

REPORT

MARKET STUDY

May 14, 2023

**Owen's Landing
Southern Intersection of Park and Oliver
Warner Robins, GA 31088**

For

**Olympia Construction
404 E. McKinney Ave.
Albertville, AL 35950**

And

**Georgia Department of Community Affairs
60 Executive Park South, N.E.
Atlanta, Georgia 30329-2231**

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B. EXECUTIVE SUMMARY**1. Description**

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

1. The site is located at the southern Intersection of Park Avenue and Oliver Drive, Warner Robins, Houston County, GA
2. Project Construction Type: New Construction
3. Occupancy Type: Families
4. Special Population Target: n/a
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	2	50%
1	1	6	60%
2	2	4	50%
2	2	17	60%
2	2	3	Mkt
3	2	7	50%
3	2	21	60%
3	2	4	Mkt
TOTAL		64	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	8	799
2	2	24	1032
3	2	32	1253
TOTAL		64	
STRUCTURE TYPE :walk-up			

7. Rents and Utility allowances

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	2	50%	799	665	99	764
1	1	6	60%	799	765	99	864
2	2	4	50%	1032	665	127	792
2	2	17	60%	1032	801	127	928
2	2	3	Mkt	1032	1055	0	1055
3	2	7	50%	1253	852	156	1008
3	2	21	60%	1253	992	156	1148
3	2	4	Mkt	1253	1210	0	1210
TOTAL		64					

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	X		X	X		X	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 ()	On-site Mgt. (x)	On-site Maint. (x)
Dishwasher (x)		Ceiling Fan (x)	Laundry Facility (x)	Elevator ()
Disposal ()		Fireplace ()	Club House ()	Security Gate (x)
Microwave Oven (x)		Basement ()	Community Facility (x)	Business Center ()
Carpet (x)		Intercom ()	Fitness Center ()	Computer Center (x)
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 (x)		Internet Provided ()	Vaulted Ceilings ()	Storage ()
Safety bars ()		Cable Sat Wired ()	Internet Wired (x)	View ()
Pets Allowed ()		Hardwood Flooring ()	Vinyl Flooring (x)	Other* ()
Pet Fee ()		*Detail "Other" Amenities:		
Pet Rent ()				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date:12/2025

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 a developed urban site that is mildly sloping. It is approximately 4.46 acres of vacant land. The area is residential and commercial. There are no obvious environmental or other visible concerns. Adjoining east is a former gokart track; adjoining north is commercial; adjoining west is vacant, followed by residential; adjoining south is vacant land.

The site will have frontage access on Park Avenue. Warner Robins Transit will operate a Bus Stop within 1/4 mile of the subject.

