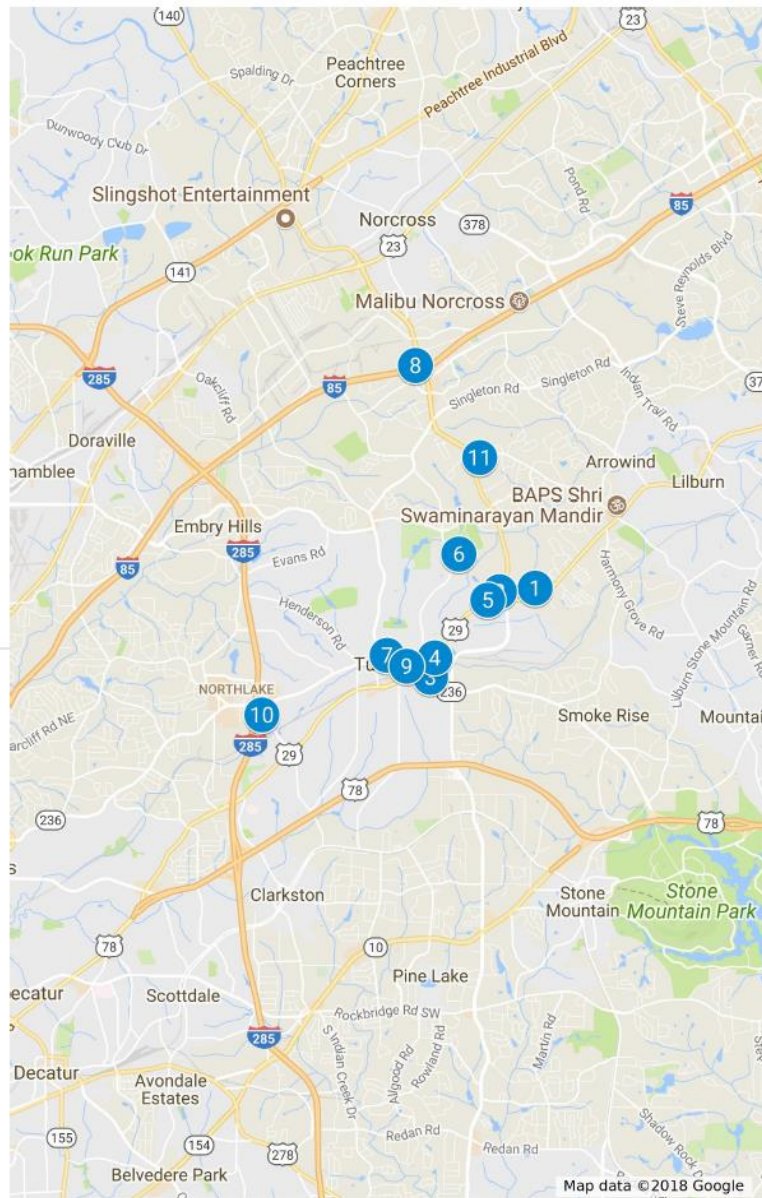
Source: Environics Analytics

5. Site Location and Major Employers:

Grove Park, Tucker, GA Employment Locations

Services

- 1 SITE
- 2 Gwinnett Crossings Shopping Center
- 3 Publix Super Market at The Centre on Hugh Howell
- 4 Walmart Supercenter
- 5 Gwinnett Clinic
- 6 Nesbit Elementary School
- 7 Tucker High School
- 8 Gwinnett County Police Department
- 9 Tucker Post Office
- 10 Target
- 11 Walmart Supercenter



6. Analysis and Conclusions:

The County unemployment rate has dropped to 3.7% in March 2018, down from 4.2% in 2017. The annualized total employment increased by 2.8% in 2015, by 4% in 2016 and 3.7% in 2017. The annualized unemployment rate decreased 0.9% in 2015, 0.4% in 2016 and 0.5% in 2017. Total employment in March 2018 has increased by 13,746 over annualized 2017.

The area has a concentration of employment in the educational services, and health care and social assistance sector (17.4%). These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

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)	732	610	818
1 Bedroom (1.5)	784	653	858
2 Bedrooms (3.0)	942	785	990
3 Bedrooms (4.5)	1,087	906	1,299
4 Bedrooms (6.0)	1,213	1,011	1,599

Source: HUD 2017 Income Limits, Gibson Consulting, LLC

LIHTC Income Limits**% of Area Median****LIHTC Income Limits for 2017
(Based on 2017 MTSP Income limits)**

	60.00%	50.00%
1 Person	29,280	24,400
2 Person	33,480	27,900
3 Person	37,680	31,400
4 Person	41,820	34,850
5 Person	45,180	37,650
6 Person	48,540	40,450
7 Person	51,900	43,250
8 Person	55,260	46,050

Source: U. S. Department of HUD, 2017

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

The market rent units will have a maximum income of \$75,000 for our calculations. Incomes higher than this will be less likely to rent.

Number of units	Total					52
	52	5	6	30	11	0
		1BR	4BR	4BR	4BR	TOTAL
	%	50% AMI	50% AMI	60% AMI	MARKET	LIHTC
MINIMUM INCOME		21977	33737	40594	52594	21977
MAXIMUM INCOME		27,900	40,450	48,540	75,000	48,540
Less than \$5,000	5.49%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	4.84%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	8.29%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.89%	0.00%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	10.73%	6.48%	0.00%	0.00%	0.00%	6.48%
\$25,000 to \$34,999	18.31%	5.31%	2.31%	0.00%	0.00%	18.31%
\$35,000 to \$49,999	18.68%	0.00%	6.79%	11.71%	0.00%	18.68%
\$50,000 to \$74,999	14.56%	0.00%	0.00%	0.00%	13.05%	0.00%
Income Eligible %		11.79%	9.10%	11.71%	13.05%	43.47%
Proposed Rent		\$537	\$785	\$985	\$1,335	
Utility Allowance		\$104	\$199	\$199	\$199	
Total Housing Cost		\$641	\$984	\$1,184	\$1,534	
Divided by 35%		\$1,831	\$2,811	\$3,383	\$4,383	
Multiply by 12		12	12	12	12	
Minimum Income to Afford rent		\$21,977	\$33,737	\$40,594	\$52,594	
Maximum Income Limit		27,900	40,450	48,540	75,000	

3. Demand

a. Demand from New Household Growth

		1BR	4BR	4BR	4BR	TOTAL
		50% AMI	50% AMI	60% AMI	MARKET	LIHTC
Households-2021		54,142	54,142	54,142	54,142	54,142
Households-2018		52,614	52,614	52,614	52,614	52,614
New Households		1,528	1,528	1,528	1,528	1,528
% Income Eligible		11.79%	9.10%	11.71%	13.05%	43.47%
% age eligible		100%	100%	100%	100%	100%
Income and age Eligible Households		180	139	179	199	664
Renter %		44.02%	44.02%	44.02%	44.02%	44.02%
Demand from new Households		79	61	79	88	292

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	50,374
Lacking complete plumbing facilities	126
Lacking complete kitchen facilities	59
No telephone service available	704
OCCUPANTS PER ROOM	
Occupied housing units	50,374
1.00 or less	48,127
1.01 to 1.50	1704
1.51 or more	543

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

As shown on the chart above 126 units lack complete plumbing facilities, 59 units lack complete kitchen facilities and 2,247 units are overcrowded; therefore, substandard units total 2,432. Since the market rate applicants are likely in market rate housing, we did not use demand from substandard for the market rate units.

	1BR	4BR	4BR	4BR	TOTAL
	50% AMI	50% AMI	60% AMI	MARKET	LIHTC
Total Substandard units	2,432	2,432	2,432	2,432	2,432
% Income Eligible	11.79%	9.10%	11.71%	0.00%	43.47%
% age eligible	100%	100%	100%	100%	100%
Demand From Substandard Units	287	221	285	0	1,057

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)	22301	
Less than 15.0 percent	1402	6.29%
15.0 to 19.9 percent	2318	10.39%
20.0 to 24.9 percent	2684	12.04%
25.0 to 29.9 percent	2218	9.95%
30.0 to 34.9 percent	2313	10.37%
35.0 percent or more	11366	50.97%

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

The chart above indicates that 50.97% of the renters pay 35.0% or more of their income for rent. Due to high rents in the market, this number is higher than many other areas of Georgia.

	1BR	4BR	4BR	4BR	TOTAL
	50% AMI	50% AMI	60% AMI	MARKET	LIHTC
Households-2021	54,142	54,142	54,142	54,142	54,142
% Income Eligible	11.79%	9.10%	11.71%	13.05%	43.47%
% age eligible	100%	100%	100%	100%	100%
Income and age Eligible Households	6,386	4,925	6,340	7,065	23,537
Renter %	44.02%	44.02%	44.02%	44.02%	44.02%
Income and age Eligible renters	2811	2168	2791	3110	10361
% of Rent Overburdened	50.97%	50.97%	50.97%	50.97%	50.97%
Demand from Rent Overburdened	1,433	1,105	1,422	1,585	5,281

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	52	5	6	30	11	
		1BR	4BR	4BR	4BR	TOTAL
	%	50% AMI	50% AMI	60% AMI	MARKET	LIHTC
MINIMUM INCOME		21977	33737	40594	52594	21977
MAXIMUM INCOME		27900	40450	48540	75000	48540
Less than \$5,000	5.49%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	4.84%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	8.29%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	7.89%	0.00%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	10.73%	6.48%	0.00%	0.00%	0.00%	6.48%
\$25,000 to \$34,999	18.31%	5.31%	2.31%	0.00%	0.00%	18.31%
\$35,000 to \$49,999	18.68%	0.00%	6.79%	11.71%	0.00%	18.68%
Income Eligible		11.79%	9.10%	11.71%	13.05%	43.47%
Demand from New Households (to 2021):						
Rent		\$537	\$785	\$985	\$1,335	\$0
Utility Allowance		\$104	\$199	\$199	\$199	\$0
Total Housing Cost		\$641	\$984	\$1,184	\$1,534	\$0
Divided by 35%		\$1,831	\$2,811	\$3,383	\$4,383	\$0
Multiply by 12		\$12	\$12	\$12	\$12	\$0
Minimum Income to Afford rent		\$21,977	\$33,737	\$40,594	\$52,594	\$0
Maximum Income Limit		\$27,900	\$40,450	\$48,540	\$75,000	\$0
Household Growth Total 2018-2021		1,528	1,528	1,528	1,528	1,528
% Income Eligible		11.79%	9.10%	11.71%	13.05%	43.47%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		180	139	179	199	664
Renter %		44.02%	44.02%	44.02%	44.02%	44.02%
DEMAND FROM NEW HOUSEHOLDS		79	61	79	88	292
Plus						
Demand from Substandard units		287	221	285	0	1,057
Plus						
DEMAND from RENT OVERBURDENED		1,433	1,105	1,422	1,585	5,281
Plus						
Demand from Elderly Homeowner Turnover		0	0	0	0	0
Equals						
Total Demand		1,799	1,387	1,786	1,673	6,630
Less						
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years		0	0	0	0	0
Equals Net Demand		1,799	1,387	1,786	1,673	6,630
Proposed Subject Units		5	6	30	11	52
Proposed Subject Units Divided by Net Demand						
Capture Rate		0.28%	0.43%	1.68%	0.66%	0.78%

	HH at 50% AMI	HH at 60% AMI	LIHTC	MARKET
MINIMUM INCOME	21,977	40,594	21,977	52,594
MAXIMUM INCOME	40,450	48,540	48,540	75,000
DEMAND FROM NEW HOUSEHOLDS	212	79	292	88
Plus				
Demand from Substandard units	768	285	1,057	0
Plus				
DEMAND from RENT OVERBURDENED	3836	1422	5281	1,585
Plus				
Demand from Elderly Homeowner Turnover	0	0	0	0
Equals				
Total Demand	4,817	1,786	6,630	1,673
Less				
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years	0	0	0	0
Equals Net Demand	4,817	1,786	6,630	1,673
Proposed Subject Units	11	30	41	11
Proposed Subject Units Divided by Net Demand				
Capture Rate	0.23%	1.68%	0.62%	0.66%

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 4+ persons because occupancy rules used by HUD generally allow one person per bedroom as the minimum occupancy. Therefore, it is allowable for a four-bedroom unit to be occupied by four 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+ and 4+ persons to the total eligible demand to come up with the alternate demand calculations.

% of Renter Households with 5+ persons	14.51%
% of Renter Households with 4+ persons	26.73%
Total LIHTC demand	6,630
Demand from 5+ Person HH	962
Demand from 4+ Person HH	1,772
# 3+ bedroom units proposed	36
Capture rate 5+ person Eligible HH	3.74%
Capture rate 4+ person Eligible HH	2.03%

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

Renter occupied:	23461	%
No bedroom	486	2.07%
1 bedroom	5698	24.29%
2 bedrooms	10999	46.88%
3 bedrooms	4900	20.89%
4 bedrooms	1065	4.54%
5 or more bedrooms	313	1.33%

Source: 2016 American Community Survey B25042

The proposed project would need to capture 2.4% of the existing 4+ bedroom rental 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	21,977										
	27,900	1BR	5	1,799	0	1,799	0.28%	<6 months	\$ 850	781-1136	\$ 537
	33,737										
	40,450	4BR	6	1,387	0	1,387	0.43%	<6 months	\$ 1,400	1250-1900	\$ 785
60% AMI	40,594										
	48,540	4BR	30	1,786	0	1,786	1.68%	<6 months	\$ 1,400	1250-1900	\$ 985
Market	52,594	4BR	11	1,673	0	1,673	0.66%	<6 months	\$ 1,400	1250-1900	\$ 1,335
	75,000										
TOTAL		50% AMI	11	4,817	0	4,817	0.23%	<6 months			
FOR		60% AMI	30	1,786	0	1,786	1.68%	<6 months			
PROJECT		TOTAL	41	6,630	0	6,630	0.62%	<6 months			
		Market	11	1,673	0	1,673	0.66%	<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 44.02%. One unit detached homes make up 52.75% of the housing units, while units while structures with 5 or more units make up 32.36% of the housing units. Mobile Homes or Trailers make up 1.27% of the units.

We surveyed 17 complexes with a total of 4,805 units. This included 10 reported LIHTC projects with a total of 2,801 units and 7 market rate with a total of 2,004 units. The LIHTC complexes had occupancy of 98.25%, while the market rate units had occupancy of 97.21%. The overall occupancy rate is 97.81%. The amenities in the majority of the market rate units surveyed are similar to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. The average market rent (adjusted for utilities) for one-bedroom units is \$825 and for four-bedroom units is \$1450. There are few 4 BR market rate apartments, so we based this on the 3-bedroom rates and on our conversations with the area real estate agents that rent single family homes. 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 \$850 for one-bedroom units and \$1400 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 RENT	Net Market Rent	Advantage over market
1 Bedroom--50% AMI	653	104	549	537	850	58.3%
4 Bedroom--50% AMI	1,011	199	812	785	1400	78.3%
4 Bedroom--60% AMI	1,213	199	1014	985	1400	42.1%
4 Bedroom--Market				1335	1400	4.9%

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 rapidly rising rents and level occupancy in the 95-100% range. We project rents to increase 3% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area.

A frequently reported demand driver is employment at the area hospitals and education outlets. 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 Tucker. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been insufficient

development in the last several years. The second is affordable housing. 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 2013. This project will help fill the void for decent affordable housing and market rate housing.

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

Map of Surveyed Complexes

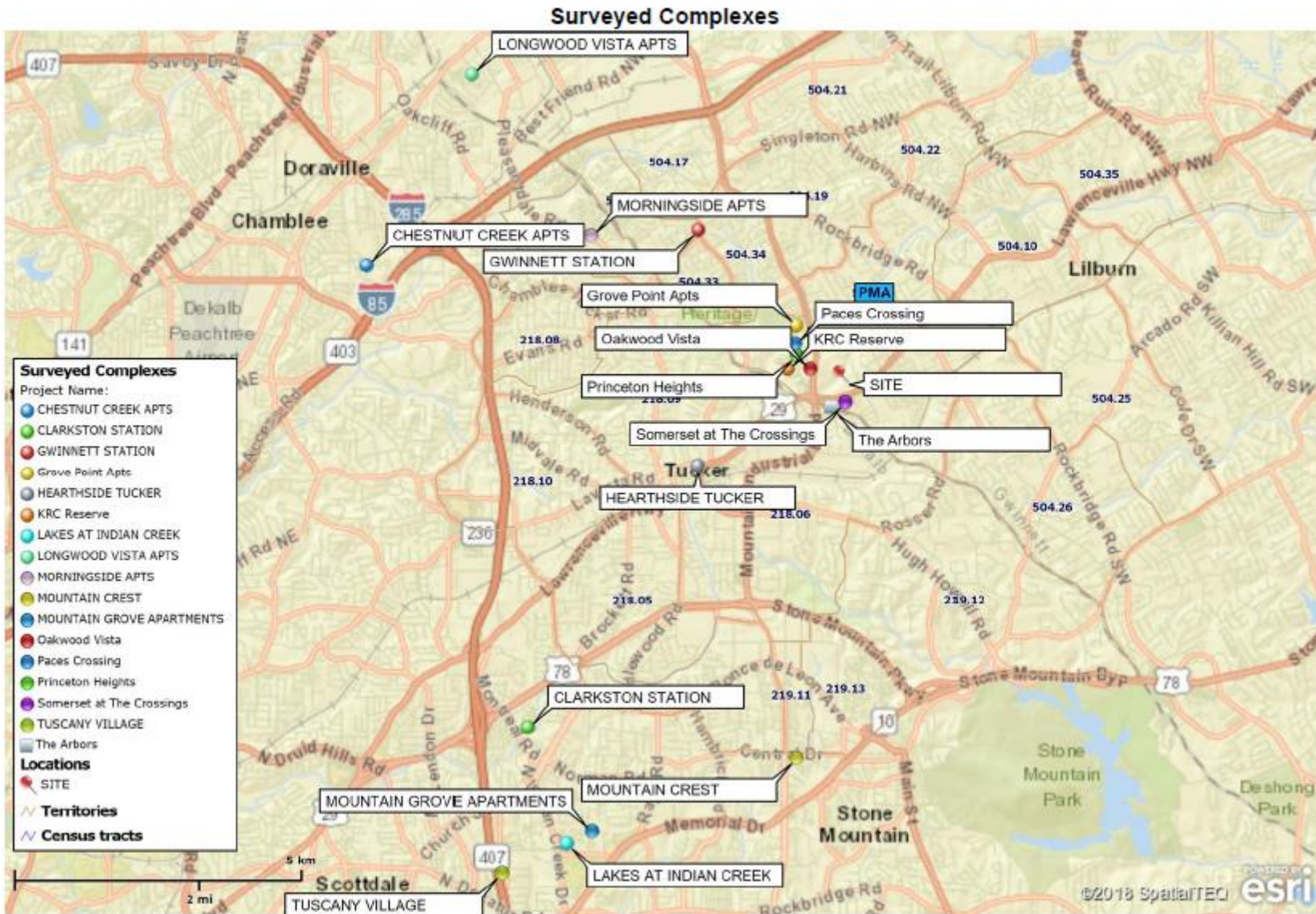


CHART OF SURVEYED COMPLEXES

Grove Park Townhomes, Tucker, GA | 2018

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.
Hidden Colony	LIHTC	180	2	98.89%				1230	750	\$ 1.64	1300	1352	\$ 0.96	1400	1534	\$ 0.91			
Clarkston Station	LIHTC	356	1	99.72%				760	660	\$ 1.15	795	1053	\$ 0.75	915	1265	\$ 0.72	0		
Gwinnett Station	LIHTC	180	1	99.44%										1190	1224	\$ 0.97	1250	1386	\$ 0.90
Hearthside Tucker	LIHTC	112	0	100.00%				650	752	\$ 0.86	750	1014	\$ 0.74						
Mountain Crest	LIHTC	280	3	98.93%				509	709	\$ 0.72	677	1175	\$ 0.58	783	1300	\$ 0.60			
Lakes at Indian Creek	LIHTC	603	18	97.01%				707	715	\$ 0.99	835	1156	\$ 0.72	935	1323	\$ 0.71			
Longwood Vista	LIHTC	280	0	100.00%				763	801	\$ 0.95	911	1203	\$ 0.76	1040	1337	\$ 0.78			
Ashford Walk	LIHTC	306	15	95.10%				1050	710	\$ 1.48	1320	1204	\$ 1.10	1480	1500	\$ 0.99			
Woodside Village	LIHTC	360	9	97.50%				700	818	\$ 0.86	785	1064	\$ 0.74	850	1489	\$ 0.57			
Tuscany Village	LIHTC	144	0	100.00%				795	770	\$ 1.03	950	1016	\$ 0.94						
LIHTC Totals		2801	49	98.25%															
Arbors	Market	140	16	88.57%				1185	793	\$ 1.49	1470	1080	\$ 1.36	1620	1289	\$ 1.26			
Somerset at Crossing	Market	264	10	96.21%				1200	750	\$ 1.60	1300	1000	\$ 1.30	1800	1500	\$ 1.20			
KRC Reserve	Market	416	7	98.32%				865	896	\$ 0.97	991	1170	\$ 0.85						
Oakwood Vista	Market	312	7	97.76%				1140	988	\$ 1.15	1264	1264	\$ 1.00	1140	1436	\$ 0.79			
Princeton Heights	Market	300	5	98.33%				925	804	\$ 1.15	995	1018	\$ 0.98	1055	1052	\$ 1.00			
Paces Crossing	Market	260	8	96.92%				995	960	\$ 1.04	1280	1087	\$ 1.18	1525	1598	\$ 0.95			
Grove Point	Market	312	3	99.04%				1136	737	\$ 1.54	1312	1087	\$ 1.21	1600	1181	\$ 1.35			
Market Totals		2004	56	97.21%															
Other Subsidized		0	0	0.00%															
Totals-All units		4805	105	97.81%															
SUBJECT	Market	11	0	100.00%													1335	1600	\$ 0.83
SUBJECT	LIHTC	41	0	100.00%				537	1600	\$ 0.34							985	1600	\$ 0.62

Name	Type	AMENITIES															
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Hidden Colony	LIHTC		X	X	X	X	X		X	X	X	X			X		X
Clarkston Station	LIHTC		X	X	X		X		X	X	X	X					X
Gwinnett Station	LIHTC	X	X	X	X		X	X		X	X	X					
Hearthside Tucker	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X		X
Mountain Crest	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Lakes at Indian Creek	LIHTC	X	X	X	X				X	X	X	X	X				X
Longwood Vista	LIHTC		X	X	X					X	X	X					
Ashford Walk	LIHTC		X	X	X					X	X	X					
Woodside Village	LIHTC		X	X	X					X	X	X					
Tuscany Village	LIHTC		X	X	X			X	X	X	X	X					
Arbors	Market		X	X	X					X	X	X					
Somerset at Crossing	Market		X	X	X				X	X	X						
KRC Reserve	Market	X	X	X	X			X		X	X	X	X				X
Oakwood Vista	Market		X	X	X		X			X	X	X	X			X	X
Princeton Heights	Market		X	X	X		X	X		X	X	X					
Paces Crossing	Market	X	X	X	X	X		X		X	X	X					X
Grove Point	Market	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	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:

Construction Completion	4	8%
30 Days Post Completion	12	23%
60 Days Post Completion	20	38%
90 Days Post Completion	28	54%
120 Days Post Completion	36	69%
150 Days Post Completion	44	85%
180 Days Post Completion	52	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 4 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.

Rocio, the manager of Gwinnett Station reported 6 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Heidi, the manager of Hearthside Tucker reported 8 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Tony, the manager of KRC Reserve reported 15 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Sally English, a real estate agent active in Tucker, GA reports brisk home sales and a strong demand for rental housing.

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



By: 
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 Tucker
Gwinnett County
Real Estate Center at Texas A&M University
HUD
Georgia DCA
Neighborhood scout.com
NCHMA

APPENDICES

Complexes Surveyed

Hidden Colony
(Formerly Chestnut Creek Apartments)

3374 Aztec Rd
Doraville, GA 30340

678-205-8893; 844-811-5922

Contact: Sylvia



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	\$935-1230	2	16	750			
2BR	2	\$980-1300	0	84	1084-1352			
2BR	2.5	\$1030-1305	0	36	1190-1327			
3 BR	2	\$1,400	0	44	1263-1534			
4 BR								
Design/Location/Condition								
Structure/Stories		Brick - 2 story						
Year Built/Year Renovated		1998/ 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 Up Carpet, laminated wood					
Floor Coverings	✓							
Window Coverings	✓							
Cable/Satellite/Internet READY	✓							
Special Features								
Site Equipment/Amenities	Yes	No	Type					
Parking (\$ _____ (Fee)	✓							
Extra Storage	✓							
Security		✓						
Clubhouse/Meeting Room								
Pool/Recreation Areas	✓							
Playground	✓							
Laundry Facility(ies)	✓							
Bus. Center/Nghbrhd Network								
Service Coordinations								
Utilities	Yes	No	Type					
Heat		✓	Gas					
Cooling		✓	Electric					
Cooking		✓	Electric					
Hot Water		✓	Gas					
Other Electric		✓	Electric					
Cold Water/Sewer	✓		Included					
Trash/Recycle	✓		Included					
				Site Info:	Total Units	Total Vacant		
				Total Units	180	2		
				Section 8	Yes	No		
				Accepts:		✓		
				# of Vouchers:				
				Type of Financing:				
				LIHTC				
				RD				
				RD R/A				
				Market	✓			
				HOME				
				Bonds				
				Section 8				
				Other:				
				Type of Structure:				
				Low Rise				
				High Rise				
				Garden	✓			
				Walk-up	✓			
				SF				
				Duplex				
				Triplex				
				Quadplex				
				Townhome	✓			
				Other:				
				Notes:				

Clarkston Station

3629 MontrealCreek Rd
Clarkston, GA 30021

470-823-3446

Contact:

Keara



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	\$650-760	1	48	660		
2BR	2	\$760-795	0	265	980-1053		
2BR							
3 BR	2	\$875-915	0	43	1116-1265		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Vinyl - 2 story		Total Units	356	Total Vacant	
Year Built/Year Renovated		1972		Total Units	356	1	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Accepts:	Yes	No	
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC		✓	
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓		DW	Market			
Washer/Dryer	✓		hook ups	HOME			
Floor Coverings	✓		carpet, vinyl	Bonds			
Window Coverings	✓			Section 8			
Cable/Satellite/Internet READY	✓			Other:			
Special Features				Type of Structure:			
Site Equipment/Amenities				Low Rise			
	Yes	No	Type	High Rise			
Parking (\$ _____ (Fee)	✓			Garden			
Extra Storage	✓			Walk-up		✓	
Security	✓		courtesy patrol	SF			
Clubhouse/Meeting Room	✓			Duplex			
Pool/Recreation Areas	✓			Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome		✓	
Bus. Center/Nghbrhd Network	✓			Other:			
Service Coordinations				Notes:			
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Gwinnett Station

6169 S. Norcross Tucker Rd
Tucker, GA 30084

770-450-4355

Contact:

Rocio



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							
3 BR	2	\$1,190	0	51	1224		
4 BR	2	\$1,250	1	129	1386		
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	180	Total Vacant	
Year Built/Year Renovated		1995/2014		Total Units	180	1	
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	✓			Market			
Floor Coverings	✓			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	✓		pool	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				

Hearthside Tucker

4358 Lyn Burn Dr
Tucker, GA 30084

770-414-0014

Contact:

Heidi



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	\$530-1300	0	56	752		
2BR	2	\$623-1900	0	56	1014		
2BR							
3 BR							
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl - 4 story			Total Units	112	Total Vacant
Year Built/Year Renovated		2016			Total Units	112	0
Condition/Street Appeal		Excellent			Section 8		
Neighborhood Condition		Excellent			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:	✓	
Balcony/Patio			✓		# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC	✓	
Microwave/Dishwasher	✓				RD		
Washer/Dryer	✓			hook up	RD R/A		
Floor Coverings	✓			carpet, vinyl	Market		
Window Coverings	✓				HOME		
Cable/Satellite/Internet READY	✓				Bonds		
Special Features	✓			Elevators	Section 8		
Site Equipment/Amenities		Yes	No	Type	Other:		
Parking (\$ _____ (Fee)	✓				Type of Structure:		
Extra Storage	✓				Low Rise	✓	
Security	✓				High Rise		
Clubhouse/Meeting Room	✓				Garden		
Pool/Recreation Areas		✓			Walk-in	✓	
Playground		✓			SF		
Laundry Facility(ies)	✓				Duplex		
Bus. Center/Nghbrhd Network	✓				Triplex		
Service Coordinations					Quadplex		
Utilities		Yes	No	Type	Townhome		
Heat			✓	Electric	Other:		
Cooling			✓	Electric	Notes:		
Cooking			✓	Electric	SENIOR 62+;		
Hot Water			✓	Electric			
Other Electric			✓	Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

Mountain Crest Apartment

1075 N. Hairston Rd
Stone Mountain, GA 30083

404-296-4094

Contact:

Wanda



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	\$509	0	48	709+		
2BR	1	\$588-651	0	82	1050		
2BR	1.5	\$677	0	64	1050-1175		
3 BR	2	\$750	3	32	1275		
3 BR	2.5	\$783		54	1300+		
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	280	Total Vacant	3
Year Built/Year Renovated		1967/2004/As Needed		Section 8			
Condition/Street Appeal		Good		Yes	No		
Neighborhood Condition		Good		Accepts:	✓		
Unit Equipment/Amenities				# of Vouchers:			
	Yes	No	Type	Type of Financing:			
Balcony/Patio	✓			LIHTC	✓		
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓			Market			
Washer/Dryer	✓		hook up	HOME			
Floor Coverings	✓		carpet, wood	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	✓		courtesy	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				

Lakes at Indian Creek

751 N. Indian Creek Dr.
Clarkston, GA 30021

844-215-8035

Contact:

Dawn



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	\$645-707	6	?	598-715		
2BR	1	\$775-835	6	?	1156		
2BR							
3 BR	2	\$840-935	6	?	1323		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 Story		Total Units	0	Total Vacant	
Year Built/Year Renovated		1972/ As Needed		Total Units	0	18	
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	✓		Hook ups	Bonds			
Floor Coverings	✓		carpet, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features	✓		Elevators	Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden	✓		
Parking (\$ _____ (Fee)	✓			Walk-up			
Extra Storage		✓		SF			
Security		✓		Duplex			
Clubhouse/Meeting Room	✓			Triplex			
Pool/Recreation Areas	✓			Quadplex			
Playground	✓			Townhome			
Laundry Facility(ies)	✓			Other:			
Bus. Center/Nghbrhd Network	✓			Notes:			
Service Coordinations				contact not able disclose breakdown of unit mix; 97% preleased			
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Longwood Vista Apartments

2300 Global Forum Blvd
Doraville, GA 30340

770-416-9278

Contact:

Andrea



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	\$763	0	68	801		
2BR	2	\$911	0	112	1203		
2BR							
3 BR	2	\$1,040	0	100	1337		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl -4 story		Total Units	280	Total Vacant	0
Year Built/Year Renovated		2005		Section 8			
Condition/Street Appeal		Excellent		Yes	No		
Neighborhood Condition		Excellent		Accepts:	✓		
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	✓		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				sister property is Parkside Vista			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Ashford Walk Apartments
(formerly Morningside Apts)

3469 Morningside Village
Doraville, GA 30340

770-939-6042

Contact:

Nate



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	\$840-1050	7	135	555-710		
2BR	1	\$1010-1320	5	139	840-1204		
2BR							
3 BR	2	\$1380-1480	3	32	1204-1500		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Stucco/Vinyl - 2 story		Total Units	306	Total Vacant	
Year Built/Year Renovated		1998		Total Units	306	15	
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	✓			HOME			
Window Coverings	✓			Bonds			
Cable/Satellite/Internet READY	✓			Section 8			
Special Features	✓		fireplaces	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		✓	Gas				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Woodside Village

(formerly Mountain Grove Apartments)

3954 Memorial College Ave
Clarkston, GA 30021

404-292-8595

Contact:

Nicole



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	\$700	3	126	818		
2BR	1	\$785	3	162	1064		
2BR							
3 BR	2	\$850	3	72	1489		
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl - 2 & 3 story			Total Units	360	Total Vacant
Year Built/Year Renovated		1973/1992/As Needed			Total Units	360	9
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:	✓	
Balcony/Patio	✓				# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC	✓	
Microwave/Dishwasher	✓				RD		
Washer/Dryer	✓		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		Yes	No	Type	Other:		
Parking (\$ _____ (Fee)	✓				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		Yes	No	Type	Townhome		
Heat		✓		Electric	Other:		
Cooling		✓		Electric	Notes:		
Cooking		✓		Electric			
Hot Water		✓		Electric			
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

Tuscany Village

600 Northern Ave.
Clarkston, GA 30021

404-585-4424

Contact:

Liz



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	\$795	0	72	697-770		
2BR							
2BR	2	\$950	0	72	930-1016		
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 3 story		Total Units	144	Total Vacant	
Year Built/Year Renovated		1970/2009/As Needed		Total Units	144	0	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	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	✓		pool, fitness	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				

The Arbors

100 Arbor Circle
Tucker, GA 30086

877-942-8808

Contact:

Yolanda



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	\$860-1185	8	84	598-793		
2BR	2	\$1080-1470	7	40	980-1080		
2BR							
3 BR	2	\$1275-1620	1	16	1289		
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick - 3 story			Total Units	140	Total Vacant
Year Built/Year Renovated		1986/ As Needed			Total Units	140	16
Condition/Street Appeal		Good			Section 8	Yes	No
Neighborhood Condition		Good			Accepts:		✓
Unit Equipment/Amenities				Yes	No	Type	# of Vouchers:
Balcony/Patio	✓						
AC: Central/Wall	✓						
Range/Refrigerator	✓						
Microwave/Dishwasher	✓						
Washer/Dryer	✓			hook up			
Floor Coverings	✓			carpet, vinyl			
Window Coverings	✓						
Cable/Satellite/Internet READY	✓						
Special Features							
Site Equipment/Amenities				Yes	No	Type	Type of Financing:
Parking (\$ _____ (Fee)	✓						LIHTC
Extra Storage	✓						RD
Security	✓						RD R/A
Clubhouse/Meeting Room	✓						Market
Pool/Recreation Areas	✓			pool			HOME
Playground	✓						Bonds
Laundry Facility(ies)	✓						Section 8
Bus. Center/Nghbrhd Network	✓						Other:
Service Coordinations							
Utilities				Yes	No	Type	Type of Structure:
Heat		✓		Gas			Low Rise
Cooling		✓		Electric			High Rise
Cooking		✓		Electric			Garden
Hot Water		✓		Gas			Walk-up
Other Electric		✓		Electric			SF
Cold Water/Sewer	✓			Included			Duplex
Trash/Recycle	✓			Included			Triplex
							Quadplex
							Townhome
							Other:
							Notes:

Somerset at The Crossing Apartments

100 Summer Walk Parkway
Tucker, GA 30084

855-215-0369

Contact:

Louisa



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	\$864-1657	3	50	750		
2BR	1	\$947-1610	7	50	1000		
2BR	2	\$962-1668		124	1250		
3 BR	2	\$1460-2375	0	40	1500		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick - 2 & 3 story		Total Units	264	Total Vacant	10
Year Built/Year Renovated		1983/2007/As Needed		Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		Accepts:			✓
Unit Equipment/Amenities		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 ups		Market	✓	
Floor Coverings	✓		carpet, vinyl		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features	✓		fireplace		Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee)	✓				Low Rise		
Extra Storage	✓				High Rise		
Security	✓				Garden		
Clubhouse/Meeting Room	✓				Walk-up	✓	
Pool/Recreation Areas	✓				SF		
Playground	✓				Duplex		
Laundry Facility(ies)		✓			Triplex		
Bus. Center/Nghbrhd Network	✓				Quadplex		
Service Coordinations					Townhome		
Utilities		Yes	No	Type	Other:		
Heat		✓	Electric		Notes:		
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

KRC Reserve

4200 Jimmy Carter Blvd
Norcross, GA 30093

770-493-4393

Contact:

Tony



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	\$781-865	6	233	630-896		
2BR	2	\$966-991	1	183	975-1170		
2BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Vinyl - 2 story		Total Units	416	Total Vacant	
Year Built/Year Renovated		1987/2009/As Needed		Total Units	416	7	
Condition/Street Appeal		Good		Section 8			
Neighborhood Condition		Good		Yes	No		
Unit Equipment/Amenities				Type of Financing:			
	Yes	No	Type	LIHTC			
Balcony/Patio	✓			RD			
AC: Central/Wall	✓			RD R/A			
Range/Refrigerator	✓			Market	✓		
Microwave/Dishwasher	✓		DW	HOME			
Washer/Dryer	✓		hook up	Bonds			
Floor Coverings	✓		carpet, hardwoods	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden			
Parking (\$ _____ (Fee)	✓			Walk-up	✓		
Extra Storage		✓		SF			
Security	✓			Duplex			
Clubhouse/Meeting Room	✓			Triplex			
Pool/Recreation Areas	✓		pool	Quadplex			
Playground	✓			Townhome			
Laundry Facility(ies)	✓			Other:			
Bus. Center/Nghbrhd Network	✓			Notes:			
Service Coordinations							
Utilities							
Heat		✓	Electric & Gas				
Cooling		✓	Electric				
Cooking		✓	Electric & Gas				
Hot Water		✓	Electric & Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Oakwood Vista

100 Ardsley Place
Norcross, GA 30093

770-621-0160

Contact:

Mitzzy



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	\$950-1140	3	?	988		
2BR	2	\$1175-1264	4	?	1264		
2BR							
3 BR	2	\$1,140	0	?	1435		
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick/Vinyl - 2 & 3 story			Total Units	312	Total Vacant
Year Built/Year Renovated		2002			Total Units	312	7
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:	✓	
Balcony/Patio	✓				# of Vouchers:		
AC: Central/Wall	✓				Type of Financing:		
Range/Refrigerator	✓				LIHTC		
Microwave/Dishwasher	✓			DW	RD		
Washer/Dryer	✓			hook ups	RD R/A		
Floor Coverings	✓			carpet, tile, vinyl	Market	✓	
Window Coverings	✓				HOME		
Cable/Satellite/Internet READY	✓				Bonds		
Special Features					Section 8		
					Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee)	✓				Low Rise		
Extra Storage	✓				High Rise		
Security	✓				Garden		
Clubhouse/Meeting Room	✓				Walk-up	✓	
Pool/Recreation Areas	✓				SF		
Playground		✓			Duplex		
Laundry Facility(ies)	✓				Triplex		
Bus. Center/Nghbrhd Network	✓				Quadplex		
Service Coordinations	✓				Townhome		
					Other:		
Utilities		Yes	No	Type	Notes:		
Heat		✓		Electric	contact not able disclose breakdown of unit mix		
Cooling		✓		Electric			
Cooking		✓		Electric			
Hot Water		✓		Electric			
Other Electric		✓		Electric			
Cold Water/Sewer	✓			Included			
Trash/Recycle	✓			Included			

Princeton Heights

4250 Jimmy Carter Blvd.
Norcross, GA 30093

770-723-9422

Contact:

Stephanie



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	\$895-925	2	?	707-804		
2BR	1	\$995	1	?	1018		
2BR							
3 BR	2	\$1,055	2	?	1052		
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick/Vinyl - 2 story		Total Units	300	Total Vacant	
Year Built/Year Renovated		1985/2008/As Needed		Total Units	300	5	
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	✓		hook ups	Bonds			
Floor Coverings	✓		carpet, tile, vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features				Low Rise			
Site Equipment/Amenities				High Rise			
	Yes	No	Type	Garden			
Parking (\$ _____ (Fee)	✓			Walk-up	✓		
Extra Storage	✓			SF			
Security	✓			Duplex			
Clubhouse/Meeting Room	✓			Triplex			
Pool/Recreation Areas	✓			Quadplex			
Playground	✓			Townhome			
Laundry Facility(ies)	✓			Other:			
Bus. Center/Nghbrhd Network	✓			Notes:			
Service Coordinations	✓			contact not able disclose breakdown of unit mix			
Utilities							
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric/Gas				
Hot Water		✓	Electric/Gas				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Paces Crossing

(formerly Wesly Paces)

4300 Jimmy Carter Blvd
Norcross, GA 30093

770-934-8844

Contact:

Francisco



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	\$995-1195	3	?	960		
2BR	1	\$1080-1280	4	?	1087		
2BR	2	\$1175-1400	0	?	1266		
3 BR	2	\$1400-1525	1	?	1598		
4 BR							
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories		Brick/Vinyl - 4 story			Total Units	260	8
Year Built/Year Renovated		2001			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, vinyl		Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features	✓		fireplace		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	✓		pool, fitness		Duplex		
Playground	✓				Triplex		
Laundry Facility(ies)	✓				Quadplex		
Bus. Center/Nghbrhd Network	✓				Townhome		
Service Coordinations	✓				Other:		
Utilities	Yes	No	Type		Notes:		
Heat		✓	Electric		contact not able disclose breakdown of unit mix		
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				

Grove Point Apartments

4350 Jimmy Carter Blvd.
Norcross, GA 30093

770-621-0055

Contact:

Jackie



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	\$972-1136	0	120	584-737			
2BR	2	\$1046-1312	2	144	1022-1087			
2BR								
3 BR	2	\$1428-1600	1	48	1181			
4 BR								
Design/Location/Condition					Site Info:			
Structure/Stories		Vinyl - 3 story			Total Units	312	Total Vacant	3
Year Built/Year Renovated		1990/ 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	✓			DW	Market		✓	
Washer/Dryer	✓			hook ups	HOME			
Floor Coverings	✓			carpet, tile, 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				

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. Housing units with new occupants / housing units * 100 2. The percent of occupants in a given apartment complex that move in one year.
Unmet housing need	New units required in the market area to accommodate household growth, homeless people, and households in substandard conditions.
Unrestricted rents	Rents that are not subject to <i>restriction</i> .
Unrestricted units	Units that are not subject to any income or rent restrictions.
Vacancy period	The amount of time that an apartment remains vacant and available for rent.
Vacancy rate-economic vacancy rate - physical	Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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.

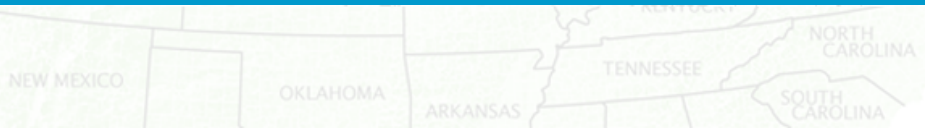
Contract Rent	1.The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease. (HUD & RD) 2. The monthly rent agreed to between a tenant and a landlord (Census).
Difficult Development Area (DDA)	An area designated 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 218.05, DeKalb County, Georgia		Census Tract 218.06, DeKalb County, Georgia		Census Tract 218.08, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,548	+/-137	2,219	+/-188	1,790
Owner occupied:	1,873	+/-185	1,223	+/-161	1,291
Less than \$5,000	67	+/-66	60	+/-76	33
\$5,000 to \$9,999	0	+/-132	12	+/-18	30
\$10,000 to \$14,999	104	+/-81	27	+/-32	12
\$15,000 to \$19,999	39	+/-42	19	+/-21	24
\$20,000 to \$24,999	70	+/-51	87	+/-71	16
\$25,000 to \$34,999	171	+/-85	62	+/-49	85
\$35,000 to \$49,999	226	+/-95	135	+/-70	80
\$50,000 to \$74,999	403	+/-135	230	+/-100	208
\$75,000 to \$99,999	299	+/-102	193	+/-87	233
\$100,000 to \$149,999	326	+/-96	201	+/-84	338
\$150,000 or more	168	+/-70	197	+/-75	232
Renter occupied:	675	+/-160	996	+/-155	499
Less than \$5,000	80	+/-87	16	+/-28	16
\$5,000 to \$9,999	17	+/-29	48	+/-54	0
\$10,000 to \$14,999	81	+/-88	13	+/-20	8
\$15,000 to \$19,999	28	+/-32	171	+/-80	13
\$20,000 to \$24,999	142	+/-109	74	+/-80	16
\$25,000 to \$34,999	106	+/-114	205	+/-123	67
\$35,000 to \$49,999	84	+/-84	201	+/-112	99
\$50,000 to \$74,999	78	+/-65	169	+/-84	62
\$75,000 to \$99,999	0	+/-132	52	+/-41	120
\$100,000 to \$149,999	11	+/-18	15	+/-26	98
\$150,000 or more	48	+/-59	32	+/-51	0

	Census Tract 218.08, DeKalb County, Georgia	Census Tract 218.09, DeKalb County, Georgia		Census Tract 218.10, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-94	2,621	+/-101	2,123	+/-134
Owner occupied:	+/-102	2,407	+/-143	1,611	+/-106
Less than \$5,000	+/-39	26	+/-28	0	+/-132
\$5,000 to \$9,999	+/-25	27	+/-28	0	+/-132
\$10,000 to \$14,999	+/-19	44	+/-53	18	+/-20
\$15,000 to \$19,999	+/-29	70	+/-51	31	+/-28
\$20,000 to \$24,999	+/-19	102	+/-52	24	+/-22
\$25,000 to \$34,999	+/-43	243	+/-102	69	+/-42
\$35,000 to \$49,999	+/-47	251	+/-96	183	+/-78
\$50,000 to \$74,999	+/-57	327	+/-110	341	+/-124
\$75,000 to \$99,999	+/-75	374	+/-136	276	+/-105
\$100,000 to \$149,999	+/-94	620	+/-150	351	+/-103
\$150,000 or more	+/-82	323	+/-116	318	+/-90
Renter occupied:	+/-96	214	+/-109	512	+/-121
Less than \$5,000	+/-25	0	+/-132	52	+/-54
\$5,000 to \$9,999	+/-132	0	+/-132	0	+/-132
\$10,000 to \$14,999	+/-12	0	+/-132	0	+/-132
\$15,000 to \$19,999	+/-21	0	+/-132	12	+/-20
\$20,000 to \$24,999	+/-25	0	+/-132	33	+/-52
\$25,000 to \$34,999	+/-87	81	+/-76	21	+/-23
\$35,000 to \$49,999	+/-78	18	+/-27	87	+/-56
\$50,000 to \$74,999	+/-43	73	+/-54	150	+/-100
\$75,000 to \$99,999	+/-66	42	+/-45	74	+/-52
\$100,000 to \$149,999	+/-73	0	+/-132	83	+/-54
\$150,000 or more	+/-132	0	+/-132	0	+/-132

	Census Tract 218.12, DeKalb County, Georgia		Census Tract 218.14, DeKalb County, Georgia		Census Tract 219.10, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	988	+/-92	2,830	+/-160	1,820
Owner occupied:	720	+/-109	1,110	+/-147	1,256
Less than \$5,000	0	+/-132	0	+/-132	34
\$5,000 to \$9,999	0	+/-132	0	+/-132	0
\$10,000 to \$14,999	46	+/-53	14	+/-25	46
\$15,000 to \$19,999	31	+/-38	15	+/-24	15
\$20,000 to \$24,999	17	+/-20	26	+/-30	12
\$25,000 to \$34,999	55	+/-45	213	+/-105	119
\$35,000 to \$49,999	145	+/-71	103	+/-79	128
\$50,000 to \$74,999	171	+/-70	362	+/-124	317
\$75,000 to \$99,999	120	+/-60	139	+/-62	227
\$100,000 to \$149,999	96	+/-53	119	+/-70	281
\$150,000 or more	39	+/-33	119	+/-83	77
Renter occupied:	268	+/-95	1,720	+/-189	564
Less than \$5,000	0	+/-132	112	+/-65	0
\$5,000 to \$9,999	13	+/-21	14	+/-24	39
\$10,000 to \$14,999	12	+/-19	153	+/-83	0
\$15,000 to \$19,999	0	+/-132	220	+/-121	23
\$20,000 to \$24,999	0	+/-132	137	+/-101	52
\$25,000 to \$34,999	37	+/-37	516	+/-169	221
\$35,000 to \$49,999	29	+/-35	231	+/-129	127
\$50,000 to \$74,999	104	+/-79	236	+/-121	15
\$75,000 to \$99,999	9	+/-15	69	+/-56	70
\$100,000 to \$149,999	55	+/-63	32	+/-46	17
\$150,000 or more	9	+/-15	0	+/-132	0

	Census Tract 219.10, DeKalb County, Georgia	Census Tract 219.11, DeKalb County, Georgia		Census Tract 219.12, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-149	1,028	+/-109	1,340	+/-62
Owner occupied:	+/-110	155	+/-79	1,313	+/-73
Less than \$5,000	+/-42	0	+/-132	14	+/-21
\$5,000 to \$9,999	+/-132	39	+/-57	11	+/-19
\$10,000 to \$14,999	+/-51	0	+/-132	15	+/-23
\$15,000 to \$19,999	+/-23	0	+/-132	13	+/-21
\$20,000 to \$24,999	+/-21	0	+/-132	38	+/-44
\$25,000 to \$34,999	+/-74	40	+/-57	25	+/-29
\$35,000 to \$49,999	+/-73	26	+/-41	118	+/-90
\$50,000 to \$74,999	+/-95	9	+/-15	274	+/-135
\$75,000 to \$99,999	+/-94	23	+/-39	143	+/-93
\$100,000 to \$149,999	+/-115	18	+/-34	181	+/-90
\$150,000 or more	+/-65	0	+/-132	481	+/-124
Renter occupied:	+/-146	873	+/-135	27	+/-31
Less than \$5,000	+/-132	36	+/-57	0	+/-132
\$5,000 to \$9,999	+/-45	62	+/-53	0	+/-132
\$10,000 to \$14,999	+/-132	86	+/-107	0	+/-132
\$15,000 to \$19,999	+/-37	65	+/-74	0	+/-132
\$20,000 to \$24,999	+/-51	64	+/-61	0	+/-132
\$25,000 to \$34,999	+/-114	91	+/-103	15	+/-25
\$35,000 to \$49,999	+/-86	160	+/-103	0	+/-132
\$50,000 to \$74,999	+/-24	164	+/-97	12	+/-19
\$75,000 to \$99,999	+/-75	22	+/-35	0	+/-132
\$100,000 to \$149,999	+/-27	123	+/-115	0	+/-132
\$150,000 or more	+/-132	0	+/-132	0	+/-132

	Census Tract 219.13, DeKalb County, Georgia		Census Tract 504.10, Gwinnett County, Georgia		Census Tract 504.17, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	1,837	+/-207	1,847	+/-183	1,785
Owner occupied:	153	+/-61	1,214	+/-171	555
Less than \$5,000	0	+/-132	29	+/-35	0
\$5,000 to \$9,999	0	+/-132	8	+/-15	12
\$10,000 to \$14,999	9	+/-16	0	+/-132	0
\$15,000 to \$19,999	28	+/-45	46	+/-47	0
\$20,000 to \$24,999	0	+/-132	111	+/-83	33
\$25,000 to \$34,999	68	+/-39	117	+/-87	73
\$35,000 to \$49,999	0	+/-132	229	+/-120	157
\$50,000 to \$74,999	34	+/-38	381	+/-137	149
\$75,000 to \$99,999	0	+/-132	196	+/-87	31
\$100,000 to \$149,999	0	+/-132	74	+/-58	96
\$150,000 or more	14	+/-29	23	+/-21	4
Renter occupied:	1,684	+/-217	633	+/-150	1,230
Less than \$5,000	24	+/-29	0	+/-132	35
\$5,000 to \$9,999	74	+/-69	64	+/-62	0
\$10,000 to \$14,999	11	+/-18	138	+/-102	115
\$15,000 to \$19,999	64	+/-42	43	+/-30	131
\$20,000 to \$24,999	221	+/-118	8	+/-14	143
\$25,000 to \$34,999	588	+/-204	54	+/-43	355
\$35,000 to \$49,999	448	+/-162	147	+/-80	228
\$50,000 to \$74,999	196	+/-96	99	+/-85	159
\$75,000 to \$99,999	58	+/-60	43	+/-37	39
\$100,000 to \$149,999	0	+/-132	37	+/-36	13
\$150,000 or more	0	+/-132	0	+/-132	12

	Census Tract 504.17, Gwinnett County, Georgia	Census Tract 504.18, Gwinnett County, Georgia		Census Tract 504.19, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-137	2,118	+/-201	2,044	+/-136
Owner occupied:	+/-130	490	+/-114	1,114	+/-170
Less than \$5,000	+/-132	35	+/-44	0	+/-132
\$5,000 to \$9,999	+/-20	0	+/-132	42	+/-57
\$10,000 to \$14,999	+/-132	0	+/-132	23	+/-28
\$15,000 to \$19,999	+/-132	19	+/-29	94	+/-87
\$20,000 to \$24,999	+/-37	55	+/-49	45	+/-41
\$25,000 to \$34,999	+/-50	76	+/-59	126	+/-98
\$35,000 to \$49,999	+/-89	144	+/-82	99	+/-62
\$50,000 to \$74,999	+/-83	78	+/-78	373	+/-116
\$75,000 to \$99,999	+/-31	54	+/-58	154	+/-85
\$100,000 to \$149,999	+/-93	24	+/-36	137	+/-75
\$150,000 or more	+/-11	5	+/-21	21	+/-33
Renter occupied:	+/-157	1,628	+/-198	930	+/-193
Less than \$5,000	+/-41	82	+/-66	0	+/-132
\$5,000 to \$9,999	+/-132	53	+/-62	76	+/-73
\$10,000 to \$14,999	+/-88	95	+/-64	97	+/-95
\$15,000 to \$19,999	+/-92	64	+/-63	49	+/-78
\$20,000 to \$24,999	+/-92	79	+/-61	107	+/-86
\$25,000 to \$34,999	+/-140	563	+/-190	227	+/-132
\$35,000 to \$49,999	+/-102	313	+/-137	152	+/-108
\$50,000 to \$74,999	+/-89	252	+/-109	98	+/-79
\$75,000 to \$99,999	+/-41	82	+/-66	91	+/-69
\$100,000 to \$149,999	+/-21	45	+/-60	33	+/-54
\$150,000 or more	+/-18	0	+/-132	0	+/-132

	Census Tract 504.21, Gwinnett County, Georgia		Census Tract 504.22, Gwinnett County, Georgia		Census Tract 504.25, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,590	+/-143	2,223	+/-113	1,723
Owner occupied:	1,132	+/-180	1,027	+/-168	1,539
Less than \$5,000	22	+/-37	0	+/-132	0
\$5,000 to \$9,999	0	+/-132	24	+/-37	33
\$10,000 to \$14,999	61	+/-43	35	+/-40	0
\$15,000 to \$19,999	129	+/-82	47	+/-36	26
\$20,000 to \$24,999	87	+/-72	101	+/-76	30
\$25,000 to \$34,999	103	+/-80	106	+/-69	122
\$35,000 to \$49,999	249	+/-111	244	+/-114	37
\$50,000 to \$74,999	269	+/-106	315	+/-152	258
\$75,000 to \$99,999	129	+/-80	131	+/-82	276
\$100,000 to \$149,999	71	+/-67	24	+/-25	382
\$150,000 or more	12	+/-20	0	+/-132	375
Renter occupied:	1,458	+/-184	1,196	+/-182	184
Less than \$5,000	109	+/-70	50	+/-57	0
\$5,000 to \$9,999	31	+/-49	44	+/-48	5
\$10,000 to \$14,999	62	+/-54	179	+/-114	0
\$15,000 to \$19,999	41	+/-48	88	+/-74	19
\$20,000 to \$24,999	172	+/-86	124	+/-81	0
\$25,000 to \$34,999	173	+/-88	221	+/-103	22
\$35,000 to \$49,999	324	+/-144	179	+/-103	73
\$50,000 to \$74,999	367	+/-140	178	+/-117	58
\$75,000 to \$99,999	107	+/-82	56	+/-56	0
\$100,000 to \$149,999	65	+/-55	29	+/-46	7
\$150,000 or more	7	+/-16	48	+/-63	0

	Census Tract 504.25, Gwinnett County, Georgia	Census Tract 504.26, Gwinnett County, Georgia		Census Tract 504.28, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-107	2,265	+/-128	1,975	+/-81
Owner occupied:	+/-119	2,079	+/-134	1,846	+/-96
Less than \$5,000	+/-132	0	+/-132	15	+/-18
\$5,000 to \$9,999	+/-50	11	+/-18	9	+/-14
\$10,000 to \$14,999	+/-132	0	+/-132	0	+/-132
\$15,000 to \$19,999	+/-30	40	+/-36	16	+/-22
\$20,000 to \$24,999	+/-28	41	+/-36	37	+/-33
\$25,000 to \$34,999	+/-69	171	+/-85	156	+/-71
\$35,000 to \$49,999	+/-33	281	+/-118	150	+/-62
\$50,000 to \$74,999	+/-67	351	+/-111	341	+/-102
\$75,000 to \$99,999	+/-102	348	+/-120	329	+/-105
\$100,000 to \$149,999	+/-103	504	+/-118	421	+/-111
\$150,000 or more	+/-83	332	+/-120	372	+/-111
Renter occupied:	+/-79	186	+/-102	129	+/-60
Less than \$5,000	+/-132	0	+/-132	0	+/-132
\$5,000 to \$9,999	+/-10	0	+/-132	0	+/-132
\$10,000 to \$14,999	+/-132	0	+/-132	0	+/-132
\$15,000 to \$19,999	+/-22	0	+/-132	0	+/-132
\$20,000 to \$24,999	+/-132	0	+/-132	39	+/-46
\$25,000 to \$34,999	+/-25	44	+/-65	11	+/-18
\$35,000 to \$49,999	+/-66	21	+/-34	18	+/-22
\$50,000 to \$74,999	+/-71	14	+/-23	19	+/-22
\$75,000 to \$99,999	+/-132	81	+/-86	30	+/-29
\$100,000 to \$149,999	+/-12	0	+/-132	12	+/-19
\$150,000 or more	+/-132	26	+/-29	0	+/-132

	Census Tract 504.31, Gwinnett County, Georgia		Census Tract 504.32, Gwinnett County, Georgia		Census Tract 504.33, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,675	+/-146	1,958	+/-81	861
Owner occupied:	933	+/-174	1,687	+/-107	459
Less than \$5,000	0	+/-132	0	+/-132	9
\$5,000 to \$9,999	0	+/-132	34	+/-34	2
\$10,000 to \$14,999	70	+/-43	40	+/-38	0
\$15,000 to \$19,999	0	+/-132	15	+/-17	0
\$20,000 to \$24,999	11	+/-18	115	+/-97	24
\$25,000 to \$34,999	85	+/-59	115	+/-73	11
\$35,000 to \$49,999	193	+/-114	211	+/-110	116
\$50,000 to \$74,999	145	+/-75	487	+/-129	180
\$75,000 to \$99,999	98	+/-51	274	+/-91	44
\$100,000 to \$149,999	211	+/-112	316	+/-124	49
\$150,000 or more	120	+/-78	80	+/-55	24
Renter occupied:	1,742	+/-194	271	+/-97	402
Less than \$5,000	72	+/-86	0	+/-132	19
\$5,000 to \$9,999	52	+/-70	0	+/-132	35
\$10,000 to \$14,999	164	+/-115	33	+/-53	34
\$15,000 to \$19,999	51	+/-46	47	+/-35	41
\$20,000 to \$24,999	161	+/-112	0	+/-132	67
\$25,000 to \$34,999	283	+/-122	41	+/-40	98
\$35,000 to \$49,999	462	+/-174	45	+/-45	35
\$50,000 to \$74,999	245	+/-125	63	+/-57	61
\$75,000 to \$99,999	229	+/-133	32	+/-35	12
\$100,000 to \$149,999	23	+/-28	0	+/-132	0
\$150,000 or more	0	+/-132	10	+/-17	0

	Census Tract 504.33, Gwinnett County, Georgia	Census Tract 504.34, Gwinnett County, Georgia		Census Tract 504.35, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-63	2,048	+/-169	1,027	+/-134
Owner occupied:	+/-87	569	+/-140	514	+/-104
Less than \$5,000	+/-15	0	+/-132	31	+/-36
\$5,000 to \$9,999	+/-12	0	+/-132	0	+/-132
\$10,000 to \$14,999	+/-132	0	+/-132	15	+/-26
\$15,000 to \$19,999	+/-132	81	+/-72	0	+/-132
\$20,000 to \$24,999	+/-21	8	+/-14	20	+/-24
\$25,000 to \$34,999	+/-18	33	+/-47	42	+/-40
\$35,000 to \$49,999	+/-82	105	+/-63	15	+/-23
\$50,000 to \$74,999	+/-54	112	+/-69	92	+/-58
\$75,000 to \$99,999	+/-38	106	+/-70	179	+/-89
\$100,000 to \$149,999	+/-43	68	+/-67	114	+/-85
\$150,000 or more	+/-31	56	+/-48	6	+/-28
Renter occupied:	+/-89	1,479	+/-165	513	+/-127
Less than \$5,000	+/-30	130	+/-108	46	+/-71
\$5,000 to \$9,999	+/-52	61	+/-51	109	+/-105
\$10,000 to \$14,999	+/-52	110	+/-86	15	+/-23
\$15,000 to \$19,999	+/-41	218	+/-118	29	+/-46
\$20,000 to \$24,999	+/-74	77	+/-76	0	+/-132
\$25,000 to \$34,999	+/-67	259	+/-127	214	+/-108
\$35,000 to \$49,999	+/-43	284	+/-144	28	+/-41
\$50,000 to \$74,999	+/-60	202	+/-91	62	+/-52
\$75,000 to \$99,999	+/-28	36	+/-47	10	+/-17
\$100,000 to \$149,999	+/-132	32	+/-51	0	+/-132
\$150,000 or more	+/-132	70	+/-78	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.



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

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.

	Census Tract 218.05, DeKalb County, Georgia		Census Tract 218.06, DeKalb County, Georgia		Census Tract 218.08, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,479	+/-159	2,549	+/-153	1,682
Owner occupied:	1,833	+/-188	1,214	+/-146	1,165
Less than \$5,000	30	+/-35	30	+/-36	12
\$5,000 to \$9,999	40	+/-64	70	+/-67	8
\$10,000 to \$14,999	26	+/-29	15	+/-24	17
\$15,000 to \$19,999	117	+/-86	12	+/-19	37
\$20,000 to \$24,999	16	+/-25	45	+/-37	24
\$25,000 to \$34,999	126	+/-96	56	+/-40	69
\$35,000 to \$49,999	299	+/-97	76	+/-61	137
\$50,000 to \$74,999	292	+/-119	238	+/-81	156
\$75,000 to \$99,999	348	+/-112	273	+/-115	160
\$100,000 to \$149,999	283	+/-112	290	+/-104	270
\$150,000 or more	256	+/-101	109	+/-64	275
Renter occupied:	646	+/-172	1,335	+/-167	517
Less than \$5,000	40	+/-48	33	+/-52	20
\$5,000 to \$9,999	0	+/-18	100	+/-84	45
\$10,000 to \$14,999	40	+/-63	72	+/-51	18
\$15,000 to \$19,999	55	+/-69	39	+/-63	8
\$20,000 to \$24,999	63	+/-80	98	+/-61	51
\$25,000 to \$34,999	167	+/-118	401	+/-171	114
\$35,000 to \$49,999	55	+/-57	396	+/-176	60
\$50,000 to \$74,999	164	+/-115	94	+/-87	128
\$75,000 to \$99,999	29	+/-34	83	+/-76	48
\$100,000 to \$149,999	33	+/-51	19	+/-31	25
\$150,000 or more	0	+/-18	0	+/-18	0

	Census Tract 218.08, DeKalb County, Georgia	Census Tract 218.09, DeKalb County, Georgia		Census Tract 218.10, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-93	2,659	+/-142	2,496	+/-220
Owner occupied:	+/-102	2,461	+/-146	1,558	+/-171
Less than \$5,000	+/-13	36	+/-33	14	+/-22
\$5,000 to \$9,999	+/-12	13	+/-20	8	+/-13
\$10,000 to \$14,999	+/-17	75	+/-84	13	+/-20
\$15,000 to \$19,999	+/-45	29	+/-40	84	+/-82
\$20,000 to \$24,999	+/-25	115	+/-101	76	+/-80
\$25,000 to \$34,999	+/-37	77	+/-57	78	+/-51
\$35,000 to \$49,999	+/-71	180	+/-86	203	+/-112
\$50,000 to \$74,999	+/-65	327	+/-110	273	+/-106
\$75,000 to \$99,999	+/-68	287	+/-123	219	+/-89
\$100,000 to \$149,999	+/-77	622	+/-142	295	+/-102
\$150,000 or more	+/-82	700	+/-153	295	+/-102
Renter occupied:	+/-120	198	+/-99	938	+/-190
Less than \$5,000	+/-22	0	+/-18	95	+/-91
\$5,000 to \$9,999	+/-33	0	+/-18	71	+/-65
\$10,000 to \$14,999	+/-20	31	+/-34	0	+/-18
\$15,000 to \$19,999	+/-13	18	+/-28	28	+/-39
\$20,000 to \$24,999	+/-47	0	+/-18	0	+/-18
\$25,000 to \$34,999	+/-67	74	+/-89	103	+/-94
\$35,000 to \$49,999	+/-53	27	+/-30	172	+/-107
\$50,000 to \$74,999	+/-70	18	+/-28	138	+/-108
\$75,000 to \$99,999	+/-43	12	+/-20	125	+/-82
\$100,000 to \$149,999	+/-24	0	+/-18	199	+/-123
\$150,000 or more	+/-13	18	+/-28	7	+/-11

	Census Tract 218.12, DeKalb County, Georgia		Census Tract 218.14, DeKalb County, Georgia		Census Tract 219.10, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	836	+/-62	2,334	+/-176	2,028
Owner occupied:	570	+/-62	741	+/-140	1,173
Less than \$5,000	19	+/-22	11	+/-19	20
\$5,000 to \$9,999	34	+/-27	0	+/-18	15
\$10,000 to \$14,999	17	+/-14	0	+/-18	43
\$15,000 to \$19,999	4	+/-7	18	+/-26	30
\$20,000 to \$24,999	17	+/-14	82	+/-65	62
\$25,000 to \$34,999	20	+/-14	100	+/-65	135
\$35,000 to \$49,999	19	+/-15	163	+/-91	233
\$50,000 to \$74,999	116	+/-39	165	+/-81	100
\$75,000 to \$99,999	95	+/-27	92	+/-64	227
\$100,000 to \$149,999	123	+/-33	56	+/-43	190
\$150,000 or more	106	+/-39	54	+/-38	118
Renter occupied:	266	+/-61	1,593	+/-214	855
Less than \$5,000	0	+/-13	66	+/-62	16
\$5,000 to \$9,999	5	+/-8	104	+/-83	84
\$10,000 to \$14,999	29	+/-28	254	+/-130	104
\$15,000 to \$19,999	24	+/-15	78	+/-52	42
\$20,000 to \$24,999	0	+/-13	186	+/-104	144
\$25,000 to \$34,999	43	+/-35	363	+/-144	55
\$35,000 to \$49,999	57	+/-35	169	+/-105	174
\$50,000 to \$74,999	75	+/-43	192	+/-114	154
\$75,000 to \$99,999	23	+/-28	120	+/-81	65
\$100,000 to \$149,999	10	+/-10	40	+/-49	17
\$150,000 or more	0	+/-13	21	+/-31	0

	Census Tract 219.10, DeKalb County, Georgia	Census Tract 219.11, DeKalb County, Georgia		Census Tract 219.12, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-156	803	+/-120	1,416	+/-87
Owner occupied:	+/-148	103	+/-68	1,361	+/-95
Less than \$5,000	+/-31	18	+/-23	11	+/-16
\$5,000 to \$9,999	+/-25	0	+/-13	9	+/-14
\$10,000 to \$14,999	+/-43	6	+/-13	0	+/-13
\$15,000 to \$19,999	+/-34	0	+/-13	43	+/-56
\$20,000 to \$24,999	+/-44	0	+/-13	16	+/-19
\$25,000 to \$34,999	+/-82	79	+/-73	75	+/-40
\$35,000 to \$49,999	+/-121	0	+/-13	114	+/-52
\$50,000 to \$74,999	+/-78	0	+/-13	64	+/-38
\$75,000 to \$99,999	+/-99	0	+/-13	147	+/-55
\$100,000 to \$149,999	+/-87	0	+/-13	308	+/-79
\$150,000 or more	+/-78	0	+/-13	574	+/-104
Renter occupied:	+/-178	700	+/-158	55	+/-32
Less than \$5,000	+/-25	43	+/-51	0	+/-13
\$5,000 to \$9,999	+/-92	49	+/-53	0	+/-13
\$10,000 to \$14,999	+/-76	111	+/-70	0	+/-13
\$15,000 to \$19,999	+/-66	108	+/-82	7	+/-11
\$20,000 to \$24,999	+/-118	89	+/-66	5	+/-16
\$25,000 to \$34,999	+/-54	121	+/-92	0	+/-13
\$35,000 to \$49,999	+/-103	86	+/-56	19	+/-22
\$50,000 to \$74,999	+/-110	52	+/-52	0	+/-13
\$75,000 to \$99,999	+/-80	41	+/-55	15	+/-15
\$100,000 to \$149,999	+/-27	0	+/-13	9	+/-13
\$150,000 or more	+/-18	0	+/-13	0	+/-13

	Census Tract 219.13, DeKalb County, Georgia		Census Tract 504.10, Gwinnett County, Georgia		Census Tract 504.17, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,054	+/-174	1,791	+/-151	1,971
Owner occupied:	223	+/-100	816	+/-129	566
Less than \$5,000	6	+/-11	39	+/-36	0
\$5,000 to \$9,999	0	+/-18	30	+/-47	12
\$10,000 to \$14,999	15	+/-23	21	+/-23	26
\$15,000 to \$19,999	50	+/-49	16	+/-24	47
\$20,000 to \$24,999	0	+/-18	62	+/-49	68
\$25,000 to \$34,999	27	+/-33	46	+/-35	49
\$35,000 to \$49,999	74	+/-65	147	+/-68	142
\$50,000 to \$74,999	33	+/-34	197	+/-80	117
\$75,000 to \$99,999	18	+/-15	74	+/-51	51
\$100,000 to \$149,999	0	+/-18	155	+/-61	27
\$150,000 or more	0	+/-18	29	+/-25	27
Renter occupied:	1,831	+/-175	975	+/-145	1,405
Less than \$5,000	168	+/-104	15	+/-19	24
\$5,000 to \$9,999	91	+/-61	85	+/-67	111
\$10,000 to \$14,999	250	+/-137	49	+/-49	200
\$15,000 to \$19,999	177	+/-120	86	+/-65	165
\$20,000 to \$24,999	168	+/-108	34	+/-42	256
\$25,000 to \$34,999	382	+/-145	185	+/-84	202
\$35,000 to \$49,999	262	+/-124	121	+/-71	195
\$50,000 to \$74,999	303	+/-111	300	+/-116	182
\$75,000 to \$99,999	30	+/-35	77	+/-67	70
\$100,000 to \$149,999	0	+/-18	23	+/-30	0
\$150,000 or more	0	+/-18	0	+/-18	0

	Census Tract 504.17, Gwinnett County, Georgia	Census Tract 504.18, Gwinnett County, Georgia		Census Tract 504.19, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-104	2,456	+/-168	2,273	+/-155
Owner occupied:	+/-134	631	+/-141	1,279	+/-150
Less than \$5,000	+/-18	8	+/-14	0	+/-18
\$5,000 to \$9,999	+/-20	29	+/-33	0	+/-18
\$10,000 to \$14,999	+/-42	17	+/-23	63	+/-48
\$15,000 to \$19,999	+/-55	0	+/-18	27	+/-33
\$20,000 to \$24,999	+/-84	44	+/-38	91	+/-98
\$25,000 to \$34,999	+/-47	60	+/-70	134	+/-76
\$35,000 to \$49,999	+/-80	153	+/-83	98	+/-81
\$50,000 to \$74,999	+/-91	149	+/-84	379	+/-135
\$75,000 to \$99,999	+/-41	42	+/-46	243	+/-123
\$100,000 to \$149,999	+/-27	129	+/-96	148	+/-80
\$150,000 or more	+/-31	0	+/-18	96	+/-64
Renter occupied:	+/-138	1,825	+/-194	994	+/-173
Less than \$5,000	+/-30	93	+/-85	31	+/-49
\$5,000 to \$9,999	+/-75	47	+/-54	85	+/-98
\$10,000 to \$14,999	+/-89	121	+/-76	113	+/-94
\$15,000 to \$19,999	+/-103	210	+/-119	116	+/-97
\$20,000 to \$24,999	+/-112	199	+/-112	90	+/-67
\$25,000 to \$34,999	+/-86	501	+/-175	194	+/-88
\$35,000 to \$49,999	+/-75	343	+/-143	34	+/-50
\$50,000 to \$74,999	+/-77	204	+/-116	198	+/-154
\$75,000 to \$99,999	+/-58	46	+/-60	133	+/-102
\$100,000 to \$149,999	+/-18	61	+/-78	0	+/-18
\$150,000 or more	+/-18	0	+/-18	0	+/-18

	Census Tract 504.21, Gwinnett County, Georgia		Census Tract 504.22, Gwinnett County, Georgia		Census Tract 504.25, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,643	+/-128	2,346	+/-133	1,763
Owner occupied:	740	+/-148	798	+/-138	1,534
Less than \$5,000	33	+/-39	0	+/-18	31
\$5,000 to \$9,999	0	+/-18	0	+/-18	13
\$10,000 to \$14,999	34	+/-38	0	+/-18	18
\$15,000 to \$19,999	69	+/-64	119	+/-99	15
\$20,000 to \$24,999	44	+/-55	42	+/-42	86
\$25,000 to \$34,999	119	+/-64	50	+/-50	54
\$35,000 to \$49,999	141	+/-91	197	+/-110	155
\$50,000 to \$74,999	221	+/-74	191	+/-98	246
\$75,000 to \$99,999	32	+/-35	83	+/-80	263
\$100,000 to \$149,999	33	+/-31	92	+/-77	325
\$150,000 or more	14	+/-24	24	+/-35	328
Renter occupied:	1,903	+/-169	1,548	+/-174	229
Less than \$5,000	291	+/-138	84	+/-73	21
\$5,000 to \$9,999	59	+/-57	0	+/-18	0
\$10,000 to \$14,999	78	+/-71	49	+/-40	0
\$15,000 to \$19,999	96	+/-78	189	+/-105	0
\$20,000 to \$24,999	159	+/-97	181	+/-113	14
\$25,000 to \$34,999	371	+/-157	268	+/-127	32
\$35,000 to \$49,999	340	+/-159	487	+/-158	29
\$50,000 to \$74,999	232	+/-110	193	+/-115	55
\$75,000 to \$99,999	162	+/-98	72	+/-70	33
\$100,000 to \$149,999	102	+/-85	25	+/-28	32
\$150,000 or more	13	+/-19	0	+/-18	13

	Census Tract 504.25, Gwinnett County, Georgia	Census Tract 504.26, Gwinnett County, Georgia		Census Tract 504.28, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-86	2,362	+/-96	2,011	+/-70
Owner occupied:	+/-114	2,061	+/-161	1,790	+/-96
Less than \$5,000	+/-38	42	+/-46	9	+/-13
\$5,000 to \$9,999	+/-15	0	+/-18	10	+/-14
\$10,000 to \$14,999	+/-21	61	+/-49	30	+/-28
\$15,000 to \$19,999	+/-18	74	+/-62	32	+/-30
\$20,000 to \$24,999	+/-62	40	+/-43	26	+/-20
\$25,000 to \$34,999	+/-33	111	+/-69	159	+/-75
\$35,000 to \$49,999	+/-60	226	+/-97	120	+/-52
\$50,000 to \$74,999	+/-75	319	+/-124	350	+/-95
\$75,000 to \$99,999	+/-69	405	+/-142	247	+/-80
\$100,000 to \$149,999	+/-94	406	+/-124	352	+/-91
\$150,000 or more	+/-91	377	+/-118	455	+/-106
Renter occupied:	+/-90	301	+/-125	221	+/-76
Less than \$5,000	+/-32	14	+/-26	11	+/-19
\$5,000 to \$9,999	+/-18	0	+/-18	0	+/-18
\$10,000 to \$14,999	+/-18	0	+/-18	0	+/-18
\$15,000 to \$19,999	+/-18	20	+/-33	39	+/-43
\$20,000 to \$24,999	+/-16	18	+/-30	21	+/-23
\$25,000 to \$34,999	+/-29	30	+/-36	0	+/-18
\$35,000 to \$49,999	+/-43	125	+/-95	37	+/-33
\$50,000 to \$74,999	+/-55	23	+/-27	74	+/-52
\$75,000 to \$99,999	+/-26	28	+/-36	11	+/-17
\$100,000 to \$149,999	+/-39	0	+/-18	19	+/-23
\$150,000 or more	+/-20	43	+/-67	9	+/-14

	Census Tract 504.31, Gwinnett County, Georgia		Census Tract 504.32, Gwinnett County, Georgia		Census Tract 504.33, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,888	+/-159	1,877	+/-109	957
Owner occupied:	1,194	+/-173	1,427	+/-143	286
Less than \$5,000	0	+/-18	0	+/-18	21
\$5,000 to \$9,999	43	+/-39	24	+/-23	5
\$10,000 to \$14,999	54	+/-74	81	+/-63	20
\$15,000 to \$19,999	30	+/-43	10	+/-15	3
\$20,000 to \$24,999	13	+/-20	51	+/-34	0
\$25,000 to \$34,999	116	+/-67	112	+/-50	13
\$35,000 to \$49,999	246	+/-115	243	+/-80	32
\$50,000 to \$74,999	275	+/-142	286	+/-98	69
\$75,000 to \$99,999	68	+/-55	256	+/-70	39
\$100,000 to \$149,999	260	+/-138	244	+/-75	44
\$150,000 or more	89	+/-63	120	+/-60	40
Renter occupied:	1,694	+/-185	450	+/-115	671
Less than \$5,000	73	+/-69	8	+/-13	6
\$5,000 to \$9,999	76	+/-77	8	+/-13	12
\$10,000 to \$14,999	209	+/-120	41	+/-43	45
\$15,000 to \$19,999	95	+/-76	8	+/-12	43
\$20,000 to \$24,999	202	+/-139	32	+/-36	78
\$25,000 to \$34,999	298	+/-173	19	+/-20	77
\$35,000 to \$49,999	350	+/-168	66	+/-48	218
\$50,000 to \$74,999	167	+/-110	88	+/-58	103
\$75,000 to \$99,999	106	+/-86	127	+/-79	61
\$100,000 to \$149,999	102	+/-98	33	+/-39	28
\$150,000 or more	16	+/-26	20	+/-32	0

	Census Tract 504.33, Gwinnett County, Georgia	Census Tract 504.34, Gwinnett County, Georgia		Census Tract 504.35, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-84	2,507	+/-187	1,193	+/-95
Owner occupied:	+/-46	722	+/-159	667	+/-112
Less than \$5,000	+/-21	17	+/-28	25	+/-25
\$5,000 to \$9,999	+/-8	15	+/-25	0	+/-13
\$10,000 to \$14,999	+/-19	20	+/-32	18	+/-24
\$15,000 to \$19,999	+/-5	48	+/-75	9	+/-15
\$20,000 to \$24,999	+/-13	0	+/-18	34	+/-27
\$25,000 to \$34,999	+/-15	42	+/-40	43	+/-35
\$35,000 to \$49,999	+/-18	226	+/-153	55	+/-41
\$50,000 to \$74,999	+/-42	142	+/-72	276	+/-96
\$75,000 to \$99,999	+/-22	36	+/-46	104	+/-68
\$100,000 to \$149,999	+/-20	176	+/-113	51	+/-63
\$150,000 or more	+/-27	0	+/-18	52	+/-36
Renter occupied:	+/-81	1,785	+/-232	526	+/-106
Less than \$5,000	+/-10	103	+/-93	32	+/-46
\$5,000 to \$9,999	+/-13	80	+/-92	24	+/-30
\$10,000 to \$14,999	+/-40	81	+/-82	50	+/-33
\$15,000 to \$19,999	+/-35	186	+/-128	13	+/-21
\$20,000 to \$24,999	+/-46	312	+/-159	117	+/-72
\$25,000 to \$34,999	+/-44	234	+/-133	62	+/-46
\$35,000 to \$49,999	+/-75	449	+/-200	111	+/-94
\$50,000 to \$74,999	+/-49	187	+/-118	92	+/-76
\$75,000 to \$99,999	+/-37	153	+/-114	0	+/-13
\$100,000 to \$149,999	+/-28	0	+/-18	25	+/-41
\$150,000 or more	+/-13	0	+/-18	0	+/-13

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.



B25009

TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units

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.

	Census Tract 218.05, DeKalb County, Georgia		Census Tract 218.06, DeKalb County, Georgia		Census Tract 218.08, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,479	+/-159	2,549	+/-153	1,682
Owner occupied:	1,833	+/-188	1,214	+/-146	1,165
1-person household	702	+/-199	431	+/-134	309
2-person household	522	+/-152	505	+/-138	401
3-person household	136	+/-71	108	+/-68	218
4-person household	223	+/-83	106	+/-82	153
5-person household	177	+/-99	51	+/-45	52
6-person household	37	+/-55	13	+/-21	14
7-or-more person household	36	+/-41	0	+/-18	18
Renter occupied:	646	+/-172	1,335	+/-167	517
1-person household	179	+/-137	529	+/-191	103
2-person household	130	+/-85	379	+/-159	120
3-person household	97	+/-91	206	+/-121	72
4-person household	157	+/-112	21	+/-35	124
5-person household	50	+/-51	48	+/-64	37
6-person household	0	+/-18	82	+/-81	26
7-or-more person household	33	+/-51	70	+/-61	35

	Census Tract 218.08, DeKalb County, Georgia	Census Tract 218.09, DeKalb County, Georgia		Census Tract 218.10, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-93	2,659	+/-142	2,496	+/-220
Owner occupied:	+/-102	2,461	+/-146	1,558	+/-171
1-person household	+/-79	553	+/-146	533	+/-165
2-person household	+/-83	917	+/-129	611	+/-115
3-person household	+/-86	472	+/-133	219	+/-89
4-person household	+/-57	270	+/-81	165	+/-74
5-person household	+/-29	236	+/-111	23	+/-26
6-person household	+/-18	0	+/-18	0	+/-18
7-or-more person household	+/-20	13	+/-23	7	+/-11
Renter occupied:	+/-120	198	+/-99	938	+/-190
1-person household	+/-63	106	+/-62	234	+/-105
2-person household	+/-69	40	+/-49	546	+/-170
3-person household	+/-50	0	+/-18	121	+/-112
4-person household	+/-60	52	+/-80	27	+/-27
5-person household	+/-29	0	+/-18	10	+/-17
6-person household	+/-29	0	+/-18	0	+/-18
7-or-more person household	+/-47	0	+/-18	0	+/-18

	Census Tract 218.12, DeKalb County, Georgia		Census Tract 218.14, DeKalb County, Georgia		Census Tract 219.10, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	836	+/-62	2,334	+/-176	2,028
Owner occupied:	570	+/-62	741	+/-140	1,173
1-person household	192	+/-48	328	+/-122	377
2-person household	210	+/-46	277	+/-89	374
3-person household	108	+/-35	30	+/-48	142
4-person household	48	+/-25	93	+/-76	109
5-person household	5	+/-8	0	+/-18	107
6-person household	0	+/-13	0	+/-18	0
7-or-more person household	7	+/-10	13	+/-21	64
Renter occupied:	266	+/-61	1,593	+/-214	855
1-person household	67	+/-41	747	+/-178	380
2-person household	39	+/-27	415	+/-150	189
3-person household	32	+/-22	243	+/-105	118
4-person household	77	+/-44	73	+/-69	151
5-person household	13	+/-17	82	+/-62	17
6-person household	11	+/-18	33	+/-41	0
7-or-more person household	27	+/-25	0	+/-18	0

	Census Tract 219.10, DeKalb County, Georgia	Census Tract 219.11, DeKalb County, Georgia		Census Tract 219.12, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-156	803	+/-120	1,416	+/-87
Owner occupied:	+/-148	103	+/-68	1,361	+/-95
1-person household	+/-116	24	+/-26	203	+/-73
2-person household	+/-130	0	+/-13	670	+/-88
3-person household	+/-82	8	+/-12	200	+/-60
4-person household	+/-81	5	+/-28	175	+/-57
5-person household	+/-57	66	+/-65	50	+/-31
6-person household	+/-18	0	+/-13	63	+/-60
7-or-more person household	+/-57	0	+/-13	0	+/-13
Renter occupied:	+/-178	700	+/-158	55	+/-32
1-person household	+/-141	341	+/-118	16	+/-18
2-person household	+/-118	135	+/-77	18	+/-15
3-person household	+/-86	45	+/-49	9	+/-13
4-person household	+/-108	101	+/-66	7	+/-10
5-person household	+/-29	30	+/-39	0	+/-13
6-person household	+/-18	0	+/-13	0	+/-13
7-or-more person household	+/-18	48	+/-72	5	+/-16

	Census Tract 219.13, DeKalb County, Georgia		Census Tract 504.10, Gwinnett County, Georgia		Census Tract 504.17, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,054	+/-174	1,791	+/-151	1,971
Owner occupied:	223	+/-100	816	+/-129	566
1-person household	88	+/-76	184	+/-90	187
2-person household	65	+/-53	268	+/-86	88
3-person household	27	+/-30	107	+/-52	115
4-person household	43	+/-39	137	+/-60	39
5-person household	0	+/-18	39	+/-36	131
6-person household	0	+/-18	34	+/-36	0
7-or-more person household	0	+/-18	47	+/-40	6
Renter occupied:	1,831	+/-175	975	+/-145	1,405
1-person household	682	+/-175	230	+/-108	430
2-person household	603	+/-179	128	+/-76	347
3-person household	191	+/-116	259	+/-88	177
4-person household	200	+/-126	186	+/-88	168
5-person household	89	+/-58	102	+/-66	127
6-person household	66	+/-74	62	+/-50	79
7-or-more person household	0	+/-18	8	+/-13	77

	Census Tract 504.17, Gwinnett County, Georgia	Census Tract 504.18, Gwinnett County, Georgia		Census Tract 504.19, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-104	2,456	+/-168	2,273	+/-155
Owner occupied:	+/-134	631	+/-141	1,279	+/-150
1-person household	+/-109	179	+/-82	253	+/-118
2-person household	+/-47	134	+/-91	422	+/-106
3-person household	+/-85	140	+/-91	131	+/-105
4-person household	+/-39	130	+/-80	249	+/-125
5-person household	+/-88	48	+/-33	116	+/-85
6-person household	+/-18	0	+/-18	44	+/-43
7-or-more person household	+/-14	0	+/-18	64	+/-59
Renter occupied:	+/-138	1,825	+/-194	994	+/-173
1-person household	+/-98	528	+/-167	190	+/-106
2-person household	+/-93	454	+/-168	165	+/-89
3-person household	+/-73	392	+/-160	385	+/-173
4-person household	+/-79	170	+/-95	115	+/-87
5-person household	+/-74	178	+/-98	58	+/-61
6-person household	+/-58	71	+/-63	0	+/-18
7-or-more person household	+/-62	32	+/-46	81	+/-112

	Census Tract 504.21, Gwinnett County, Georgia		Census Tract 504.22, Gwinnett County, Georgia		Census Tract 504.25, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,643	+/-128	2,346	+/-133	1,763
Owner occupied:	740	+/-148	798	+/-138	1,534
1-person household	148	+/-92	115	+/-75	240
2-person household	217	+/-86	184	+/-100	590
3-person household	117	+/-70	114	+/-58	305
4-person household	75	+/-56	160	+/-110	266
5-person household	89	+/-63	187	+/-106	77
6-person household	65	+/-69	21	+/-28	47
7-or-more person household	29	+/-31	17	+/-28	9
Renter occupied:	1,903	+/-169	1,548	+/-174	229
1-person household	589	+/-161	296	+/-108	14
2-person household	573	+/-169	259	+/-121	67
3-person household	370	+/-146	308	+/-125	20
4-person household	81	+/-66	358	+/-144	48
5-person household	121	+/-98	209	+/-118	0
6-person household	106	+/-78	56	+/-53	80
7-or-more person household	63	+/-64	62	+/-59	0

	Census Tract 504.25, Gwinnett County, Georgia	Census Tract 504.26, Gwinnett County, Georgia		Census Tract 504.28, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-86	2,362	+/-96	2,011	+/-70
Owner occupied:	+/-114	2,061	+/-161	1,790	+/-96
1-person household	+/-72	368	+/-116	326	+/-85
2-person household	+/-95	1,022	+/-157	520	+/-88
3-person household	+/-96	270	+/-114	390	+/-104
4-person household	+/-83	274	+/-106	326	+/-89
5-person household	+/-51	127	+/-89	140	+/-67
6-person household	+/-33	0	+/-18	55	+/-35
7-or-more person household	+/-14	0	+/-18	33	+/-28
Renter occupied:	+/-90	301	+/-125	221	+/-76
1-person household	+/-16	32	+/-35	11	+/-16
2-person household	+/-55	26	+/-30	21	+/-25
3-person household	+/-23	0	+/-18	90	+/-65
4-person household	+/-45	59	+/-71	31	+/-28
5-person household	+/-18	112	+/-82	47	+/-31
6-person household	+/-62	72	+/-57	0	+/-18
7-or-more person household	+/-18	0	+/-18	21	+/-27

	Census Tract 504.31, Gwinnett County, Georgia		Census Tract 504.32, Gwinnett County, Georgia		Census Tract 504.33, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,888	+/-159	1,877	+/-109	957
Owner occupied:	1,194	+/-173	1,427	+/-143	286
1-person household	67	+/-54	300	+/-78	61
2-person household	378	+/-127	443	+/-84	112
3-person household	303	+/-117	274	+/-88	48
4-person household	315	+/-150	165	+/-63	25
5-person household	52	+/-54	124	+/-61	23
6-person household	34	+/-48	69	+/-41	5
7-or-more person household	45	+/-40	52	+/-43	12
Renter occupied:	1,694	+/-185	450	+/-115	671
1-person household	537	+/-189	88	+/-38	201
2-person household	407	+/-145	58	+/-52	259
3-person household	449	+/-174	84	+/-63	122
4-person household	230	+/-152	66	+/-57	71
5-person household	71	+/-75	130	+/-69	18
6-person household	0	+/-18	0	+/-18	0
7-or-more person household	0	+/-18	24	+/-25	0

	Census Tract 504.33, Gwinnett County, Georgia	Census Tract 504.34, Gwinnett County, Georgia		Census Tract 504.35, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-84	2,507	+/-187	1,193	+/-95
Owner occupied:	+/-46	722	+/-159	667	+/-112
1-person household	+/-32	273	+/-147	153	+/-71
2-person household	+/-36	206	+/-138	218	+/-57
3-person household	+/-20	134	+/-80	85	+/-60
4-person household	+/-16	40	+/-51	131	+/-69
5-person household	+/-28	61	+/-66	43	+/-61
6-person household	+/-8	0	+/-18	37	+/-49
7-or-more person household	+/-14	8	+/-24	0	+/-13
Renter occupied:	+/-81	1,785	+/-232	526	+/-106
1-person household	+/-55	315	+/-167	107	+/-65
2-person household	+/-82	480	+/-163	194	+/-108
3-person household	+/-58	329	+/-158	68	+/-51
4-person household	+/-48	212	+/-149	81	+/-70
5-person household	+/-17	281	+/-150	59	+/-55
6-person household	+/-13	67	+/-78	2	+/-13
7-or-more person household	+/-13	101	+/-99	15	+/-26

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.
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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.