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

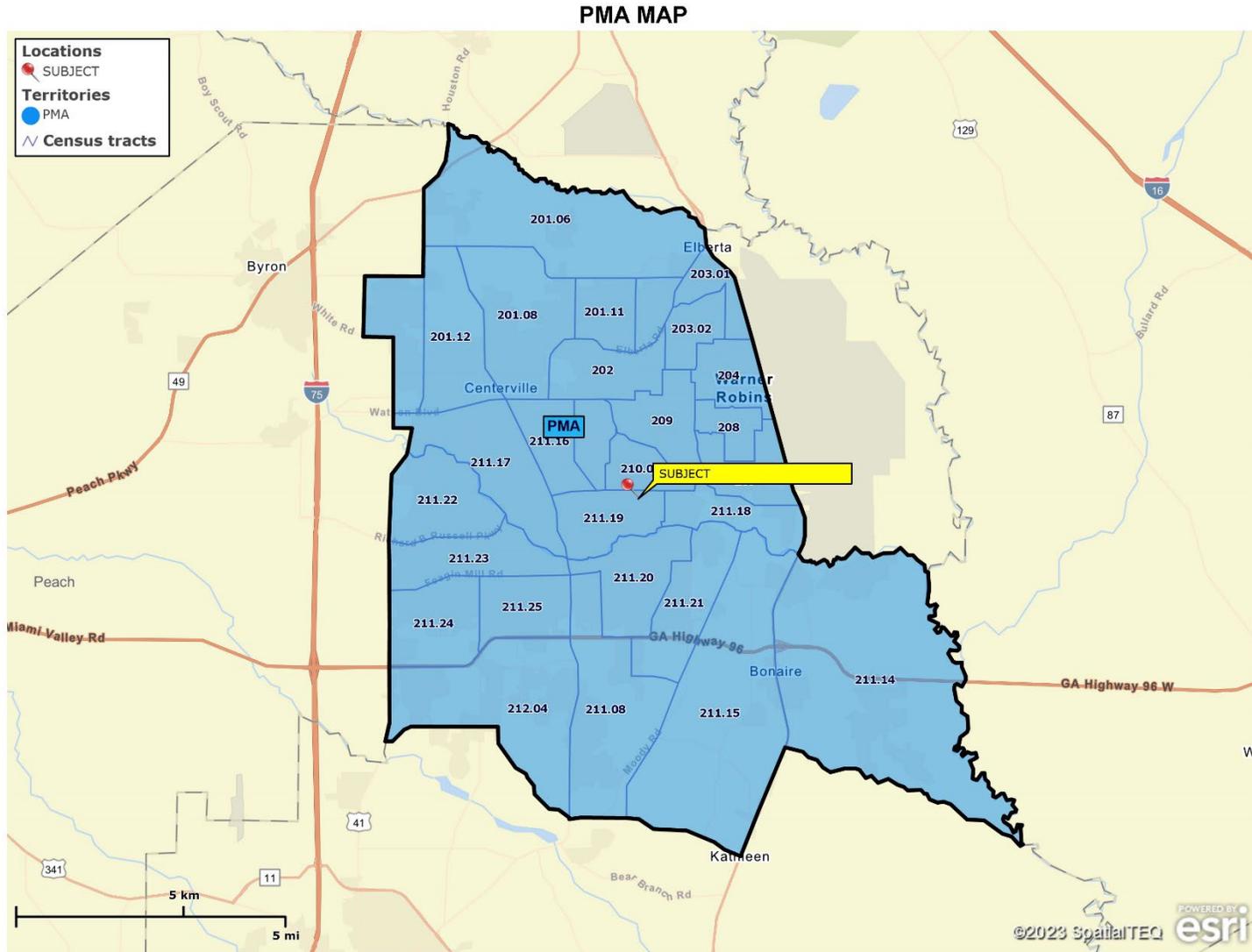
3. Market Area Definition

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

Tract	County	FIPS code
201.06	Houston County	13153020106
201.08	Houston County	13153020108
201.1	Houston County	13153020110
201.11	Houston County	13153020111
201.12	Houston County	13153020112
201.13	Houston County	13153020113
202	Houston County	13153020200
203.01	Houston County	13153020301
203.02	Houston County	13153020302
204	Houston County	13153020400
207	Houston County	13153020700
208	Houston County	13153020800
209	Houston County	13153020900
210.01	Houston County	13153021001
210.02	Houston County	13153021002
211.08	Houston County	13153021108
211.14	Houston County	13153021114
211.15	Houston County	13153021115
211.16	Houston County	13153021116
211.17	Houston County	13153021117
211.18	Houston County	13153021118
211.19	Houston County	13153021119
211.2	Houston County	13153021120
211.21	Houston County	13153021121
211.22	Houston County	13153021122
211.23	Houston County	13153021123
211.24	Houston County	13153021124
211.25	Houston County	13153021125
212.04	Houston County	13153021204

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The use of census tracts is appropriate for this type of housing in this urban area. The site is located in the central part of the PMA and is expected to attract applicants from the entire county.

Primary Market Area Map



4. Community Demographic Data

Households and population have increased since 2000 as shown in the charts in the body of the report. Rental rates are increasing, and household incomes are increasing in the area. There should be no impact to the project of foreclosed, abandoned and vacant single family and multi-family homes and commercial properties in the PMA.

5. Economic Data

The County unemployment rate declined to 3.1% in March 2023, from 3.7% in 2021 and up from 3.0% in March of 2022. The annualized total employment increased 1.9% in 2019, decreased by 2.7% in 2020, increased 2.4% in 2021 and declined 0.1% in 2022. The annualized unemployment rate decreased 0.7% in 2019, increased 1.7% in 2020, decreased 1.5% in 2021 and decreased 0.6% in 2022. Total employment in March 2023 has increased by 702 over annualized 2022. The large decrease in employment in 2020 was due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the manufacturing, educational services and retail sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 48.83% of those working in Houston County do not live in Houston County. This may be due to a lack of decent affordable housing.

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

6. Project Specific Affordability and Demand Analysis:

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

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
50% AMI	26194										
	32950	1BR	2	707	31	676	0.30%	<6 months	\$ 1,400	729-990	\$765
	27154										
	37050	2BR	4	991	42	949	0.42%	<6 months	\$ 1,600	930-1525	\$1,055
	34560										
	44450	3BR	7	811	31	780	0.90%	<6 months	\$ 1,750	909-1620	\$1,210
60% AMI	29623										
	39540	1BR	6	938	109	829	0.72%	<6 months	\$ 1,400	729-990	\$665
	31817										
	44460	2BR	17	1,114	146	968	1.76%	<6 months	\$ 1,600	930-1525	\$852
	39360										
	53340	3BR	21	1,096	109	987	2.13%	<6 months	\$ 1,750	909-1620	\$0
Market	36,171										
	100,000	2BR	3	3,805	61	3,744	0.08%	<6 months	\$ 1,600	930-1525	\$992
	41,486										
	100,000	3BR	4	3,366	46	3,320	0.12%	<6 months	\$ 1,750	909-1620	\$0
TOTAL		50% AMI	13	1,892	104	1,788	0.73%	<6 months			
FOR		60% AMI	44	2,002	364	1,638	2.69%	<6 months			
		Market	7	3,779	152	3,627	0.19%	<6 months			
PROJECT		TOTAL LIHTC	57	2,417	468	1,949	2.92%	<6 months			
		TOTAL Market	7	3,779	152	3,627	0.19%	<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 34.91% which is average. One-unit detached homes make up 75.56% of the housing units, while units while structures with 5 or more units make up 10.39% of the housing units. Mobile Homes or Trailers make up 7.22% of the units.

We surveyed 13 complexes with a total of 2,720 units. This include 7 reported LIHTC projects with a total of 966 units and 6 market rate and other subsidized units with a total of 1,754 units. The LIHTC complexes had occupancy of 95.45%, while the other units had occupancy of 95.65%. The overall occupancy rate is 95.55%. The amenities in the majority of the market rate units surveyed are equal or superior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are market rate multifamily units that are comparable to the subject. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$1,400 for one-bedroom units, \$1,600 for two-bedroom units and \$1,750 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--50% AMI	772	\$99	673	\$665	1400	110.5%
1 Bedroom--60%AMI	927	\$99	828	\$765	1400	83.0%
2 Bedroom--50% AMI	926	\$127	799	\$665	1600	140.6%
2 Bedroom--60%AMI	1111	\$127	984	\$801	1600	99.8%
2 Bedroom--market	0	\$0	0	\$1,055	1600	51.7%
3 Bedroom--50% AMI	1070	\$156	914	\$852	1750	105.4%
3 Bedroom--60%AMI	1284	\$156	1128	\$992	1750	76.4%
3 Bedroom--market	0	\$0	0	\$1,210	1750	44.6%

There were 2 properties in construction and lease-up (520 units) and 3 properties (250 units) that have been awarded LIHTC but have not begun construction. Perkins Filed was awarded in 2018 and has not begun construction. It may have lost its award.

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 4% per year for the next two years and we project occupancy to be stable, with slight

improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the future economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in Houston County. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there is still a large demand for it. The second is affordable housing for families. This project will help fill the void for decent affordable housing for families as well as for market rate housing.

8. Absorption/Stabilization Estimate

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

Date	Total # Leased	%
Construction Completion	6	9%
30 Days Post Completion	16	25%
60 Days Post Completion	26	41%
90 Days Post Completion	36	56%
120 Days Post Completion	46	72%
150 Days Post Completion	56	88%
180 Days Post Completion	64	100%

The absorption rate is estimated to be 10 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 6 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

9. Interviews

Nichole, the manager of Tupelo Ridge Apartments, reported that occupancy generally stays full and vacancies are rented quickly. She did not know of any additional quality market rate rentals in the area.

Karen, the manager of Abbington at Galleria Mall reported "several" on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

10. 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 very little 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 in a rural area.