B25042

TENURE BY BEDROOMS

Universe: Occupied housing units
2012-2016 American Community Survey 5-Year Estimates

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	Census Tract 218.05, DeKalb County, Georgia		Census Tract 218.06, DeKalb County, Georgia		Census Tract 218.08, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,479	+/-159	2,549	+/-153	1,682
Owner occupied:	1,833	+/-188	1,214	+/-146	1,165
No bedroom	32	+/-43	0	+/-18	12
1 bedroom	0	+/-18	0	+/-18	0
2 bedrooms	301	+/-114	129	+/-69	116
3 bedrooms	886	+/-197	432	+/-120	403
4 bedrooms	538	+/-161	465	+/-131	445
5 or more bedrooms	76	+/-52	188	+/-77	189
Renter occupied:	646	+/-172	1,335	+/-167	517
No bedroom	15	+/-24	0	+/-18	0
1 bedroom	0	+/-18	351	+/-143	0
2 bedrooms	297	+/-165	725	+/-157	241
3 bedrooms	290	+/-145	259	+/-116	262
4 bedrooms	44	+/-35	0	+/-18	14
5 or more bedrooms	0	+/-18	0	+/-18	0

	Census Tract 218.08, DeKalb County, Georgia	Census Tract 218.09, DeKalb County, Georgia		Census Tract 218.10, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-93	2,659	+/-142	2,496	+/-220
Owner occupied:	+/-102	2,461	+/-146	1,558	+/-171
No bedroom	+/-18	0	+/-18	15	+/-25
1 bedroom	+/-13	0	+/-18	0	+/-18
2 bedrooms	+/-51	87	+/-58	224	+/-96
3 bedrooms	+/-91	1,066	+/-229	643	+/-143
4 bedrooms	+/-93	1,078	+/-231	582	+/-129
5 or more bedrooms	+/-64	230	+/-107	94	+/-55
Renter occupied:	+/-120	198	+/-99	938	+/-190
No bedroom	+/-13	0	+/-18	45	+/-51
1 bedroom	+/-13	0	+/-18	185	+/-114
2 bedrooms	+/-84	80	+/-52	512	+/-142
3 bedrooms	+/-98	104	+/-89	172	+/-124
4 bedrooms	+/-15	14	+/-23	17	+/-23
5 or more bedrooms	+/-13	0	+/-18	7	+/-11

	Census Tract 218.12, DeKalb County, Georgia		Census Tract 218.14, DeKalb County, Georgia		Census Tract 219.10, DeKalb County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	836	+/-62	2,334	+/-176	2,028
Owner occupied:	570	+/-62	741	+/-140	1,173
No bedroom	0	+/-13	0	+/-18	0
1 bedroom	0	+/-13	22	+/-25	0
2 bedrooms	138	+/-38	386	+/-123	222
3 bedrooms	243	+/-48	225	+/-83	544
4 bedrooms	174	+/-40	95	+/-55	376
5 or more bedrooms	15	+/-12	13	+/-21	31
Renter occupied:	266	+/-61	1,593	+/-214	855
No bedroom	9	+/-15	27	+/-43	77
1 bedroom	26	+/-22	844	+/-194	252
2 bedrooms	89	+/-40	546	+/-147	246
3 bedrooms	131	+/-58	140	+/-96	263
4 bedrooms	11	+/-18	36	+/-52	17
5 or more bedrooms	0	+/-13	0	+/-18	0

	Census Tract 219.10, DeKalb County, Georgia	Census Tract 219.11, DeKalb County, Georgia		Census Tract 219.12, DeKalb County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-156	803	+/-120	1,416	+/-87
Owner occupied:	+/-148	103	+/-68	1,361	+/-95
No bedroom	+/-18	0	+/-13	0	+/-13
1 bedroom	+/-18	0	+/-13	0	+/-13
2 bedrooms	+/-110	31	+/-33	0	+/-13
3 bedrooms	+/-149	72	+/-63	209	+/-66
4 bedrooms	+/-147	0	+/-13	592	+/-88
5 or more bedrooms	+/-30	0	+/-13	560	+/-103
Renter occupied:	+/-178	700	+/-158	55	+/-32
No bedroom	+/-65	12	+/-26	0	+/-13
1 bedroom	+/-105	196	+/-92	0	+/-13
2 bedrooms	+/-144	406	+/-111	0	+/-13
3 bedrooms	+/-125	64	+/-62	24	+/-20
4 bedrooms	+/-27	22	+/-36	10	+/-16
5 or more bedrooms	+/-18	0	+/-13	21	+/-24

	Census Tract 219.13, DeKalb County, Georgia		Census Tract 504.10, Gwinnett County, Georgia		Census Tract 504.17, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,054	+/-174	1,791	+/-151	1,971
Owner occupied:	223	+/-100	816	+/-129	566
No bedroom	0	+/-18	0	+/-18	0
1 bedroom	0	+/-18	0	+/-18	10
2 bedrooms	19	+/-19	43	+/-32	153
3 bedrooms	192	+/-94	593	+/-110	307
4 bedrooms	12	+/-22	121	+/-63	58
5 or more bedrooms	0	+/-18	59	+/-48	38
Renter occupied:	1,831	+/-175	975	+/-145	1,405
No bedroom	0	+/-18	9	+/-13	39
1 bedroom	562	+/-154	69	+/-42	330
2 bedrooms	1,109	+/-189	448	+/-123	768
3 bedrooms	128	+/-76	414	+/-121	210
4 bedrooms	32	+/-47	10	+/-16	31
5 or more bedrooms	0	+/-18	25	+/-23	27

	Census Tract 504.17, Gwinnett County, Georgia	Census Tract 504.18, Gwinnett County, Georgia		Census Tract 504.19, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-104	2,456	+/-168	2,273	+/-155
Owner occupied:	+/-134	631	+/-141	1,279	+/-150
No bedroom	+/-18	15	+/-25	0	+/-18
1 bedroom	+/-16	10	+/-16	0	+/-18
2 bedrooms	+/-82	215	+/-109	212	+/-99
3 bedrooms	+/-132	213	+/-93	755	+/-161
4 bedrooms	+/-49	145	+/-106	228	+/-108
5 or more bedrooms	+/-34	33	+/-38	84	+/-63
Renter occupied:	+/-138	1,825	+/-194	994	+/-173
No bedroom	+/-47	0	+/-18	0	+/-18
1 bedroom	+/-89	507	+/-178	344	+/-124
2 bedrooms	+/-143	1,044	+/-196	462	+/-153
3 bedrooms	+/-101	265	+/-134	91	+/-81
4 bedrooms	+/-45	0	+/-18	97	+/-115
5 or more bedrooms	+/-32	9	+/-24	0	+/-18

	Census Tract 504.21, Gwinnett County, Georgia		Census Tract 504.22, Gwinnett County, Georgia		Census Tract 504.25, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,643	+/-128	2,346	+/-133	1,763
Owner occupied:	740	+/-148	798	+/-138	1,534
No bedroom	0	+/-18	0	+/-18	0
1 bedroom	52	+/-43	0	+/-18	0
2 bedrooms	44	+/-45	116	+/-106	46
3 bedrooms	459	+/-123	410	+/-109	502
4 bedrooms	144	+/-72	218	+/-121	747
5 or more bedrooms	41	+/-36	54	+/-53	239
Renter occupied:	1,903	+/-169	1,548	+/-174	229
No bedroom	59	+/-54	9	+/-17	0
1 bedroom	542	+/-162	220	+/-96	0
2 bedrooms	589	+/-178	992	+/-179	25
3 bedrooms	601	+/-174	271	+/-129	97
4 bedrooms	72	+/-69	28	+/-32	94
5 or more bedrooms	40	+/-62	28	+/-45	13

	Census Tract 504.25, Gwinnett County, Georgia	Census Tract 504.26, Gwinnett County, Georgia		Census Tract 504.28, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-86	2,362	+/-96	2,011	+/-70
Owner occupied:	+/-114	2,061	+/-161	1,790	+/-96
No bedroom	+/-18	39	+/-44	0	+/-18
1 bedroom	+/-18	0	+/-18	10	+/-16
2 bedrooms	+/-38	15	+/-24	34	+/-30
3 bedrooms	+/-95	1,009	+/-181	402	+/-85
4 bedrooms	+/-114	759	+/-159	914	+/-126
5 or more bedrooms	+/-74	239	+/-94	430	+/-118
Renter occupied:	+/-90	301	+/-125	221	+/-76
No bedroom	+/-18	0	+/-18	0	+/-18
1 bedroom	+/-18	0	+/-18	0	+/-18
2 bedrooms	+/-19	0	+/-18	22	+/-26
3 bedrooms	+/-61	136	+/-92	134	+/-62
4 bedrooms	+/-64	124	+/-93	42	+/-30
5 or more bedrooms	+/-20	41	+/-46	23	+/-25

	Census Tract 504.31, Gwinnett County, Georgia		Census Tract 504.32, Gwinnett County, Georgia		Census Tract 504.33, Gwinnett County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,888	+/-159	1,877	+/-109	957
Owner occupied:	1,194	+/-173	1,427	+/-143	286
No bedroom	0	+/-18	0	+/-18	0
1 bedroom	0	+/-18	12	+/-17	0
2 bedrooms	114	+/-84	164	+/-55	0
3 bedrooms	321	+/-125	775	+/-129	169
4 bedrooms	573	+/-179	393	+/-107	112
5 or more bedrooms	186	+/-106	83	+/-50	5
Renter occupied:	1,694	+/-185	450	+/-115	671
No bedroom	46	+/-75	0	+/-18	47
1 bedroom	532	+/-167	0	+/-18	205
2 bedrooms	820	+/-201	49	+/-40	308
3 bedrooms	244	+/-164	182	+/-80	86
4 bedrooms	52	+/-55	140	+/-77	25
5 or more bedrooms	0	+/-18	79	+/-61	0

	Census Tract 504.33, Gwinnett County, Georgia	Census Tract 504.34, Gwinnett County, Georgia		Census Tract 504.35, Gwinnett County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-84	2,507	+/-187	1,193	+/-95
Owner occupied:	+/-46	722	+/-159	667	+/-112
No bedroom	+/-13	0	+/-18	0	+/-13
1 bedroom	+/-13	15	+/-24	0	+/-13
2 bedrooms	+/-13	165	+/-87	27	+/-30
3 bedrooms	+/-50	294	+/-133	429	+/-103
4 bedrooms	+/-40	248	+/-101	199	+/-99
5 or more bedrooms	+/-8	0	+/-18	12	+/-18
Renter occupied:	+/-81	1,785	+/-232	526	+/-106
No bedroom	+/-37	73	+/-84	19	+/-18
1 bedroom	+/-68	451	+/-177	82	+/-55
2 bedrooms	+/-69	963	+/-208	258	+/-86
3 bedrooms	+/-39	200	+/-136	132	+/-74
4 bedrooms	+/-32	98	+/-100	35	+/-49
5 or more bedrooms	+/-13	0	+/-18	0	+/-13

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 218.05, DeKalb County, Georgia				Census Tract 218.06, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	2,799	+/-120	2,799	(X)	2,722
Occupied housing units	2,479	+/-159	88.6%	+/-5.4	2,549
Vacant housing units	320	+/-156	11.4%	+/-5.4	173
Homeowner vacancy rate	4.5	+/-4.5	(X)	(X)	0.0
Rental vacancy rate	0.0	+/-5.6	(X)	(X)	2.1
UNITS IN STRUCTURE					
Total housing units	2,799	+/-120	2,799	(X)	2,722
1-unit, detached	2,094	+/-200	74.8%	+/-5.5	1,198
1-unit, attached	138	+/-95	4.9%	+/-3.4	393
2 units	0	+/-18	0.0%	+/-1.3	111
3 or 4 units	218	+/-121	7.8%	+/-4.4	75
5 to 9 units	133	+/-75	4.8%	+/-2.6	414
10 to 19 units	189	+/-150	6.8%	+/-5.3	332
20 or more units	27	+/-40	1.0%	+/-1.4	199
Mobile home	0	+/-18	0.0%	+/-1.3	0
Boat, RV, van, etc.	0	+/-18	0.0%	+/-1.3	0
YEAR STRUCTURE BUILT					
Total housing units	2,799	+/-120	2,799	(X)	2,722
Built 2014 or later	0	+/-18	0.0%	+/-1.3	0
Built 2010 to 2013	0	+/-18	0.0%	+/-1.3	20
Built 2000 to 2009	146	+/-85	5.2%	+/-3.1	353
Built 1990 to 1999	229	+/-118	8.2%	+/-4.2	209
Built 1980 to 1989	504	+/-164	18.0%	+/-5.9	808
Built 1970 to 1979	671	+/-186	24.0%	+/-6.5	810

Subject	Census Tract 218.05, DeKalb County, Georgia				Census Tract 218.06, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Built 1960 to 1969	834	+/-162	29.8%	+/-5.5	411
Built 1950 to 1959	258	+/-114	9.2%	+/-4.0	71
Built 1940 to 1949	129	+/-85	4.6%	+/-3.0	40
Built 1939 or earlier	28	+/-34	1.0%	+/-1.2	0
ROOMS					
Total housing units	2,799	+/-120	2,799	(X)	2,722
1 room	47	+/-49	1.7%	+/-1.7	0
2 rooms	0	+/-18	0.0%	+/-1.3	28
3 rooms	19	+/-35	0.7%	+/-1.2	145
4 rooms	179	+/-112	6.4%	+/-4.1	477
5 rooms	485	+/-220	17.3%	+/-7.8	703
6 rooms	748	+/-219	26.7%	+/-7.6	452
7 rooms	616	+/-153	22.0%	+/-5.5	220
8 rooms	404	+/-146	14.4%	+/-5.1	262
9 rooms or more	301	+/-122	10.8%	+/-4.4	435
Median rooms	6.4	+/-0.3	(X)	(X)	5.5
BEDROOMS					
Total housing units	2,799	+/-120	2,799	(X)	2,722
No bedroom	47	+/-49	1.7%	+/-1.7	0
1 bedroom	0	+/-18	0.0%	+/-1.3	351
2 bedrooms	642	+/-193	22.9%	+/-6.8	968
3 bedrooms	1,387	+/-250	49.6%	+/-8.8	750
4 bedrooms	647	+/-192	23.1%	+/-6.7	465
5 or more bedrooms	76	+/-52	2.7%	+/-1.8	188
HOUSING TENURE					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
Owner-occupied	1,833	+/-188	73.9%	+/-6.5	1,214
Renter-occupied	646	+/-172	26.1%	+/-6.5	1,335
Average household size of owner-occupied unit	2.64	+/-0.27	(X)	(X)	2.22
Average household size of renter-occupied unit	3.21	+/-0.77	(X)	(X)	2.76
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
Moved in 2015 or later	164	+/-107	6.6%	+/-4.4	106
Moved in 2010 to 2014	704	+/-159	28.4%	+/-6.0	1,151
Moved in 2000 to 2009	830	+/-177	33.5%	+/-6.7	706
Moved in 1990 to 1999	396	+/-130	16.0%	+/-5.0	267
Moved in 1980 to 1989	147	+/-78	5.9%	+/-3.2	124
Moved in 1979 and earlier	238	+/-83	9.6%	+/-3.3	195
VEHICLES AVAILABLE					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
No vehicles available	126	+/-85	5.1%	+/-3.4	135
1 vehicle available	989	+/-210	39.9%	+/-8.1	1,418
2 vehicles available	931	+/-220	37.6%	+/-8.4	741
3 or more vehicles available	433	+/-150	17.5%	+/-6.0	255
HOUSE HEATING FUEL					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
Utility gas	1,587	+/-226	64.0%	+/-7.9	1,548
Bottled, tank, or LP gas	13	+/-25	0.5%	+/-1.0	0
Electricity	879	+/-198	35.5%	+/-7.8	1,001
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.5	0
Coal or coke	0	+/-18	0.0%	+/-1.5	0

Subject	Census Tract 218.05, DeKalb County, Georgia				Census Tract 218.06, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Wood	0	+/-18	0.0%	+/-1.5	0
Solar energy	0	+/-18	0.0%	+/-1.5	0
Other fuel	0	+/-18	0.0%	+/-1.5	0
No fuel used	0	+/-18	0.0%	+/-1.5	0
SELECTED CHARACTERISTICS					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
Lacking complete plumbing facilities	0	+/-18	0.0%	+/-1.5	0
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-1.5	0
No telephone service available	36	+/-42	1.5%	+/-1.7	58
OCCUPANTS PER ROOM					
Occupied housing units	2,479	+/-159	2,479	(X)	2,549
1.00 or less	2,392	+/-173	96.5%	+/-2.6	2,442
1.01 to 1.50	55	+/-47	2.2%	+/-1.9	76
1.51 or more	32	+/-41	1.3%	+/-1.7	31
VALUE					
Owner-occupied units	1,833	+/-188	1,833	(X)	1,214
Less than \$50,000	28	+/-30	1.5%	+/-1.6	24
\$50,000 to \$99,999	212	+/-88	11.6%	+/-4.7	96
\$100,000 to \$149,999	304	+/-123	16.6%	+/-6.3	201
\$150,000 to \$199,999	723	+/-172	39.4%	+/-8.4	240
\$200,000 to \$299,999	472	+/-124	25.8%	+/-6.4	367
\$300,000 to \$499,999	81	+/-60	4.4%	+/-3.2	242
\$500,000 to \$999,999	0	+/-18	0.0%	+/-2.0	32
\$1,000,000 or more	13	+/-25	0.7%	+/-1.4	12
Median (dollars)	178,400	+/-6,901	(X)	(X)	209,800
MORTGAGE STATUS					
Owner-occupied units	1,833	+/-188	1,833	(X)	1,214
Housing units with a mortgage	1,446	+/-190	78.9%	+/-6.8	879
Housing units without a mortgage	387	+/-134	21.1%	+/-6.8	335
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	1,446	+/-190	1,446	(X)	879
Less than \$500	13	+/-22	0.9%	+/-1.5	12
\$500 to \$999	184	+/-79	12.7%	+/-5.1	92
\$1,000 to \$1,499	704	+/-163	48.7%	+/-8.3	288
\$1,500 to \$1,999	465	+/-128	32.2%	+/-8.5	322
\$2,000 to \$2,499	80	+/-53	5.5%	+/-3.6	97
\$2,500 to \$2,999	0	+/-18	0.0%	+/-2.6	68
\$3,000 or more	0	+/-18	0.0%	+/-2.6	0
Median (dollars)	1,403	+/-48	(X)	(X)	1,598
Housing units without a mortgage	387	+/-134	387	(X)	335
Less than \$250	68	+/-72	17.6%	+/-15.7	47
\$250 to \$399	109	+/-74	28.2%	+/-16.9	56
\$400 to \$599	144	+/-77	37.2%	+/-15.2	144
\$600 to \$799	66	+/-50	17.1%	+/-12.9	56
\$800 to \$999	0	+/-18	0.0%	+/-9.2	21
\$1,000 or more	0	+/-18	0.0%	+/-9.2	11
Median (dollars)	426	+/-94	(X)	(X)	509
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)	1,446	+/-190	1,446	(X)	879
Less than 20.0 percent	669	+/-163	46.3%	+/-10.1	382

Subject	Census Tract 218.05, DeKalb County, Georgia				Census Tract 218.06, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
20.0 to 24.9 percent	185	+/-95	12.8%	+/-6.6	160
25.0 to 29.9 percent	105	+/-78	7.3%	+/-5.2	167
30.0 to 34.9 percent	11	+/-18	0.8%	+/-1.2	66
35.0 percent or more	476	+/-156	32.9%	+/-9.3	104
Not computed	0	+/-18	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	387	+/-134	387	(X)	305
Less than 10.0 percent	204	+/-99	52.7%	+/-16.8	117
10.0 to 14.9 percent	84	+/-54	21.7%	+/-13.1	94
15.0 to 19.9 percent	18	+/-30	4.7%	+/-7.6	34
20.0 to 24.9 percent	0	+/-18	0.0%	+/-9.2	11
25.0 to 29.9 percent	14	+/-22	3.6%	+/-5.8	34
30.0 to 34.9 percent	13	+/-21	3.4%	+/-5.6	0
35.0 percent or more	54	+/-67	14.0%	+/-15.3	15
Not computed	0	+/-18	(X)	(X)	30
GROSS RENT					
Occupied units paying rent	582	+/-167	582	(X)	1,291
Less than \$500	0	+/-18	0.0%	+/-6.2	16
\$500 to \$999	285	+/-157	49.0%	+/-20.3	846
\$1,000 to \$1,499	250	+/-119	43.0%	+/-19.3	384
\$1,500 to \$1,999	47	+/-47	8.1%	+/-8.2	45
\$2,000 to \$2,499	0	+/-18	0.0%	+/-6.2	0
\$2,500 to \$2,999	0	+/-18	0.0%	+/-6.2	0
\$3,000 or more	0	+/-18	0.0%	+/-6.2	0
Median (dollars)	1,009	+/-302	(X)	(X)	944
No rent paid	64	+/-81	(X)	(X)	44
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	542	+/-173	542	(X)	1,291
Less than 15.0 percent	49	+/-58	9.0%	+/-10.3	32
15.0 to 19.9 percent	63	+/-80	11.6%	+/-14.0	119
20.0 to 24.9 percent	52	+/-51	9.6%	+/-9.1	201
25.0 to 29.9 percent	0	+/-18	0.0%	+/-6.7	123
30.0 to 34.9 percent	13	+/-23	2.4%	+/-4.4	164
35.0 percent or more	365	+/-153	67.3%	+/-18.1	652
Not computed	104	+/-84	(X)	(X)	44

Subject	Census Tract 218.06, DeKalb County, Georgia			Census Tract 218.08, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-129	2,722	(X)	1,798	+/-47
Occupied housing units	+/-153	93.6%	+/-4.2	1,682	+/-93
Vacant housing units	+/-116	6.4%	+/-4.2	116	+/-80
Homeowner vacancy rate	+/-3.0	(X)	(X)	0.0	+/-3.2
Rental vacancy rate	+/-3.5	(X)	(X)	10.0	+/-9.3
UNITS IN STRUCTURE					
Total housing units	+/-129	2,722	(X)	1,798	+/-47
1-unit, detached	+/-167	44.0%	+/-5.6	979	+/-106
1-unit, attached	+/-134	14.4%	+/-5.0	156	+/-55
2 units	+/-86	4.1%	+/-3.1	20	+/-24
3 or 4 units	+/-70	2.8%	+/-2.5	409	+/-107
5 to 9 units	+/-130	15.2%	+/-4.8	110	+/-67
10 to 19 units	+/-164	12.2%	+/-5.9	91	+/-67
20 or more units	+/-128	7.3%	+/-4.7	0	+/-13
Mobile home	+/-18	0.0%	+/-1.4	33	+/-41
Boat, RV, van, etc.	+/-18	0.0%	+/-1.4	0	+/-13
YEAR STRUCTURE BUILT					
Total housing units	+/-129	2,722	(X)	1,798	+/-47
Built 2014 or later	+/-18	0.0%	+/-1.4	14	+/-17
Built 2010 to 2013	+/-30	0.7%	+/-1.1	0	+/-13
Built 2000 to 2009	+/-126	13.0%	+/-4.6	110	+/-58
Built 1990 to 1999	+/-122	7.7%	+/-4.4	164	+/-66
Built 1980 to 1989	+/-170	29.7%	+/-6.0	362	+/-95
Built 1970 to 1979	+/-165	29.8%	+/-6.3	563	+/-116
Built 1960 to 1969	+/-122	15.1%	+/-4.4	553	+/-113
Built 1950 to 1959	+/-50	2.6%	+/-1.8	24	+/-19
Built 1940 to 1949	+/-49	1.5%	+/-1.8	0	+/-13
Built 1939 or earlier	+/-18	0.0%	+/-1.4	8	+/-13
ROOMS					
Total housing units	+/-129	2,722	(X)	1,798	+/-47
1 room	+/-18	0.0%	+/-1.4	0	+/-13
2 rooms	+/-45	1.0%	+/-1.7	12	+/-18
3 rooms	+/-85	5.3%	+/-3.1	26	+/-42
4 rooms	+/-180	17.5%	+/-6.4	253	+/-86
5 rooms	+/-172	25.8%	+/-6.4	265	+/-101
6 rooms	+/-165	16.6%	+/-6.1	272	+/-99
7 rooms	+/-107	8.1%	+/-4.0	259	+/-70
8 rooms	+/-109	9.6%	+/-3.9	285	+/-85
9 rooms or more	+/-114	16.0%	+/-4.1	426	+/-92
Median rooms	+/-0.4	(X)	(X)	6.8	+/-0.4
BEDROOMS					
Total housing units	+/-129	2,722	(X)	1,798	+/-47
No bedroom	+/-18	0.0%	+/-1.4	12	+/-18
1 bedroom	+/-143	12.9%	+/-5.1	26	+/-42
2 bedrooms	+/-176	35.6%	+/-6.3	410	+/-94
3 bedrooms	+/-188	27.6%	+/-6.9	702	+/-113
4 bedrooms	+/-131	17.1%	+/-4.7	459	+/-95
5 or more bedrooms	+/-77	6.9%	+/-2.8	189	+/-64
HOUSING TENURE					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
Owner-occupied	+/-146	47.6%	+/-5.4	1,165	+/-102

Subject	Census Tract 218.06, DeKalb County, Georgia			Census Tract 218.08, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-167	52.4%	+/-5.4	517	+/-120
Average household size of owner-occupied unit	+/-0.27	(X)	(X)	2.61	+/-0.18
Average household size of renter-occupied unit	+/-0.50	(X)	(X)	3.63	+/-0.58
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
Moved in 2015 or later	+/-79	4.2%	+/-3.2	89	+/-69
Moved in 2010 to 2014	+/-217	45.2%	+/-7.3	447	+/-108
Moved in 2000 to 2009	+/-164	27.7%	+/-6.5	570	+/-118
Moved in 1990 to 1999	+/-104	10.5%	+/-4.1	311	+/-81
Moved in 1980 to 1989	+/-56	4.9%	+/-2.3	94	+/-55
Moved in 1979 and earlier	+/-63	7.7%	+/-2.3	171	+/-48
VEHICLES AVAILABLE					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
No vehicles available	+/-88	5.3%	+/-3.5	28	+/-27
1 vehicle available	+/-231	55.6%	+/-7.9	620	+/-120
2 vehicles available	+/-165	29.1%	+/-6.1	772	+/-109
3 or more vehicles available	+/-117	10.0%	+/-4.8	262	+/-77
HOUSE HEATING FUEL					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
Utility gas	+/-190	60.7%	+/-6.1	1,387	+/-99
Bottled, tank, or LP gas	+/-18	0.0%	+/-1.5	14	+/-18
Electricity	+/-160	39.3%	+/-6.1	281	+/-83
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.5	0	+/-13
Coal or coke	+/-18	0.0%	+/-1.5	0	+/-13
Wood	+/-18	0.0%	+/-1.5	0	+/-13
Solar energy	+/-18	0.0%	+/-1.5	0	+/-13
Other fuel	+/-18	0.0%	+/-1.5	0	+/-13
No fuel used	+/-18	0.0%	+/-1.5	0	+/-13
SELECTED CHARACTERISTICS					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
Lacking complete plumbing facilities	+/-18	0.0%	+/-1.5	0	+/-13
Lacking complete kitchen facilities	+/-18	0.0%	+/-1.5	0	+/-13
No telephone service available	+/-51	2.3%	+/-2.0	26	+/-25
OCCUPANTS PER ROOM					
Occupied housing units	+/-153	2,549	(X)	1,682	+/-93
1.00 or less	+/-171	95.8%	+/-3.2	1,613	+/-103
1.01 to 1.50	+/-64	3.0%	+/-2.5	63	+/-54
1.51 or more	+/-51	1.2%	+/-2.0	6	+/-9
VALUE					
Owner-occupied units	+/-146	1,214	(X)	1,165	+/-102
Less than \$50,000	+/-28	2.0%	+/-2.2	13	+/-16
\$50,000 to \$99,999	+/-64	7.9%	+/-5.1	48	+/-30
\$100,000 to \$149,999	+/-96	16.6%	+/-7.4	67	+/-39
\$150,000 to \$199,999	+/-84	19.8%	+/-6.5	47	+/-37
\$200,000 to \$299,999	+/-125	30.2%	+/-9.7	680	+/-100
\$300,000 to \$499,999	+/-101	19.9%	+/-8.2	291	+/-71
\$500,000 to \$999,999	+/-36	2.6%	+/-3.0	19	+/-19
\$1,000,000 or more	+/-20	1.0%	+/-1.7	0	+/-13
Median (dollars)	+/-21,143	(X)	(X)	263,100	+/-10,786
MORTGAGE STATUS					

Subject	Census Tract 218.06, DeKalb County, Georgia			Census Tract 218.08, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-146	1,214	(X)	1,165	+/-102
Housing units with a mortgage	+/-163	72.4%	+/-8.4	667	+/-105
Housing units without a mortgage	+/-99	27.6%	+/-8.4	498	+/-106
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-163	879	(X)	667	+/-105
Less than \$500	+/-20	1.4%	+/-2.2	5	+/-9
\$500 to \$999	+/-86	10.5%	+/-9.2	54	+/-36
\$1,000 to \$1,499	+/-111	32.8%	+/-10.2	164	+/-70
\$1,500 to \$1,999	+/-114	36.6%	+/-12.5	187	+/-67
\$2,000 to \$2,499	+/-65	11.0%	+/-7.2	155	+/-54
\$2,500 to \$2,999	+/-54	7.7%	+/-6.2	58	+/-31
\$3,000 or more	+/-18	0.0%	+/-4.2	44	+/-30
Median (dollars)	+/-201	(X)	(X)	1,826	+/-148
Housing units without a mortgage					
Less than \$250	+/-46	14.0%	+/-12.1	0	+/-13
\$250 to \$399	+/-43	16.7%	+/-11.6	37	+/-36
\$400 to \$599	+/-63	43.0%	+/-16.2	198	+/-85
\$600 to \$799	+/-41	16.7%	+/-11.6	186	+/-70
\$800 to \$999	+/-29	6.3%	+/-8.6	22	+/-23
\$1,000 or more	+/-19	3.3%	+/-5.8	55	+/-50
Median (dollars)	+/-68	(X)	(X)	616	+/-82
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-163	879	(X)	662	+/-104
Less than 20.0 percent	+/-120	43.5%	+/-12.0	303	+/-81
20.0 to 24.9 percent	+/-75	18.2%	+/-8.2	124	+/-54
25.0 to 29.9 percent	+/-88	19.0%	+/-9.0	126	+/-73
30.0 to 34.9 percent	+/-47	7.5%	+/-5.3	24	+/-22
35.0 percent or more	+/-77	11.8%	+/-8.2	85	+/-41
Not computed					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-97	305	(X)	498	+/-106
Less than 10.0 percent	+/-71	38.4%	+/-17.4	221	+/-74
10.0 to 14.9 percent	+/-49	30.8%	+/-15.2	83	+/-42
15.0 to 19.9 percent	+/-33	11.1%	+/-10.6	49	+/-40
20.0 to 24.9 percent	+/-18	3.6%	+/-5.9	25	+/-24
25.0 to 29.9 percent	+/-31	11.1%	+/-9.8	19	+/-22
30.0 to 34.9 percent	+/-18	0.0%	+/-11.6	16	+/-19
35.0 percent or more	+/-24	4.9%	+/-7.6	85	+/-61
Not computed					
GROSS RENT					
Occupied units paying rent	+/-169	1,291	(X)	503	+/-119
Less than \$500	+/-25	1.2%	+/-2.0	0	+/-13
\$500 to \$999	+/-224	65.5%	+/-12.7	159	+/-62
\$1,000 to \$1,499	+/-148	29.7%	+/-12.1	297	+/-110
\$1,500 to \$1,999	+/-59	3.5%	+/-4.7	47	+/-34
\$2,000 to \$2,499	+/-18	0.0%	+/-2.9	0	+/-13
\$2,500 to \$2,999	+/-18	0.0%	+/-2.9	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-2.9	0	+/-13
Median (dollars)	+/-37	(X)	(X)	1,126	+/-74
No rent paid					
	+/-55	(X)	(X)	14	+/-16

Subject	Census Tract 218.06, DeKalb County, Georgia			Census Tract 218.08, DeKalb 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)	+/-169	1,291	(X)	494	+/-120
Less than 15.0 percent	+/-41	2.5%	+/-3.2	44	+/-33
15.0 to 19.9 percent	+/-93	9.2%	+/-7.2	54	+/-54
20.0 to 24.9 percent	+/-135	15.6%	+/-9.9	45	+/-34
25.0 to 29.9 percent	+/-98	9.5%	+/-7.5	20	+/-24
30.0 to 34.9 percent	+/-116	12.7%	+/-8.9	42	+/-51
35.0 percent or more	+/-194	50.5%	+/-13.4	289	+/-95
Not computed	+/-55	(X)	(X)	23	+/-21

Subject	Census Tract 218.08, DeKalb County, Georgia		Census Tract 218.09, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,798	(X)	2,925	+/-91	2,925
Occupied housing units	93.5%	+/-4.5	2,659	+/-142	90.9%
Vacant housing units	6.5%	+/-4.5	266	+/-128	9.1%
Homeowner vacancy rate	(X)	(X)	3.5	+/-3.9	(X)
Rental vacancy rate	(X)	(X)	14.3	+/-21.3	(X)
UNITS IN STRUCTURE					
Total housing units	1,798	(X)	2,925	+/-91	2,925
1-unit, detached	54.4%	+/-5.8	2,768	+/-132	94.6%
1-unit, attached	8.7%	+/-3.0	44	+/-42	1.5%
2 units	1.1%	+/-1.3	0	+/-18	0.0%
3 or 4 units	22.7%	+/-5.9	0	+/-18	0.0%
5 to 9 units	6.1%	+/-3.7	96	+/-92	3.3%
10 to 19 units	5.1%	+/-3.7	0	+/-18	0.0%
20 or more units	0.0%	+/-2.1	0	+/-18	0.0%
Mobile home	1.8%	+/-2.3	17	+/-27	0.6%
Boat, RV, van, etc.	0.0%	+/-2.1	0	+/-18	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,798	(X)	2,925	+/-91	2,925
Built 2014 or later	0.8%	+/-1.0	0	+/-18	0.0%
Built 2010 to 2013	0.0%	+/-2.1	0	+/-18	0.0%
Built 2000 to 2009	6.1%	+/-3.2	385	+/-143	13.2%
Built 1990 to 1999	9.1%	+/-3.7	183	+/-92	6.3%
Built 1980 to 1989	20.1%	+/-5.2	163	+/-83	5.6%
Built 1970 to 1979	31.3%	+/-6.5	775	+/-161	26.5%
Built 1960 to 1969	30.8%	+/-6.3	1,067	+/-191	36.5%
Built 1950 to 1959	1.3%	+/-1.1	254	+/-120	8.7%
Built 1940 to 1949	0.0%	+/-2.1	84	+/-57	2.9%
Built 1939 or earlier	0.4%	+/-0.7	14	+/-23	0.5%
ROOMS					
Total housing units	1,798	(X)	2,925	+/-91	2,925
1 room	0.0%	+/-2.1	0	+/-18	0.0%
2 rooms	0.7%	+/-1.0	0	+/-18	0.0%
3 rooms	1.4%	+/-2.4	0	+/-18	0.0%
4 rooms	14.1%	+/-4.7	60	+/-43	2.1%
5 rooms	14.7%	+/-5.5	238	+/-103	8.1%
6 rooms	15.1%	+/-5.5	711	+/-191	24.3%
7 rooms	14.4%	+/-3.9	440	+/-138	15.0%
8 rooms	15.9%	+/-4.7	518	+/-179	17.7%
9 rooms or more	23.7%	+/-5.1	958	+/-178	32.8%
Median rooms	(X)	(X)	7.5	+/-0.4	(X)
BEDROOMS					
Total housing units	1,798	(X)	2,925	+/-91	2,925
No bedroom	0.7%	+/-1.0	0	+/-18	0.0%
1 bedroom	1.4%	+/-2.4	0	+/-18	0.0%
2 bedrooms	22.8%	+/-5.2	167	+/-85	5.7%
3 bedrooms	39.0%	+/-6.0	1,436	+/-218	49.1%
4 bedrooms	25.5%	+/-5.3	1,092	+/-233	37.3%
5 or more bedrooms	10.5%	+/-3.5	230	+/-107	7.9%
HOUSING TENURE					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
Owner-occupied	69.3%	+/-6.3	2,461	+/-146	92.6%

Subject	Census Tract 218.08, DeKalb County, Georgia		Census Tract 218.09, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	30.7%	+/-6.3	198	+/-99	7.4%
Average household size of owner-occupied unit	(X)	(X)	2.65	+/-0.14	(X)
Average household size of renter-occupied unit	(X)	(X)	1.77	+/-0.79	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
Moved in 2015 or later	5.3%	+/-4.0	72	+/-70	2.7%
Moved in 2010 to 2014	26.6%	+/-6.1	452	+/-146	17.0%
Moved in 2000 to 2009	33.9%	+/-6.6	956	+/-166	36.0%
Moved in 1990 to 1999	18.5%	+/-4.9	547	+/-137	20.6%
Moved in 1980 to 1989	5.6%	+/-3.3	183	+/-95	6.9%
Moved in 1979 and earlier	10.2%	+/-2.9	449	+/-110	16.9%
VEHICLES AVAILABLE					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
No vehicles available	1.7%	+/-1.6	33	+/-36	1.2%
1 vehicle available	36.9%	+/-6.4	826	+/-185	31.1%
2 vehicles available	45.9%	+/-6.2	1,160	+/-193	43.6%
3 or more vehicles available	15.6%	+/-4.6	640	+/-176	24.1%
HOUSE HEATING FUEL					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
Utility gas	82.5%	+/-4.9	2,078	+/-221	78.1%
Bottled, tank, or LP gas	0.8%	+/-1.0	0	+/-18	0.0%
Electricity	16.7%	+/-4.6	569	+/-205	21.4%
Fuel oil, kerosene, etc.	0.0%	+/-2.2	0	+/-18	0.0%
Coal or coke	0.0%	+/-2.2	0	+/-18	0.0%
Wood	0.0%	+/-2.2	12	+/-21	0.5%
Solar energy	0.0%	+/-2.2	0	+/-18	0.0%
Other fuel	0.0%	+/-2.2	0	+/-18	0.0%
No fuel used	0.0%	+/-2.2	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
Lacking complete plumbing facilities	0.0%	+/-2.2	0	+/-18	0.0%
Lacking complete kitchen facilities	0.0%	+/-2.2	0	+/-18	0.0%
No telephone service available	1.5%	+/-1.5	52	+/-50	2.0%
OCCUPANTS PER ROOM					
Occupied housing units	1,682	(X)	2,659	+/-142	2,659
1.00 or less	95.9%	+/-3.1	2,646	+/-143	99.5%
1.01 to 1.50	3.7%	+/-3.2	13	+/-23	0.5%
1.51 or more	0.4%	+/-0.5	0	+/-18	0.0%
VALUE					
Owner-occupied units	1,165	(X)	2,461	+/-146	2,461
Less than \$50,000	1.1%	+/-1.3	70	+/-57	2.8%
\$50,000 to \$99,999	4.1%	+/-2.6	146	+/-100	5.9%
\$100,000 to \$149,999	5.8%	+/-3.2	238	+/-97	9.7%
\$150,000 to \$199,999	4.0%	+/-3.1	439	+/-149	17.8%
\$200,000 to \$299,999	58.4%	+/-6.7	915	+/-186	37.2%
\$300,000 to \$499,999	25.0%	+/-5.9	493	+/-134	20.0%
\$500,000 to \$999,999	1.6%	+/-1.6	145	+/-70	5.9%
\$1,000,000 or more	0.0%	+/-3.2	15	+/-24	0.6%
Median (dollars)	(X)	(X)	241,800	+/-19,172	(X)
MORTGAGE STATUS					