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

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

C. PROJECT DESCRIPTION

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

1. The site is located at the southern Intersection of Park Avenue and Oliver Drive, Warner Robins, Houston County, GA
2. Project Construction Type: New Construction
3. Occupancy Type: Families
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5. Units by bedroom type and income targeting (AMI)

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3	2	4	Mkt
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STRUCTURE TYPE :walk-up			

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2	2	3	Mkt	1032	1055	0	1055
3	2	7	50%	1253	852	156	1008
3	2	21	60%	1253	992	156	1148
3	2	4	Mkt	1253	1210	0	1210
TOTAL		64					

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord		X					
Tenant	X		X	X		X	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 ()	On-site Mgt. (x)	On-site Maint. (x)
Dishwasher (x)		Ceiling Fan (x)	Laundry Facility (x)	Elevator ()
Disposal ()		Fireplace ()	Club House ()	Security Gate (x)
Microwave Oven (x)		Basement ()	Community Facility (x)	Business Center ()
Carpet (x)		Intercom ()	Fitness Center ()	Computer Center (x)
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 (x)		Internet Provided ()	Vaulted Ceilings ()	Storage ()
Safety bars ()		Cable Sat Wired ()	Internet Wired (x)	View ()
Pets Allowed ()		Hardwood Flooring ()	Vinyl Flooring (x)	Other* ()
Pet Fee ()		*Detail "Other" Amenities:		
Pet Rent ()				

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in-service date:12/2025

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

D. Site Evaluation

1. The site visit including comparable market area developments was made on April 13, 2023 by Debbie Amox.
2. The site is a developed urban site that is mildly sloping. It is approximately 4.46 acres of vacant land. The area is residential and commercial. There are no obvious environmental or other visible concerns. Adjoining east is a former gokart track; adjoining north is commercial; adjoining west is vacant, followed by residential; adjoining south is vacant land.
3. The site will have frontage access on Park Avenue. Warner Robins Transit will operate a Bus Stop within 1/4 mile of the subject.
4. The site will make a good location for affordable rental housing.

2. Site and Neighborhood Photos

All photographs were taken April 13, 2023.



Adjacent to East



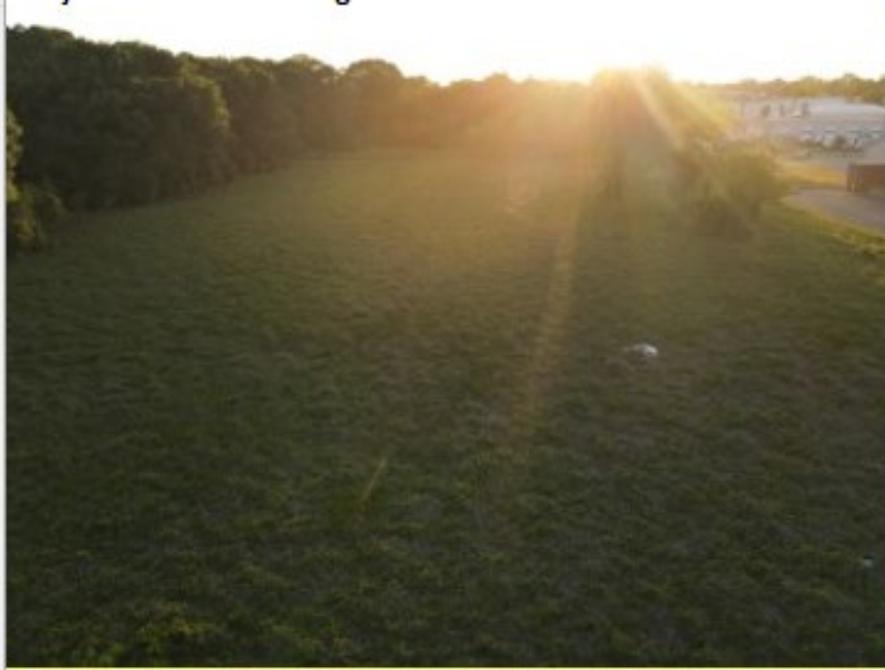
Adjacent to South



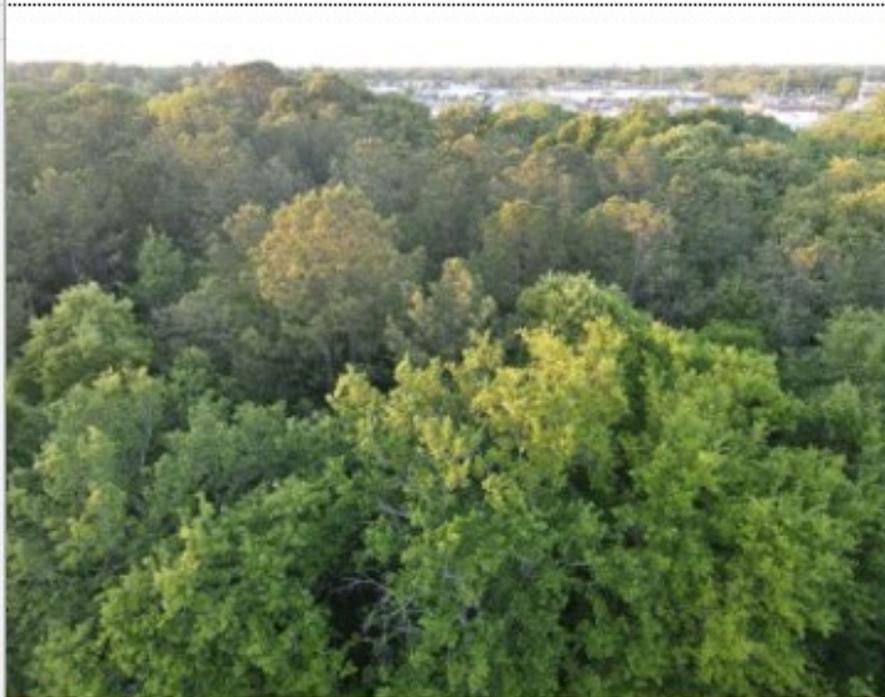
Adjacent to North



Adjacent to West



East to West



South to North



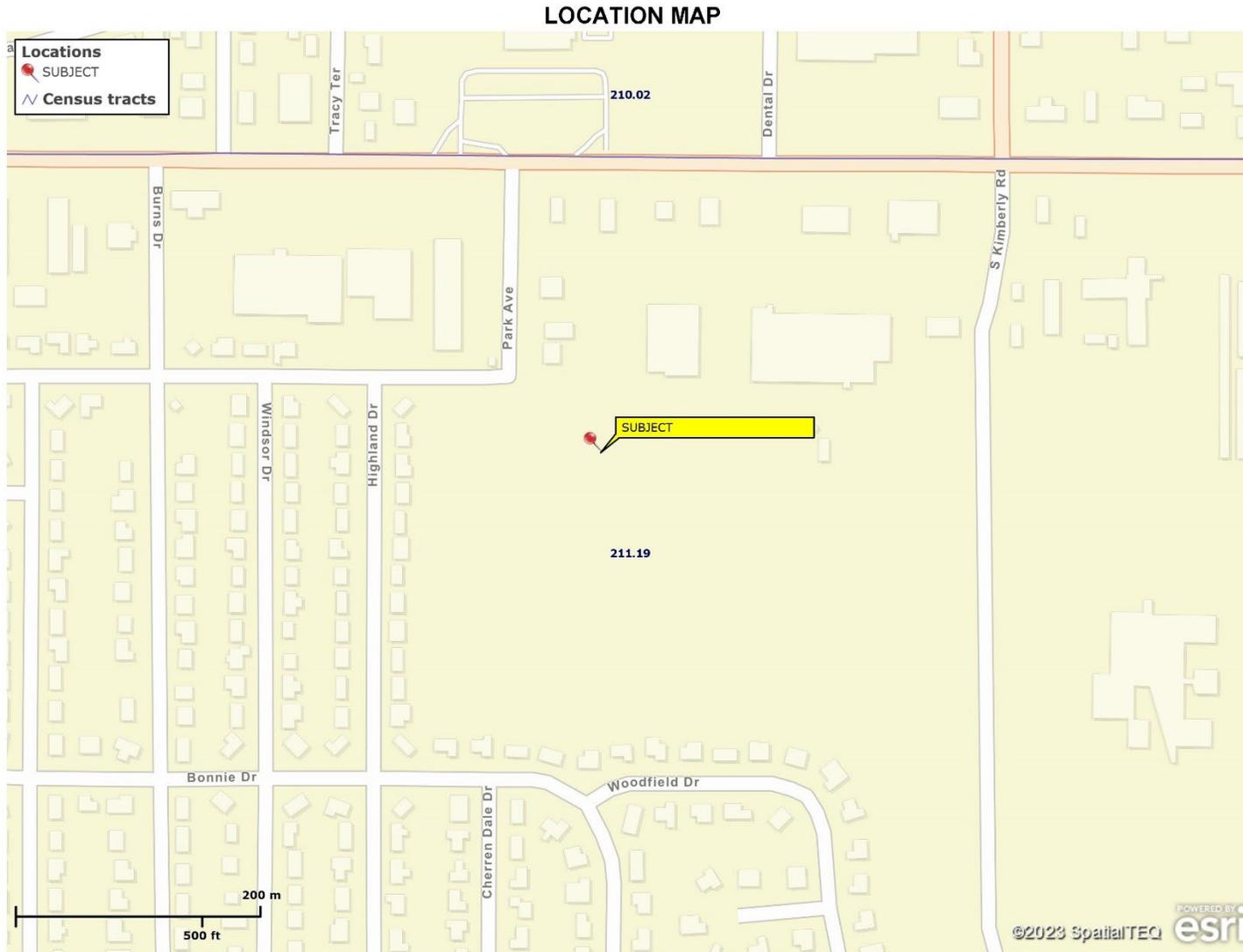
North to South



West to East