Subject	Census Tract 218.08, DeKalb County, Georgia		Census Tract 218.09, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	1,165	(X)	2,461	+/-146	2,461
Housing units with a mortgage	57.3%	+/-7.9	1,694	+/-197	68.8%
Housing units without a mortgage	42.7%	+/-7.9	767	+/-166	31.2%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	667	(X)	1,694	+/-197	1,694
Less than \$500	0.7%	+/-1.2	29	+/-33	1.7%
\$500 to \$999	8.1%	+/-4.8	81	+/-53	4.8%
\$1,000 to \$1,499	24.6%	+/-9.0	438	+/-136	25.9%
\$1,500 to \$1,999	28.0%	+/-9.7	483	+/-135	28.5%
\$2,000 to \$2,499	23.2%	+/-7.5	426	+/-146	25.1%
\$2,500 to \$2,999	8.7%	+/-4.7	142	+/-80	8.4%
\$3,000 or more	6.6%	+/-4.4	95	+/-75	5.6%
Median (dollars)	(X)	(X)	1,858	+/-101	(X)
Housing units without a mortgage					
Housing units without a mortgage	498	(X)	767	+/-166	767
Less than \$250	0.0%	+/-7.2	32	+/-42	4.2%
\$250 to \$399	7.4%	+/-7.2	260	+/-121	33.9%
\$400 to \$599	39.8%	+/-14.1	206	+/-87	26.9%
\$600 to \$799	37.3%	+/-12.4	153	+/-100	19.9%
\$800 to \$999	4.4%	+/-4.8	29	+/-34	3.8%
\$1,000 or more	11.0%	+/-9.3	87	+/-60	11.3%
Median (dollars)	(X)	(X)	464	+/-79	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	662	(X)	1,672	+/-202	1,672
Less than 20.0 percent	45.8%	+/-10.2	808	+/-194	48.3%
20.0 to 24.9 percent	18.7%	+/-7.6	313	+/-133	18.7%
25.0 to 29.9 percent	19.0%	+/-10.2	197	+/-98	11.8%
30.0 to 34.9 percent	3.6%	+/-3.4	122	+/-75	7.3%
35.0 percent or more	12.8%	+/-6.1	232	+/-116	13.9%
Not computed	(X)	(X)	22	+/-34	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	498	(X)	767	+/-166	767
Less than 10.0 percent	44.4%	+/-12.2	436	+/-128	56.8%
10.0 to 14.9 percent	16.7%	+/-8.0	78	+/-54	10.2%
15.0 to 19.9 percent	9.8%	+/-7.7	162	+/-108	21.1%
20.0 to 24.9 percent	5.0%	+/-4.7	43	+/-40	5.6%
25.0 to 29.9 percent	3.8%	+/-4.4	35	+/-53	4.6%
30.0 to 34.9 percent	3.2%	+/-3.8	0	+/-18	0.0%
35.0 percent or more	17.1%	+/-11.0	13	+/-20	1.7%
Not computed	(X)	(X)	0	+/-18	(X)
GROSS RENT					
Occupied units paying rent	503	(X)	198	+/-99	198
Less than \$500	0.0%	+/-7.2	17	+/-27	8.6%
\$500 to \$999	31.6%	+/-11.8	12	+/-20	6.1%
\$1,000 to \$1,499	59.0%	+/-13.2	119	+/-87	60.1%
\$1,500 to \$1,999	9.3%	+/-6.8	32	+/-34	16.2%
\$2,000 to \$2,499	0.0%	+/-7.2	18	+/-28	9.1%
\$2,500 to \$2,999	0.0%	+/-7.2	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-7.2	0	+/-18	0.0%
Median (dollars)	(X)	(X)	1,206	+/-175	(X)
No rent paid	(X)	(X)	0	+/-18	(X)

Subject	Census Tract 218.08, DeKalb County, Georgia		Census Tract 218.09, DeKalb 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)	494	(X)	198	+/-99	198
Less than 15.0 percent	8.9%	+/-6.7	0	+/-18	0.0%
15.0 to 19.9 percent	10.9%	+/-10.6	30	+/-34	15.2%
20.0 to 24.9 percent	9.1%	+/-6.7	12	+/-20	6.1%
25.0 to 29.9 percent	4.0%	+/-4.9	18	+/-28	9.1%
30.0 to 34.9 percent	8.5%	+/-9.9	15	+/-22	7.6%
35.0 percent or more	58.5%	+/-13.4	123	+/-94	62.1%
Not computed	(X)	(X)	0	+/-18	(X)

Subject	Census Tract 218.09, DeKalb County, Georgia Percent Margin of Error	Census Tract 218.10, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	2,882	+/-102	2,882	(X)
Occupied housing units	+/-4.3	2,496	+/-220	86.6%	+/-7.4
Vacant housing units	+/-4.3	386	+/-214	13.4%	+/-7.4
Homeowner vacancy rate	(X)	0.0	+/-2.4	(X)	(X)
Rental vacancy rate	(X)	6.8	+/-7.7	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	2,882	+/-102	2,882	(X)
1-unit, detached	+/-3.2	1,520	+/-149	52.7%	+/-5.0
1-unit, attached	+/-1.4	93	+/-50	3.2%	+/-1.7
2 units	+/-1.3	56	+/-61	1.9%	+/-2.1
3 or 4 units	+/-1.3	56	+/-73	1.9%	+/-2.6
5 to 9 units	+/-3.2	89	+/-79	3.1%	+/-2.7
10 to 19 units	+/-1.3	138	+/-112	4.8%	+/-3.9
20 or more units	+/-1.3	930	+/-161	32.3%	+/-5.4
Mobile home	+/-0.9	0	+/-18	0.0%	+/-1.3
Boat, RV, van, etc.	+/-1.3	0	+/-18	0.0%	+/-1.3
YEAR STRUCTURE BUILT					
Total housing units	(X)	2,882	+/-102	2,882	(X)
Built 2014 or later	+/-1.3	0	+/-18	0.0%	+/-1.3
Built 2010 to 2013	+/-1.3	75	+/-64	2.6%	+/-2.2
Built 2000 to 2009	+/-4.8	842	+/-156	29.2%	+/-5.3
Built 1990 to 1999	+/-3.2	279	+/-103	9.7%	+/-3.6
Built 1980 to 1989	+/-2.8	311	+/-146	10.8%	+/-5.1
Built 1970 to 1979	+/-5.5	233	+/-75	8.1%	+/-2.6
Built 1960 to 1969	+/-6.2	951	+/-163	33.0%	+/-5.5
Built 1950 to 1959	+/-4.1	151	+/-100	5.2%	+/-3.4
Built 1940 to 1949	+/-2.0	11	+/-18	0.4%	+/-0.6
Built 1939 or earlier	+/-0.8	29	+/-35	1.0%	+/-1.2
ROOMS					
Total housing units	(X)	2,882	+/-102	2,882	(X)
1 room	+/-1.3	60	+/-57	2.1%	+/-2.0
2 rooms	+/-1.3	13	+/-22	0.5%	+/-0.7
3 rooms	+/-1.3	86	+/-52	3.0%	+/-1.8
4 rooms	+/-1.5	654	+/-169	22.7%	+/-5.7
5 rooms	+/-3.5	445	+/-157	15.4%	+/-5.5
6 rooms	+/-6.5	386	+/-145	13.4%	+/-5.0
7 rooms	+/-4.8	471	+/-173	16.3%	+/-6.1
8 rooms	+/-6.0	380	+/-115	13.2%	+/-3.9
9 rooms or more	+/-6.1	387	+/-102	13.4%	+/-3.5
Median rooms	(X)	6.0	+/-0.4	(X)	(X)
BEDROOMS					
Total housing units	(X)	2,882	+/-102	2,882	(X)
No bedroom	+/-1.3	60	+/-57	2.1%	+/-2.0
1 bedroom	+/-1.3	388	+/-142	13.5%	+/-4.9
2 bedrooms	+/-2.9	736	+/-169	25.5%	+/-5.8
3 bedrooms	+/-7.4	998	+/-186	34.6%	+/-6.3
4 bedrooms	+/-7.9	599	+/-130	20.8%	+/-4.5
5 or more bedrooms	+/-3.7	101	+/-56	3.5%	+/-2.0
HOUSING TENURE					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
Owner-occupied	+/-3.6	1,558	+/-171	62.4%	+/-6.0

Subject	Census Tract 218.09, DeKalb County, Georgia Percent Margin of Error	Census Tract 218.10, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-3.6	938	+/-190	37.6%	+/-6.0
Average household size of owner-occupied unit	(X)	2.17	+/-0.18	(X)	(X)
Average household size of renter-occupied unit	(X)	2.10	+/-0.24	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
Moved in 2015 or later	+/-2.6	193	+/-123	7.7%	+/-5.0
Moved in 2010 to 2014	+/-5.3	1,067	+/-223	42.7%	+/-6.9
Moved in 2000 to 2009	+/-6.0	513	+/-130	20.6%	+/-5.0
Moved in 1990 to 1999	+/-5.2	469	+/-120	18.8%	+/-4.9
Moved in 1980 to 1989	+/-3.6	153	+/-73	6.1%	+/-2.9
Moved in 1979 and earlier	+/-4.0	101	+/-63	4.0%	+/-2.5
VEHICLES AVAILABLE					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
No vehicles available	+/-1.4	115	+/-106	4.6%	+/-4.2
1 vehicle available	+/-6.4	1,020	+/-220	40.9%	+/-7.3
2 vehicles available	+/-7.2	1,036	+/-200	41.5%	+/-7.8
3 or more vehicles available	+/-6.6	325	+/-103	13.0%	+/-4.1
HOUSE HEATING FUEL					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
Utility gas	+/-7.6	1,312	+/-180	52.6%	+/-6.4
Bottled, tank, or LP gas	+/-1.4	34	+/-34	1.4%	+/-1.4
Electricity	+/-7.5	1,150	+/-204	46.1%	+/-6.3
Fuel oil, kerosene, etc.	+/-1.4	0	+/-18	0.0%	+/-1.5
Coal or coke	+/-1.4	0	+/-18	0.0%	+/-1.5
Wood	+/-0.8	0	+/-18	0.0%	+/-1.5
Solar energy	+/-1.4	0	+/-18	0.0%	+/-1.5
Other fuel	+/-1.4	0	+/-18	0.0%	+/-1.5
No fuel used	+/-1.4	0	+/-18	0.0%	+/-1.5
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
Lacking complete plumbing facilities	+/-1.4	0	+/-18	0.0%	+/-1.5
Lacking complete kitchen facilities	+/-1.4	0	+/-18	0.0%	+/-1.5
No telephone service available	+/-1.9	29	+/-34	1.2%	+/-1.3
OCCUPANTS PER ROOM					
Occupied housing units	(X)	2,496	+/-220	2,496	(X)
1.00 or less	+/-0.9	2,469	+/-222	98.9%	+/-1.3
1.01 to 1.50	+/-0.9	12	+/-20	0.5%	+/-0.8
1.51 or more	+/-1.4	15	+/-25	0.6%	+/-1.0
VALUE					
Owner-occupied units	(X)	1,558	+/-171	1,558	(X)
Less than \$50,000	+/-2.3	0	+/-18	0.0%	+/-2.4
\$50,000 to \$99,999	+/-4.0	41	+/-30	2.6%	+/-1.9
\$100,000 to \$149,999	+/-3.9	211	+/-104	13.5%	+/-6.2
\$150,000 to \$199,999	+/-5.9	235	+/-113	15.1%	+/-6.8
\$200,000 to \$299,999	+/-7.4	611	+/-121	39.2%	+/-7.4
\$300,000 to \$499,999	+/-5.4	448	+/-114	28.8%	+/-7.1
\$500,000 to \$999,999	+/-2.8	12	+/-19	0.8%	+/-1.2
\$1,000,000 or more	+/-1.0	0	+/-18	0.0%	+/-2.4
Median (dollars)	(X)	259,100	+/-15,889	(X)	(X)
MORTGAGE STATUS					

Subject	Census Tract 218.09, DeKalb County, Georgia Percent Margin of Error	Census Tract 218.10, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied units	(X)	1,558	+/-171	1,558	(X)
Housing units with a mortgage	+/-6.6	975	+/-209	62.6%	+/-9.1
Housing units without a mortgage	+/-6.6	583	+/-131	37.4%	+/-9.1
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	975	+/-209	975	(X)
Less than \$500	+/-2.0	0	+/-18	0.0%	+/-3.8
\$500 to \$999	+/-3.0	29	+/-35	3.0%	+/-3.5
\$1,000 to \$1,499	+/-7.4	283	+/-106	29.0%	+/-8.5
\$1,500 to \$1,999	+/-6.8	449	+/-139	46.1%	+/-10.2
\$2,000 to \$2,499	+/-8.2	87	+/-55	8.9%	+/-5.3
\$2,500 to \$2,999	+/-4.8	85	+/-50	8.7%	+/-5.2
\$3,000 or more	+/-4.4	42	+/-38	4.3%	+/-3.7
Median (dollars)	(X)	1,688	+/-88	(X)	(X)
Housing units without a mortgage	(X)	583	+/-131	583	(X)
Less than \$250	+/-5.6	29	+/-35	5.0%	+/-6.0
\$250 to \$399	+/-12.7	42	+/-38	7.2%	+/-6.6
\$400 to \$599	+/-11.5	269	+/-112	46.1%	+/-14.6
\$600 to \$799	+/-11.9	192	+/-97	32.9%	+/-15.5
\$800 to \$999	+/-4.6	32	+/-30	5.5%	+/-5.1
\$1,000 or more	+/-7.0	19	+/-29	3.3%	+/-4.9
Median (dollars)	(X)	575	+/-43	(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)	975	+/-209	975	(X)
Less than 20.0 percent	+/-9.6	454	+/-130	46.6%	+/-11.1
20.0 to 24.9 percent	+/-7.9	220	+/-91	22.6%	+/-9.3
25.0 to 29.9 percent	+/-6.1	29	+/-32	3.0%	+/-3.3
30.0 to 34.9 percent	+/-4.2	181	+/-135	18.6%	+/-12.2
35.0 percent or more	+/-6.5	91	+/-72	9.3%	+/-7.2
Not computed	(X)	0	+/-18	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	583	+/-131	583	(X)
Less than 10.0 percent	+/-14.1	201	+/-80	34.5%	+/-11.8
10.0 to 14.9 percent	+/-6.8	128	+/-68	22.0%	+/-10.5
15.0 to 19.9 percent	+/-11.9	60	+/-47	10.3%	+/-7.8
20.0 to 24.9 percent	+/-5.2	17	+/-28	2.9%	+/-4.9
25.0 to 29.9 percent	+/-7.0	0	+/-18	0.0%	+/-6.2
30.0 to 34.9 percent	+/-4.8	71	+/-78	12.2%	+/-12.3
35.0 percent or more	+/-2.7	106	+/-81	18.2%	+/-13.4
Not computed	(X)	0	+/-18	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	938	+/-190	938	(X)
Less than \$500	+/-14.1	0	+/-18	0.0%	+/-3.9
\$500 to \$999	+/-11.1	52	+/-44	5.5%	+/-4.8
\$1,000 to \$1,499	+/-23.7	461	+/-143	49.1%	+/-13.2
\$1,500 to \$1,999	+/-15.7	375	+/-145	40.0%	+/-13.1
\$2,000 to \$2,499	+/-14.4	50	+/-70	5.3%	+/-7.1
\$2,500 to \$2,999	+/-17.2	0	+/-18	0.0%	+/-3.9
\$3,000 or more	+/-17.2	0	+/-18	0.0%	+/-3.9
Median (dollars)	(X)	1,452	+/-123	(X)	(X)

Subject	Census Tract 218.09, DeKalb County, Georgia Percent Margin of Error	Census Tract 218.10, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	0	+/-18	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	909	+/-194	909	(X)
Less than 15.0 percent	+/-17.2	42	+/-62	4.6%	+/-6.7
15.0 to 19.9 percent	+/-18.3	202	+/-112	22.2%	+/-11.6
20.0 to 24.9 percent	+/-11.1	166	+/-99	18.3%	+/-11.0
25.0 to 29.9 percent	+/-13.3	63	+/-75	6.9%	+/-7.9
30.0 to 34.9 percent	+/-11.2	14	+/-23	1.5%	+/-2.6
35.0 percent or more	+/-26.4	422	+/-163	46.4%	+/-14.9
Not computed	(X)	29	+/-33	(X)	(X)

Subject	Census Tract 218.12, DeKalb County, Georgia				Census Tract 218.14, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	934	+/-41	934	(X)	2,577
Occupied housing units	836	+/-62	89.5%	+/-5.6	2,334
Vacant housing units	98	+/-53	10.5%	+/-5.6	243
Homeowner vacancy rate	0.0	+/-6.4	(X)	(X)	0.0
Rental vacancy rate	0.0	+/-12.5	(X)	(X)	10.2
UNITS IN STRUCTURE					
Total housing units	934	+/-41	934	(X)	2,577
1-unit, detached	590	+/-55	63.2%	+/-6.0	436
1-unit, attached	128	+/-35	13.7%	+/-3.6	235
2 units	14	+/-22	1.5%	+/-2.3	47
3 or 4 units	29	+/-22	3.1%	+/-2.3	203
5 to 9 units	128	+/-45	13.7%	+/-4.6	559
10 to 19 units	18	+/-14	1.9%	+/-1.4	713
20 or more units	9	+/-15	1.0%	+/-1.6	345
Mobile home	18	+/-24	1.9%	+/-2.6	39
Boat, RV, van, etc.	0	+/-13	0.0%	+/-3.9	0
YEAR STRUCTURE BUILT					
Total housing units	934	+/-41	934	(X)	2,577
Built 2014 or later	0	+/-13	0.0%	+/-3.9	0
Built 2010 to 2013	0	+/-13	0.0%	+/-3.9	0
Built 2000 to 2009	21	+/-14	2.2%	+/-1.5	52
Built 1990 to 1999	62	+/-31	6.6%	+/-3.3	255
Built 1980 to 1989	105	+/-34	11.2%	+/-3.6	1,322
Built 1970 to 1979	156	+/-48	16.7%	+/-4.9	628
Built 1960 to 1969	519	+/-61	55.6%	+/-6.6	292
Built 1950 to 1959	66	+/-28	7.1%	+/-3.0	16
Built 1940 to 1949	5	+/-8	0.5%	+/-0.8	0
Built 1939 or earlier	0	+/-13	0.0%	+/-3.9	12
ROOMS					
Total housing units	934	+/-41	934	(X)	2,577
1 room	9	+/-15	1.0%	+/-1.6	27
2 rooms	0	+/-13	0.0%	+/-3.9	47
3 rooms	15	+/-12	1.6%	+/-1.2	318
4 rooms	79	+/-41	8.5%	+/-4.3	930
5 rooms	241	+/-58	25.8%	+/-6.0	833
6 rooms	176	+/-57	18.8%	+/-6.2	149
7 rooms	198	+/-53	21.2%	+/-5.4	94
8 rooms	118	+/-42	12.6%	+/-4.6	132
9 rooms or more	98	+/-36	10.5%	+/-3.7	47
Median rooms	6.2	+/-0.3	(X)	(X)	4.5
BEDROOMS					
Total housing units	934	+/-41	934	(X)	2,577
No bedroom	9	+/-15	1.0%	+/-1.6	27
1 bedroom	40	+/-33	4.3%	+/-3.4	952
2 bedrooms	273	+/-53	29.2%	+/-5.3	1,089
3 bedrooms	379	+/-63	40.6%	+/-6.8	365
4 bedrooms	218	+/-52	23.3%	+/-5.4	131
5 or more bedrooms	15	+/-12	1.6%	+/-1.3	13
HOUSING TENURE					
Occupied housing units	836	+/-62	836	(X)	2,334
Owner-occupied	570	+/-62	68.2%	+/-6.4	741

Subject	Census Tract 218.12, DeKalb County, Georgia				Census Tract 218.14, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Renter-occupied	266	+/-61	31.8%	+/-6.4	1,593
Average household size of owner-occupied unit	2.26	+/-0.15	(X)	(X)	2.11
Average household size of renter-occupied unit	3.72	+/-0.74	(X)	(X)	2.32
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	836	+/-62	836	(X)	2,334
Moved in 2015 or later	42	+/-26	5.0%	+/-3.0	254
Moved in 2010 to 2014	219	+/-62	26.2%	+/-6.6	1,184
Moved in 2000 to 2009	287	+/-61	34.3%	+/-7.2	567
Moved in 1990 to 1999	153	+/-38	18.3%	+/-4.3	122
Moved in 1980 to 1989	46	+/-27	5.5%	+/-3.2	137
Moved in 1979 and earlier	89	+/-27	10.6%	+/-3.2	70
VEHICLES AVAILABLE					
Occupied housing units	836	+/-62	836	(X)	2,334
No vehicles available	68	+/-34	8.1%	+/-4.1	440
1 vehicle available	312	+/-65	37.3%	+/-6.5	1,120
2 vehicles available	347	+/-62	41.5%	+/-7.1	524
3 or more vehicles available	109	+/-29	13.0%	+/-3.5	250
HOUSE HEATING FUEL					
Occupied housing units	836	+/-62	836	(X)	2,334
Utility gas	642	+/-67	76.8%	+/-5.9	1,722
Bottled, tank, or LP gas	5	+/-7	0.6%	+/-0.8	24
Electricity	183	+/-50	21.9%	+/-5.5	575
Fuel oil, kerosene, etc.	0	+/-13	0.0%	+/-4.4	0
Coal or coke	0	+/-13	0.0%	+/-4.4	0
Wood	6	+/-9	0.7%	+/-1.0	0
Solar energy	0	+/-13	0.0%	+/-4.4	0
Other fuel	0	+/-13	0.0%	+/-4.4	0
No fuel used	0	+/-13	0.0%	+/-4.4	13
SELECTED CHARACTERISTICS					
Occupied housing units	836	+/-62	836	(X)	2,334
Lacking complete plumbing facilities	0	+/-13	0.0%	+/-4.4	0
Lacking complete kitchen facilities	0	+/-13	0.0%	+/-4.4	0
No telephone service available	9	+/-11	1.1%	+/-1.3	23
OCCUPANTS PER ROOM					
Occupied housing units	836	+/-62	836	(X)	2,334
1.00 or less	800	+/-68	95.7%	+/-3.5	2,274
1.01 to 1.50	27	+/-25	3.2%	+/-3.0	26
1.51 or more	9	+/-15	1.1%	+/-1.8	34
VALUE					
Owner-occupied units	570	+/-62	570	(X)	741
Less than \$50,000	24	+/-18	4.2%	+/-3.1	162
\$50,000 to \$99,999	82	+/-32	14.4%	+/-5.0	255
\$100,000 to \$149,999	40	+/-22	7.0%	+/-3.8	83
\$150,000 to \$199,999	93	+/-27	16.3%	+/-4.5	60
\$200,000 to \$299,999	285	+/-46	50.0%	+/-7.6	100
\$300,000 to \$499,999	42	+/-22	7.4%	+/-3.7	81
\$500,000 to \$999,999	4	+/-7	0.7%	+/-1.2	0
\$1,000,000 or more	0	+/-13	0.0%	+/-6.4	0
Median (dollars)	214,600	+/-11,451	(X)	(X)	93,500
MORTGAGE STATUS					

Subject	Census Tract 218.12, DeKalb County, Georgia				Census Tract 218.14, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Owner-occupied units	570	+/-62	570	(X)	741
Housing units with a mortgage	380	+/-59	66.7%	+/-6.5	523
Housing units without a mortgage	190	+/-40	33.3%	+/-6.5	218
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	380	+/-59	380	(X)	523
Less than \$500	5	+/-7	1.3%	+/-1.9	12
\$500 to \$999	61	+/-28	16.1%	+/-6.5	234
\$1,000 to \$1,499	123	+/-42	32.4%	+/-8.0	145
\$1,500 to \$1,999	163	+/-36	42.9%	+/-9.0	77
\$2,000 to \$2,499	22	+/-16	5.8%	+/-4.2	55
\$2,500 to \$2,999	0	+/-13	0.0%	+/-9.4	0
\$3,000 or more	6	+/-8	1.6%	+/-2.1	0
Median (dollars)	1,503	+/-99	(X)	(X)	1,035
Housing units without a mortgage					
Housing units without a mortgage	190	+/-40	190	(X)	218
Less than \$250	15	+/-14	7.9%	+/-7.0	31
\$250 to \$399	45	+/-21	23.7%	+/-9.5	78
\$400 to \$599	66	+/-25	34.7%	+/-11.9	83
\$600 to \$799	48	+/-22	25.3%	+/-11.1	16
\$800 to \$999	10	+/-13	5.3%	+/-6.2	0
\$1,000 or more	6	+/-9	3.2%	+/-4.5	10
Median (dollars)	476	+/-49	(X)	(X)	400
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)	366	+/-58	366	(X)	523
Less than 20.0 percent	182	+/-44	49.7%	+/-9.1	204
20.0 to 24.9 percent	57	+/-25	15.6%	+/-6.4	69
25.0 to 29.9 percent	36	+/-20	9.8%	+/-5.2	10
30.0 to 34.9 percent	28	+/-18	7.7%	+/-4.8	80
35.0 percent or more	63	+/-31	17.2%	+/-7.8	160
Not computed	14	+/-21	(X)	(X)	0
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)	190	+/-40	190	(X)	218
Less than 10.0 percent	114	+/-31	60.0%	+/-10.6	83
10.0 to 14.9 percent	35	+/-20	18.4%	+/-9.3	91
15.0 to 19.9 percent	9	+/-11	4.7%	+/-5.6	39
20.0 to 24.9 percent	4	+/-7	2.1%	+/-3.7	0
25.0 to 29.9 percent	8	+/-8	4.2%	+/-3.7	5
30.0 to 34.9 percent	5	+/-7	2.6%	+/-3.7	0
35.0 percent or more	15	+/-13	7.9%	+/-6.2	0
Not computed	0	+/-13	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	245	+/-58	245	(X)	1,544
Less than \$500	0	+/-13	0.0%	+/-14.2	25
\$500 to \$999	54	+/-25	22.0%	+/-10.7	1,229
\$1,000 to \$1,499	168	+/-55	68.6%	+/-12.5	236
\$1,500 to \$1,999	13	+/-20	5.3%	+/-8.1	54
\$2,000 to \$2,499	10	+/-11	4.1%	+/-4.5	0
\$2,500 to \$2,999	0	+/-13	0.0%	+/-14.2	0
\$3,000 or more	0	+/-13	0.0%	+/-14.2	0
Median (dollars)	1,135	+/-54	(X)	(X)	806

Subject	Census Tract 218.12, DeKalb County, Georgia				Census Tract 218.14, DeKalb County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
No rent paid	21	+/-26	(X)	(X)	49
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	245	+/-58	245	(X)	1,498
Less than 15.0 percent	4	+/-7	1.6%	+/-2.9	169
15.0 to 19.9 percent	27	+/-30	11.0%	+/-11.1	74
20.0 to 24.9 percent	27	+/-20	11.0%	+/-7.9	234
25.0 to 29.9 percent	35	+/-29	14.3%	+/-10.6	203
30.0 to 34.9 percent	43	+/-28	17.6%	+/-11.3	109
35.0 percent or more	109	+/-46	44.5%	+/-16.4	709
Not computed	21	+/-26	(X)	(X)	95

Subject	Census Tract 218.14, DeKalb County, Georgia			Census Tract 219.10, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-111	2,577	(X)	2,323	+/-83
Occupied housing units	+/-176	90.6%	+/-5.9	2,028	+/-156
Vacant housing units	+/-153	9.4%	+/-5.9	295	+/-143
Homeowner vacancy rate	+/-4.9	(X)	(X)	0.0	+/-3.1
Rental vacancy rate	+/-7.2	(X)	(X)	15.0	+/-11.4
UNITS IN STRUCTURE					
Total housing units	+/-111	2,577	(X)	2,323	+/-83
1-unit, detached	+/-104	16.9%	+/-4.0	1,198	+/-135
1-unit, attached	+/-91	9.1%	+/-3.5	464	+/-155
2 units	+/-58	1.8%	+/-2.2	0	+/-18
3 or 4 units	+/-93	7.9%	+/-3.6	0	+/-18
5 to 9 units	+/-139	21.7%	+/-5.5	235	+/-132
10 to 19 units	+/-184	27.7%	+/-6.7	359	+/-131
20 or more units	+/-144	13.4%	+/-5.7	49	+/-44
Mobile home	+/-61	1.5%	+/-2.4	18	+/-30
Boat, RV, van, etc.	+/-18	0.0%	+/-1.4	0	+/-18
YEAR STRUCTURE BUILT					
Total housing units	+/-111	2,577	(X)	2,323	+/-83
Built 2014 or later	+/-18	0.0%	+/-1.4	0	+/-18
Built 2010 to 2013	+/-18	0.0%	+/-1.4	0	+/-18
Built 2000 to 2009	+/-50	2.0%	+/-1.9	284	+/-127
Built 1990 to 1999	+/-103	9.9%	+/-4.0	218	+/-115
Built 1980 to 1989	+/-198	51.3%	+/-7.3	1,006	+/-190
Built 1970 to 1979	+/-170	24.4%	+/-6.5	433	+/-118
Built 1960 to 1969	+/-98	11.3%	+/-3.8	290	+/-139
Built 1950 to 1959	+/-24	0.6%	+/-0.9	92	+/-86
Built 1940 to 1949	+/-18	0.0%	+/-1.4	0	+/-18
Built 1939 or earlier	+/-18	0.5%	+/-0.7	0	+/-18
ROOMS					
Total housing units	+/-111	2,577	(X)	2,323	+/-83
1 room	+/-43	1.0%	+/-1.7	77	+/-65
2 rooms	+/-43	1.8%	+/-1.7	16	+/-25
3 rooms	+/-128	12.3%	+/-5.0	217	+/-111
4 rooms	+/-203	36.1%	+/-7.5	382	+/-149
5 rooms	+/-178	32.3%	+/-7.0	337	+/-154
6 rooms	+/-74	5.8%	+/-2.9	505	+/-173
7 rooms	+/-61	3.6%	+/-2.4	434	+/-133
8 rooms	+/-75	5.1%	+/-2.9	215	+/-104
9 rooms or more	+/-43	1.8%	+/-1.7	140	+/-62
Median rooms	+/-0.3	(X)	(X)	5.8	+/-0.3
BEDROOMS					
Total housing units	+/-111	2,577	(X)	2,323	+/-83
No bedroom	+/-43	1.0%	+/-1.7	77	+/-65
1 bedroom	+/-194	36.9%	+/-6.9	368	+/-140
2 bedrooms	+/-157	42.3%	+/-6.5	540	+/-166
3 bedrooms	+/-127	14.2%	+/-4.9	914	+/-177
4 bedrooms	+/-69	5.1%	+/-2.7	393	+/-149
5 or more bedrooms	+/-21	0.5%	+/-0.8	31	+/-30
HOUSING TENURE					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
Owner-occupied	+/-140	31.7%	+/-6.3	1,173	+/-148

Subject	Census Tract 218.14, DeKalb County, Georgia			Census Tract 219.10, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-214	68.3%	+/-6.3	855	+/-178
Average household size of owner-occupied unit	+/-0.33	(X)	(X)	2.81	+/-0.38
Average household size of renter-occupied unit	+/-0.30	(X)	(X)	2.26	+/-0.40
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
Moved in 2015 or later	+/-128	10.9%	+/-5.4	170	+/-122
Moved in 2010 to 2014	+/-203	50.7%	+/-7.6	769	+/-177
Moved in 2000 to 2009	+/-152	24.3%	+/-6.2	600	+/-137
Moved in 1990 to 1999	+/-73	5.2%	+/-3.1	401	+/-133
Moved in 1980 to 1989	+/-57	5.9%	+/-2.5	49	+/-41
Moved in 1979 and earlier	+/-40	3.0%	+/-1.8	39	+/-37
VEHICLES AVAILABLE					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
No vehicles available	+/-152	18.9%	+/-6.1	181	+/-109
1 vehicle available	+/-190	48.0%	+/-7.5	914	+/-222
2 vehicles available	+/-140	22.5%	+/-6.2	711	+/-168
3 or more vehicles available	+/-100	10.7%	+/-4.1	222	+/-94
HOUSE HEATING FUEL					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
Utility gas	+/-204	73.8%	+/-7.2	1,507	+/-180
Bottled, tank, or LP gas	+/-27	1.0%	+/-1.2	16	+/-25
Electricity	+/-172	24.6%	+/-7.0	491	+/-161
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.6	0	+/-18
Coal or coke	+/-18	0.0%	+/-1.6	0	+/-18
Wood	+/-18	0.0%	+/-1.6	0	+/-18
Solar energy	+/-18	0.0%	+/-1.6	0	+/-18
Other fuel	+/-18	0.0%	+/-1.6	0	+/-18
No fuel used	+/-22	0.6%	+/-0.9	14	+/-22
SELECTED CHARACTERISTICS					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
Lacking complete plumbing facilities	+/-18	0.0%	+/-1.6	0	+/-18
Lacking complete kitchen facilities	+/-18	0.0%	+/-1.6	0	+/-18
No telephone service available	+/-26	1.0%	+/-1.1	20	+/-31
OCCUPANTS PER ROOM					
Occupied housing units	+/-176	2,334	(X)	2,028	+/-156
1.00 or less	+/-180	97.4%	+/-2.3	2,000	+/-158
1.01 to 1.50	+/-39	1.1%	+/-1.7	28	+/-12
1.51 or more	+/-38	1.5%	+/-1.6	0	+/-18
VALUE					
Owner-occupied units	+/-140	741	(X)	1,173	+/-148
Less than \$50,000	+/-79	21.9%	+/-9.9	116	+/-104
\$50,000 to \$99,999	+/-113	34.4%	+/-12.1	381	+/-133
\$100,000 to \$149,999	+/-43	11.2%	+/-5.8	238	+/-113
\$150,000 to \$199,999	+/-63	8.1%	+/-8.0	297	+/-99
\$200,000 to \$299,999	+/-56	13.5%	+/-7.9	115	+/-89
\$300,000 to \$499,999	+/-48	10.9%	+/-6.5	26	+/-30
\$500,000 to \$999,999	+/-18	0.0%	+/-4.9	0	+/-18
\$1,000,000 or more	+/-18	0.0%	+/-4.9	0	+/-18
Median (dollars)	+/-12,793	(X)	(X)	112,700	+/-17,744
MORTGAGE STATUS					

Subject	Census Tract 218.14, DeKalb County, Georgia			Census Tract 219.10, DeKalb County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-140	741	(X)	1,173	+/-148
Housing units with a mortgage	+/-138	70.6%	+/-12.4	1,036	+/-146
Housing units without a mortgage	+/-97	29.4%	+/-12.4	137	+/-79
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-138	523	(X)	1,036	+/-146
Less than \$500	+/-19	2.3%	+/-3.6	23	+/-27
\$500 to \$999	+/-102	44.7%	+/-13.7	210	+/-88
\$1,000 to \$1,499	+/-75	27.7%	+/-13.2	553	+/-122
\$1,500 to \$1,999	+/-52	14.7%	+/-10.0	147	+/-90
\$2,000 to \$2,499	+/-52	10.5%	+/-9.5	103	+/-82
\$2,500 to \$2,999	+/-18	0.0%	+/-6.9	0	+/-18
\$3,000 or more	+/-18	0.0%	+/-6.9	0	+/-18
Median (dollars)	+/-122	(X)	(X)	1,209	+/-94
Housing units without a mortgage					
Housing units without a mortgage	+/-97	218	(X)	137	+/-79
Less than \$250	+/-44	14.2%	+/-19.3	71	+/-69
\$250 to \$399	+/-62	35.8%	+/-22.5	0	+/-18
\$400 to \$599	+/-62	38.1%	+/-23.1	26	+/-32
\$600 to \$799	+/-24	7.3%	+/-11.4	28	+/-12
\$800 to \$999	+/-18	0.0%	+/-15.7	12	+/-20
\$1,000 or more	+/-14	4.6%	+/-6.6	0	+/-18
Median (dollars)	+/-65	(X)	(X)	-	**
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-138	523	(X)	1,036	+/-146
Less than 20.0 percent	+/-86	39.0%	+/-12.9	422	+/-122
20.0 to 24.9 percent	+/-42	13.2%	+/-8.1	124	+/-87
25.0 to 29.9 percent	+/-16	1.9%	+/-3.1	77	+/-84
30.0 to 34.9 percent	+/-64	15.3%	+/-11.8	9	+/-16
35.0 percent or more	+/-88	30.6%	+/-13.6	404	+/-122
Not computed					
Not computed	+/-18	(X)	(X)	0	+/-18
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-97	218	(X)	137	+/-79
Less than 10.0 percent	+/-55	38.1%	+/-21.3	97	+/-77
10.0 to 14.9 percent	+/-67	41.7%	+/-24.8	28	+/-12
15.0 to 19.9 percent	+/-50	17.9%	+/-20.0	0	+/-18
20.0 to 24.9 percent	+/-18	0.0%	+/-15.7	0	+/-18
25.0 to 29.9 percent	+/-9	2.3%	+/-4.3	0	+/-18
30.0 to 34.9 percent	+/-18	0.0%	+/-15.7	0	+/-18
35.0 percent or more	+/-18	0.0%	+/-15.7	12	+/-20
Not computed					
Not computed	+/-18	(X)	(X)	0	+/-18
GROSS RENT					
Occupied units paying rent	+/-200	1,544	(X)	855	+/-178
Less than \$500	+/-30	1.6%	+/-1.9	0	+/-18
\$500 to \$999	+/-192	79.6%	+/-7.3	587	+/-175
\$1,000 to \$1,499	+/-118	15.3%	+/-7.4	251	+/-137
\$1,500 to \$1,999	+/-59	3.5%	+/-3.8	17	+/-27
\$2,000 to \$2,499	+/-18	0.0%	+/-2.4	0	+/-18
\$2,500 to \$2,999	+/-18	0.0%	+/-2.4	0	+/-18
\$3,000 or more	+/-18	0.0%	+/-2.4	0	+/-18
Median (dollars)	+/-43	(X)	(X)	878	+/-72
No rent paid					
No rent paid	+/-47	(X)	(X)	0	+/-18

Subject	Census Tract 218.14, DeKalb County, Georgia			Census Tract 219.10, DeKalb 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)	+/-210	1,498	(X)	855	+/-178
Less than 15.0 percent	+/-100	11.3%	+/-6.5	86	+/-98
15.0 to 19.9 percent	+/-58	4.9%	+/-4.2	100	+/-81
20.0 to 24.9 percent	+/-125	15.6%	+/-8.1	86	+/-70
25.0 to 29.9 percent	+/-106	13.6%	+/-6.6	31	+/-35
30.0 to 34.9 percent	+/-88	7.3%	+/-5.7	113	+/-85
35.0 percent or more	+/-185	47.3%	+/-10.4	439	+/-166
Not computed	+/-74	(X)	(X)	0	+/-18

Subject	Census Tract 219.10, DeKalb County, Georgia		Census Tract 219.11, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	2,323	(X)	1,066	+/-100	1,066
Occupied housing units	87.3%	+/-6.1	803	+/-120	75.3%
Vacant housing units	12.7%	+/-6.1	263	+/-108	24.7%
Homeowner vacancy rate	(X)	(X)	0.0	+/-29.6	(X)
Rental vacancy rate	(X)	(X)	7.2	+/-6.4	(X)
UNITS IN STRUCTURE					
Total housing units	2,323	(X)	1,066	+/-100	1,066
1-unit, detached	51.6%	+/-5.8	27	+/-45	2.5%
1-unit, attached	20.0%	+/-6.5	120	+/-53	11.3%
2 units	0.0%	+/-1.6	0	+/-13	0.0%
3 or 4 units	0.0%	+/-1.6	72	+/-55	6.8%
5 to 9 units	10.1%	+/-5.7	405	+/-105	38.0%
10 to 19 units	15.5%	+/-5.6	424	+/-140	39.8%
20 or more units	2.1%	+/-1.9	18	+/-26	1.7%
Mobile home	0.8%	+/-1.3	0	+/-13	0.0%
Boat, RV, van, etc.	0.0%	+/-1.6	0	+/-13	0.0%
YEAR STRUCTURE BUILT					
Total housing units	2,323	(X)	1,066	+/-100	1,066
Built 2014 or later	0.0%	+/-1.6	0	+/-13	0.0%
Built 2010 to 2013	0.0%	+/-1.6	0	+/-13	0.0%
Built 2000 to 2009	12.2%	+/-5.4	37	+/-35	3.5%
Built 1990 to 1999	9.4%	+/-5.0	209	+/-106	19.6%
Built 1980 to 1989	43.3%	+/-8.0	269	+/-93	25.2%
Built 1970 to 1979	18.6%	+/-5.1	469	+/-128	44.0%
Built 1960 to 1969	12.5%	+/-5.9	19	+/-31	1.8%
Built 1950 to 1959	4.0%	+/-3.7	22	+/-41	2.1%
Built 1940 to 1949	0.0%	+/-1.6	19	+/-23	1.8%
Built 1939 or earlier	0.0%	+/-1.6	22	+/-36	2.1%
ROOMS					
Total housing units	2,323	(X)	1,066	+/-100	1,066
1 room	3.3%	+/-2.8	12	+/-26	1.1%
2 rooms	0.7%	+/-1.1	0	+/-13	0.0%
3 rooms	9.3%	+/-4.7	128	+/-73	12.0%
4 rooms	16.4%	+/-6.4	190	+/-104	17.8%
5 rooms	14.5%	+/-6.6	520	+/-140	48.8%
6 rooms	21.7%	+/-7.4	179	+/-99	16.8%
7 rooms	18.7%	+/-5.7	0	+/-13	0.0%
8 rooms	9.3%	+/-4.5	31	+/-37	2.9%
9 rooms or more	6.0%	+/-2.7	6	+/-13	0.6%
Median rooms	(X)	(X)	4.9	+/-0.2	(X)
BEDROOMS					
Total housing units	2,323	(X)	1,066	+/-100	1,066
No bedroom	3.3%	+/-2.8	12	+/-26	1.1%
1 bedroom	15.8%	+/-5.9	235	+/-93	22.0%
2 bedrooms	23.2%	+/-7.1	642	+/-120	60.2%
3 bedrooms	39.3%	+/-7.6	155	+/-91	14.5%
4 bedrooms	16.9%	+/-6.4	22	+/-36	2.1%
5 or more bedrooms	1.3%	+/-1.3	0	+/-13	0.0%
HOUSING TENURE					
Occupied housing units	2,028	(X)	803	+/-120	803
Owner-occupied	57.8%	+/-7.3	103	+/-68	12.8%

Subject	Census Tract 219.10, DeKalb County, Georgia		Census Tract 219.11, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	42.2%	+/-7.3	700	+/-158	87.2%
Average household size of owner-occupied unit	(X)	(X)	4.16	+/-1.54	(X)
Average household size of renter-occupied unit	(X)	(X)	2.68	+/-0.76	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,028	(X)	803	+/-120	803
Moved in 2015 or later	8.4%	+/-5.9	68	+/-69	8.5%
Moved in 2010 to 2014	37.9%	+/-7.6	481	+/-152	59.9%
Moved in 2000 to 2009	29.6%	+/-6.9	235	+/-118	29.3%
Moved in 1990 to 1999	19.8%	+/-6.4	19	+/-23	2.4%
Moved in 1980 to 1989	2.4%	+/-2.0	0	+/-13	0.0%
Moved in 1979 and earlier	1.9%	+/-1.8	0	+/-13	0.0%
VEHICLES AVAILABLE					
Occupied housing units	2,028	(X)	803	+/-120	803
No vehicles available	8.9%	+/-5.2	184	+/-89	22.9%
1 vehicle available	45.1%	+/-9.9	453	+/-146	56.4%
2 vehicles available	35.1%	+/-8.2	154	+/-103	19.2%
3 or more vehicles available	10.9%	+/-4.7	12	+/-18	1.5%
HOUSE HEATING FUEL					
Occupied housing units	2,028	(X)	803	+/-120	803
Utility gas	74.3%	+/-7.6	478	+/-116	59.5%
Bottled, tank, or LP gas	0.8%	+/-1.2	8	+/-12	1.0%
Electricity	24.2%	+/-7.5	317	+/-96	39.5%
Fuel oil, kerosene, etc.	0.0%	+/-1.8	0	+/-13	0.0%
Coal or coke	0.0%	+/-1.8	0	+/-13	0.0%
Wood	0.0%	+/-1.8	0	+/-13	0.0%
Solar energy	0.0%	+/-1.8	0	+/-13	0.0%
Other fuel	0.0%	+/-1.8	0	+/-13	0.0%
No fuel used	0.7%	+/-1.1	0	+/-13	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	2,028	(X)	803	+/-120	803
Lacking complete plumbing facilities	0.0%	+/-1.8	9	+/-15	1.1%
Lacking complete kitchen facilities	0.0%	+/-1.8	0	+/-13	0.0%
No telephone service available	1.0%	+/-1.5	14	+/-25	1.7%
OCCUPANTS PER ROOM					
Occupied housing units	2,028	(X)	803	+/-120	803
1.00 or less	98.6%	+/-0.6	737	+/-123	91.8%
1.01 to 1.50	1.4%	+/-0.6	54	+/-75	6.7%
1.51 or more	0.0%	+/-1.8	12	+/-26	1.5%
VALUE					
Owner-occupied units	1,173	(X)	103	+/-68	103
Less than \$50,000	9.9%	+/-8.3	32	+/-30	31.1%
\$50,000 to \$99,999	32.5%	+/-11.0	71	+/-77	68.9%
\$100,000 to \$149,999	20.3%	+/-9.5	0	+/-13	0.0%
\$150,000 to \$199,999	25.3%	+/-8.5	0	+/-13	0.0%
\$200,000 to \$299,999	9.8%	+/-7.3	0	+/-13	0.0%
\$300,000 to \$499,999	2.2%	+/-2.6	0	+/-13	0.0%
\$500,000 to \$999,999	0.0%	+/-3.1	0	+/-13	0.0%
\$1,000,000 or more	0.0%	+/-3.1	0	+/-13	0.0%
Median (dollars)	(X)	(X)	53,000	+/-15,171	(X)
MORTGAGE STATUS					

Subject	Census Tract 219.10, DeKalb County, Georgia		Census Tract 219.11, DeKalb County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	1,173	(X)	103	+/-68	103
Housing units with a mortgage	88.3%	+/-6.5	97	+/-70	94.2%
Housing units without a mortgage	11.7%	+/-6.5	6	+/-13	5.8%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	1,036	(X)	97	+/-70	97
Less than \$500	2.2%	+/-2.6	0	+/-13	0.0%
\$500 to \$999	20.3%	+/-8.0	89	+/-75	91.8%
\$1,000 to \$1,499	53.4%	+/-10.6	0	+/-13	0.0%
\$1,500 to \$1,999	14.2%	+/-8.3	8	+/-12	8.2%
\$2,000 to \$2,499	9.9%	+/-7.5	0	+/-13	0.0%
\$2,500 to \$2,999	0.0%	+/-3.6	0	+/-13	0.0%
\$3,000 or more	0.0%	+/-3.6	0	+/-13	0.0%
Median (dollars)	(X)	(X)	768	+/-60	(X)
Housing units without a mortgage					
Housing units without a mortgage	137	(X)	6	+/-13	6
Less than \$250	51.8%	+/-29.4	0	+/-13	0.0%
\$250 to \$399	0.0%	+/-23.6	0	+/-13	0.0%
\$400 to \$599	19.0%	+/-22.2	6	+/-13	100.0%
\$600 to \$799	20.4%	+/-16.1	0	+/-13	0.0%
\$800 to \$999	8.8%	+/-14.1	0	+/-13	0.0%
\$1,000 or more	0.0%	+/-23.6	0	+/-13	0.0%
Median (dollars)	(X)	(X)	-	**	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,036	(X)	97	+/-70	97
Less than 20.0 percent	40.7%	+/-11.4	0	+/-13	0.0%
20.0 to 24.9 percent	12.0%	+/-8.0	0	+/-13	0.0%
25.0 to 29.9 percent	7.4%	+/-7.8	0	+/-13	0.0%
30.0 to 34.9 percent	0.9%	+/-1.5	5	+/-28	5.2%
35.0 percent or more	39.0%	+/-10.6	92	+/-60	94.8%
Not computed	(X)	(X)	0	+/-13	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	137	(X)	6	+/-13	6
Less than 10.0 percent	70.8%	+/-22.1	0	+/-13	0.0%
10.0 to 14.9 percent	20.4%	+/-16.1	0	+/-13	0.0%
15.0 to 19.9 percent	0.0%	+/-23.6	0	+/-13	0.0%
20.0 to 24.9 percent	0.0%	+/-23.6	0	+/-13	0.0%
25.0 to 29.9 percent	0.0%	+/-23.6	0	+/-13	0.0%
30.0 to 34.9 percent	0.0%	+/-23.6	0	+/-13	0.0%
35.0 percent or more	8.8%	+/-14.1	6	+/-13	100.0%
Not computed	(X)	(X)	0	+/-13	(X)
GROSS RENT					
Occupied units paying rent	855	(X)	700	+/-158	700
Less than \$500	0.0%	+/-4.3	0	+/-13	0.0%
\$500 to \$999	68.7%	+/-14.7	636	+/-156	90.9%
\$1,000 to \$1,499	29.4%	+/-14.8	64	+/-62	9.1%
\$1,500 to \$1,999	2.0%	+/-3.1	0	+/-13	0.0%
\$2,000 to \$2,499	0.0%	+/-4.3	0	+/-13	0.0%
\$2,500 to \$2,999	0.0%	+/-4.3	0	+/-13	0.0%
\$3,000 or more	0.0%	+/-4.3	0	+/-13	0.0%
Median (dollars)	(X)	(X)	795	+/-39	(X)
No rent paid	(X)	(X)	0	+/-13	(X)

Subject	Census Tract 219.10, DeKalb County, Georgia		Census Tract 219.11, DeKalb 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)	855	(X)	683	+/-162	683
Less than 15.0 percent	10.1%	+/-11.2	41	+/-55	6.0%
15.0 to 19.9 percent	11.7%	+/-8.9	52	+/-52	7.6%
20.0 to 24.9 percent	10.1%	+/-8.2	22	+/-31	3.2%
25.0 to 29.9 percent	3.6%	+/-4.1	63	+/-49	9.2%
30.0 to 34.9 percent	13.2%	+/-9.6	91	+/-82	13.3%
35.0 percent or more	51.3%	+/-16.1	414	+/-131	60.6%
Not computed	(X)	(X)	17	+/-27	(X)

Subject	Census Tract 219.11, DeKalb County, Georgia Percent Margin of Error	Census Tract 219.12, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	1,456	+/-77	1,456	(X)
Occupied housing units	+/-9.6	1,416	+/-87	97.3%	+/-3.3
Vacant housing units	+/-9.6	40	+/-48	2.7%	+/-3.3
Homeowner vacancy rate	(X)	2.9	+/-3.5	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-43.0	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	1,456	+/-77	1,456	(X)
1-unit, detached	+/-4.2	1,456	+/-77	100.0%	+/-2.5
1-unit, attached	+/-5.2	0	+/-13	0.0%	+/-2.5
2 units	+/-3.5	0	+/-13	0.0%	+/-2.5
3 or 4 units	+/-5.2	0	+/-13	0.0%	+/-2.5
5 to 9 units	+/-9.5	0	+/-13	0.0%	+/-2.5
10 to 19 units	+/-11.3	0	+/-13	0.0%	+/-2.5
20 or more units	+/-2.4	0	+/-13	0.0%	+/-2.5
Mobile home	+/-3.5	0	+/-13	0.0%	+/-2.5
Boat, RV, van, etc.	+/-3.5	0	+/-13	0.0%	+/-2.5
YEAR STRUCTURE BUILT					
Total housing units	(X)	1,456	+/-77	1,456	(X)
Built 2014 or later	+/-3.5	0	+/-13	0.0%	+/-2.5
Built 2010 to 2013	+/-3.5	0	+/-13	0.0%	+/-2.5
Built 2000 to 2009	+/-3.4	144	+/-50	9.9%	+/-3.4
Built 1990 to 1999	+/-9.6	194	+/-77	13.3%	+/-5.2
Built 1980 to 1989	+/-8.3	435	+/-103	29.9%	+/-6.7
Built 1970 to 1979	+/-11.6	467	+/-95	32.1%	+/-6.6
Built 1960 to 1969	+/-2.9	188	+/-63	12.9%	+/-4.3
Built 1950 to 1959	+/-3.8	19	+/-16	1.3%	+/-1.1
Built 1940 to 1949	+/-2.1	9	+/-14	0.6%	+/-0.9
Built 1939 or earlier	+/-3.3	0	+/-13	0.0%	+/-2.5
ROOMS					
Total housing units	(X)	1,456	+/-77	1,456	(X)
1 room	+/-2.4	0	+/-13	0.0%	+/-2.5
2 rooms	+/-3.5	0	+/-13	0.0%	+/-2.5
3 rooms	+/-7.0	0	+/-13	0.0%	+/-2.5
4 rooms	+/-9.2	0	+/-13	0.0%	+/-2.5
5 rooms	+/-11.8	17	+/-19	1.2%	+/-1.3
6 rooms	+/-9.5	63	+/-40	4.3%	+/-2.8
7 rooms	+/-3.5	135	+/-54	9.3%	+/-3.7
8 rooms	+/-3.5	295	+/-85	20.3%	+/-5.7
9 rooms or more	+/-1.2	946	+/-107	65.0%	+/-6.4
Median rooms	(X)	9.0+	***	(X)	(X)
BEDROOMS					
Total housing units	(X)	1,456	+/-77	1,456	(X)
No bedroom	+/-2.4	0	+/-13	0.0%	+/-2.5
1 bedroom	+/-8.3	0	+/-13	0.0%	+/-2.5
2 bedrooms	+/-9.1	0	+/-13	0.0%	+/-2.5
3 bedrooms	+/-8.6	233	+/-66	16.0%	+/-4.5
4 bedrooms	+/-3.3	642	+/-95	44.1%	+/-6.0
5 or more bedrooms	+/-3.5	581	+/-99	39.9%	+/-6.5
HOUSING TENURE					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
Owner-occupied	+/-9.2	1,361	+/-95	96.1%	+/-2.3

Subject	Census Tract 219.11, DeKalb County, Georgia Percent Margin of Error	Census Tract 219.12, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Renter-occupied	+/-9.2	55	+/-32	3.9%	+/-2.3
Average household size of owner-occupied unit	(X)	2.70	+/-0.22	(X)	(X)
Average household size of renter-occupied unit	(X)	2.67	+/-1.43	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
Moved in 2015 or later	+/-8.5	21	+/-22	1.5%	+/-1.6
Moved in 2010 to 2014	+/-14.3	207	+/-66	14.6%	+/-4.5
Moved in 2000 to 2009	+/-15.0	387	+/-87	27.3%	+/-6.0
Moved in 1990 to 1999	+/-2.9	441	+/-76	31.1%	+/-5.0
Moved in 1980 to 1989	+/-4.6	247	+/-64	17.4%	+/-4.5
Moved in 1979 and earlier	+/-4.6	113	+/-52	8.0%	+/-3.7
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
No vehicles available	+/-10.3	19	+/-21	1.3%	+/-1.5
1 vehicle available	+/-14.4	184	+/-81	13.0%	+/-5.7
2 vehicles available	+/-13.1	763	+/-101	53.9%	+/-6.4
3 or more vehicles available	+/-2.2	450	+/-93	31.8%	+/-6.3
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
Utility gas	+/-10.7	1,200	+/-96	84.7%	+/-4.6
Bottled, tank, or LP gas	+/-1.5	0	+/-13	0.0%	+/-2.6
Electricity	+/-10.8	207	+/-67	14.6%	+/-4.6
Fuel oil, kerosene, etc.	+/-4.6	0	+/-13	0.0%	+/-2.6
Coal or coke	+/-4.6	0	+/-13	0.0%	+/-2.6
Wood	+/-4.6	0	+/-13	0.0%	+/-2.6
Solar energy	+/-4.6	0	+/-13	0.0%	+/-2.6
Other fuel	+/-4.6	0	+/-13	0.0%	+/-2.6
No fuel used	+/-4.6	9	+/-15	0.6%	+/-1.1
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
Lacking complete plumbing facilities	+/-1.9	7	+/-11	0.5%	+/-0.8
Lacking complete kitchen facilities	+/-4.6	7	+/-11	0.5%	+/-0.8
No telephone service available	+/-3.1	19	+/-22	1.3%	+/-1.6
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,416	+/-87	1,416	(X)
1.00 or less	+/-10.4	1,416	+/-87	100.0%	+/-2.6
1.01 to 1.50	+/-9.0	0	+/-13	0.0%	+/-2.6
1.51 or more	+/-3.2	0	+/-13	0.0%	+/-2.6
VALUE					
Owner-occupied units	(X)	1,361	+/-95	1,361	(X)
Less than \$50,000	+/-46.1	29	+/-26	2.1%	+/-1.9
\$50,000 to \$99,999	+/-46.1	27	+/-29	2.0%	+/-2.1
\$100,000 to \$149,999	+/-29.6	39	+/-29	2.9%	+/-2.2
\$150,000 to \$199,999	+/-29.6	29	+/-27	2.1%	+/-2.0
\$200,000 to \$299,999	+/-29.6	408	+/-90	30.0%	+/-6.5
\$300,000 to \$499,999	+/-29.6	584	+/-104	42.9%	+/-6.8
\$500,000 to \$999,999	+/-29.6	219	+/-72	16.1%	+/-5.0
\$1,000,000 or more	+/-29.6	26	+/-26	1.9%	+/-1.9
Median (dollars)	(X)	339,500	+/-21,201	(X)	(X)
MORTGAGE STATUS					

Subject	Census Tract 219.11, DeKalb County, Georgia Percent Margin of Error	Census Tract 219.12, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied units	(X)	1,361	+/-95	1,361	(X)
Housing units with a mortgage	+/-15.3	900	+/-113	66.1%	+/-7.2
Housing units without a mortgage	+/-15.3	461	+/-105	33.9%	+/-7.2
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	900	+/-113	900	(X)
Less than \$500	+/-31.0	0	+/-13	0.0%	+/-4.1
\$500 to \$999	+/-18.2	17	+/-19	1.9%	+/-2.1
\$1,000 to \$1,499	+/-31.0	170	+/-58	18.9%	+/-6.4
\$1,500 to \$1,999	+/-18.2	208	+/-77	23.1%	+/-7.6
\$2,000 to \$2,499	+/-31.0	131	+/-49	14.6%	+/-5.0
\$2,500 to \$2,999	+/-31.0	86	+/-41	9.6%	+/-4.6
\$3,000 or more	+/-31.0	288	+/-75	32.0%	+/-7.6
Median (dollars)	(X)	2,210	+/-245	(X)	(X)
Housing units without a mortgage					
Housing units without a mortgage	(X)	461	+/-105	461	(X)
Less than \$250	+/-100.0	0	+/-13	0.0%	+/-7.8
\$250 to \$399	+/-100.0	24	+/-21	5.2%	+/-4.7
\$400 to \$599	+/-100.0	94	+/-41	20.4%	+/-8.8
\$600 to \$799	+/-100.0	117	+/-50	25.4%	+/-10.2
\$800 to \$999	+/-100.0	105	+/-43	22.8%	+/-8.4
\$1,000 or more	+/-100.0	121	+/-71	26.2%	+/-12.4
Median (dollars)	(X)	794	+/-90	(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)	900	+/-113	900	(X)
Less than 20.0 percent	+/-31.0	520	+/-103	57.8%	+/-9.0
20.0 to 24.9 percent	+/-31.0	119	+/-49	13.2%	+/-5.2
25.0 to 29.9 percent	+/-31.0	71	+/-39	7.9%	+/-4.1
30.0 to 34.9 percent	+/-31.1	46	+/-33	5.1%	+/-3.7
35.0 percent or more	+/-31.1	144	+/-60	16.0%	+/-6.3
Not computed	(X)	0	+/-13	(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)	450	+/-101	450	(X)
Less than 10.0 percent	+/-100.0	215	+/-66	47.8%	+/-13.1
10.0 to 14.9 percent	+/-100.0	104	+/-46	23.1%	+/-9.2
15.0 to 19.9 percent	+/-100.0	7	+/-11	1.6%	+/-2.5
20.0 to 24.9 percent	+/-100.0	19	+/-21	4.2%	+/-4.5
25.0 to 29.9 percent	+/-100.0	22	+/-22	4.9%	+/-5.1
30.0 to 34.9 percent	+/-100.0	0	+/-13	0.0%	+/-8.0
35.0 percent or more	+/-100.0	83	+/-63	18.4%	+/-12.2
Not computed	(X)	11	+/-16	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	15	+/-22	15	(X)
Less than \$500	+/-5.2	0	+/-13	0.0%	+/-82.3
\$500 to \$999	+/-8.8	0	+/-13	0.0%	+/-82.3
\$1,000 to \$1,499	+/-8.8	0	+/-13	0.0%	+/-82.3
\$1,500 to \$1,999	+/-5.2	15	+/-22	100.0%	+/-82.2
\$2,000 to \$2,499	+/-5.2	0	+/-13	0.0%	+/-82.3
\$2,500 to \$2,999	+/-5.2	0	+/-13	0.0%	+/-82.3
\$3,000 or more	+/-5.2	0	+/-13	0.0%	+/-82.3
Median (dollars)	(X)	-	**	(X)	(X)

Subject	Census Tract 219.11, DeKalb County, Georgia Percent Margin of Error	Census Tract 219.12, DeKalb County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
No rent paid	(X)	40	+/-26	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	15	+/-22	15	(X)
Less than 15.0 percent	+/-7.8	0	+/-13	0.0%	+/-82.3
15.0 to 19.9 percent	+/-6.9	0	+/-13	0.0%	+/-82.3
20.0 to 24.9 percent	+/-4.3	0	+/-13	0.0%	+/-82.3
25.0 to 29.9 percent	+/-7.7	0	+/-13	0.0%	+/-82.3
30.0 to 34.9 percent	+/-11.4	0	+/-13	0.0%	+/-82.3
35.0 percent or more	+/-13.8	15	+/-22	100.0%	+/-82.2
Not computed	(X)	40	+/-26	(X)	(X)

Subject	Census Tract 219.13, DeKalb County, Georgia				Census Tract 504.10, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	2,580	+/-89	2,580	(X)	2,003
Occupied housing units	2,054	+/-174	79.6%	+/-6.3	1,791
Vacant housing units	526	+/-164	20.4%	+/-6.3	212
Homeowner vacancy rate	0.0	+/-15.4	(X)	(X)	6.4
Rental vacancy rate	21.2	+/-6.4	(X)	(X)	6.9
UNITS IN STRUCTURE					
Total housing units	2,580	+/-89	2,580	(X)	2,003
1-unit, detached	218	+/-109	8.4%	+/-4.2	1,328
1-unit, attached	141	+/-83	5.5%	+/-3.2	63
2 units	23	+/-27	0.9%	+/-1.1	141
3 or 4 units	81	+/-62	3.1%	+/-2.4	192
5 to 9 units	630	+/-176	24.4%	+/-6.6	65
10 to 19 units	1,194	+/-186	46.3%	+/-7.1	168
20 or more units	289	+/-125	11.2%	+/-4.8	39
Mobile home	4	+/-9	0.2%	+/-0.3	7
Boat, RV, van, etc.	0	+/-18	0.0%	+/-1.4	0
YEAR STRUCTURE BUILT					
Total housing units	2,580	+/-89	2,580	(X)	2,003
Built 2014 or later	0	+/-18	0.0%	+/-1.4	0
Built 2010 to 2013	39	+/-52	1.5%	+/-2.0	0
Built 2000 to 2009	96	+/-59	3.7%	+/-2.3	147
Built 1990 to 1999	330	+/-131	12.8%	+/-5.1	631
Built 1980 to 1989	1,087	+/-186	42.1%	+/-7.0	565
Built 1970 to 1979	625	+/-155	24.2%	+/-5.9	303
Built 1960 to 1969	195	+/-106	7.6%	+/-4.1	252
Built 1950 to 1959	170	+/-101	6.6%	+/-3.9	35
Built 1940 to 1949	38	+/-46	1.5%	+/-1.8	7
Built 1939 or earlier	0	+/-18	0.0%	+/-1.4	63
ROOMS					
Total housing units	2,580	+/-89	2,580	(X)	2,003
1 room	0	+/-18	0.0%	+/-1.4	9
2 rooms	23	+/-21	0.9%	+/-0.8	8
3 rooms	328	+/-120	12.7%	+/-4.7	77
4 rooms	772	+/-203	29.9%	+/-7.7	348
5 rooms	1,093	+/-202	42.4%	+/-7.7	602
6 rooms	220	+/-116	8.5%	+/-4.4	463
7 rooms	129	+/-89	5.0%	+/-3.5	247
8 rooms	15	+/-18	0.6%	+/-0.7	129
9 rooms or more	0	+/-18	0.0%	+/-1.4	120
Median rooms	4.7	+/-0.2	(X)	(X)	5.4
BEDROOMS					
Total housing units	2,580	+/-89	2,580	(X)	2,003
No bedroom	0	+/-18	0.0%	+/-1.4	9
1 bedroom	765	+/-166	29.7%	+/-6.1	69
2 bedrooms	1,429	+/-180	55.4%	+/-7.0	505
3 bedrooms	320	+/-113	12.4%	+/-4.3	1,205
4 bedrooms	66	+/-62	2.6%	+/-2.4	131
5 or more bedrooms	0	+/-18	0.0%	+/-1.4	84
HOUSING TENURE					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791

Subject	Census Tract 219.13, DeKalb County, Georgia				Census Tract 504.10, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Owner-occupied	223	+/-100	10.9%	+/-4.6	816
Renter-occupied	1,831	+/-175	89.1%	+/-4.6	975
Average household size of owner-occupied unit	2.33	+/-0.55	(X)	(X)	3.20
Average household size of renter-occupied unit	2.42	+/-0.27	(X)	(X)	3.32
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791
Moved in 2015 or later	250	+/-131	12.2%	+/-6.4	92
Moved in 2010 to 2014	1,431	+/-203	69.7%	+/-8.1	756
Moved in 2000 to 2009	330	+/-137	16.1%	+/-6.4	565
Moved in 1990 to 1999	38	+/-32	1.9%	+/-1.6	287
Moved in 1980 to 1989	0	+/-18	0.0%	+/-1.8	35
Moved in 1979 and earlier	5	+/-9	0.2%	+/-0.4	56
VEHICLES AVAILABLE					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791
No vehicles available	418	+/-156	20.4%	+/-7.3	73
1 vehicle available	1,214	+/-216	59.1%	+/-9.1	567
2 vehicles available	399	+/-156	19.4%	+/-7.5	794
3 or more vehicles available	23	+/-27	1.1%	+/-1.3	357
HOUSE HEATING FUEL					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791
Utility gas	1,110	+/-207	54.0%	+/-8.0	1,364
Bottled, tank, or LP gas	52	+/-41	2.5%	+/-2.0	26
Electricity	892	+/-160	43.4%	+/-7.7	394
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.8	0
Coal or coke	0	+/-18	0.0%	+/-1.8	0
Wood	0	+/-18	0.0%	+/-1.8	7
Solar energy	0	+/-18	0.0%	+/-1.8	0
Other fuel	0	+/-18	0.0%	+/-1.8	0
No fuel used	0	+/-18	0.0%	+/-1.8	0
SELECTED CHARACTERISTICS					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791
Lacking complete plumbing facilities	29	+/-35	1.4%	+/-1.7	0
Lacking complete kitchen facilities	0	+/-18	0.0%	+/-1.8	5
No telephone service available	40	+/-32	1.9%	+/-1.6	11
OCCUPANTS PER ROOM					
Occupied housing units	2,054	+/-174	2,054	(X)	1,791
1.00 or less	1,954	+/-190	95.1%	+/-4.0	1,722
1.01 to 1.50	100	+/-82	4.9%	+/-4.0	61
1.51 or more	0	+/-18	0.0%	+/-1.8	8
VALUE					
Owner-occupied units	223	+/-100	223	(X)	816
Less than \$50,000	50	+/-48	22.4%	+/-18.1	34
\$50,000 to \$99,999	112	+/-77	50.2%	+/-22.4	165
\$100,000 to \$149,999	30	+/-26	13.5%	+/-10.2	325
\$150,000 to \$199,999	0	+/-18	0.0%	+/-15.4	226
\$200,000 to \$299,999	16	+/-20	7.2%	+/-8.9	53
\$300,000 to \$499,999	0	+/-18	0.0%	+/-15.4	13
\$500,000 to \$999,999	15	+/-23	6.7%	+/-11.1	0
\$1,000,000 or more	0	+/-18	0.0%	+/-15.4	0
Median (dollars)	81,700	+/-17,662	(X)	(X)	124,200

Subject	Census Tract 219.13, DeKalb County, Georgia				Census Tract 504.10, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
MORTGAGE STATUS					
Owner-occupied units	223	+/-100	223	(X)	816
Housing units with a mortgage	173	+/-106	77.6%	+/-19.8	618
Housing units without a mortgage	50	+/-37	22.4%	+/-19.8	198
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	173	+/-106	173	(X)	618
Less than \$500	0	+/-18	0.0%	+/-19.4	0
\$500 to \$999	93	+/-65	53.8%	+/-28.8	133
\$1,000 to \$1,499	69	+/-75	39.9%	+/-30.7	374
\$1,500 to \$1,999	11	+/-17	6.4%	+/-10.5	69
\$2,000 to \$2,499	0	+/-18	0.0%	+/-19.4	16
\$2,500 to \$2,999	0	+/-18	0.0%	+/-19.4	13
\$3,000 or more	0	+/-18	0.0%	+/-19.4	13
Median (dollars)	980	+/-154	(X)	(X)	1,239
Housing units without a mortgage	50	+/-37	50	(X)	198
Less than \$250	4	+/-9	8.0%	+/-17.0	17
\$250 to \$399	11	+/-15	22.0%	+/-27.7	113
\$400 to \$599	11	+/-19	22.0%	+/-32.6	68
\$600 to \$799	0	+/-18	0.0%	+/-45.1	0
\$800 to \$999	24	+/-27	48.0%	+/-37.5	0
\$1,000 or more	0	+/-18	0.0%	+/-45.1	0
Median (dollars)	-	**	(X)	(X)	377
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	173	+/-106	173	(X)	592
Less than 20.0 percent	36	+/-26	20.8%	+/-17.8	211
20.0 to 24.9 percent	30	+/-30	17.3%	+/-16.2	42
25.0 to 29.9 percent	8	+/-12	4.6%	+/-7.5	32
30.0 to 34.9 percent	45	+/-69	26.0%	+/-31.9	81
35.0 percent or more	54	+/-56	31.2%	+/-25.9	226
Not computed	0	+/-18	(X)	(X)	26
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	50	+/-37	50	(X)	198
Less than 10.0 percent	0	+/-18	0.0%	+/-45.1	106
10.0 to 14.9 percent	4	+/-9	8.0%	+/-17.0	32
15.0 to 19.9 percent	0	+/-18	0.0%	+/-45.1	12
20.0 to 24.9 percent	0	+/-18	0.0%	+/-45.1	3
25.0 to 29.9 percent	14	+/-17	28.0%	+/-32.5	6
30.0 to 34.9 percent	0	+/-18	0.0%	+/-45.1	0
35.0 percent or more	32	+/-32	64.0%	+/-32.2	39
Not computed	0	+/-18	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	1,807	+/-177	1,807	(X)	953
Less than \$500	51	+/-78	2.8%	+/-4.3	38
\$500 to \$999	1,514	+/-187	83.8%	+/-7.0	418
\$1,000 to \$1,499	235	+/-111	13.0%	+/-6.1	480
\$1,500 to \$1,999	0	+/-18	0.0%	+/-2.1	7
\$2,000 to \$2,499	0	+/-18	0.0%	+/-2.1	0
\$2,500 to \$2,999	7	+/-11	0.4%	+/-0.6	10

Subject	Census Tract 219.13, DeKalb County, Georgia				Census Tract 504.10, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
\$3,000 or more	0	+/-18	0.0%	+/-2.1	0
Median (dollars)	761	+/-34	(X)	(X)	1,014
No rent paid	24	+/-40	(X)	(X)	22
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,745	+/-185	1,745	(X)	948
Less than 15.0 percent	83	+/-73	4.8%	+/-4.1	20
15.0 to 19.9 percent	263	+/-126	15.1%	+/-7.3	166
20.0 to 24.9 percent	186	+/-98	10.7%	+/-5.6	120
25.0 to 29.9 percent	222	+/-105	12.7%	+/-6.2	90
30.0 to 34.9 percent	182	+/-124	10.4%	+/-6.7	97
35.0 percent or more	809	+/-191	46.4%	+/-9.3	455
Not computed	86	+/-62	(X)	(X)	27

Subject	Census Tract 504.10, Gwinnett County, Georgia			Census Tract 504.17, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-149	2,003	(X)	2,149	+/-63
Occupied housing units	+/-151	89.4%	+/-4.6	1,971	+/-104
Vacant housing units	+/-96	10.6%	+/-4.6	178	+/-82
Homeowner vacancy rate	+/-6.0	(X)	(X)	0.0	+/-6.4
Rental vacancy rate	+/-6.3	(X)	(X)	8.8	+/-4.5
UNITS IN STRUCTURE					
Total housing units	+/-149	2,003	(X)	2,149	+/-63
1-unit, detached	+/-156	66.3%	+/-5.8	668	+/-114
1-unit, attached	+/-47	3.1%	+/-2.4	188	+/-102
2 units	+/-82	7.0%	+/-4.0	0	+/-18
3 or 4 units	+/-89	9.6%	+/-4.3	110	+/-58
5 to 9 units	+/-49	3.2%	+/-2.4	654	+/-135
10 to 19 units	+/-83	8.4%	+/-4.1	348	+/-113
20 or more units	+/-25	1.9%	+/-1.2	157	+/-78
Mobile home	+/-11	0.3%	+/-0.6	24	+/-38
Boat, RV, van, etc.	+/-18	0.0%	+/-1.9	0	+/-18
YEAR STRUCTURE BUILT					
Total housing units	+/-149	2,003	(X)	2,149	+/-63
Built 2014 or later	+/-18	0.0%	+/-1.9	0	+/-18
Built 2010 to 2013	+/-18	0.0%	+/-1.9	52	+/-82
Built 2000 to 2009	+/-67	7.3%	+/-3.2	68	+/-51
Built 1990 to 1999	+/-131	31.5%	+/-6.3	326	+/-97
Built 1980 to 1989	+/-135	28.2%	+/-6.2	951	+/-151
Built 1970 to 1979	+/-88	15.1%	+/-4.4	501	+/-147
Built 1960 to 1969	+/-76	12.6%	+/-3.6	211	+/-88
Built 1950 to 1959	+/-43	1.7%	+/-2.1	40	+/-38
Built 1940 to 1949	+/-11	0.3%	+/-0.5	0	+/-18
Built 1939 or earlier	+/-55	3.1%	+/-2.7	0	+/-18
ROOMS					
Total housing units	+/-149	2,003	(X)	2,149	+/-63
1 room	+/-13	0.4%	+/-0.6	39	+/-47
2 rooms	+/-13	0.4%	+/-0.6	24	+/-25
3 rooms	+/-55	3.8%	+/-2.7	344	+/-101
4 rooms	+/-118	17.4%	+/-5.7	754	+/-139
5 rooms	+/-125	30.1%	+/-6.0	551	+/-137
6 rooms	+/-112	23.1%	+/-5.2	307	+/-99
7 rooms	+/-84	12.3%	+/-3.9	62	+/-37
8 rooms	+/-63	6.4%	+/-3.1	41	+/-34
9 rooms or more	+/-65	6.0%	+/-3.2	27	+/-32
Median rooms	+/-0.2	(X)	(X)	4.4	+/-0.2
BEDROOMS					
Total housing units	+/-149	2,003	(X)	2,149	+/-63
No bedroom	+/-13	0.4%	+/-0.6	39	+/-47
1 bedroom	+/-42	3.4%	+/-2.0	396	+/-100
2 bedrooms	+/-123	25.2%	+/-5.9	1,015	+/-149
3 bedrooms	+/-168	60.2%	+/-7.0	532	+/-150
4 bedrooms	+/-68	6.5%	+/-3.3	102	+/-68
5 or more bedrooms	+/-51	4.2%	+/-2.5	65	+/-46
HOUSING TENURE					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
Owner-occupied	+/-129	45.6%	+/-6.3	566	+/-134

Subject	Census Tract 504.10, Gwinnett County, Georgia			Census Tract 504.17, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-145	54.4%	+/-6.3	1,405	+/-138
Average household size of owner-occupied unit	+/-0.44	(X)	(X)	2.97	+/-0.65
Average household size of renter-occupied unit	+/-0.43	(X)	(X)	3.09	+/-0.35
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
Moved in 2015 or later	+/-62	5.1%	+/-3.4	195	+/-89
Moved in 2010 to 2014	+/-168	42.2%	+/-8.3	1,147	+/-180
Moved in 2000 to 2009	+/-123	31.5%	+/-6.4	447	+/-150
Moved in 1990 to 1999	+/-99	16.0%	+/-5.3	84	+/-50
Moved in 1980 to 1989	+/-26	2.0%	+/-1.4	60	+/-50
Moved in 1979 and earlier	+/-35	3.1%	+/-1.9	38	+/-51
VEHICLES AVAILABLE					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
No vehicles available	+/-59	4.1%	+/-3.2	275	+/-103
1 vehicle available	+/-155	31.7%	+/-7.9	1,084	+/-189
2 vehicles available	+/-151	44.3%	+/-8.1	354	+/-140
3 or more vehicles available	+/-105	19.9%	+/-5.6	258	+/-93
HOUSE HEATING FUEL					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
Utility gas	+/-153	76.2%	+/-5.8	833	+/-164
Bottled, tank, or LP gas	+/-26	1.5%	+/-1.5	51	+/-56
Electricity	+/-111	22.0%	+/-5.8	1,053	+/-155
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-2.1	0	+/-18
Coal or coke	+/-18	0.0%	+/-2.1	0	+/-18
Wood	+/-12	0.4%	+/-0.7	7	+/-11
Solar energy	+/-18	0.0%	+/-2.1	0	+/-18
Other fuel	+/-18	0.0%	+/-2.1	0	+/-18
No fuel used	+/-18	0.0%	+/-2.1	27	+/-43
SELECTED CHARACTERISTICS					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
Lacking complete plumbing facilities	+/-18	0.0%	+/-2.1	0	+/-18
Lacking complete kitchen facilities	+/-9	0.3%	+/-0.5	0	+/-18
No telephone service available	+/-14	0.6%	+/-0.8	52	+/-43
OCCUPANTS PER ROOM					
Occupied housing units	+/-151	1,791	(X)	1,971	+/-104
1.00 or less	+/-157	96.1%	+/-2.8	1,774	+/-131
1.01 to 1.50	+/-48	3.4%	+/-2.7	158	+/-69
1.51 or more	+/-13	0.4%	+/-0.7	39	+/-47
VALUE					
Owner-occupied units	+/-129	816	(X)	566	+/-134
Less than \$50,000	+/-33	4.2%	+/-4.1	39	+/-46
\$50,000 to \$99,999	+/-62	20.2%	+/-6.9	215	+/-89
\$100,000 to \$149,999	+/-97	39.8%	+/-9.1	173	+/-103
\$150,000 to \$199,999	+/-73	27.7%	+/-8.4	118	+/-99
\$200,000 to \$299,999	+/-40	6.5%	+/-4.7	11	+/-16
\$300,000 to \$499,999	+/-22	1.6%	+/-2.6	0	+/-18
\$500,000 to \$999,999	+/-18	0.0%	+/-4.5	10	+/-16
\$1,000,000 or more	+/-18	0.0%	+/-4.5	0	+/-18
Median (dollars)	+/-11,682	(X)	(X)	105,000	+/-23,563
MORTGAGE STATUS					

Subject	Census Tract 504.10, Gwinnett County, Georgia			Census Tract 504.17, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-129	816	(X)	566	+/-134
Housing units with a mortgage	+/-119	75.7%	+/-8.5	456	+/-150
Housing units without a mortgage	+/-77	24.3%	+/-8.5	110	+/-76
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-119	618	(X)	456	+/-150
Less than \$500	+/-18	0.0%	+/-5.9	0	+/-18
\$500 to \$999	+/-58	21.5%	+/-8.5	190	+/-104
\$1,000 to \$1,499	+/-105	60.5%	+/-10.9	136	+/-71
\$1,500 to \$1,999	+/-39	11.2%	+/-6.5	118	+/-94
\$2,000 to \$2,499	+/-20	2.6%	+/-3.2	12	+/-22
\$2,500 to \$2,999	+/-20	2.1%	+/-3.2	0	+/-18
\$3,000 or more	+/-22	2.1%	+/-3.4	0	+/-18
Median (dollars)	+/-95	(X)	(X)	1,083	+/-155
Housing units without a mortgage					
Less than \$250	+/-19	8.6%	+/-9.7	57	+/-59
\$250 to \$399	+/-64	57.1%	+/-19.6	37	+/-37
\$400 to \$599	+/-45	34.3%	+/-19.2	16	+/-27
\$600 to \$799	+/-18	0.0%	+/-17.2	0	+/-18
\$800 to \$999	+/-18	0.0%	+/-17.2	0	+/-18
\$1,000 or more	+/-18	0.0%	+/-17.2	0	+/-18
Median (dollars)	+/-26	(X)	(X)	-	**
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-112	592	(X)	456	+/-150
Less than 20.0 percent	+/-80	35.6%	+/-11.2	67	+/-35
20.0 to 24.9 percent	+/-31	7.1%	+/-5.3	16	+/-27
25.0 to 29.9 percent	+/-26	5.4%	+/-4.2	42	+/-36
30.0 to 34.9 percent	+/-62	13.7%	+/-10.4	132	+/-84
35.0 percent or more	+/-100	38.2%	+/-14.7	199	+/-131
Not computed					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-77	198	(X)	110	+/-76
Less than 10.0 percent	+/-51	53.5%	+/-20.6	45	+/-47
10.0 to 14.9 percent	+/-30	16.2%	+/-13.1	38	+/-51
15.0 to 19.9 percent	+/-14	6.1%	+/-6.6	9	+/-14
20.0 to 24.9 percent	+/-7	1.5%	+/-3.5	6	+/-9
25.0 to 29.9 percent	+/-11	3.0%	+/-5.6	0	+/-18
30.0 to 34.9 percent	+/-18	0.0%	+/-17.2	0	+/-18
35.0 percent or more	+/-48	19.7%	+/-20.9	12	+/-20
Not computed					
GROSS RENT					
Occupied units paying rent	+/-144	953	(X)	1,391	+/-140
Less than \$500	+/-23	4.0%	+/-2.6	27	+/-28
\$500 to \$999	+/-131	43.9%	+/-11.6	1,055	+/-138
\$1,000 to \$1,499	+/-131	50.4%	+/-11.4	269	+/-97
\$1,500 to \$1,999	+/-12	0.7%	+/-1.2	40	+/-46
\$2,000 to \$2,499	+/-18	0.0%	+/-3.9	0	+/-18
\$2,500 to \$2,999	+/-18	1.0%	+/-1.9	0	+/-18
\$3,000 or more	+/-18	0.0%	+/-3.9	0	+/-18
Median (dollars)	+/-75	(X)	(X)	894	+/-30
No rent paid					
	+/-22	(X)	(X)	14	+/-22

Subject	Census Tract 504.10, Gwinnett County, Georgia			Census Tract 504.17, Gwinnett 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)	+/-145	948	(X)	1,391	+/-140
Less than 15.0 percent	+/-23	2.1%	+/-2.4	27	+/-33
15.0 to 19.9 percent	+/-94	17.5%	+/-9.2	146	+/-70
20.0 to 24.9 percent	+/-66	12.7%	+/-6.9	134	+/-75
25.0 to 29.9 percent	+/-68	9.5%	+/-7.1	148	+/-77
30.0 to 34.9 percent	+/-73	10.2%	+/-7.4	59	+/-42
35.0 percent or more	+/-120	48.0%	+/-11.0	877	+/-165
Not computed	+/-27	(X)	(X)	14	+/-22

Subject	Census Tract 504.17, Gwinnett County, Georgia		Census Tract 504.18, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	2,149	(X)	2,889	+/-59	2,889
Occupied housing units	91.7%	+/-3.8	2,456	+/-168	85.0%
Vacant housing units	8.3%	+/-3.8	433	+/-146	15.0%
Homeowner vacancy rate	(X)	(X)	0.0	+/-5.8	(X)
Rental vacancy rate	(X)	(X)	12.8	+/-5.6	(X)
UNITS IN STRUCTURE					
Total housing units	2,149	(X)	2,889	+/-59	2,889
1-unit, detached	31.1%	+/-5.3	631	+/-172	21.8%
1-unit, attached	8.7%	+/-4.7	184	+/-108	6.4%
2 units	0.0%	+/-1.7	23	+/-37	0.8%
3 or 4 units	5.1%	+/-2.7	196	+/-99	6.8%
5 to 9 units	30.4%	+/-6.3	602	+/-149	20.8%
10 to 19 units	16.2%	+/-5.3	582	+/-169	20.1%
20 or more units	7.3%	+/-3.6	609	+/-182	21.1%
Mobile home	1.1%	+/-1.8	62	+/-62	2.1%
Boat, RV, van, etc.	0.0%	+/-1.7	0	+/-18	0.0%
YEAR STRUCTURE BUILT					
Total housing units	2,149	(X)	2,889	+/-59	2,889
Built 2014 or later	0.0%	+/-1.7	0	+/-18	0.0%
Built 2010 to 2013	2.4%	+/-3.8	31	+/-38	1.1%
Built 2000 to 2009	3.2%	+/-2.3	150	+/-109	5.2%
Built 1990 to 1999	15.2%	+/-4.5	916	+/-210	31.7%
Built 1980 to 1989	44.3%	+/-6.9	1,258	+/-219	43.5%
Built 1970 to 1979	23.3%	+/-6.9	391	+/-125	13.5%
Built 1960 to 1969	9.8%	+/-4.0	103	+/-66	3.6%
Built 1950 to 1959	1.9%	+/-1.7	40	+/-59	1.4%
Built 1940 to 1949	0.0%	+/-1.7	0	+/-18	0.0%
Built 1939 or earlier	0.0%	+/-1.7	0	+/-18	0.0%
ROOMS					
Total housing units	2,149	(X)	2,889	+/-59	2,889
1 room	1.8%	+/-2.2	0	+/-18	0.0%
2 rooms	1.1%	+/-1.2	90	+/-68	3.1%
3 rooms	16.0%	+/-4.7	552	+/-198	19.1%
4 rooms	35.1%	+/-6.4	1,316	+/-235	45.6%
5 rooms	25.6%	+/-6.2	458	+/-140	15.9%
6 rooms	14.3%	+/-4.6	190	+/-97	6.6%
7 rooms	2.9%	+/-1.7	170	+/-88	5.9%
8 rooms	1.9%	+/-1.6	105	+/-71	3.6%
9 rooms or more	1.3%	+/-1.5	8	+/-14	0.3%
Median rooms	(X)	(X)	4.1	+/-0.1	(X)
BEDROOMS					
Total housing units	2,149	(X)	2,889	+/-59	2,889
No bedroom	1.8%	+/-2.2	15	+/-25	0.5%
1 bedroom	18.4%	+/-4.7	594	+/-184	20.6%
2 bedrooms	47.2%	+/-6.9	1,593	+/-206	55.1%
3 bedrooms	24.8%	+/-6.8	500	+/-155	17.3%
4 bedrooms	4.7%	+/-3.1	145	+/-106	5.0%
5 or more bedrooms	3.0%	+/-2.1	42	+/-42	1.5%
HOUSING TENURE					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
Owner-occupied	28.7%	+/-6.4	631	+/-141	25.7%

Subject	Census Tract 504.17, Gwinnett County, Georgia		Census Tract 504.18, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	71.3%	+/-6.4	1,825	+/-194	74.3%
Average household size of owner-occupied unit	(X)	(X)	2.85	+/-0.43	(X)
Average household size of renter-occupied unit	(X)	(X)	2.86	+/-0.30	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
Moved in 2015 or later	9.9%	+/-4.5	220	+/-123	9.0%
Moved in 2010 to 2014	58.2%	+/-8.6	1,304	+/-205	53.1%
Moved in 2000 to 2009	22.7%	+/-7.4	557	+/-183	22.7%
Moved in 1990 to 1999	4.3%	+/-2.5	262	+/-82	10.7%
Moved in 1980 to 1989	3.0%	+/-2.5	44	+/-48	1.8%
Moved in 1979 and earlier	1.9%	+/-2.6	69	+/-80	2.8%
VEHICLES AVAILABLE					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
No vehicles available	14.0%	+/-5.2	291	+/-141	11.8%
1 vehicle available	55.0%	+/-8.2	1,138	+/-226	46.3%
2 vehicles available	18.0%	+/-7.3	768	+/-194	31.3%
3 or more vehicles available	13.1%	+/-4.7	259	+/-128	10.5%
HOUSE HEATING FUEL					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
Utility gas	42.3%	+/-7.9	884	+/-161	36.0%
Bottled, tank, or LP gas	2.6%	+/-2.8	13	+/-22	0.5%
Electricity	53.4%	+/-7.7	1,559	+/-206	63.5%
Fuel oil, kerosene, etc.	0.0%	+/-1.9	0	+/-18	0.0%
Coal or coke	0.0%	+/-1.9	0	+/-18	0.0%
Wood	0.4%	+/-0.5	0	+/-18	0.0%
Solar energy	0.0%	+/-1.9	0	+/-18	0.0%
Other fuel	0.0%	+/-1.9	0	+/-18	0.0%
No fuel used	1.4%	+/-2.1	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
Lacking complete plumbing facilities	0.0%	+/-1.9	0	+/-18	0.0%
Lacking complete kitchen facilities	0.0%	+/-1.9	0	+/-18	0.0%
No telephone service available	2.6%	+/-2.1	43	+/-66	1.8%
OCCUPANTS PER ROOM					
Occupied housing units	1,971	(X)	2,456	+/-168	2,456
1.00 or less	90.0%	+/-4.1	2,182	+/-187	88.8%
1.01 to 1.50	8.0%	+/-3.6	251	+/-113	10.2%
1.51 or more	2.0%	+/-2.4	23	+/-39	0.9%
VALUE					
Owner-occupied units	566	(X)	631	+/-141	631
Less than \$50,000	6.9%	+/-8.2	70	+/-52	11.1%
\$50,000 to \$99,999	38.0%	+/-15.6	259	+/-117	41.0%
\$100,000 to \$149,999	30.6%	+/-13.4	211	+/-108	33.4%
\$150,000 to \$199,999	20.8%	+/-17.2	85	+/-57	13.5%
\$200,000 to \$299,999	1.9%	+/-2.9	6	+/-13	1.0%
\$300,000 to \$499,999	0.0%	+/-6.4	0	+/-18	0.0%
\$500,000 to \$999,999	1.8%	+/-2.8	0	+/-18	0.0%
\$1,000,000 or more	0.0%	+/-6.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	96,400	+/-18,686	(X)
MORTGAGE STATUS					

Subject	Census Tract 504.17, Gwinnett County, Georgia		Census Tract 504.18, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	566	(X)	631	+/-141	631
Housing units with a mortgage	80.6%	+/-14.0	449	+/-125	71.2%
Housing units without a mortgage	19.4%	+/-14.0	182	+/-98	28.8%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	456	(X)	449	+/-125	449
Less than \$500	0.0%	+/-7.9	0	+/-18	0.0%
\$500 to \$999	41.7%	+/-17.9	139	+/-59	31.0%
\$1,000 to \$1,499	29.8%	+/-15.4	254	+/-116	56.6%
\$1,500 to \$1,999	25.9%	+/-18.3	23	+/-19	5.1%
\$2,000 to \$2,499	2.6%	+/-4.7	33	+/-47	7.3%
\$2,500 to \$2,999	0.0%	+/-7.9	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-7.9	0	+/-18	0.0%
Median (dollars)	(X)	(X)	1,093	+/-55	(X)
Housing units without a mortgage					
Less than \$250	110	(X)	182	+/-98	182
\$250 to \$399	51.8%	+/-31.2	13	+/-23	7.1%
\$400 to \$599	33.6%	+/-30.3	27	+/-28	14.8%
\$600 to \$799	14.5%	+/-21.3	76	+/-55	41.8%
\$800 to \$999	0.0%	+/-28.2	47	+/-72	25.8%
\$1,000 or more	0.0%	+/-28.2	0	+/-18	0.0%
Median (dollars)	0.0%	+/-28.2	19	+/-24	10.4%
Median (dollars)	(X)	(X)	484	+/-130	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	456	(X)	449	+/-125	449
Less than 20.0 percent	14.7%	+/-8.6	230	+/-96	51.2%
20.0 to 24.9 percent	3.5%	+/-5.9	48	+/-46	10.7%
25.0 to 29.9 percent	9.2%	+/-7.6	42	+/-38	9.4%
30.0 to 34.9 percent	28.9%	+/-17.0	31	+/-31	6.9%
35.0 percent or more	43.6%	+/-20.7	98	+/-77	21.8%
Not computed	(X)	(X)	0	+/-18	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent	110	(X)	182	+/-98	182
10.0 to 14.9 percent	40.9%	+/-31.2	41	+/-42	22.5%
15.0 to 19.9 percent	34.5%	+/-32.0	35	+/-37	19.2%
20.0 to 24.9 percent	8.2%	+/-11.4	0	+/-18	0.0%
25.0 to 29.9 percent	5.5%	+/-10.0	47	+/-72	25.8%
30.0 to 34.9 percent	0.0%	+/-28.2	32	+/-34	17.6%
35.0 percent or more	0.0%	+/-28.2	0	+/-18	0.0%
Not computed	10.9%	+/-18.1	27	+/-28	14.8%
Not computed	(X)	(X)	0	+/-18	(X)
GROSS RENT					
Occupied units paying rent	1,391	(X)	1,760	+/-193	1,760
Less than \$500	1.9%	+/-2.0	60	+/-72	3.4%
\$500 to \$999	75.8%	+/-7.2	1,168	+/-203	66.4%
\$1,000 to \$1,499	19.3%	+/-6.6	523	+/-183	29.7%
\$1,500 to \$1,999	2.9%	+/-3.3	9	+/-24	0.5%
\$2,000 to \$2,499	0.0%	+/-2.7	0	+/-18	0.0%
\$2,500 to \$2,999	0.0%	+/-2.7	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-2.7	0	+/-18	0.0%
Median (dollars)	(X)	(X)	903	+/-52	(X)
No rent paid	(X)	(X)	65	+/-79	(X)

Subject	Census Tract 504.17, Gwinnett County, Georgia		Census Tract 504.18, Gwinnett 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)	1,391	(X)	1,696	+/-212	1,696
Less than 15.0 percent	1.9%	+/-2.4	93	+/-89	5.5%
15.0 to 19.9 percent	10.5%	+/-5.0	111	+/-80	6.5%
20.0 to 24.9 percent	9.6%	+/-5.5	216	+/-120	12.7%
25.0 to 29.9 percent	10.6%	+/-5.4	138	+/-96	8.1%
30.0 to 34.9 percent	4.2%	+/-3.0	181	+/-111	10.7%
35.0 percent or more	63.0%	+/-9.2	957	+/-215	56.4%
Not computed	(X)	(X)	129	+/-106	(X)

Subject	Census Tract 504.18, Gwinnett County, Georgia	Census Tract 504.19, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	2,563	+/-70	2,563	(X)
Occupied housing units	+/-5.1	2,273	+/-155	88.7%	+/-5.5
Vacant housing units	+/-5.1	290	+/-141	11.3%	+/-5.5
Homeowner vacancy rate	(X)	2.3	+/-3.6	(X)	(X)
Rental vacancy rate	(X)	10.0	+/-8.1	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	2,563	+/-70	2,563	(X)
1-unit, detached	+/-5.9	1,287	+/-152	50.2%	+/-5.6
1-unit, attached	+/-3.7	395	+/-140	15.4%	+/-5.4
2 units	+/-1.3	0	+/-18	0.0%	+/-1.5
3 or 4 units	+/-3.4	120	+/-100	4.7%	+/-3.9
5 to 9 units	+/-5.2	389	+/-136	15.2%	+/-5.5
10 to 19 units	+/-5.9	195	+/-114	7.6%	+/-4.4
20 or more units	+/-6.3	177	+/-123	6.9%	+/-4.8
Mobile home	+/-2.2	0	+/-18	0.0%	+/-1.5
Boat, RV, van, etc.	+/-1.3	0	+/-18	0.0%	+/-1.5
YEAR STRUCTURE BUILT					
Total housing units	(X)	2,563	+/-70	2,563	(X)
Built 2014 or later	+/-1.3	0	+/-18	0.0%	+/-1.5
Built 2010 to 2013	+/-1.3	39	+/-41	1.5%	+/-1.6
Built 2000 to 2009	+/-3.8	181	+/-80	7.1%	+/-3.1
Built 1990 to 1999	+/-7.3	393	+/-152	15.3%	+/-6.1
Built 1980 to 1989	+/-7.5	1,133	+/-225	44.2%	+/-8.2
Built 1970 to 1979	+/-4.3	316	+/-102	12.3%	+/-3.9
Built 1960 to 1969	+/-2.3	425	+/-108	16.6%	+/-4.3
Built 1950 to 1959	+/-2.1	76	+/-79	3.0%	+/-3.1
Built 1940 to 1949	+/-1.3	0	+/-18	0.0%	+/-1.5
Built 1939 or earlier	+/-1.3	0	+/-18	0.0%	+/-1.5
ROOMS					
Total housing units	(X)	2,563	+/-70	2,563	(X)
1 room	+/-1.3	0	+/-18	0.0%	+/-1.5
2 rooms	+/-2.4	68	+/-74	2.7%	+/-2.9
3 rooms	+/-6.8	279	+/-98	10.9%	+/-3.8
4 rooms	+/-8.2	785	+/-191	30.6%	+/-7.5
5 rooms	+/-4.8	344	+/-148	13.4%	+/-5.8
6 rooms	+/-3.3	313	+/-105	12.2%	+/-4.1
7 rooms	+/-3.0	325	+/-154	12.7%	+/-5.9
8 rooms	+/-2.5	213	+/-105	8.3%	+/-4.1
9 rooms or more	+/-0.5	236	+/-86	9.2%	+/-3.4
Median rooms	(X)	4.9	+/-0.5	(X)	(X)
BEDROOMS					
Total housing units	(X)	2,563	+/-70	2,563	(X)
No bedroom	+/-0.9	0	+/-18	0.0%	+/-1.5
1 bedroom	+/-6.3	469	+/-116	18.3%	+/-4.5
2 bedrooms	+/-7.2	793	+/-162	30.9%	+/-6.3
3 bedrooms	+/-5.4	858	+/-170	33.5%	+/-6.8
4 bedrooms	+/-3.6	359	+/-147	14.0%	+/-5.5
5 or more bedrooms	+/-1.4	84	+/-63	3.3%	+/-2.5
HOUSING TENURE					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)

Subject	Census Tract 504.18, Gwinnett County, Georgia	Census Tract 504.19, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied	+/-5.6	1,279	+/-150	56.3%	+/-6.3
Renter-occupied	+/-5.6	994	+/-173	43.7%	+/-6.3
Average household size of owner-occupied unit	(X)	3.38	+/-0.36	(X)	(X)
Average household size of renter-occupied unit	(X)	3.31	+/-0.47	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)
Moved in 2015 or later	+/-5.0	146	+/-90	6.4%	+/-4.0
Moved in 2010 to 2014	+/-7.4	984	+/-190	43.3%	+/-7.8
Moved in 2000 to 2009	+/-7.3	524	+/-143	23.1%	+/-6.3
Moved in 1990 to 1999	+/-3.4	443	+/-164	19.5%	+/-6.8
Moved in 1980 to 1989	+/-2.0	121	+/-79	5.3%	+/-3.5
Moved in 1979 and earlier	+/-3.2	55	+/-43	2.4%	+/-1.9
VEHICLES AVAILABLE					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)
No vehicles available	+/-5.7	363	+/-161	16.0%	+/-7.1
1 vehicle available	+/-8.8	636	+/-165	28.0%	+/-6.8
2 vehicles available	+/-7.5	760	+/-144	33.4%	+/-6.7
3 or more vehicles available	+/-5.1	514	+/-150	22.6%	+/-6.0
HOUSE HEATING FUEL					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)
Utility gas	+/-6.4	1,254	+/-191	55.2%	+/-7.1
Bottled, tank, or LP gas	+/-0.9	20	+/-35	0.9%	+/-1.5
Electricity	+/-6.6	999	+/-159	44.0%	+/-6.7
Fuel oil, kerosene, etc.	+/-1.5	0	+/-18	0.0%	+/-1.6
Coal or coke	+/-1.5	0	+/-18	0.0%	+/-1.6
Wood	+/-1.5	0	+/-18	0.0%	+/-1.6
Solar energy	+/-1.5	0	+/-18	0.0%	+/-1.6
Other fuel	+/-1.5	0	+/-18	0.0%	+/-1.6
No fuel used	+/-1.5	0	+/-18	0.0%	+/-1.6
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)
Lacking complete plumbing facilities	+/-1.5	0	+/-18	0.0%	+/-1.6
Lacking complete kitchen facilities	+/-1.5	0	+/-18	0.0%	+/-1.6
No telephone service available	+/-2.7	25	+/-39	1.1%	+/-1.7
OCCUPANTS PER ROOM					
Occupied housing units	(X)	2,273	+/-155	2,273	(X)
1.00 or less	+/-4.7	2,236	+/-162	98.4%	+/-1.9
1.01 to 1.50	+/-4.5	37	+/-43	1.6%	+/-1.9
1.51 or more	+/-1.6	0	+/-18	0.0%	+/-1.6
VALUE					
Owner-occupied units	(X)	1,279	+/-150	1,279	(X)
Less than \$50,000	+/-8.6	75	+/-63	5.9%	+/-5.2
\$50,000 to \$99,999	+/-14.4	416	+/-135	32.5%	+/-8.7
\$100,000 to \$149,999	+/-14.0	472	+/-125	36.9%	+/-8.8
\$150,000 to \$199,999	+/-9.3	245	+/-106	19.2%	+/-8.2
\$200,000 to \$299,999	+/-2.1	54	+/-53	4.2%	+/-4.1
\$300,000 to \$499,999	+/-5.8	17	+/-28	1.3%	+/-2.2
\$500,000 to \$999,999	+/-5.8	0	+/-18	0.0%	+/-2.9
\$1,000,000 or more	+/-5.8	0	+/-18	0.0%	+/-2.9
Median (dollars)	(X)	114,400	+/-11,663	(X)	(X)

Subject	Census Tract 504.18, Gwinnett County, Georgia	Census Tract 504.19, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
MORTGAGE STATUS					
Owner-occupied units	(X)	1,279	+/-150	1,279	(X)
Housing units with a mortgage	+/-13.5	933	+/-175	72.9%	+/-8.4
Housing units without a mortgage	+/-13.5	346	+/-103	27.1%	+/-8.4
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	933	+/-175	933	(X)
Less than \$500	+/-8.0	27	+/-31	2.9%	+/-3.3
\$500 to \$999	+/-13.4	247	+/-106	26.5%	+/-11.6
\$1,000 to \$1,499	+/-15.5	543	+/-174	58.2%	+/-12.5
\$1,500 to \$1,999	+/-4.6	72	+/-53	7.7%	+/-5.7
\$2,000 to \$2,499	+/-10.4	44	+/-45	4.7%	+/-4.7
\$2,500 to \$2,999	+/-8.0	0	+/-18	0.0%	+/-3.9
\$3,000 or more	+/-8.0	0	+/-18	0.0%	+/-3.9
Median (dollars)	(X)	1,139	+/-72	(X)	(X)
Housing units without a mortgage	(X)	346	+/-103	346	(X)
Less than \$250	+/-13.4	77	+/-53	22.3%	+/-14.8
\$250 to \$399	+/-15.6	73	+/-45	21.1%	+/-13.1
\$400 to \$599	+/-28.4	126	+/-80	36.4%	+/-20.9
\$600 to \$799	+/-32.2	70	+/-77	20.2%	+/-20.4
\$800 to \$999	+/-18.5	0	+/-18	0.0%	+/-10.3
\$1,000 or more	+/-13.8	0	+/-18	0.0%	+/-10.3
Median (dollars)	(X)	500	+/-175	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	933	+/-175	933	(X)
Less than 20.0 percent	+/-15.9	456	+/-123	48.9%	+/-11.3
20.0 to 24.9 percent	+/-9.9	110	+/-79	11.8%	+/-8.3
25.0 to 29.9 percent	+/-8.8	141	+/-120	15.1%	+/-12.1
30.0 to 34.9 percent	+/-7.0	72	+/-61	7.7%	+/-6.7
35.0 percent or more	+/-15.2	154	+/-95	16.5%	+/-9.3
Not computed	(X)	0	+/-18	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	346	+/-103	346	(X)
Less than 10.0 percent	+/-20.7	208	+/-95	60.1%	+/-21.6
10.0 to 14.9 percent	+/-21.0	54	+/-38	15.6%	+/-10.9
15.0 to 19.9 percent	+/-18.5	13	+/-22	3.8%	+/-6.9
20.0 to 24.9 percent	+/-32.2	0	+/-18	0.0%	+/-10.3
25.0 to 29.9 percent	+/-19.3	0	+/-18	0.0%	+/-10.3
30.0 to 34.9 percent	+/-18.5	71	+/-77	20.5%	+/-20.6
35.0 percent or more	+/-15.9	0	+/-18	0.0%	+/-10.3
Not computed	(X)	0	+/-18	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	900	+/-152	900	(X)
Less than \$500	+/-4.1	0	+/-18	0.0%	+/-4.1
\$500 to \$999	+/-9.2	745	+/-148	82.8%	+/-10.3
\$1,000 to \$1,499	+/-9.5	155	+/-99	17.2%	+/-10.3
\$1,500 to \$1,999	+/-1.4	0	+/-18	0.0%	+/-4.1
\$2,000 to \$2,499	+/-2.1	0	+/-18	0.0%	+/-4.1
\$2,500 to \$2,999	+/-2.1	0	+/-18	0.0%	+/-4.1

Subject	Census Tract 504.18, Gwinnett County, Georgia	Census Tract 504.19, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$3,000 or more	+/-2.1	0	+/-18	0.0%	+/-4.1
Median (dollars)	(X)	911	+/-93	(X)	(X)
No rent paid	(X)	94	+/-112	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	869	+/-153	869	(X)
Less than 15.0 percent	+/-5.1	54	+/-71	6.2%	+/-7.9
15.0 to 19.9 percent	+/-4.9	141	+/-88	16.2%	+/-10.4
20.0 to 24.9 percent	+/-7.1	55	+/-71	6.3%	+/-8.1
25.0 to 29.9 percent	+/-5.6	125	+/-84	14.4%	+/-9.1
30.0 to 34.9 percent	+/-6.2	60	+/-47	6.9%	+/-5.3
35.0 percent or more	+/-10.1	434	+/-151	49.9%	+/-14.4
Not computed	(X)	125	+/-124	(X)	(X)

Subject	Census Tract 504.21, Gwinnett County, Georgia				Census Tract 504.22, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	2,779	+/-87	2,779	(X)	2,520
Occupied housing units	2,643	+/-128	95.1%	+/-3.3	2,346
Vacant housing units	136	+/-92	4.9%	+/-3.3	174
Homeowner vacancy rate	0.0	+/-4.9	(X)	(X)	3.3
Rental vacancy rate	3.7	+/-3.4	(X)	(X)	4.2
UNITS IN STRUCTURE					
Total housing units	2,779	+/-87	2,779	(X)	2,520
1-unit, detached	928	+/-151	33.4%	+/-5.3	1,078
1-unit, attached	325	+/-110	11.7%	+/-3.9	548
2 units	146	+/-92	5.3%	+/-3.3	77
3 or 4 units	12	+/-19	0.4%	+/-0.7	206
5 to 9 units	397	+/-130	14.3%	+/-4.7	208
10 to 19 units	573	+/-149	20.6%	+/-5.3	344
20 or more units	123	+/-89	4.4%	+/-3.2	59
Mobile home	211	+/-113	7.6%	+/-4.0	0
Boat, RV, van, etc.	64	+/-49	2.3%	+/-1.7	0
YEAR STRUCTURE BUILT					
Total housing units	2,779	+/-87	2,779	(X)	2,520
Built 2014 or later	0	+/-18	0.0%	+/-1.3	0
Built 2010 to 2013	0	+/-18	0.0%	+/-1.3	65
Built 2000 to 2009	639	+/-165	23.0%	+/-5.8	351
Built 1990 to 1999	379	+/-186	13.6%	+/-6.7	347
Built 1980 to 1989	1,157	+/-183	41.6%	+/-6.5	1,036
Built 1970 to 1979	481	+/-147	17.3%	+/-5.2	372
Built 1960 to 1969	113	+/-73	4.1%	+/-2.6	300
Built 1950 to 1959	10	+/-17	0.4%	+/-0.6	37
Built 1940 to 1949	0	+/-18	0.0%	+/-1.3	12
Built 1939 or earlier	0	+/-18	0.0%	+/-1.3	0
ROOMS					
Total housing units	2,779	+/-87	2,779	(X)	2,520
1 room	43	+/-48	1.5%	+/-1.7	0
2 rooms	132	+/-66	4.7%	+/-2.4	21
3 rooms	487	+/-151	17.5%	+/-5.4	261
4 rooms	553	+/-165	19.9%	+/-6.0	985
5 rooms	765	+/-195	27.5%	+/-6.8	664
6 rooms	625	+/-173	22.5%	+/-6.3	305
7 rooms	41	+/-62	1.5%	+/-2.2	169
8 rooms	39	+/-39	1.4%	+/-1.4	75
9 rooms or more	94	+/-66	3.4%	+/-2.4	40
Median rooms	4.7	+/-0.3	(X)	(X)	4.5
BEDROOMS					
Total housing units	2,779	+/-87	2,779	(X)	2,520
No bedroom	59	+/-54	2.1%	+/-2.0	9
1 bedroom	628	+/-170	22.6%	+/-6.0	220
2 bedrooms	735	+/-187	26.4%	+/-6.7	1,154
3 bedrooms	1,060	+/-189	38.1%	+/-6.6	809
4 bedrooms	216	+/-95	7.8%	+/-3.4	246
5 or more bedrooms	81	+/-73	2.9%	+/-2.6	82
HOUSING TENURE					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346

Subject	Census Tract 504.21, Gwinnett County, Georgia				Census Tract 504.22, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Owner-occupied	740	+/-148	28.0%	+/-5.4	798
Renter-occupied	1,903	+/-169	72.0%	+/-5.4	1,548
Average household size of owner-occupied unit	3.31	+/-0.50	(X)	(X)	3.62
Average household size of renter-occupied unit	2.78	+/-0.31	(X)	(X)	3.51
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346
Moved in 2015 or later	202	+/-111	7.6%	+/-4.2	166
Moved in 2010 to 2014	1,532	+/-223	58.0%	+/-7.6	1,079
Moved in 2000 to 2009	625	+/-172	23.6%	+/-6.6	819
Moved in 1990 to 1999	204	+/-92	7.7%	+/-3.4	263
Moved in 1980 to 1989	60	+/-49	2.3%	+/-1.8	19
Moved in 1979 and earlier	20	+/-25	0.8%	+/-0.9	0
VEHICLES AVAILABLE					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346
No vehicles available	256	+/-126	9.7%	+/-4.8	25
1 vehicle available	1,149	+/-196	43.5%	+/-6.9	961
2 vehicles available	881	+/-206	33.3%	+/-7.4	900
3 or more vehicles available	357	+/-115	13.5%	+/-4.4	460
HOUSE HEATING FUEL					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346
Utility gas	1,227	+/-202	46.4%	+/-7.4	1,375
Bottled, tank, or LP gas	130	+/-77	4.9%	+/-2.9	74
Electricity	1,286	+/-217	48.7%	+/-7.7	897
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.4	0
Coal or coke	0	+/-18	0.0%	+/-1.4	0
Wood	0	+/-18	0.0%	+/-1.4	0
Solar energy	0	+/-18	0.0%	+/-1.4	0
Other fuel	0	+/-18	0.0%	+/-1.4	0
No fuel used	0	+/-18	0.0%	+/-1.4	0
SELECTED CHARACTERISTICS					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346
Lacking complete plumbing facilities	35	+/-47	1.3%	+/-1.8	0
Lacking complete kitchen facilities	6	+/-11	0.2%	+/-0.4	0
No telephone service available	63	+/-47	2.4%	+/-1.8	34
OCCUPANTS PER ROOM					
Occupied housing units	2,643	+/-128	2,643	(X)	2,346
1.00 or less	2,461	+/-147	93.1%	+/-3.2	2,058
1.01 to 1.50	168	+/-82	6.4%	+/-3.1	198
1.51 or more	14	+/-22	0.5%	+/-0.8	90
VALUE					
Owner-occupied units	740	+/-148	740	(X)	798
Less than \$50,000	179	+/-71	24.2%	+/-8.6	29
\$50,000 to \$99,999	278	+/-101	37.6%	+/-11.9	233
\$100,000 to \$149,999	181	+/-92	24.5%	+/-11.7	340
\$150,000 to \$199,999	102	+/-76	13.8%	+/-9.6	189
\$200,000 to \$299,999	0	+/-18	0.0%	+/-4.9	0
\$300,000 to \$499,999	0	+/-18	0.0%	+/-4.9	7
\$500,000 to \$999,999	0	+/-18	0.0%	+/-4.9	0
\$1,000,000 or more	0	+/-18	0.0%	+/-4.9	0
Median (dollars)	87,000	+/-13,416	(X)	(X)	119,200

Subject	Census Tract 504.21, Gwinnett County, Georgia				Census Tract 504.22, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
MORTGAGE STATUS					
Owner-occupied units	740	+/-148	740	(X)	798
Housing units with a mortgage	458	+/-125	61.9%	+/-11.1	620
Housing units without a mortgage	282	+/-96	38.1%	+/-11.1	178
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	458	+/-125	458	(X)	620
Less than \$500	0	+/-18	0.0%	+/-7.9	21
\$500 to \$999	141	+/-80	30.8%	+/-16.2	111
\$1,000 to \$1,499	252	+/-107	55.0%	+/-16.5	400
\$1,500 to \$1,999	51	+/-44	11.1%	+/-9.2	64
\$2,000 to \$2,499	14	+/-24	3.1%	+/-5.2	24
\$2,500 to \$2,999	0	+/-18	0.0%	+/-7.9	0
\$3,000 or more	0	+/-18	0.0%	+/-7.9	0
Median (dollars)	1,154	+/-123	(X)	(X)	1,118
Housing units without a mortgage	282	+/-96	282	(X)	178
Less than \$250	91	+/-64	32.3%	+/-18.1	22
\$250 to \$399	82	+/-67	29.1%	+/-21.8	57
\$400 to \$599	67	+/-60	23.8%	+/-21.3	79
\$600 to \$799	42	+/-44	14.9%	+/-13.2	20
\$800 to \$999	0	+/-18	0.0%	+/-12.4	0
\$1,000 or more	0	+/-18	0.0%	+/-12.4	0
Median (dollars)	340	+/-157	(X)	(X)	420
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	439	+/-126	439	(X)	620
Less than 20.0 percent	90	+/-60	20.5%	+/-14.9	257
20.0 to 24.9 percent	34	+/-38	7.7%	+/-8.3	79
25.0 to 29.9 percent	55	+/-46	12.5%	+/-9.7	42
30.0 to 34.9 percent	50	+/-47	11.4%	+/-10.7	46
35.0 percent or more	210	+/-108	47.8%	+/-17.6	196
Not computed	19	+/-31	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	282	+/-96	282	(X)	178
Less than 10.0 percent	131	+/-71	46.5%	+/-19.7	67
10.0 to 14.9 percent	90	+/-67	31.9%	+/-21.7	18
15.0 to 19.9 percent	33	+/-53	11.7%	+/-18.3	61
20.0 to 24.9 percent	0	+/-18	0.0%	+/-12.4	0
25.0 to 29.9 percent	6	+/-11	2.1%	+/-3.7	0
30.0 to 34.9 percent	22	+/-37	7.8%	+/-11.6	0
35.0 percent or more	0	+/-18	0.0%	+/-12.4	32
Not computed	0	+/-18	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	1,837	+/-188	1,837	(X)	1,539
Less than \$500	5	+/-9	0.3%	+/-0.5	0
\$500 to \$999	1,110	+/-204	60.4%	+/-9.4	873
\$1,000 to \$1,499	649	+/-189	35.3%	+/-9.4	623
\$1,500 to \$1,999	73	+/-54	4.0%	+/-2.9	43
\$2,000 to \$2,499	0	+/-18	0.0%	+/-2.0	0
\$2,500 to \$2,999	0	+/-18	0.0%	+/-2.0	0

Subject	Census Tract 504.21, Gwinnett County, Georgia				Census Tract 504.22, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
\$3,000 or more	0	+/-18	0.0%	+/-2.0	0
Median (dollars)	885	+/-45	(X)	(X)	970
No rent paid	66	+/-69	(X)	(X)	9
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,703	+/-190	1,703	(X)	1,539
Less than 15.0 percent	233	+/-110	13.7%	+/-6.4	53
15.0 to 19.9 percent	68	+/-63	4.0%	+/-3.7	95
20.0 to 24.9 percent	164	+/-96	9.6%	+/-5.4	244
25.0 to 29.9 percent	221	+/-121	13.0%	+/-7.1	133
30.0 to 34.9 percent	281	+/-137	16.5%	+/-7.7	260
35.0 percent or more	736	+/-188	43.2%	+/-9.9	754
Not computed	200	+/-101	(X)	(X)	9

Subject	Census Tract 504.22, Gwinnett County, Georgia			Census Tract 504.25, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-71	2,520	(X)	1,813	+/-74
Occupied housing units	+/-133	93.1%	+/-4.2	1,763	+/-86
Vacant housing units	+/-105	6.9%	+/-4.2	50	+/-55
Homeowner vacancy rate	+/-5.2	(X)	(X)	0.0	+/-2.4
Rental vacancy rate	+/-4.9	(X)	(X)	9.8	+/-15.9
UNITS IN STRUCTURE					
Total housing units	+/-71	2,520	(X)	1,813	+/-74
1-unit, detached	+/-162	42.8%	+/-6.4	1,737	+/-86
1-unit, attached	+/-171	21.7%	+/-6.6	17	+/-19
2 units	+/-66	3.1%	+/-2.6	42	+/-42
3 or 4 units	+/-95	8.2%	+/-3.7	0	+/-18
5 to 9 units	+/-107	8.3%	+/-4.2	0	+/-18
10 to 19 units	+/-137	13.7%	+/-5.5	0	+/-18
20 or more units	+/-48	2.3%	+/-1.9	17	+/-27
Mobile home	+/-18	0.0%	+/-1.5	0	+/-18
Boat, RV, van, etc.	+/-18	0.0%	+/-1.5	0	+/-18
YEAR STRUCTURE BUILT					
Total housing units	+/-71	2,520	(X)	1,813	+/-74
Built 2014 or later	+/-18	0.0%	+/-1.5	0	+/-18
Built 2010 to 2013	+/-61	2.6%	+/-2.4	25	+/-32
Built 2000 to 2009	+/-137	13.9%	+/-5.4	135	+/-59
Built 1990 to 1999	+/-154	13.8%	+/-6.1	242	+/-73
Built 1980 to 1989	+/-201	41.1%	+/-7.8	838	+/-111
Built 1970 to 1979	+/-146	14.8%	+/-5.8	515	+/-93
Built 1960 to 1969	+/-123	11.9%	+/-4.9	58	+/-33
Built 1950 to 1959	+/-32	1.5%	+/-1.3	0	+/-18
Built 1940 to 1949	+/-22	0.5%	+/-0.9	0	+/-18
Built 1939 or earlier	+/-18	0.0%	+/-1.5	0	+/-18
ROOMS					
Total housing units	+/-71	2,520	(X)	1,813	+/-74
1 room	+/-18	0.0%	+/-1.5	0	+/-18
2 rooms	+/-26	0.8%	+/-1.0	0	+/-18
3 rooms	+/-113	10.4%	+/-4.5	10	+/-15
4 rooms	+/-187	39.1%	+/-7.0	53	+/-51
5 rooms	+/-168	26.3%	+/-6.7	147	+/-68
6 rooms	+/-124	12.1%	+/-4.9	257	+/-78
7 rooms	+/-95	6.7%	+/-3.8	373	+/-110
8 rooms	+/-59	3.0%	+/-2.3	322	+/-85
9 rooms or more	+/-48	1.6%	+/-1.9	651	+/-108
Median rooms	+/-0.2	(X)	(X)	7.7	+/-0.3
BEDROOMS					
Total housing units	+/-71	2,520	(X)	1,813	+/-74
No bedroom	+/-17	0.4%	+/-0.7	0	+/-18
1 bedroom	+/-96	8.7%	+/-3.8	0	+/-18
2 bedrooms	+/-191	45.8%	+/-7.2	96	+/-55
3 bedrooms	+/-162	32.1%	+/-6.6	624	+/-100
4 bedrooms	+/-128	9.8%	+/-5.0	841	+/-110
5 or more bedrooms	+/-69	3.3%	+/-2.7	252	+/-76
HOUSING TENURE					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
Owner-occupied	+/-138	34.0%	+/-5.8	1,534	+/-114

Subject	Census Tract 504.22, Gwinnett County, Georgia			Census Tract 504.25, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-174	66.0%	+/-5.8	229	+/-90
Average household size of owner-occupied unit	+/-0.50	(X)	(X)	2.91	+/-0.17
Average household size of renter-occupied unit	+/-0.41	(X)	(X)	4.15	+/-0.84
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
Moved in 2015 or later	+/-93	7.1%	+/-4.0	33	+/-44
Moved in 2010 to 2014	+/-202	46.0%	+/-7.8	204	+/-77
Moved in 2000 to 2009	+/-202	34.9%	+/-8.5	668	+/-106
Moved in 1990 to 1999	+/-124	11.2%	+/-5.3	475	+/-94
Moved in 1980 to 1989	+/-29	0.8%	+/-1.2	326	+/-87
Moved in 1979 and earlier	+/-18	0.0%	+/-1.6	57	+/-33
VEHICLES AVAILABLE					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
No vehicles available	+/-39	1.1%	+/-1.7	18	+/-20
1 vehicle available	+/-215	41.0%	+/-8.4	389	+/-87
2 vehicles available	+/-208	38.4%	+/-8.7	703	+/-141
3 or more vehicles available	+/-160	19.6%	+/-6.9	653	+/-112
HOUSE HEATING FUEL					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
Utility gas	+/-191	58.6%	+/-7.4	1,517	+/-111
Bottled, tank, or LP gas	+/-55	3.2%	+/-2.4	0	+/-18
Electricity	+/-186	38.2%	+/-7.5	246	+/-67
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-1.6	0	+/-18
Coal or coke	+/-18	0.0%	+/-1.6	0	+/-18
Wood	+/-18	0.0%	+/-1.6	0	+/-18
Solar energy	+/-18	0.0%	+/-1.6	0	+/-18
Other fuel	+/-18	0.0%	+/-1.6	0	+/-18
No fuel used	+/-18	0.0%	+/-1.6	0	+/-18
SELECTED CHARACTERISTICS					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
Lacking complete plumbing facilities	+/-18	0.0%	+/-1.6	0	+/-18
Lacking complete kitchen facilities	+/-18	0.0%	+/-1.6	0	+/-18
No telephone service available	+/-52	1.4%	+/-2.2	16	+/-18
OCCUPANTS PER ROOM					
Occupied housing units	+/-133	2,346	(X)	1,763	+/-86
1.00 or less	+/-172	87.7%	+/-4.5	1,763	+/-86
1.01 to 1.50	+/-99	8.4%	+/-4.2	0	+/-18
1.51 or more	+/-71	3.8%	+/-3.1	0	+/-18
VALUE					
Owner-occupied units	+/-138	798	(X)	1,534	+/-114
Less than \$50,000	+/-31	3.6%	+/-3.8	48	+/-32
\$50,000 to \$99,999	+/-81	29.2%	+/-10.3	50	+/-28
\$100,000 to \$149,999	+/-120	42.6%	+/-13.3	269	+/-69
\$150,000 to \$199,999	+/-111	23.7%	+/-12.3	307	+/-87
\$200,000 to \$299,999	+/-18	0.0%	+/-4.6	491	+/-111
\$300,000 to \$499,999	+/-15	0.9%	+/-1.8	337	+/-80
\$500,000 to \$999,999	+/-18	0.0%	+/-4.6	16	+/-19
\$1,000,000 or more	+/-18	0.0%	+/-4.6	16	+/-18
Median (dollars)	+/-12,224	(X)	(X)	220,600	+/-18,091
MORTGAGE STATUS					

Subject	Census Tract 504.22, Gwinnett County, Georgia			Census Tract 504.25, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-138	798	(X)	1,534	+/-114
Housing units with a mortgage	+/-133	77.7%	+/-11.5	1,081	+/-132
Housing units without a mortgage	+/-100	22.3%	+/-11.5	453	+/-100
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-133	620	(X)	1,081	+/-132
Less than \$500	+/-30	3.4%	+/-4.6	6	+/-9
\$500 to \$999	+/-70	17.9%	+/-11.4	89	+/-42
\$1,000 to \$1,499	+/-136	64.5%	+/-14.6	330	+/-82
\$1,500 to \$1,999	+/-57	10.3%	+/-8.9	368	+/-106
\$2,000 to \$2,499	+/-35	3.9%	+/-5.8	188	+/-77
\$2,500 to \$2,999	+/-18	0.0%	+/-5.9	73	+/-44
\$3,000 or more	+/-18	0.0%	+/-5.9	27	+/-25
Median (dollars)	+/-36	(X)	(X)	1,644	+/-91
Housing units without a mortgage					
Housing units without a mortgage	+/-100	178	(X)	453	+/-100
Less than \$250	+/-35	12.4%	+/-18.3	42	+/-34
\$250 to \$399	+/-40	32.0%	+/-25.4	62	+/-34
\$400 to \$599	+/-81	44.4%	+/-31.3	178	+/-68
\$600 to \$799	+/-30	11.2%	+/-17.5	110	+/-57
\$800 to \$999	+/-18	0.0%	+/-18.9	38	+/-31
\$1,000 or more	+/-18	0.0%	+/-18.9	23	+/-22
Median (dollars)	+/-157	(X)	(X)	531	+/-67
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-133	620	(X)	1,081	+/-132
Less than 20.0 percent	+/-118	41.5%	+/-16.4	498	+/-107
20.0 to 24.9 percent	+/-60	12.7%	+/-9.3	171	+/-64
25.0 to 29.9 percent	+/-49	6.8%	+/-8.0	92	+/-39
30.0 to 34.9 percent	+/-45	7.4%	+/-7.3	85	+/-42
35.0 percent or more	+/-109	31.6%	+/-15.7	235	+/-84
Not computed					
Not computed	+/-18	(X)	(X)	0	+/-18
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-100	178	(X)	453	+/-100
Less than 10.0 percent	+/-55	37.6%	+/-24.9	281	+/-81
10.0 to 14.9 percent	+/-28	10.1%	+/-16.1	63	+/-33
15.0 to 19.9 percent	+/-74	34.3%	+/-32.0	33	+/-32
20.0 to 24.9 percent	+/-18	0.0%	+/-18.9	56	+/-36
25.0 to 29.9 percent	+/-18	0.0%	+/-18.9	0	+/-18
30.0 to 34.9 percent	+/-18	0.0%	+/-18.9	0	+/-18
35.0 percent or more	+/-36	18.0%	+/-20.8	20	+/-20
Not computed					
Not computed	+/-18	(X)	(X)	0	+/-18
GROSS RENT					
Occupied units paying rent	+/-174	1,539	(X)	208	+/-88
Less than \$500	+/-18	0.0%	+/-2.4	0	+/-18
\$500 to \$999	+/-159	56.7%	+/-9.2	25	+/-19
\$1,000 to \$1,499	+/-172	40.5%	+/-9.3	162	+/-85
\$1,500 to \$1,999	+/-40	2.8%	+/-2.7	21	+/-32
\$2,000 to \$2,499	+/-18	0.0%	+/-2.4	0	+/-18
\$2,500 to \$2,999	+/-18	0.0%	+/-2.4	0	+/-18
\$3,000 or more	+/-18	0.0%	+/-2.4	0	+/-18
Median (dollars)	+/-37	(X)	(X)	1,308	+/-114
No rent paid					
No rent paid	+/-17	(X)	(X)	21	+/-25

Subject	Census Tract 504.22, Gwinnett County, Georgia			Census Tract 504.25, Gwinnett 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)	+/-174	1,539	(X)	208	+/-88
Less than 15.0 percent	+/-54	3.4%	+/-3.6	26	+/-23
15.0 to 19.9 percent	+/-74	6.2%	+/-4.7	32	+/-39
20.0 to 24.9 percent	+/-114	15.9%	+/-7.3	35	+/-45
25.0 to 29.9 percent	+/-94	8.6%	+/-6.1	27	+/-40
30.0 to 34.9 percent	+/-128	16.9%	+/-8.2	39	+/-46
35.0 percent or more	+/-190	49.0%	+/-10.3	49	+/-37
Not computed	+/-17	(X)	(X)	21	+/-25

Subject	Census Tract 504.25, Gwinnett County, Georgia		Census Tract 504.26, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,813	(X)	2,446	+/-40	2,446
Occupied housing units	97.2%	+/-3.0	2,362	+/-96	96.6%
Vacant housing units	2.8%	+/-3.0	84	+/-93	3.4%
Homeowner vacancy rate	(X)	(X)	0.0	+/-1.8	(X)
Rental vacancy rate	(X)	(X)	0.0	+/-11.7	(X)
UNITS IN STRUCTURE					
Total housing units	1,813	(X)	2,446	+/-40	2,446
1-unit, detached	95.8%	+/-2.8	2,413	+/-48	98.7%
1-unit, attached	0.9%	+/-1.0	0	+/-18	0.0%
2 units	2.3%	+/-2.3	0	+/-18	0.0%
3 or 4 units	0.0%	+/-2.0	0	+/-18	0.0%
5 to 9 units	0.0%	+/-2.0	0	+/-18	0.0%
10 to 19 units	0.0%	+/-2.0	0	+/-18	0.0%
20 or more units	0.9%	+/-1.5	0	+/-18	0.0%
Mobile home	0.0%	+/-2.0	33	+/-35	1.3%
Boat, RV, van, etc.	0.0%	+/-2.0	0	+/-18	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,813	(X)	2,446	+/-40	2,446
Built 2014 or later	0.0%	+/-2.0	0	+/-18	0.0%
Built 2010 to 2013	1.4%	+/-1.8	0	+/-18	0.0%
Built 2000 to 2009	7.4%	+/-3.3	48	+/-53	2.0%
Built 1990 to 1999	13.3%	+/-4.1	329	+/-138	13.5%
Built 1980 to 1989	46.2%	+/-5.7	535	+/-110	21.9%
Built 1970 to 1979	28.4%	+/-4.8	1,261	+/-163	51.6%
Built 1960 to 1969	3.2%	+/-1.8	212	+/-107	8.7%
Built 1950 to 1959	0.0%	+/-2.0	61	+/-51	2.5%
Built 1940 to 1949	0.0%	+/-2.0	0	+/-18	0.0%
Built 1939 or earlier	0.0%	+/-2.0	0	+/-18	0.0%
ROOMS					
Total housing units	1,813	(X)	2,446	+/-40	2,446
1 room	0.0%	+/-2.0	26	+/-40	1.1%
2 rooms	0.0%	+/-2.0	13	+/-21	0.5%
3 rooms	0.6%	+/-0.8	0	+/-18	0.0%
4 rooms	2.9%	+/-2.8	13	+/-20	0.5%
5 rooms	8.1%	+/-3.8	84	+/-72	3.4%
6 rooms	14.2%	+/-4.3	720	+/-165	29.4%
7 rooms	20.6%	+/-5.9	511	+/-134	20.9%
8 rooms	17.8%	+/-4.8	468	+/-140	19.1%
9 rooms or more	35.9%	+/-5.7	611	+/-132	25.0%
Median rooms	(X)	(X)	7.2	+/-0.3	(X)
BEDROOMS					
Total housing units	1,813	(X)	2,446	+/-40	2,446
No bedroom	0.0%	+/-2.0	39	+/-44	1.6%
1 bedroom	0.0%	+/-2.0	0	+/-18	0.0%
2 bedrooms	5.3%	+/-3.0	15	+/-24	0.6%
3 bedrooms	34.4%	+/-5.2	1,229	+/-179	50.2%
4 bedrooms	46.4%	+/-5.9	883	+/-175	36.1%
5 or more bedrooms	13.9%	+/-4.2	280	+/-92	11.4%
HOUSING TENURE					
Occupied housing units	1,763	(X)	2,362	+/-96	2,362
Owner-occupied	87.0%	+/-5.0	2,061	+/-161	87.3%

Subject	Census Tract 504.25, Gwinnett County, Georgia		Census Tract 504.26, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	13.0%	+/-5.0	301	+/-125	12.7%
Average household size of owner-occupied unit	(X)	(X)	2.56	+/-0.18	(X)
Average household size of renter-occupied unit	(X)	(X)	5.01	+/-0.89	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,763	(X)	2,362	+/-96	2,362
Moved in 2015 or later	1.9%	+/-2.5	73	+/-71	3.1%
Moved in 2010 to 2014	11.6%	+/-4.4	434	+/-118	18.4%
Moved in 2000 to 2009	37.9%	+/-5.8	689	+/-157	29.2%
Moved in 1990 to 1999	26.9%	+/-5.1	408	+/-119	17.3%
Moved in 1980 to 1989	18.5%	+/-4.7	469	+/-121	19.9%
Moved in 1979 and earlier	3.2%	+/-1.9	289	+/-74	12.2%
VEHICLES AVAILABLE					
Occupied housing units	1,763	(X)	2,362	+/-96	2,362
No vehicles available	1.0%	+/-1.1	14	+/-22	0.6%
1 vehicle available	22.1%	+/-4.7	445	+/-153	18.8%
2 vehicles available	39.9%	+/-7.5	1,190	+/-159	50.4%
3 or more vehicles available	37.0%	+/-6.4	713	+/-132	30.2%
HOUSE HEATING FUEL					
Occupied housing units	1,763	(X)	2,362	+/-96	2,362
Utility gas	86.0%	+/-3.9	1,823	+/-180	77.2%
Bottled, tank, or LP gas	0.0%	+/-2.1	73	+/-54	3.1%
Electricity	14.0%	+/-3.9	449	+/-149	19.0%
Fuel oil, kerosene, etc.	0.0%	+/-2.1	17	+/-27	0.7%
Coal or coke	0.0%	+/-2.1	0	+/-18	0.0%
Wood	0.0%	+/-2.1	0	+/-18	0.0%
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	1,763	(X)	2,362	+/-96	2,362
Lacking complete plumbing facilities	0.0%	+/-2.1	0	+/-18	0.0%
Lacking complete kitchen facilities	0.0%	+/-2.1	0	+/-18	0.0%
No telephone service available	0.9%	+/-1.0	15	+/-24	0.6%
OCCUPANTS PER ROOM					
Occupied housing units	1,763	(X)	2,362	+/-96	2,362
1.00 or less	100.0%	+/-2.1	2,322	+/-108	98.3%
1.01 to 1.50	0.0%	+/-2.1	14	+/-23	0.6%
1.51 or more	0.0%	+/-2.1	26	+/-40	1.1%
VALUE					
Owner-occupied units	1,534	(X)	2,061	+/-161	2,061
Less than \$50,000	3.1%	+/-2.0	42	+/-37	2.0%
\$50,000 to \$99,999	3.3%	+/-1.8	112	+/-77	5.4%
\$100,000 to \$149,999	17.5%	+/-4.1	510	+/-158	24.7%
\$150,000 to \$199,999	20.0%	+/-5.2	604	+/-151	29.3%
\$200,000 to \$299,999	32.0%	+/-6.7	707	+/-134	34.3%
\$300,000 to \$499,999	22.0%	+/-5.4	86	+/-61	4.2%
\$500,000 to \$999,999	1.0%	+/-1.2	0	+/-18	0.0%
\$1,000,000 or more	1.0%	+/-1.2	0	+/-18	0.0%
Median (dollars)	(X)	(X)	170,900	+/-8,400	(X)
MORTGAGE STATUS					

Subject	Census Tract 504.25, Gwinnett County, Georgia		Census Tract 504.26, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	1,534	(X)	2,061	+/-161	2,061
Housing units with a mortgage	70.5%	+/-6.3	1,317	+/-180	63.9%
Housing units without a mortgage	29.5%	+/-6.3	744	+/-141	36.1%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	1,081	(X)	1,317	+/-180	1,317
Less than \$500	0.6%	+/-0.8	0	+/-18	0.0%
\$500 to \$999	8.2%	+/-3.7	188	+/-103	14.3%
\$1,000 to \$1,499	30.5%	+/-6.2	609	+/-156	46.2%
\$1,500 to \$1,999	34.0%	+/-8.9	335	+/-108	25.4%
\$2,000 to \$2,499	17.4%	+/-6.8	152	+/-119	11.5%
\$2,500 to \$2,999	6.8%	+/-4.1	33	+/-36	2.5%
\$3,000 or more	2.5%	+/-2.2	0	+/-18	0.0%
Median (dollars)	(X)	(X)	1,399	+/-97	(X)
Housing units without a mortgage					
Housing units without a mortgage	453	(X)	744	+/-141	744
Less than \$250	9.3%	+/-6.7	59	+/-43	7.9%
\$250 to \$399	13.7%	+/-7.3	190	+/-86	25.5%
\$400 to \$599	39.3%	+/-11.9	409	+/-115	55.0%
\$600 to \$799	24.3%	+/-11.6	86	+/-68	11.6%
\$800 to \$999	8.4%	+/-6.3	0	+/-18	0.0%
\$1,000 or more	5.1%	+/-4.7	0	+/-18	0.0%
Median (dollars)	(X)	(X)	447	+/-28	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	1,081	(X)	1,317	+/-180	1,317
Less than 20.0 percent	46.1%	+/-7.7	615	+/-147	46.7%
20.0 to 24.9 percent	15.8%	+/-5.8	218	+/-85	16.6%
25.0 to 29.9 percent	8.5%	+/-3.5	144	+/-82	10.9%
30.0 to 34.9 percent	7.9%	+/-3.9	39	+/-47	3.0%
35.0 percent or more	21.7%	+/-6.8	301	+/-147	22.9%
Not computed	(X)	(X)	0	+/-18	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	453	(X)	744	+/-141	744
Less than 10.0 percent	62.0%	+/-11.3	428	+/-119	57.5%
10.0 to 14.9 percent	13.9%	+/-6.7	156	+/-67	21.0%
15.0 to 19.9 percent	7.3%	+/-7.0	57	+/-49	7.7%
20.0 to 24.9 percent	12.4%	+/-7.4	13	+/-23	1.7%
25.0 to 29.9 percent	0.0%	+/-7.9	28	+/-32	3.8%
30.0 to 34.9 percent	0.0%	+/-7.9	17	+/-29	2.3%
35.0 percent or more	4.4%	+/-4.3	45	+/-43	6.0%
Not computed	(X)	(X)	0	+/-18	(X)
GROSS RENT					
Occupied units paying rent	208	(X)	301	+/-125	301
Less than \$500	0.0%	+/-16.4	0	+/-18	0.0%
\$500 to \$999	12.0%	+/-10.1	0	+/-18	0.0%
\$1,000 to \$1,499	77.9%	+/-18.1	168	+/-89	55.8%
\$1,500 to \$1,999	10.1%	+/-15.9	133	+/-94	44.2%
\$2,000 to \$2,499	0.0%	+/-16.4	0	+/-18	0.0%
\$2,500 to \$2,999	0.0%	+/-16.4	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-16.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	1,445	+/-199	(X)
No rent paid	(X)	(X)	0	+/-18	(X)

Subject	Census Tract 504.25, Gwinnett County, Georgia		Census Tract 504.26, Gwinnett 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)	208	(X)	301	+/-125	301
Less than 15.0 percent	12.5%	+/-11.7	43	+/-67	14.3%
15.0 to 19.9 percent	15.4%	+/-17.4	15	+/-24	5.0%
20.0 to 24.9 percent	16.8%	+/-20.7	24	+/-34	8.0%
25.0 to 29.9 percent	13.0%	+/-19.0	0	+/-18	0.0%
30.0 to 34.9 percent	18.8%	+/-21.7	40	+/-63	13.3%
35.0 percent or more	23.6%	+/-19.6	179	+/-71	59.5%
Not computed	(X)	(X)	0	+/-18	(X)

Subject	Census Tract 504.26, Gwinnett County, Georgia	Census Tract 504.28, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	2,011	+/-70	2,011	(X)
Occupied housing units	+/-3.8	2,011	+/-70	100.0%	+/-1.8
Vacant housing units	+/-3.8	0	+/-18	0.0%	+/-1.8
Homeowner vacancy rate	(X)	0.0	+/-2.1	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-15.6	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	2,011	+/-70	2,011	(X)
1-unit, detached	+/-1.4	1,968	+/-75	97.9%	+/-1.7
1-unit, attached	+/-1.5	10	+/-15	0.5%	+/-0.7
2 units	+/-1.5	13	+/-21	0.6%	+/-1.0
3 or 4 units	+/-1.5	11	+/-18	0.5%	+/-0.9
5 to 9 units	+/-1.5	0	+/-18	0.0%	+/-1.8
10 to 19 units	+/-1.5	0	+/-18	0.0%	+/-1.8
20 or more units	+/-1.5	9	+/-15	0.4%	+/-0.8
Mobile home	+/-1.4	0	+/-18	0.0%	+/-1.8
Boat, RV, van, etc.	+/-1.5	0	+/-18	0.0%	+/-1.8
YEAR STRUCTURE BUILT					
Total housing units	(X)	2,011	+/-70	2,011	(X)
Built 2014 or later	+/-1.5	0	+/-18	0.0%	+/-1.8
Built 2010 to 2013	+/-1.5	31	+/-26	1.5%	+/-1.3
Built 2000 to 2009	+/-2.2	228	+/-69	11.3%	+/-3.4
Built 1990 to 1999	+/-5.6	635	+/-97	31.6%	+/-4.8
Built 1980 to 1989	+/-4.5	346	+/-78	17.2%	+/-3.9
Built 1970 to 1979	+/-6.7	663	+/-118	33.0%	+/-5.4
Built 1960 to 1969	+/-4.4	77	+/-42	3.8%	+/-2.1
Built 1950 to 1959	+/-2.1	22	+/-26	1.1%	+/-1.3
Built 1940 to 1949	+/-1.5	9	+/-14	0.4%	+/-0.7
Built 1939 or earlier	+/-1.5	0	+/-18	0.0%	+/-1.8
ROOMS					
Total housing units	(X)	2,011	+/-70	2,011	(X)
1 room	+/-1.6	0	+/-18	0.0%	+/-1.8
2 rooms	+/-0.8	0	+/-18	0.0%	+/-1.8
3 rooms	+/-1.5	23	+/-24	1.1%	+/-1.2
4 rooms	+/-0.8	30	+/-28	1.5%	+/-1.4
5 rooms	+/-2.9	168	+/-80	8.4%	+/-3.9
6 rooms	+/-6.6	222	+/-77	11.0%	+/-3.8
7 rooms	+/-5.5	238	+/-77	11.8%	+/-3.9
8 rooms	+/-5.8	551	+/-110	27.4%	+/-5.3
9 rooms or more	+/-5.4	779	+/-111	38.7%	+/-5.4
Median rooms	(X)	8.1	+/-0.2	(X)	(X)
BEDROOMS					
Total housing units	(X)	2,011	+/-70	2,011	(X)
No bedroom	+/-1.8	0	+/-18	0.0%	+/-1.8
1 bedroom	+/-1.5	10	+/-16	0.5%	+/-0.8
2 bedrooms	+/-1.0	56	+/-39	2.8%	+/-1.9
3 bedrooms	+/-7.2	536	+/-102	26.7%	+/-4.8
4 bedrooms	+/-7.2	956	+/-130	47.5%	+/-6.6
5 or more bedrooms	+/-3.8	453	+/-119	22.5%	+/-5.7
HOUSING TENURE					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)

Subject	Census Tract 504.26, Gwinnett County, Georgia	Census Tract 504.28, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied	+/-5.4	1,790	+/-96	89.0%	+/-3.7
Renter-occupied	+/-5.4	221	+/-76	11.0%	+/-3.7
Average household size of owner-occupied unit	(X)	3.07	+/-0.16	(X)	(X)
Average household size of renter-occupied unit	(X)	4.27	+/-0.71	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)
Moved in 2015 or later	+/-3.0	55	+/-45	2.7%	+/-2.2
Moved in 2010 to 2014	+/-5.1	329	+/-81	16.4%	+/-3.9
Moved in 2000 to 2009	+/-6.4	672	+/-123	33.4%	+/-6.0
Moved in 1990 to 1999	+/-4.9	604	+/-115	30.0%	+/-5.5
Moved in 1980 to 1989	+/-5.1	231	+/-58	11.5%	+/-2.9
Moved in 1979 and earlier	+/-3.2	120	+/-45	6.0%	+/-2.2
VEHICLES AVAILABLE					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)
No vehicles available	+/-1.0	40	+/-31	2.0%	+/-1.5
1 vehicle available	+/-6.2	395	+/-97	19.6%	+/-4.6
2 vehicles available	+/-6.7	785	+/-111	39.0%	+/-5.7
3 or more vehicles available	+/-5.7	791	+/-108	39.3%	+/-5.0
HOUSE HEATING FUEL					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)
Utility gas	+/-6.9	1,804	+/-90	89.7%	+/-3.6
Bottled, tank, or LP gas	+/-2.3	9	+/-15	0.4%	+/-0.7
Electricity	+/-6.3	198	+/-74	9.8%	+/-3.6
Fuel oil, kerosene, etc.	+/-1.1	0	+/-18	0.0%	+/-1.8
Coal or coke	+/-1.6	0	+/-18	0.0%	+/-1.8
Wood	+/-1.6	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	0	+/-18	0.0%	+/-1.8
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)
Lacking complete plumbing facilities	+/-1.6	0	+/-18	0.0%	+/-1.8
Lacking complete kitchen facilities	+/-1.6	12	+/-19	0.6%	+/-0.9
No telephone service available	+/-1.0	16	+/-19	0.8%	+/-0.9
OCCUPANTS PER ROOM					
Occupied housing units	(X)	2,011	+/-70	2,011	(X)
1.00 or less	+/-2.1	2,001	+/-72	99.5%	+/-0.7
1.01 to 1.50	+/-1.0	10	+/-15	0.5%	+/-0.7
1.51 or more	+/-1.7	0	+/-18	0.0%	+/-1.8
VALUE					
Owner-occupied units	(X)	1,790	+/-96	1,790	(X)
Less than \$50,000	+/-1.8	32	+/-27	1.8%	+/-1.5
\$50,000 to \$99,999	+/-3.7	21	+/-24	1.2%	+/-1.3
\$100,000 to \$149,999	+/-7.2	321	+/-85	17.9%	+/-4.6
\$150,000 to \$199,999	+/-7.0	340	+/-87	19.0%	+/-4.7
\$200,000 to \$299,999	+/-6.4	867	+/-123	48.4%	+/-6.2
\$300,000 to \$499,999	+/-2.9	178	+/-64	9.9%	+/-3.5
\$500,000 to \$999,999	+/-1.8	31	+/-45	1.7%	+/-2.5
\$1,000,000 or more	+/-1.8	0	+/-18	0.0%	+/-2.1
Median (dollars)	(X)	220,800	+/-10,306	(X)	(X)

Subject	Census Tract 504.26, Gwinnett County, Georgia	Census Tract 504.28, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
MORTGAGE STATUS					
Owner-occupied units	(X)	1,790	+/-96	1,790	(X)
Housing units with a mortgage	+/-6.6	1,267	+/-137	70.8%	+/-6.1
Housing units without a mortgage	+/-6.6	523	+/-108	29.2%	+/-6.1
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	1,267	+/-137	1,267	(X)
Less than \$500	+/-2.8	12	+/-18	0.9%	+/-1.4
\$500 to \$999	+/-7.3	101	+/-48	8.0%	+/-3.7
\$1,000 to \$1,499	+/-10.7	361	+/-86	28.5%	+/-5.8
\$1,500 to \$1,999	+/-8.1	387	+/-92	30.5%	+/-6.5
\$2,000 to \$2,499	+/-8.7	282	+/-94	22.3%	+/-7.0
\$2,500 to \$2,999	+/-2.7	81	+/-38	6.4%	+/-3.0
\$3,000 or more	+/-2.8	43	+/-34	3.4%	+/-2.7
Median (dollars)	(X)	1,662	+/-85	(X)	(X)
Housing units without a mortgage	(X)	523	+/-108	523	(X)
Less than \$250	+/-5.8	62	+/-40	11.9%	+/-7.2
\$250 to \$399	+/-10.4	110	+/-61	21.0%	+/-11.0
\$400 to \$599	+/-11.7	214	+/-82	40.9%	+/-12.8
\$600 to \$799	+/-8.8	84	+/-45	16.1%	+/-8.5
\$800 to \$999	+/-4.9	29	+/-27	5.5%	+/-4.7
\$1,000 or more	+/-4.9	24	+/-24	4.6%	+/-4.5
Median (dollars)	(X)	506	+/-47	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	1,267	+/-137	1,267	(X)
Less than 20.0 percent	+/-10.5	587	+/-104	46.3%	+/-7.5
20.0 to 24.9 percent	+/-6.1	220	+/-69	17.4%	+/-4.9
25.0 to 29.9 percent	+/-6.2	169	+/-80	13.3%	+/-6.2
30.0 to 34.9 percent	+/-3.5	41	+/-31	3.2%	+/-2.4
35.0 percent or more	+/-10.3	250	+/-97	19.7%	+/-7.1
Not computed	(X)	0	+/-18	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	514	+/-109	514	(X)
Less than 10.0 percent	+/-11.7	314	+/-100	61.1%	+/-13.1
10.0 to 14.9 percent	+/-8.5	85	+/-52	16.5%	+/-9.4
15.0 to 19.9 percent	+/-6.2	39	+/-32	7.6%	+/-6.2
20.0 to 24.9 percent	+/-3.1	12	+/-18	2.3%	+/-3.5
25.0 to 29.9 percent	+/-4.3	21	+/-21	4.1%	+/-4.3
30.0 to 34.9 percent	+/-3.8	33	+/-31	6.4%	+/-6.1
35.0 percent or more	+/-5.6	10	+/-17	1.9%	+/-3.2
Not computed	(X)	9	+/-13	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	221	+/-76	221	(X)
Less than \$500	+/-11.7	0	+/-18	0.0%	+/-15.6
\$500 to \$999	+/-11.7	24	+/-26	10.9%	+/-11.8
\$1,000 to \$1,499	+/-23.0	138	+/-70	62.4%	+/-18.6
\$1,500 to \$1,999	+/-23.0	19	+/-20	8.6%	+/-8.8
\$2,000 to \$2,499	+/-11.7	40	+/-34	18.1%	+/-15.6
\$2,500 to \$2,999	+/-11.7	0	+/-18	0.0%	+/-15.6

Subject	Census Tract 504.26, Gwinnett County, Georgia	Census Tract 504.28, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$3,000 or more	+/-11.7	0	+/-18	0.0%	+/-15.6
Median (dollars)	(X)	1,339	+/-124	(X)	(X)
No rent paid	(X)	0	+/-18	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	221	+/-76	221	(X)
Less than 15.0 percent	+/-20.4	9	+/-14	4.1%	+/-6.4
15.0 to 19.9 percent	+/-8.1	38	+/-45	17.2%	+/-18.4
20.0 to 24.9 percent	+/-10.9	35	+/-32	15.8%	+/-15.2
25.0 to 29.9 percent	+/-11.7	23	+/-26	10.4%	+/-11.4
30.0 to 34.9 percent	+/-19.3	0	+/-18	0.0%	+/-15.6
35.0 percent or more	+/-22.5	116	+/-61	52.5%	+/-21.2
Not computed	(X)	0	+/-18	(X)	(X)

Subject	Census Tract 504.31, Gwinnett County, Georgia				Census Tract 504.32, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
HOUSING OCCUPANCY					
Total housing units	3,003	+/-124	3,003	(X)	2,076
Occupied housing units	2,888	+/-159	96.2%	+/-3.4	1,877
Vacant housing units	115	+/-103	3.8%	+/-3.4	199
Homeowner vacancy rate	0.0	+/-3.1	(X)	(X)	0.0
Rental vacancy rate	4.6	+/-5.0	(X)	(X)	1.7
UNITS IN STRUCTURE					
Total housing units	3,003	+/-124	3,003	(X)	2,076
1-unit, detached	1,192	+/-221	39.7%	+/-7.2	1,772
1-unit, attached	76	+/-55	2.5%	+/-1.9	276
2 units	111	+/-101	3.7%	+/-3.4	0
3 or 4 units	40	+/-55	1.3%	+/-1.8	0
5 to 9 units	308	+/-151	10.3%	+/-5.0	9
10 to 19 units	681	+/-194	22.7%	+/-6.5	0
20 or more units	434	+/-141	14.5%	+/-4.6	0
Mobile home	120	+/-89	4.0%	+/-2.9	19
Boat, RV, van, etc.	41	+/-66	1.4%	+/-2.2	0
YEAR STRUCTURE BUILT					
Total housing units	3,003	+/-124	3,003	(X)	2,076
Built 2014 or later	0	+/-18	0.0%	+/-1.2	0
Built 2010 to 2013	322	+/-142	10.7%	+/-4.8	0
Built 2000 to 2009	1,078	+/-237	35.9%	+/-7.6	190
Built 1990 to 1999	477	+/-189	15.9%	+/-6.3	465
Built 1980 to 1989	638	+/-208	21.2%	+/-7.0	708
Built 1970 to 1979	261	+/-118	8.7%	+/-3.9	492
Built 1960 to 1969	136	+/-95	4.5%	+/-3.2	165
Built 1950 to 1959	0	+/-18	0.0%	+/-1.2	56
Built 1940 to 1949	91	+/-98	3.0%	+/-3.2	0
Built 1939 or earlier	0	+/-18	0.0%	+/-1.2	0
ROOMS					
Total housing units	3,003	+/-124	3,003	(X)	2,076
1 room	46	+/-75	1.5%	+/-2.5	0
2 rooms	46	+/-45	1.5%	+/-1.5	12
3 rooms	575	+/-197	19.1%	+/-6.5	9
4 rooms	693	+/-212	23.1%	+/-7.0	123
5 rooms	498	+/-163	16.6%	+/-5.2	398
6 rooms	196	+/-78	6.5%	+/-2.6	670
7 rooms	420	+/-165	14.0%	+/-5.4	397
8 rooms	230	+/-128	7.7%	+/-4.3	200
9 rooms or more	299	+/-128	10.0%	+/-4.3	267
Median rooms	4.8	+/-0.4	(X)	(X)	6.2
BEDROOMS					
Total housing units	3,003	+/-124	3,003	(X)	2,076
No bedroom	46	+/-75	1.5%	+/-2.5	0
1 bedroom	557	+/-176	18.5%	+/-5.9	12
2 bedrooms	990	+/-231	33.0%	+/-7.4	232
3 bedrooms	599	+/-187	19.9%	+/-6.2	1,058
4 bedrooms	625	+/-182	20.8%	+/-6.0	612
5 or more bedrooms	186	+/-106	6.2%	+/-3.6	162
HOUSING TENURE					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877

Subject	Census Tract 504.31, Gwinnett County, Georgia				Census Tract 504.32, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Owner-occupied	1,194	+/-173	41.3%	+/-5.5	1,427
Renter-occupied	1,694	+/-185	58.7%	+/-5.5	450
Average household size of owner-occupied unit	3.35	+/-0.29	(X)	(X)	3.13
Average household size of renter-occupied unit	2.59	+/-0.33	(X)	(X)	3.78
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877
Moved in 2015 or later	326	+/-145	11.3%	+/-5.0	66
Moved in 2010 to 2014	1,575	+/-230	54.5%	+/-7.3	554
Moved in 2000 to 2009	756	+/-194	26.2%	+/-6.4	680
Moved in 1990 to 1999	139	+/-73	4.8%	+/-2.6	371
Moved in 1980 to 1989	39	+/-27	1.4%	+/-0.9	103
Moved in 1979 and earlier	53	+/-42	1.8%	+/-1.4	103
VEHICLES AVAILABLE					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877
No vehicles available	229	+/-123	7.9%	+/-4.2	32
1 vehicle available	1,099	+/-214	38.1%	+/-6.8	469
2 vehicles available	1,113	+/-220	38.5%	+/-7.7	880
3 or more vehicles available	447	+/-152	15.5%	+/-5.2	496
HOUSE HEATING FUEL					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877
Utility gas	1,475	+/-233	51.1%	+/-7.8	1,564
Bottled, tank, or LP gas	51	+/-66	1.8%	+/-2.3	6
Electricity	1,349	+/-242	46.7%	+/-7.8	289
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.3	0
Coal or coke	0	+/-18	0.0%	+/-1.3	0
Wood	0	+/-18	0.0%	+/-1.3	10
Solar energy	0	+/-18	0.0%	+/-1.3	0
Other fuel	0	+/-18	0.0%	+/-1.3	8
No fuel used	13	+/-21	0.5%	+/-0.7	0
SELECTED CHARACTERISTICS					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877
Lacking complete plumbing facilities	46	+/-75	1.6%	+/-2.6	0
Lacking complete kitchen facilities	29	+/-33	1.0%	+/-1.1	0
No telephone service available	32	+/-38	1.1%	+/-1.3	0
OCCUPANTS PER ROOM					
Occupied housing units	2,888	+/-159	2,888	(X)	1,877
1.00 or less	2,796	+/-168	96.8%	+/-2.5	1,807
1.01 to 1.50	16	+/-26	0.6%	+/-0.9	67
1.51 or more	76	+/-68	2.6%	+/-2.3	3
VALUE					
Owner-occupied units	1,194	+/-173	1,194	(X)	1,427
Less than \$50,000	179	+/-108	15.0%	+/-8.4	23
\$50,000 to \$99,999	56	+/-52	4.7%	+/-4.3	267
\$100,000 to \$149,999	127	+/-61	10.6%	+/-5.2	585
\$150,000 to \$199,999	92	+/-58	7.7%	+/-4.9	339
\$200,000 to \$299,999	443	+/-172	37.1%	+/-12.5	188
\$300,000 to \$499,999	244	+/-112	20.4%	+/-9.6	6
\$500,000 to \$999,999	35	+/-56	2.9%	+/-4.6	3
\$1,000,000 or more	18	+/-28	1.5%	+/-2.3	16
Median (dollars)	235,800	+/-37,261	(X)	(X)	134,600

Subject	Census Tract 504.31, Gwinnett County, Georgia				Census Tract 504.32, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
MORTGAGE STATUS					
Owner-occupied units	1,194	+/-173	1,194	(X)	1,427
Housing units with a mortgage	817	+/-188	68.4%	+/-11.2	1,000
Housing units without a mortgage	377	+/-139	31.6%	+/-11.2	427
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	817	+/-188	817	(X)	1,000
Less than \$500	0	+/-18	0.0%	+/-4.5	10
\$500 to \$999	66	+/-48	8.1%	+/-6.0	299
\$1,000 to \$1,499	178	+/-99	21.8%	+/-11.0	398
\$1,500 to \$1,999	245	+/-138	30.0%	+/-14.0	258
\$2,000 to \$2,499	242	+/-113	29.6%	+/-12.8	13
\$2,500 to \$2,999	34	+/-41	4.2%	+/-5.1	22
\$3,000 or more	52	+/-56	6.4%	+/-6.5	0
Median (dollars)	1,866	+/-178	(X)	(X)	1,200
Housing units without a mortgage	377	+/-139	377	(X)	427
Less than \$250	132	+/-105	35.0%	+/-20.4	10
\$250 to \$399	54	+/-45	14.3%	+/-11.9	175
\$400 to \$599	111	+/-72	29.4%	+/-17.2	193
\$600 to \$799	59	+/-49	15.6%	+/-13.6	37
\$800 to \$999	21	+/-39	5.6%	+/-10.6	4
\$1,000 or more	0	+/-18	0.0%	+/-9.5	8
Median (dollars)	405	+/-263	(X)	(X)	445
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	817	+/-188	817	(X)	1,000
Less than 20.0 percent	191	+/-94	23.4%	+/-11.5	373
20.0 to 24.9 percent	107	+/-96	13.1%	+/-10.8	112
25.0 to 29.9 percent	98	+/-110	12.0%	+/-12.7	127
30.0 to 34.9 percent	67	+/-65	8.2%	+/-7.6	79
35.0 percent or more	354	+/-143	43.3%	+/-16.4	309
Not computed	0	+/-18	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	377	+/-139	377	(X)	427
Less than 10.0 percent	163	+/-104	43.2%	+/-21.9	279
10.0 to 14.9 percent	70	+/-63	18.6%	+/-15.9	39
15.0 to 19.9 percent	80	+/-82	21.2%	+/-19.2	28
20.0 to 24.9 percent	6	+/-23	1.6%	+/-6.4	17
25.0 to 29.9 percent	0	+/-18	0.0%	+/-9.5	6
30.0 to 34.9 percent	15	+/-31	4.0%	+/-8.3	42
35.0 percent or more	43	+/-39	11.4%	+/-10.3	16
Not computed	0	+/-18	(X)	(X)	0
GROSS RENT					
Occupied units paying rent	1,694	+/-185	1,694	(X)	440
Less than \$500	0	+/-18	0.0%	+/-2.2	0
\$500 to \$999	895	+/-177	52.8%	+/-9.9	16
\$1,000 to \$1,499	718	+/-189	42.4%	+/-9.5	274
\$1,500 to \$1,999	68	+/-80	4.0%	+/-4.6	143
\$2,000 to \$2,499	13	+/-22	0.8%	+/-1.3	7
\$2,500 to \$2,999	0	+/-18	0.0%	+/-2.2	0

Subject	Census Tract 504.31, Gwinnett County, Georgia				Census Tract 504.32, Gwinnett County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
\$3,000 or more	0	+/-18	0.0%	+/-2.2	0
Median (dollars)	985	+/-54	(X)	(X)	1,403
No rent paid	0	+/-18	(X)	(X)	10
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRPI)					
Occupied units paying rent (excluding units where GRPI cannot be computed)	1,634	+/-199	1,634	(X)	440
Less than 15.0 percent	83	+/-73	5.1%	+/-4.4	41
15.0 to 19.9 percent	150	+/-96	9.2%	+/-5.3	68
20.0 to 24.9 percent	171	+/-107	10.5%	+/-6.5	92
25.0 to 29.9 percent	215	+/-132	13.2%	+/-8.1	53
30.0 to 34.9 percent	245	+/-142	15.0%	+/-8.8	13
35.0 percent or more	770	+/-201	47.1%	+/-10.6	173
Not computed	60	+/-66	(X)	(X)	10

Subject	Census Tract 504.32, Gwinnett County, Georgia			Census Tract 504.33, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
HOUSING OCCUPANCY					
Total housing units	+/-53	2,076	(X)	1,074	+/-42
Occupied housing units	+/-109	90.4%	+/-4.4	957	+/-84
Vacant housing units	+/-91	9.6%	+/-4.4	117	+/-71
Homeowner vacancy rate	+/-2.6	(X)	(X)	0.0	+/-11.7
Rental vacancy rate	+/-2.7	(X)	(X)	11.1	+/-8.1
UNITS IN STRUCTURE					
Total housing units	+/-53	2,076	(X)	1,074	+/-42
1-unit, detached	+/-90	85.4%	+/-3.7	436	+/-64
1-unit, attached	+/-69	13.3%	+/-3.3	20	+/-24
2 units	+/-18	0.0%	+/-1.8	7	+/-9
3 or 4 units	+/-18	0.0%	+/-1.8	28	+/-27
5 to 9 units	+/-14	0.4%	+/-0.7	171	+/-67
10 to 19 units	+/-18	0.0%	+/-1.8	298	+/-90
20 or more units	+/-18	0.0%	+/-1.8	114	+/-55
Mobile home	+/-19	0.9%	+/-0.9	0	+/-13
Boat, RV, van, etc.	+/-18	0.0%	+/-1.8	0	+/-13
YEAR STRUCTURE BUILT					
Total housing units	+/-53	2,076	(X)	1,074	+/-42
Built 2014 or later	+/-18	0.0%	+/-1.8	0	+/-13
Built 2010 to 2013	+/-18	0.0%	+/-1.8	0	+/-13
Built 2000 to 2009	+/-70	9.2%	+/-3.4	9	+/-11
Built 1990 to 1999	+/-109	22.4%	+/-5.1	153	+/-64
Built 1980 to 1989	+/-129	34.1%	+/-6.1	649	+/-87
Built 1970 to 1979	+/-108	23.7%	+/-5.2	165	+/-55
Built 1960 to 1969	+/-63	7.9%	+/-3.0	77	+/-34
Built 1950 to 1959	+/-44	2.7%	+/-2.1	21	+/-18
Built 1940 to 1949	+/-18	0.0%	+/-1.8	0	+/-13
Built 1939 or earlier	+/-18	0.0%	+/-1.8	0	+/-13
ROOMS					
Total housing units	+/-53	2,076	(X)	1,074	+/-42
1 room	+/-18	0.0%	+/-1.8	47	+/-37
2 rooms	+/-17	0.6%	+/-0.8	26	+/-17
3 rooms	+/-14	0.4%	+/-0.7	191	+/-72
4 rooms	+/-53	5.9%	+/-2.6	278	+/-72
5 rooms	+/-113	19.2%	+/-5.3	163	+/-63
6 rooms	+/-129	32.3%	+/-6.2	157	+/-49
7 rooms	+/-111	19.1%	+/-5.3	81	+/-35
8 rooms	+/-73	9.6%	+/-3.5	48	+/-22
9 rooms or more	+/-90	12.9%	+/-4.3	83	+/-47
Median rooms	+/-0.2	(X)	(X)	4.5	+/-0.3
BEDROOMS					
Total housing units	+/-53	2,076	(X)	1,074	+/-42
No bedroom	+/-18	0.0%	+/-1.8	47	+/-37
1 bedroom	+/-17	0.6%	+/-0.8	205	+/-68
2 bedrooms	+/-58	11.2%	+/-2.8	392	+/-67
3 bedrooms	+/-154	51.0%	+/-7.2	281	+/-54
4 bedrooms	+/-146	29.5%	+/-6.9	144	+/-51
5 or more bedrooms	+/-79	7.8%	+/-3.8	5	+/-8
HOUSING TENURE					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
Owner-occupied	+/-143	76.0%	+/-6.0	286	+/-46

Subject	Census Tract 504.32, Gwinnett County, Georgia			Census Tract 504.33, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Renter-occupied	+/-115	24.0%	+/-6.0	671	+/-81
Average household size of owner-occupied unit	+/-0.27	(X)	(X)	3.19	+/-0.73
Average household size of renter-occupied unit	+/-0.56	(X)	(X)	2.30	+/-0.23
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
Moved in 2015 or later	+/-51	3.5%	+/-2.7	64	+/-41
Moved in 2010 to 2014	+/-114	29.5%	+/-5.6	476	+/-85
Moved in 2000 to 2009	+/-123	36.2%	+/-6.1	249	+/-75
Moved in 1990 to 1999	+/-98	19.8%	+/-5.0	100	+/-44
Moved in 1980 to 1989	+/-53	5.5%	+/-2.9	40	+/-32
Moved in 1979 and earlier	+/-40	5.5%	+/-2.1	28	+/-19
VEHICLES AVAILABLE					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
No vehicles available	+/-25	1.7%	+/-1.3	48	+/-30
1 vehicle available	+/-121	25.0%	+/-6.4	410	+/-85
2 vehicles available	+/-138	46.9%	+/-6.3	415	+/-76
3 or more vehicles available	+/-95	26.4%	+/-5.1	84	+/-33
HOUSE HEATING FUEL					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
Utility gas	+/-118	83.3%	+/-4.3	840	+/-95
Bottled, tank, or LP gas	+/-9	0.3%	+/-0.5	21	+/-16
Electricity	+/-83	15.4%	+/-4.3	89	+/-53
Fuel oil, kerosene, etc.	+/-18	0.0%	+/-2.0	0	+/-13
Coal or coke	+/-18	0.0%	+/-2.0	0	+/-13
Wood	+/-16	0.5%	+/-0.8	0	+/-13
Solar energy	+/-18	0.0%	+/-2.0	0	+/-13
Other fuel	+/-14	0.4%	+/-0.7	0	+/-13
No fuel used	+/-18	0.0%	+/-2.0	7	+/-10
SELECTED CHARACTERISTICS					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
Lacking complete plumbing facilities	+/-18	0.0%	+/-2.0	0	+/-13
Lacking complete kitchen facilities	+/-18	0.0%	+/-2.0	0	+/-13
No telephone service available	+/-18	0.0%	+/-2.0	9	+/-9
OCCUPANTS PER ROOM					
Occupied housing units	+/-109	1,877	(X)	957	+/-84
1.00 or less	+/-118	96.3%	+/-2.2	919	+/-86
1.01 to 1.50	+/-41	3.6%	+/-2.2	23	+/-20
1.51 or more	+/-6	0.2%	+/-0.3	15	+/-15
VALUE					
Owner-occupied units	+/-143	1,427	(X)	286	+/-46
Less than \$50,000	+/-20	1.6%	+/-1.4	0	+/-13
\$50,000 to \$99,999	+/-97	18.7%	+/-6.4	57	+/-37
\$100,000 to \$149,999	+/-128	41.0%	+/-7.7	132	+/-37
\$150,000 to \$199,999	+/-83	23.8%	+/-5.9	77	+/-38
\$200,000 to \$299,999	+/-76	13.2%	+/-4.9	20	+/-15
\$300,000 to \$499,999	+/-10	0.4%	+/-0.7	0	+/-13
\$500,000 to \$999,999	+/-7	0.2%	+/-0.5	0	+/-13
\$1,000,000 or more	+/-17	1.1%	+/-1.2	0	+/-13
Median (dollars)	+/-8,309	(X)	(X)	135,600	+/-11,904
MORTGAGE STATUS					

Subject	Census Tract 504.32, Gwinnett County, Georgia			Census Tract 504.33, Gwinnett County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Owner-occupied units	+/-143	1,427	(X)	286	+/-46
Housing units with a mortgage	+/-145	70.1%	+/-6.1	229	+/-45
Housing units without a mortgage	+/-89	29.9%	+/-6.1	57	+/-27
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	+/-145	1,000	(X)	229	+/-45
Less than \$500	+/-15	1.0%	+/-1.5	5	+/-8
\$500 to \$999	+/-96	29.9%	+/-7.6	38	+/-26
\$1,000 to \$1,499	+/-100	39.8%	+/-8.9	104	+/-44
\$1,500 to \$1,999	+/-81	25.8%	+/-7.5	63	+/-43
\$2,000 to \$2,499	+/-15	1.3%	+/-1.5	19	+/-15
\$2,500 to \$2,999	+/-28	2.2%	+/-2.8	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-3.7	0	+/-13
Median (dollars)	+/-72	(X)	(X)	1,223	+/-214
Housing units without a mortgage					
Less than \$250	+/-13	2.3%	+/-2.9	0	+/-13
\$250 to \$399	+/-64	41.0%	+/-11.4	9	+/-10
\$400 to \$599	+/-66	45.2%	+/-12.2	32	+/-23
\$600 to \$799	+/-31	8.7%	+/-6.9	16	+/-11
\$800 to \$999	+/-10	0.9%	+/-2.4	0	+/-13
\$1,000 or more	+/-12	1.9%	+/-2.9	0	+/-13
Median (dollars)	+/-77	(X)	(X)	470	+/-33
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-145	1,000	(X)	229	+/-45
Less than 20.0 percent	+/-82	37.3%	+/-7.5	98	+/-38
20.0 to 24.9 percent	+/-61	11.2%	+/-5.6	25	+/-24
25.0 to 29.9 percent	+/-68	12.7%	+/-6.2	8	+/-10
30.0 to 34.9 percent	+/-40	7.9%	+/-3.7	39	+/-34
35.0 percent or more	+/-98	30.9%	+/-9.0	59	+/-31
Not computed					
	+/-18	(X)	(X)	0	+/-13
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent	+/-81	65.3%	+/-13.0	29	+/-20
10.0 to 14.9 percent	+/-28	9.1%	+/-6.4	2	+/-6
15.0 to 19.9 percent	+/-22	6.6%	+/-5.3	9	+/-11
20.0 to 24.9 percent	+/-18	4.0%	+/-4.3	13	+/-15
25.0 to 29.9 percent	+/-9	1.4%	+/-2.2	0	+/-13
30.0 to 34.9 percent	+/-47	9.8%	+/-10.2	0	+/-13
35.0 percent or more	+/-18	3.7%	+/-4.3	4	+/-6
Not computed					
	+/-18	(X)	(X)	0	+/-13
GROSS RENT					
Occupied units paying rent	+/-111	440	(X)	665	+/-81
Less than \$500	+/-18	0.0%	+/-8.2	0	+/-13
\$500 to \$999	+/-18	3.6%	+/-3.8	458	+/-84
\$1,000 to \$1,499	+/-88	62.3%	+/-13.5	173	+/-64
\$1,500 to \$1,999	+/-72	32.5%	+/-14.2	34	+/-35
\$2,000 to \$2,499	+/-11	1.6%	+/-2.6	0	+/-13
\$2,500 to \$2,999	+/-18	0.0%	+/-8.2	0	+/-13
\$3,000 or more	+/-18	0.0%	+/-8.2	0	+/-13
Median (dollars)	+/-75	(X)	(X)	905	+/-44
No rent paid					
	+/-15	(X)	(X)	6	+/-10

Subject	Census Tract 504.32, Gwinnett County, Georgia			Census Tract 504.33, Gwinnett 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)	+/-111	440	(X)	665	+/-81
Less than 15.0 percent	+/-45	9.3%	+/-9.8	80	+/-42
15.0 to 19.9 percent	+/-60	15.5%	+/-13.5	100	+/-53
20.0 to 24.9 percent	+/-64	20.9%	+/-12.6	70	+/-44
25.0 to 29.9 percent	+/-46	12.0%	+/-9.7	56	+/-38
30.0 to 34.9 percent	+/-20	3.0%	+/-4.5	79	+/-49
35.0 percent or more	+/-77	39.3%	+/-15.7	280	+/-76
Not computed	+/-15	(X)	(X)	6	+/-10

Subject	Census Tract 504.33, Gwinnett County, Georgia		Census Tract 504.34, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
HOUSING OCCUPANCY					
Total housing units	1,074	(X)	2,880	+/-80	2,880
Occupied housing units	89.1%	+/-6.7	2,507	+/-187	87.0%
Vacant housing units	10.9%	+/-6.7	373	+/-179	13.0%
Homeowner vacancy rate	(X)	(X)	0.0	+/-5.1	(X)
Rental vacancy rate	(X)	(X)	12.1	+/-7.8	(X)
UNITS IN STRUCTURE					
Total housing units	1,074	(X)	2,880	+/-80	2,880
1-unit, detached	40.6%	+/-5.6	695	+/-145	24.1%
1-unit, attached	1.9%	+/-2.3	172	+/-89	6.0%
2 units	0.7%	+/-0.9	91	+/-76	3.2%
3 or 4 units	2.6%	+/-2.6	289	+/-149	10.0%
5 to 9 units	15.9%	+/-6.3	706	+/-215	24.5%
10 to 19 units	27.7%	+/-8.3	711	+/-198	24.7%
20 or more units	10.6%	+/-5.2	168	+/-135	5.8%
Mobile home	0.0%	+/-3.4	48	+/-75	1.7%
Boat, RV, van, etc.	0.0%	+/-3.4	0	+/-18	0.0%
YEAR STRUCTURE BUILT					
Total housing units	1,074	(X)	2,880	+/-80	2,880
Built 2014 or later	0.0%	+/-3.4	65	+/-66	2.3%
Built 2010 to 2013	0.0%	+/-3.4	0	+/-18	0.0%
Built 2000 to 2009	0.8%	+/-1.1	198	+/-117	6.9%
Built 1990 to 1999	14.2%	+/-6.0	895	+/-219	31.1%
Built 1980 to 1989	60.4%	+/-7.4	1,237	+/-253	43.0%
Built 1970 to 1979	15.4%	+/-5.2	485	+/-190	16.8%
Built 1960 to 1969	7.2%	+/-3.2	0	+/-18	0.0%
Built 1950 to 1959	2.0%	+/-1.7	0	+/-18	0.0%
Built 1940 to 1949	0.0%	+/-3.4	0	+/-18	0.0%
Built 1939 or earlier	0.0%	+/-3.4	0	+/-18	0.0%
ROOMS					
Total housing units	1,074	(X)	2,880	+/-80	2,880
1 room	4.4%	+/-3.4	73	+/-84	2.5%
2 rooms	2.4%	+/-1.6	0	+/-18	0.0%
3 rooms	17.8%	+/-6.6	381	+/-164	13.2%
4 rooms	25.9%	+/-7.0	928	+/-233	32.2%
5 rooms	15.2%	+/-6.0	776	+/-245	26.9%
6 rooms	14.6%	+/-4.5	302	+/-146	10.5%
7 rooms	7.5%	+/-3.2	170	+/-115	5.9%
8 rooms	4.5%	+/-2.0	122	+/-73	4.2%
9 rooms or more	7.7%	+/-4.4	128	+/-73	4.4%
Median rooms	(X)	(X)	4.6	+/-0.4	(X)
BEDROOMS					
Total housing units	1,074	(X)	2,880	+/-80	2,880
No bedroom	4.4%	+/-3.4	73	+/-84	2.5%
1 bedroom	19.1%	+/-6.2	504	+/-183	17.5%
2 bedrooms	36.5%	+/-6.5	1,331	+/-218	46.2%
3 bedrooms	26.2%	+/-5.1	599	+/-193	20.8%
4 bedrooms	13.4%	+/-4.7	373	+/-152	13.0%
5 or more bedrooms	0.5%	+/-0.7	0	+/-18	0.0%
HOUSING TENURE					
Occupied housing units	957	(X)	2,507	+/-187	2,507
Owner-occupied	29.9%	+/-4.6	722	+/-159	28.8%

Subject	Census Tract 504.33, Gwinnett County, Georgia		Census Tract 504.34, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Renter-occupied	70.1%	+/-4.6	1,785	+/-232	71.2%
Average household size of owner-occupied unit	(X)	(X)	2.54	+/-0.54	(X)
Average household size of renter-occupied unit	(X)	(X)	3.55	+/-0.46	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	957	(X)	2,507	+/-187	2,507
Moved in 2015 or later	6.7%	+/-4.3	205	+/-136	8.2%
Moved in 2010 to 2014	49.7%	+/-7.8	1,431	+/-269	57.1%
Moved in 2000 to 2009	26.0%	+/-7.4	525	+/-179	20.9%
Moved in 1990 to 1999	10.4%	+/-4.7	213	+/-129	8.5%
Moved in 1980 to 1989	4.2%	+/-3.4	110	+/-75	4.4%
Moved in 1979 and earlier	2.9%	+/-2.0	23	+/-39	0.9%
VEHICLES AVAILABLE					
Occupied housing units	957	(X)	2,507	+/-187	2,507
No vehicles available	5.0%	+/-3.1	552	+/-217	22.0%
1 vehicle available	42.8%	+/-8.0	1,138	+/-232	45.4%
2 vehicles available	43.4%	+/-7.2	716	+/-193	28.6%
3 or more vehicles available	8.8%	+/-3.4	101	+/-64	4.0%
HOUSE HEATING FUEL					
Occupied housing units	957	(X)	2,507	+/-187	2,507
Utility gas	87.8%	+/-6.2	1,194	+/-239	47.6%
Bottled, tank, or LP gas	2.2%	+/-1.7	22	+/-38	0.9%
Electricity	9.3%	+/-5.6	1,247	+/-254	49.7%
Fuel oil, kerosene, etc.	0.0%	+/-3.8	44	+/-68	1.8%
Coal or coke	0.0%	+/-3.8	0	+/-18	0.0%
Wood	0.0%	+/-3.8	0	+/-18	0.0%
Solar energy	0.0%	+/-3.8	0	+/-18	0.0%
Other fuel	0.0%	+/-3.8	0	+/-18	0.0%
No fuel used	0.7%	+/-1.0	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	957	(X)	2,507	+/-187	2,507
Lacking complete plumbing facilities	0.0%	+/-3.8	0	+/-18	0.0%
Lacking complete kitchen facilities	0.0%	+/-3.8	0	+/-18	0.0%
No telephone service available	0.9%	+/-0.9	30	+/-34	1.2%
OCCUPANTS PER ROOM					
Occupied housing units	957	(X)	2,507	+/-187	2,507
1.00 or less	96.0%	+/-2.8	2,233	+/-246	89.1%
1.01 to 1.50	2.4%	+/-2.2	171	+/-121	6.8%
1.51 or more	1.6%	+/-1.6	103	+/-111	4.1%
VALUE					
Owner-occupied units	286	(X)	722	+/-159	722
Less than \$50,000	0.0%	+/-12.3	47	+/-44	6.5%
\$50,000 to \$99,999	19.9%	+/-12.4	87	+/-59	12.0%
\$100,000 to \$149,999	46.2%	+/-11.3	254	+/-144	35.2%
\$150,000 to \$199,999	26.9%	+/-13.0	258	+/-101	35.7%
\$200,000 to \$299,999	7.0%	+/-5.1	54	+/-80	7.5%
\$300,000 to \$499,999	0.0%	+/-12.3	0	+/-18	0.0%
\$500,000 to \$999,999	0.0%	+/-12.3	0	+/-18	0.0%
\$1,000,000 or more	0.0%	+/-12.3	22	+/-38	3.0%
Median (dollars)	(X)	(X)	144,900	+/-19,756	(X)
MORTGAGE STATUS					

Subject	Census Tract 504.33, Gwinnett County, Georgia		Census Tract 504.34, Gwinnett County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Owner-occupied units	286	(X)	722	+/-159	722
Housing units with a mortgage	80.1%	+/-9.0	528	+/-148	73.1%
Housing units without a mortgage	19.9%	+/-9.0	194	+/-119	26.9%
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	229	(X)	528	+/-148	528
Less than \$500	2.2%	+/-3.5	0	+/-18	0.0%
\$500 to \$999	16.6%	+/-10.5	191	+/-109	36.2%
\$1,000 to \$1,499	45.4%	+/-17.7	136	+/-72	25.8%
\$1,500 to \$1,999	27.5%	+/-18.4	126	+/-75	23.9%
\$2,000 to \$2,499	8.3%	+/-6.5	75	+/-60	14.2%
\$2,500 to \$2,999	0.0%	+/-15.1	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-15.1	0	+/-18	0.0%
Median (dollars)	(X)	(X)	1,290	+/-305	(X)
Housing units without a mortgage					
Less than \$250	57	(X)	194	+/-119	194
\$250 to \$399	0.0%	+/-42.2	96	+/-104	49.5%
\$400 to \$599	15.8%	+/-18.4	46	+/-55	23.7%
\$600 to \$799	56.1%	+/-26.4	52	+/-43	26.8%
\$800 to \$999	28.1%	+/-19.5	0	+/-18	0.0%
\$1,000 or more	0.0%	+/-42.2	0	+/-18	0.0%
Median (dollars)	(X)	(X)	252	+/-160	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	229	(X)	528	+/-148	528
Less than 20.0 percent	42.8%	+/-15.5	203	+/-113	38.4%
20.0 to 24.9 percent	10.9%	+/-10.3	15	+/-23	2.8%
25.0 to 29.9 percent	3.5%	+/-4.1	71	+/-61	13.4%
30.0 to 34.9 percent	17.0%	+/-14.7	45	+/-46	8.5%
35.0 percent or more	25.8%	+/-12.3	194	+/-118	36.7%
Not computed	(X)	(X)	0	+/-18	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)					
Less than 10.0 percent	57	(X)	194	+/-119	194
10.0 to 14.9 percent	50.9%	+/-31.4	152	+/-101	78.4%
15.0 to 19.9 percent	3.5%	+/-10.4	42	+/-51	21.6%
20.0 to 24.9 percent	15.8%	+/-18.8	0	+/-18	0.0%
25.0 to 29.9 percent	22.8%	+/-25.9	0	+/-18	0.0%
30.0 to 34.9 percent	0.0%	+/-42.2	0	+/-18	0.0%
35.0 percent or more	0.0%	+/-42.2	0	+/-18	0.0%
Not computed	(X)	(X)	0	+/-18	(X)
GROSS RENT					
Occupied units paying rent	665	(X)	1,785	+/-232	1,785
Less than \$500	0.0%	+/-5.5	0	+/-18	0.0%
\$500 to \$999	68.9%	+/-9.7	1,203	+/-238	67.4%
\$1,000 to \$1,499	26.0%	+/-9.2	582	+/-200	32.6%
\$1,500 to \$1,999	5.1%	+/-5.2	0	+/-18	0.0%
\$2,000 to \$2,499	0.0%	+/-5.5	0	+/-18	0.0%
\$2,500 to \$2,999	0.0%	+/-5.5	0	+/-18	0.0%
\$3,000 or more	0.0%	+/-5.5	0	+/-18	0.0%
Median (dollars)	(X)	(X)	900	+/-53	(X)
No rent paid	(X)	(X)	0	+/-18	(X)

Subject	Census Tract 504.33, Gwinnett County, Georgia		Census Tract 504.34, Gwinnett 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)	665	(X)	1,730	+/-247	1,730
Less than 15.0 percent	12.0%	+/-6.1	90	+/-90	5.2%
15.0 to 19.9 percent	15.0%	+/-7.8	142	+/-107	8.2%
20.0 to 24.9 percent	10.5%	+/-6.5	222	+/-163	12.8%
25.0 to 29.9 percent	8.4%	+/-5.6	153	+/-115	8.8%
30.0 to 34.9 percent	11.9%	+/-7.2	124	+/-106	7.2%
35.0 percent or more	42.1%	+/-10.8	999	+/-273	57.7%
Not computed	(X)	(X)	55	+/-61	(X)

Subject	Census Tract 504.34, Gwinnett County, Georgia	Census Tract 504.35, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY					
Total housing units	(X)	1,234	+/-89	1,234	(X)
Occupied housing units	+/-6.2	1,193	+/-95	96.7%	+/-2.8
Vacant housing units	+/-6.2	41	+/-34	3.3%	+/-2.8
Homeowner vacancy rate	(X)	1.6	+/-2.9	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-6.9	(X)	(X)
UNITS IN STRUCTURE					
Total housing units	(X)	1,234	+/-89	1,234	(X)
1-unit, detached	+/-5.2	833	+/-128	67.5%	+/-8.0
1-unit, attached	+/-3.1	64	+/-47	5.2%	+/-3.7
2 units	+/-2.6	0	+/-13	0.0%	+/-3.0
3 or 4 units	+/-5.1	87	+/-62	7.1%	+/-5.1
5 to 9 units	+/-7.4	102	+/-82	8.3%	+/-6.6
10 to 19 units	+/-6.8	104	+/-71	8.4%	+/-5.8
20 or more units	+/-4.7	31	+/-37	2.5%	+/-3.0
Mobile home	+/-2.6	13	+/-20	1.1%	+/-1.7
Boat, RV, van, etc.	+/-1.3	0	+/-13	0.0%	+/-3.0
YEAR STRUCTURE BUILT					
Total housing units	(X)	1,234	+/-89	1,234	(X)
Built 2014 or later	+/-2.3	0	+/-13	0.0%	+/-3.0
Built 2010 to 2013	+/-1.3	0	+/-13	0.0%	+/-3.0
Built 2000 to 2009	+/-4.1	68	+/-59	5.5%	+/-4.8
Built 1990 to 1999	+/-7.6	195	+/-69	15.8%	+/-5.7
Built 1980 to 1989	+/-8.7	538	+/-152	43.6%	+/-10.9
Built 1970 to 1979	+/-6.6	408	+/-132	33.1%	+/-11.0
Built 1960 to 1969	+/-1.3	16	+/-26	1.3%	+/-2.1
Built 1950 to 1959	+/-1.3	9	+/-15	0.7%	+/-1.2
Built 1940 to 1949	+/-1.3	0	+/-13	0.0%	+/-3.0
Built 1939 or earlier	+/-1.3	0	+/-13	0.0%	+/-3.0
ROOMS					
Total housing units	(X)	1,234	+/-89	1,234	(X)
1 room	+/-2.9	11	+/-14	0.9%	+/-1.2
2 rooms	+/-1.3	0	+/-13	0.0%	+/-3.0
3 rooms	+/-5.7	54	+/-39	4.4%	+/-3.2
4 rooms	+/-7.9	208	+/-90	16.9%	+/-7.2
5 rooms	+/-8.4	255	+/-104	20.7%	+/-8.5
6 rooms	+/-5.1	313	+/-127	25.4%	+/-9.7
7 rooms	+/-4.0	180	+/-92	14.6%	+/-7.2
8 rooms	+/-2.5	83	+/-49	6.7%	+/-4.0
9 rooms or more	+/-2.6	130	+/-58	10.5%	+/-4.6
Median rooms	(X)	5.8	+/-0.3	(X)	(X)
BEDROOMS					
Total housing units	(X)	1,234	+/-89	1,234	(X)
No bedroom	+/-2.9	19	+/-18	1.5%	+/-1.5
1 bedroom	+/-6.3	82	+/-55	6.6%	+/-4.5
2 bedrooms	+/-7.3	299	+/-86	24.2%	+/-6.9
3 bedrooms	+/-6.7	588	+/-114	47.6%	+/-8.5
4 bedrooms	+/-5.3	234	+/-104	19.0%	+/-7.9
5 or more bedrooms	+/-1.3	12	+/-18	1.0%	+/-1.5
HOUSING TENURE					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)

Subject	Census Tract 504.34, Gwinnett County, Georgia	Census Tract 504.35, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
Owner-occupied	+/-6.5	667	+/-112	55.9%	+/-8.2
Renter-occupied	+/-6.5	526	+/-106	44.1%	+/-8.2
Average household size of owner-occupied unit	(X)	2.87	+/-0.41	(X)	(X)
Average household size of renter-occupied unit	(X)	2.91	+/-0.59	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)
Moved in 2015 or later	+/-5.6	24	+/-28	2.0%	+/-2.4
Moved in 2010 to 2014	+/-9.1	466	+/-99	39.1%	+/-8.1
Moved in 2000 to 2009	+/-7.0	374	+/-126	31.3%	+/-10.4
Moved in 1990 to 1999	+/-5.1	217	+/-102	18.2%	+/-7.9
Moved in 1980 to 1989	+/-3.0	23	+/-25	1.9%	+/-2.1
Moved in 1979 and earlier	+/-1.6	89	+/-43	7.5%	+/-3.6
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)
No vehicles available	+/-8.2	46	+/-39	3.9%	+/-3.4
1 vehicle available	+/-8.4	400	+/-95	33.5%	+/-7.7
2 vehicles available	+/-7.7	536	+/-117	44.9%	+/-9.2
3 or more vehicles available	+/-2.6	211	+/-110	17.7%	+/-8.8
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)
Utility gas	+/-8.9	818	+/-125	68.6%	+/-7.7
Bottled, tank, or LP gas	+/-1.5	25	+/-30	2.1%	+/-2.5
Electricity	+/-9.4	350	+/-93	29.3%	+/-7.9
Fuel oil, kerosene, etc.	+/-2.7	0	+/-13	0.0%	+/-3.1
Coal or coke	+/-1.5	0	+/-13	0.0%	+/-3.1
Wood	+/-1.5	0	+/-13	0.0%	+/-3.1
Solar energy	+/-1.5	0	+/-13	0.0%	+/-3.1
Other fuel	+/-1.5	0	+/-13	0.0%	+/-3.1
No fuel used	+/-1.5	0	+/-13	0.0%	+/-3.1
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)
Lacking complete plumbing facilities	+/-1.5	0	+/-13	0.0%	+/-3.1
Lacking complete kitchen facilities	+/-1.5	0	+/-13	0.0%	+/-3.1
No telephone service available	+/-1.4	32	+/-32	2.7%	+/-2.7
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,193	+/-95	1,193	(X)
1.00 or less	+/-6.6	1,110	+/-125	93.0%	+/-6.1
1.01 to 1.50	+/-4.8	76	+/-72	6.4%	+/-6.1
1.51 or more	+/-4.4	7	+/-13	0.6%	+/-1.1
VALUE					
Owner-occupied units	(X)	667	+/-112	667	(X)
Less than \$50,000	+/-6.1	26	+/-26	3.9%	+/-3.6
\$50,000 to \$99,999	+/-8.4	209	+/-84	31.3%	+/-11.9
\$100,000 to \$149,999	+/-17.1	268	+/-104	40.2%	+/-13.6
\$150,000 to \$199,999	+/-12.4	138	+/-63	20.7%	+/-8.6
\$200,000 to \$299,999	+/-10.9	14	+/-23	2.1%	+/-3.4
\$300,000 to \$499,999	+/-5.1	0	+/-13	0.0%	+/-5.5
\$500,000 to \$999,999	+/-5.1	12	+/-18	1.8%	+/-2.7
\$1,000,000 or more	+/-5.1	0	+/-13	0.0%	+/-5.5
Median (dollars)	(X)	112,300	+/-6,993	(X)	(X)

Subject	Census Tract 504.34, Gwinnett County, Georgia	Census Tract 504.35, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
MORTGAGE STATUS					
Owner-occupied units	(X)	667	+/-112	667	(X)
Housing units with a mortgage	+/-14.8	475	+/-110	71.2%	+/-10.4
Housing units without a mortgage	+/-14.8	192	+/-74	28.8%	+/-10.4
SELECTED MONTHLY OWNER COSTS (SMOC)					
Housing units with a mortgage	(X)	475	+/-110	475	(X)
Less than \$500	+/-6.9	0	+/-13	0.0%	+/-7.6
\$500 to \$999	+/-16.4	90	+/-52	18.9%	+/-10.6
\$1,000 to \$1,499	+/-12.2	290	+/-102	61.1%	+/-13.2
\$1,500 to \$1,999	+/-12.4	57	+/-39	12.0%	+/-8.5
\$2,000 to \$2,499	+/-11.3	26	+/-29	5.5%	+/-5.7
\$2,500 to \$2,999	+/-6.9	12	+/-18	2.5%	+/-3.9
\$3,000 or more	+/-6.9	0	+/-13	0.0%	+/-7.6
Median (dollars)	(X)	1,177	+/-69	(X)	(X)
Housing units without a mortgage	(X)	192	+/-74	192	(X)
Less than \$250	+/-37.1	20	+/-22	10.4%	+/-11.4
\$250 to \$399	+/-30.1	58	+/-41	30.2%	+/-17.9
\$400 to \$599	+/-19.1	69	+/-52	35.9%	+/-22.4
\$600 to \$799	+/-17.5	31	+/-36	16.1%	+/-18.1
\$800 to \$999	+/-17.5	14	+/-24	7.3%	+/-11.7
\$1,000 or more	+/-17.5	0	+/-13	0.0%	+/-17.7
Median (dollars)	(X)	500	+/-133	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	467	+/-108	467	(X)
Less than 20.0 percent	+/-18.1	143	+/-81	30.6%	+/-15.3
20.0 to 24.9 percent	+/-4.3	93	+/-68	19.9%	+/-13.2
25.0 to 29.9 percent	+/-12.1	140	+/-73	30.0%	+/-13.8
30.0 to 34.9 percent	+/-8.2	29	+/-28	6.2%	+/-6.1
35.0 percent or more	+/-19.0	62	+/-41	13.3%	+/-9.1
Not computed	(X)	8	+/-14	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	(X)	192	+/-74	192	(X)
Less than 10.0 percent	+/-22.4	82	+/-58	42.7%	+/-23.0
10.0 to 14.9 percent	+/-22.4	38	+/-40	19.8%	+/-19.7
15.0 to 19.9 percent	+/-17.5	0	+/-13	0.0%	+/-17.7
20.0 to 24.9 percent	+/-17.5	14	+/-24	7.3%	+/-11.7
25.0 to 29.9 percent	+/-17.5	23	+/-27	12.0%	+/-14.4
30.0 to 34.9 percent	+/-17.5	0	+/-13	0.0%	+/-17.7
35.0 percent or more	+/-17.5	35	+/-33	18.2%	+/-15.1
Not computed	(X)	0	+/-13	(X)	(X)
GROSS RENT					
Occupied units paying rent	(X)	481	+/-96	481	(X)
Less than \$500	+/-2.1	15	+/-17	3.1%	+/-3.6
\$500 to \$999	+/-10.4	311	+/-88	64.7%	+/-16.3
\$1,000 to \$1,499	+/-10.4	95	+/-65	19.8%	+/-12.4
\$1,500 to \$1,999	+/-2.1	60	+/-62	12.5%	+/-12.0
\$2,000 to \$2,499	+/-2.1	0	+/-13	0.0%	+/-7.5
\$2,500 to \$2,999	+/-2.1	0	+/-13	0.0%	+/-7.5

Subject	Census Tract 504.34, Gwinnett County, Georgia	Census Tract 504.35, Gwinnett County, Georgia			
	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
\$3,000 or more	+/-2.1	0	+/-13	0.0%	+/-7.5
Median (dollars)	(X)	884	+/-119	(X)	(X)
No rent paid	(X)	45	+/-52	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	481	+/-96	481	(X)
Less than 15.0 percent	+/-5.2	0	+/-13	0.0%	+/-7.5
15.0 to 19.9 percent	+/-6.0	62	+/-70	12.9%	+/-13.7
20.0 to 24.9 percent	+/-9.1	71	+/-78	14.8%	+/-15.2
25.0 to 29.9 percent	+/-6.6	58	+/-44	12.1%	+/-9.3
30.0 to 34.9 percent	+/-6.2	49	+/-45	10.2%	+/-9.5
35.0 percent or more	+/-12.9	241	+/-84	50.1%	+/-17.0
Not computed	(X)	45	+/-52	(X)	(X)

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.

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.

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.

Executive Report

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Pop-Facts Demographics | Summary



Trade Area: Grove Park, Tucker, GAPMA

	Total	%
Population		
2000 Census	132,652	100.00
2010 Census	138,226	100.00
2018 Estimate	147,506	100.00
2023 Projection	153,957	100.00
Population Growth		
Percent Change: 2000 to 2010	--	4.20
Percent Change: 2010 to 2018	--	6.71
Percent Change: 2018 to 2023	--	4.37
Households		
2000 Census	48,869	100.00
2010 Census	48,747	100.00
2018 Estimate	52,614	100.00
2023 Projection	55,161	100.00
Household Growth		
Percent Change: 2000 to 2010	--	-0.25
Percent Change: 2010 to 2018	--	7.93
Percent Change: 2018 to 2023	--	4.84
Family Households		
2000 Census	32,666	100.00
2010 Census	32,712	100.00
2018 Estimate	35,146	100.00
2023 Projection	36,783	100.00
Family Household Growth		
Percent Change: 2000 to 2010	--	0.14
Percent Change: 2010 to 2018	--	7.44
Percent Change: 2018 to 2023	--	4.66

Benchmark: USA

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Pop-Facts Demographics | Demographic Quick Facts

Trade Area: Grove Park, Tucker, GAPMA

	Total	%
2018 Est. Population by Single-Classification Race		
White Alone	62,912	42.65
Black/African American Alone	39,898	27.05
American Indian/Alaskan Native Alone	1,103	0.75
Asian Alone	15,492	10.50
Native Hawaiian/Pacific Islander Alone	145	0.10
Some Other Race Alone	22,540	15.28
Two or More Races	5,416	3.67
2018 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic/Latino	47,138	31.96
Not Hispanic/Latino	100,368	68.04
2018 Occupied Housing Units by Tenure		
Owner-Occupied	29,452	55.98
Renter-Occupied	23,162	44.02
2018 Average Household Size		
Average Household Size	--	2.79
2018 Households by Household Income		
Income < \$15,000	5,613	10.67
Income \$15,000 - \$24,999	5,806	11.04
Income \$25,000 - \$34,999	6,651	12.64
Income \$35,000 - \$49,999	7,925	15.06
Income \$50,000 - \$74,999	9,419	17.90
Income \$75,000 - \$99,999	5,609	10.66
Income \$100,000 - \$124,999	3,817	7.25
Income \$125,000 - \$149,999	2,621	4.98
Income \$150,000 - \$199,999	2,607	4.96
Income \$200,000 - \$249,999	1,125	2.14
Income \$250,000 - \$499,999	1,089	2.07
Income \$500,000+	332	0.63
Average Household Income	--	72,738.80
Median Household Income	--	50,673.51
2018 Est. Median HH Income by Single-Classification Race		
White Alone	--	65,890.81
Black/African American Alone	--	40,502.76
American Indian/Alaskan Native Alone	--	45,752.00
Asian Alone	--	63,273.71
Native Hawaiian/Pacific Islander Alone	--	54,537.87
Some Other Race Alone	--	33,263.33
Two or More Races	--	44,982.84
Hispanic/Latino	--	35,712.31
Not Hispanic/Latino	--	57,043.05

Benchmark: USA

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Pop-Facts Demographics | Household Quick Facts

Trade Area: Grove Park, Tucker, GAPMA

	Total	%
2018 Est. Households by Household Income		
Income < \$15,000	5,613	10.67
Income \$15,000 - \$24,999	5,806	11.04
Income \$25,000 - \$34,999	6,651	12.64
Income \$35,000 - \$49,999	7,925	15.06
Income \$50,000 - \$74,999	9,419	17.90
Income \$75,000 - \$99,999	5,609	10.66
Income \$100,000 - \$124,999	3,817	7.25
Income \$125,000 - \$149,999	2,621	4.98
Income \$150,000 - \$199,999	2,607	4.96
Income \$200,000 - \$249,999	1,125	2.14
Income \$250,000 - \$499,999	1,089	2.07
Income \$500,000+	332	0.63
2018 Est. Average Household Income	-	72,738.80
2018 Est. Median Household Income	-	50,673.51
2018 Median HH Income by Single-Classification Race		
White Alone	-	65,890.81
Black/African American Alone	-	40,502.76
American Indian/Alaskan Native Alone	-	45,752.00
Asian Alone	-	63,273.71
Native Hawaiian/Pacific Islander Alone	-	54,537.87
Some Other Race Alone	-	33,263.33
Two or More Races	-	44,982.84
Hispanic/Latino	-	35,712.31
Not Hispanic/Latino	-	57,043.05
2018 Est. Households by Household Type		
Family Households	35,146	66.80
NonFamily Households	17,468	33.20
2018 Est. Group Quarters Population	564	0.38
2018 Est. Households by Household Size		
1-Person Household	13,657	25.96
2-Person Household	14,898	28.32
3-Person Household	8,753	16.64
4-Person Household	7,211	13.71
5-Person Household	4,156	7.90
6-Person Household	2,048	3.89
7+ Person Household	1,891	3.59
2018 Est. Average Household Size	-	2.79
2018 Est. HHs by Type by Presence of Own Children		
Married Couple Family, with own children	11,758	33.45
Married Couple Family, without own children	11,940	33.97
Male Householder, with own children	1,562	4.44
Male Householder, without own children	1,885	5.36
Female Householder, with own children	4,895	13.93
Female Householder, without own children	3,106	8.84

Benchmark: USA

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Pop-Facts Demographics | Population Quick Facts

Trade Area: Grove Park, Tucker, GAPMA

	Total	%
2018 Est. Population by Age		
Age 0 - 4	11,551	7.83
Age 5 - 9	10,863	7.36
Age 10 - 14	10,742	7.28
Age 15 - 17	6,024	4.08
Age 18 - 20	5,327	3.61
Age 21 - 24	6,911	4.68
Age 25 - 34	21,975	14.90
Age 35 - 44	21,943	14.88
Age 45 - 54	19,423	13.17
Age 55 - 64	16,372	11.10
Age 65 - 74	10,368	7.03
Age 75 - 84	4,535	3.07
Age 85 and over	1,472	1.00
Age 16 and over	112,375	76.18
Age 18 and over	108,326	73.44
Age 21 and over	102,999	69.83
Age 65 and over	16,375	11.10
Median Age	-	35.16
Average Age	-	35.98
2018 Est. Population by Single-Classification Race		
White Alone	62,912	42.65
Black/African American Alone	39,898	27.05
American Indian/Alaskan Native Alone	1,103	0.75
Asian Alone	15,492	10.50
Native Hawaiian/Pacific Islander Alone	145	0.10
Some Other Race Alone	22,540	15.28
Two or More Races	5,416	3.67
2018 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic/Latino	47,138	31.96
Not Hispanic/Latino	100,368	68.04
2018 Est. Population by Sex		
Male	73,772	50.01
Female	73,734	49.99

Benchmark: USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: Grove Park, Tucker, GАПMA

Total Population: 147,506 | Total Households: 52,614

	Count	%
2018 Est. Population by Single-Classification Race		
White Alone	62,912	42.65
Black/African American Alone	39,888	27.05
American Indian/Alaskan Native Alone	1,103	0.75
Asian Alone	15,492	10.50
Native Hawaiian/Pacific Islander Alone	145	0.10
Some Other Race Alone	22,540	15.28
Two or More Races	5,416	3.67
2018 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	100,368	68.04
Hispanic or Latino	47,138	31.96
Mexican Origin	27,628	58.61
Puerto Rican Origin	1,345	2.85
Cuban Origin	677	1.44
All Other Hispanic or Latino	17,488	37.10
2018 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	1,439	9.29
Filipino	177	1.14
Japanese	69	0.45
Asian Indian	4,365	28.18
Korean	832	5.37
Vietnamese	4,911	31.70
Cambodian	714	4.61
Hmong	154	0.99
Laotian	73	0.47
Thai	142	0.92
All Other Asian Races Including 2+ Category	2,616	16.89
2018 Est. Population by Ancestry		
Arab	1,498	1.02
Czech	219	0.15
Danish	52	0.04
Dutch	254	0.17
English	6,129	4.16
French (Excluding Basque)	1,154	0.78
French Canadian	143	0.10
German	4,466	3.03
Greek	78	0.05
Hungarian	121	0.08
Irish	3,634	2.46
Italian	1,368	0.93
Lithuanian	17	0.01
Norwegian	250	0.17
Polish	468	0.32
Portuguese	89	0.06
Russian	695	0.47
Scotch-Irish	1,127	0.76
Scottish	1,214	0.82
Slovak	24	0.02
Sub-Saharan African	8,572	5.81
Swedish	328	0.22
Swiss	17	0.01
Ukrainian	168	0.11
United States or American	6,045	4.10
Welsh	179	0.12
West Indian (Excluding Hispanic groups)	1,580	1.07
Other ancestries	92,259	62.55
Ancestries Unclassified	15,358	10.41
2018 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	77,038	56.66
Speak Asian/Pacific Isl. Lang. at Home	9,797	7.21
Speak Indo-European Language at Home	7,428	5.46
Speak Spanish at Home	34,975	25.73
Speak Other Language at Home	6,717	4.94
2018 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	20,189	42.83
Black/African American Alone	1,319	2.80
American Indian/Alaskan Native Alone	822	1.74
Asian Alone	140	0.30
Native Hawaiian/Pacific Islander Alone	67	0.14
Some Other Race Alone	22,178	47.05
Two or More Races	2,423	5.14

Benchmark: USA

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Pop-Facts Demographics Snapshot | Population & Race

Trade Area: Grove Park, Tucker, GAPMA

Total Population: 147,506 | Total Households: 52,614

	Count	%
2018 Est. Population by Sex		
Male	73,772	50.01
Female	73,734	49.99
2018 Est. Population by Age		
Age 0 - 4	11,551	7.83
Age 5 - 9	10,863	7.36
Age 10 - 14	10,742	7.28
Age 15 - 17	6,024	4.08
Age 18 - 20	5,327	3.61
Age 21 - 24	6,911	4.68
Age 25 - 34	21,975	14.90
Age 35 - 44	21,943	14.88
Age 45 - 54	19,423	13.17
Age 55 - 64	16,372	11.10
Age 65 - 74	10,368	7.03
Age 75 - 84	4,535	3.07
Age 85 and over	1,472	1.00
Age 16 and over	112,375	76.18
Age 18 and over	108,326	73.44
Age 21 and over	102,999	69.83
Age 65 and over	16,375	11.10
Median Age	-	35.16
Average Age	-	35.98
2018 Est. Pop Age 15+ by Marital Status		
Total, Never Married	45,509	39.80
Male, Never Married	23,936	20.93
Female, Never Married	21,573	18.87
Married, Spouse Present	47,059	41.15
Married, Spouse Absent	7,000	6.12
Widowed	3,816	3.34
Male, Widowed	761	0.67
Female, Widowed	3,055	2.67
Divorced	10,966	9.59
Male, Divorced	4,367	3.82
Female, Divorced	6,599	5.77
2018 Est. Male Population by Age		
Male: Age 0 - 4	5,978	8.10
Male: Age 5 - 9	5,551	7.53
Male: Age 10 - 14	5,448	7.38
Male: Age 15 - 17	3,101	4.20
Male: Age 18 - 20	2,796	3.79
Male: Age 21 - 24	3,626	4.92
Male: Age 25 - 34	11,454	15.53
Male: Age 35 - 44	11,073	15.01
Male: Age 45 - 54	9,678	13.12
Male: Age 55 - 64	7,874	10.67
Male: Age 65 - 74	4,722	6.40
Male: Age 75 - 84	1,964	2.66
Male: Age 85 and over	507	0.69
Median Age, Male	-	34.09
Average Age, Male	-	35.18
2018 Est. Female Population by Age		
Female: Age 0 - 4	5,573	7.56
Female: Age 5 - 9	5,312	7.20
Female: Age 10 - 14	5,294	7.18
Female: Age 15 - 17	2,923	3.96
Female: Age 18 - 20	2,531	3.43
Female: Age 21 - 24	3,285	4.46
Female: Age 25 - 34	10,521	14.27
Female: Age 35 - 44	10,870	14.74
Female: Age 45 - 54	9,745	13.22
Female: Age 55 - 64	8,498	11.53
Female: Age 65 - 74	5,646	7.66
Female: Age 75 - 84	2,571	3.49
Female: Age 85 and over	965	1.31
Median Age, Female	-	36.31
Average Age, Female	-	36.76

Benchmark: USA

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Pop-Facts Demographics Snapshot | Housing & Households

Trade Area: Grove Park, Tucker, GAPMA

Total Population: 147,506 | Total Households: 52,614

	Count	%
2018 Est. Households by Household Type		
Family Households	35,146	66.80
NonFamily Households	17,468	33.20
2018 Est. Group Quarters Population		
2018 Est. Group Quarters Population	564	0.38
2018 HHs By Ethnicity, Hispanic/Latino		
2018 HHs By Ethnicity, Hispanic/Latino	11,371	21.61
2018 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	11,758	33.45
Married Couple Family, no own children	11,940	33.97
Male Householder, own children	1,562	4.44
Male Householder, no own children	1,885	5.36
Female Householder, own children	4,895	13.93
Female Householder, no own children	3,106	8.84
2018 Est. Households by Household Size		
1-Person Household	13,657	25.96
2-Person Household	14,898	28.32
3-Person Household	8,753	16.64
4-Person Household	7,211	13.71
5-Person Household	4,156	7.90
6-Person Household	2,048	3.89
7-or-more-person	1,891	3.59
2018 Est. Average Household Size	-	2.79
2018 Est. Households by Number of Vehicles		
No Vehicles	4,018	7.64
1 Vehicle	19,258	36.60
2 Vehicles	19,691	37.42
3 Vehicles	6,560	12.47
4 Vehicles	2,370	4.50
5 or more Vehicles	717	1.36
2018 Est. Average Number of Vehicles	-	1.75
2018 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	29,452	55.98
Housing Units, Renter-Occupied	23,162	44.02
2018 Owner Occ. HUs: Avg. Length of Residence		
2018 Owner Occ. HUs: Avg. Length of Residence	-	15.24
2018 Renter Occ. HUs: Avg. Length of Residence		
2018 Renter Occ. HUs: Avg. Length of Residence	-	5.46
2018 Est. Owner-Occupied Housing Units by Value		
Value Less Than \$20,000	531	1.80
Value \$20,000 - \$39,999	328	1.11
Value \$40,000 - \$59,999	489	1.66
Value \$60,000 - \$79,999	961	3.26
Value \$80,000 - \$99,999	1,309	4.45
Value \$100,000 - \$149,999	5,587	18.97
Value \$150,000 - \$199,999	5,327	18.09
Value \$200,000 - \$299,999	8,104	27.52
Value \$300,000 - \$399,999	4,148	14.08
Value \$400,000 - \$499,999	1,481	5.03
Value \$500,000 - \$749,999	706	2.40
Value \$750,000 - \$999,999	208	0.71
Value \$1,000,000 - \$1,499,999	167	0.57
Value \$1,500,000 - \$1,999,999	40	0.14
Value \$2,000,000 or more	66	0.22
2018 Est. Median All Owner-Occupied Housing Value	-	201,968.53

Benchmark: USA

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Pop-Facts Demographics Snapshot | Housing & Households

Trade Area: Grove Park, Tucker, GAPMA

Total Population: 147,506 | Total Households: 52,614

	Count	%
2018 Est. Housing Units by Units in Structure		
1 Unit Attached	4,559	7.78
1 Unit Detached	30,895	52.75
2 Units	891	1.52
3 to 4 Units	2,390	4.08
5 to 19 Units	14,841	25.34
20 to 49 Units	2,652	4.53
50 or More Units	1,459	2.49
Mobile Home or Trailer	745	1.27
Boat, RV, Van, etc.	138	0.24
2018 Est. Housing Units by Year Structure Built		
Built 2014 or Later	3,534	6.03
Built 2010 to 2013	719	1.23
Built 2000 to 2009	6,290	10.74
Built 1990 to 1999	8,506	14.52
Built 1980 to 1989	17,410	29.73
Built 1970 to 1979	12,398	21.17
Built 1960 to 1969	7,547	12.88
Built 1950 to 1959	1,554	2.65
Built 1940 to 1949	338	0.58
Built 1939 or Earlier	274	0.47
2018 Housing Units by Year Structure Built		
2018 Est. Median Year Structure Built	-	1,984.06
2018 Est. Households by Presence of People Under 18		
2018 Est. Households by Presence of People Under 18	20,324	38.63
Households with 1 or More People under Age 18		
Married Couple Family	12,448	61.25
Other Family, Male Householder	1,978	9.73
Other Family, Female Householder	5,647	27.79
NonFamily Household, Male Householder	173	0.85
NonFamily Household, Female Householder	78	0.38
2018 Est. Households with No People under Age 18		
Households with No People under Age 18	32,290	61.37
Households with No People under Age 18		
Married Couple Family	11,259	34.87
Other Family, Male Householder	1,464	4.53
Other Family, Female Householder	2,357	7.30
NonFamily, Male Householder	8,255	25.57
NonFamily, Female Householder	8,955	27.73

Benchmark: USA

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Pop-Facts Demographics Snapshot | Education & Occupation

Trade Area: Grove Park, Tucker, GAPMA

Total Population: 147,506 | Total Households: 52,614

	Count	%
2018 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	39,353	54.97
Blue Collar	18,372	25.66
Service and Farming	13,869	19.37
2018 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	9,642	14.66
15 - 29 Minutes	21,514	32.71
30 - 44 Minutes	20,211	30.73
45 - 59 Minutes	7,753	11.79
60 or more Minutes	6,657	10.12
2018 Est. Avg Travel Time to Work in Minutes	-	33.97
2018 Est. Workers Age 16+ by Transp. to Work		
2018 Est. Workers Age 16+ by Transp. to Work	68,891	100.00
Drove Alone	50,600	73.45
Carpooled	9,571	13.89
Public Transport	3,396	4.93
Walked	1,235	1.79
Bicycle	31	0.04
Other Means	786	1.14
Worked at Home	3,272	4.75
2018 Est. Civ. Employed Pop 16+ by Class of Worker		
2018 Est. Civ. Employed Pop 16+ by Class of Worker	71,594	100.00
For-Profit Private Workers	53,752	75.08
Non-Profit Private Workers)	4,404	6.15
Local Government Workers	2,793	3.90
State Government Workers	1,833	2.56
Federal Government Workers	1,818	2.54
Self-Employed Workers	6,865	9.59
Unpaid Family Workers	129	0.18
2018 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	772	1.08
Arts/Design/Entertainment/Sports/Media	1,440	2.01
Building/Grounds Cleaning/Maintenance	4,273	5.97
Business/Financial Operations	2,883	4.03
Community/Social Services	1,016	1.42
Computer/Mathematical	2,319	3.24
Construction/Extraction	7,989	11.16
Education/Training/Library	2,999	4.19
Farming/Fishing/Forestry	209	0.29
Food Preparation/Serving Related	4,550	6.36
Healthcare Practitioner/Technician	3,173	4.43
Healthcare Support	976	1.36
Installation/Maintenance/Repair	1,898	2.65
Legal	686	0.96
Life/Physical/Social Science	946	1.32
Management	6,227	8.70
Office/Administrative Support	8,373	11.70
Production	4,094	5.72
Protective Services	958	1.34
Sales/Related	8,519	11.90
Personal Care/Service	2,903	4.05
Transportation/Material Moving	4,391	6.13
2018 Est. Pop Age 16+ by Employment Status		
In Armed Forces	44	0.04
Civilian - Employed	73,114	65.06
Civilian - Unemployed	6,428	5.72
Not in Labor Force	32,789	29.18

Benchmark: USA

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Pop-Facts Census Demographics | Population & Race

Trade Area: Grove Park, Tucker, GAPMA

Total Population: 147,506

	Count	%
2010 Population by Single Race Classification		
White Alone	62,826	45.45
Black/African American Alone	35,694	25.82
American Indian/Alaskan Native Alone	1,049	0.76
Asian Alone	13,891	10.05
Native Hawaiian/Pacific Islander Alone	134	0.10
Some Other Race Alone	19,994	14.46
Two or More Races	4,638	3.35
2010 Population by Ethnicity		
Hispanic/Latino	42,768	30.94
Not Hispanic/Latino	95,458	69.06
2010 Hispanic/Latino Population by Single-Classification Race		
White Alone	18,640	13.48
Black/African American Alone	1,263	0.91
American Indian/Alaskan Native Alone	764	0.55
Asian Alone	119	0.09
Native Hawaiian/Pacific Islander Alone	60	0.04
Some Other Race Alone	19,653	14.22
Two or More Races	2,269	1.64
2010 Population by Sex		
Male	69,888	50.56
Female	68,338	49.44
Male to Female Ratio	-	1.03
2010 Population by Age		
Age 0 - 4	12,210	8.83
Age 5 - 9	10,453	7.56
Age 10 - 14	9,068	6.56
Age 15 - 17	5,305	3.84
Age 18 - 20	4,865	3.52
Age 21 - 24	8,247	5.97
Age 25 - 34	23,890	17.28
Age 35 - 44	21,042	15.22
Age 45 - 54	18,230	13.19
Age 55 - 64	13,310	9.63
Age 65 - 74	6,920	5.01
Age 75 - 84	3,560	2.58
Age 85+	1,126	0.81
Age 15+	106,495	77.04
Age 16+	104,745	75.78
Age 18+	101,190	73.21
Age 21+	96,325	69.69
Age 25+	88,078	63.72
Age 65+	11,606	8.40
Median Age	-	32.92
2010 Male Population by Age		
Age 0 - 4	6,351	4.59
Age 5 - 9	5,327	3.85
Age 10 - 14	4,715	3.41
Age 15 - 17	2,834	2.05
Age 18 - 20	2,653	1.92
Age 21 - 24	4,395	3.18
Age 25 - 34	12,595	9.11
Age 35 - 44	10,664	7.71
Age 45 - 54	9,055	6.55
Age 55 - 64	6,236	4.51
Age 65 - 74	3,188	2.31
Age 75 - 84	1,516	1.10
Age 85+	359	0.26
Median Age, Male	-	31.85
2010 Female Population by Age		
Age 0 - 4	5,859	4.24
Age 5 - 9	5,126	3.71
Age 10 - 14	4,353	3.15
Age 15 - 17	2,471	1.79
Age 18 - 20	2,212	1.60
Age 21 - 24	3,852	2.79
Age 25 - 34	11,295	8.17
Age 35 - 44	10,378	7.51
Age 45 - 54	9,175	6.64
Age 55 - 64	7,074	5.12
Age 65 - 74	3,732	2.70
Age 75 - 84	2,044	1.48
Age 85+	767	0.56
Median Age, Female	-	34.12

Benchmark: USA

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Pop-Facts Census Demographics | Housing & Households

Trade Area: Grove Park, Tucker, GAPMA

Total Households: 52,614

	Count	%
2010 Households by Household Type		
Family Households	32,712	67.11
NonFamily Households	16,035	32.89
2010 Group Quarters Population		
Group Quarters Population	633	0.46
2010 Hispanic or Latino Households		
Hispanic/Latino Households	10,111	20.74
2010 Households by Household Size		
1-Person Household	12,230	25.09
2-Person Household	13,892	28.50
3-Person Household	8,118	16.65
4-Person Household	6,861	14.07
5-Person Household	3,945	8.09
6-Person Household	1,882	3.86
7+ Person Household	1,819	3.73
2010 Family Households by Type by Presence of Children		
Married Couple Family, With Own Kids	10,956	33.49
Married Couple Family, Without Own Kids	11,141	34.06
Male Householder, With Own Kids	1,454	4.45
Male Householder, Without Own Kids	1,758	5.37
Female Householder, With Own Kids	4,522	13.82
Female Householder, Without Own Kids	2,881	8.81
2010 Households by Presence of People Under Age 18		
Households with People Under 18 Years old	18,912	38.80
Married Couple Family	11,601	23.80
Other Family Household, Male Householder	1,847	3.79
Other Family Household, Female Householder	5,223	10.71
NonFamily Household, Male Householder	168	0.34
NonFamily Household, Female Householder	73	0.15
2010 Occupied Housing Units by Tenure		
Renter-Occupied	21,308	43.71
Owner-Occupied	27,439	56.29

Benchmark: USA

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Report Details

Name: Executive Dashboard
Date / Time: 5/21/2018 8:13:46 AM
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Trade Area

Name	Level	Geographies
Grove Park, Tucker, GA PMA	Census Tract	13089-021805; 13089-021806; 13089-021808; 13089-021809; 13089-021810; 13089-021812; 13089-021814; 13089-021910; 13089-021911; 13089-021912; 13089-021913; 13135-050410; 13135-050417; 13135-050418; 13135-050419; 13135-050421; 13135-050422; 13135-050425; 13135-050426; 13135-050428; 13135-050431; 13135-050432; 13135-050433; 13135-050434; 13135-050435

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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