3. Maps and services.

Location Map

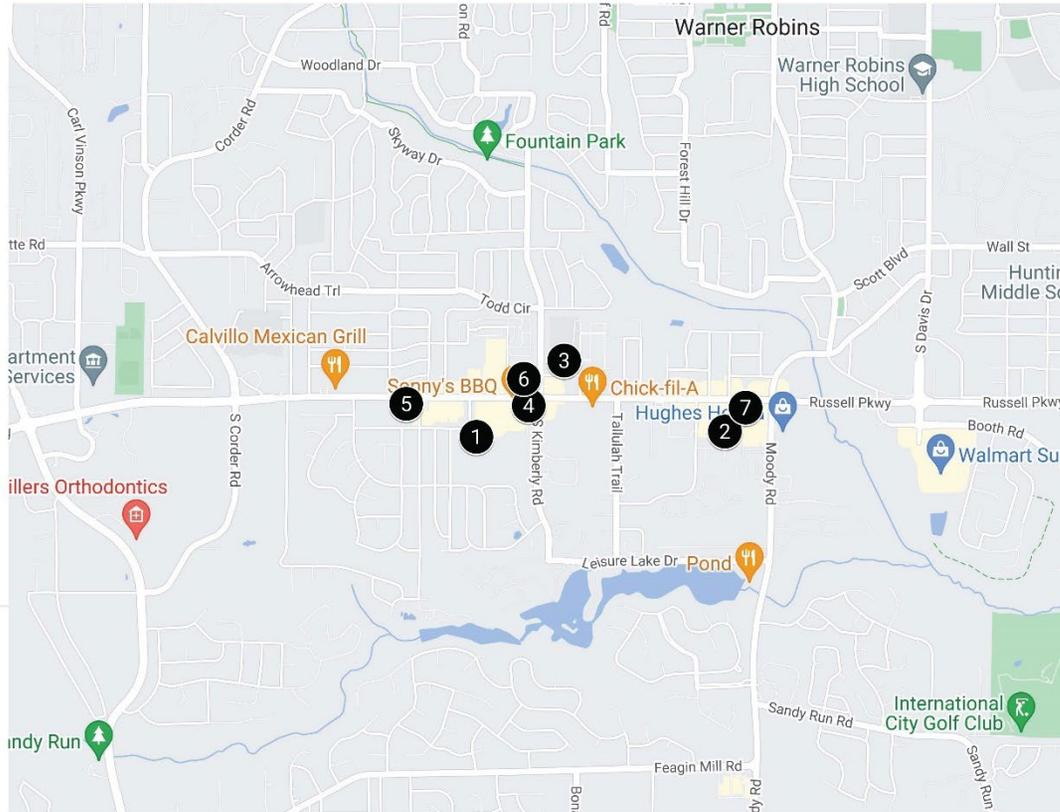


Services Map

Owen's Landing

Services in Area

- 1 SUBJECT
- 2 Kroger
- 3 Russell Elementary School
- 4 CVS
- 5 Robins Family Practice
- 6 Dollar Tree
- 7 Bank of America (with Drive-thru ATM)

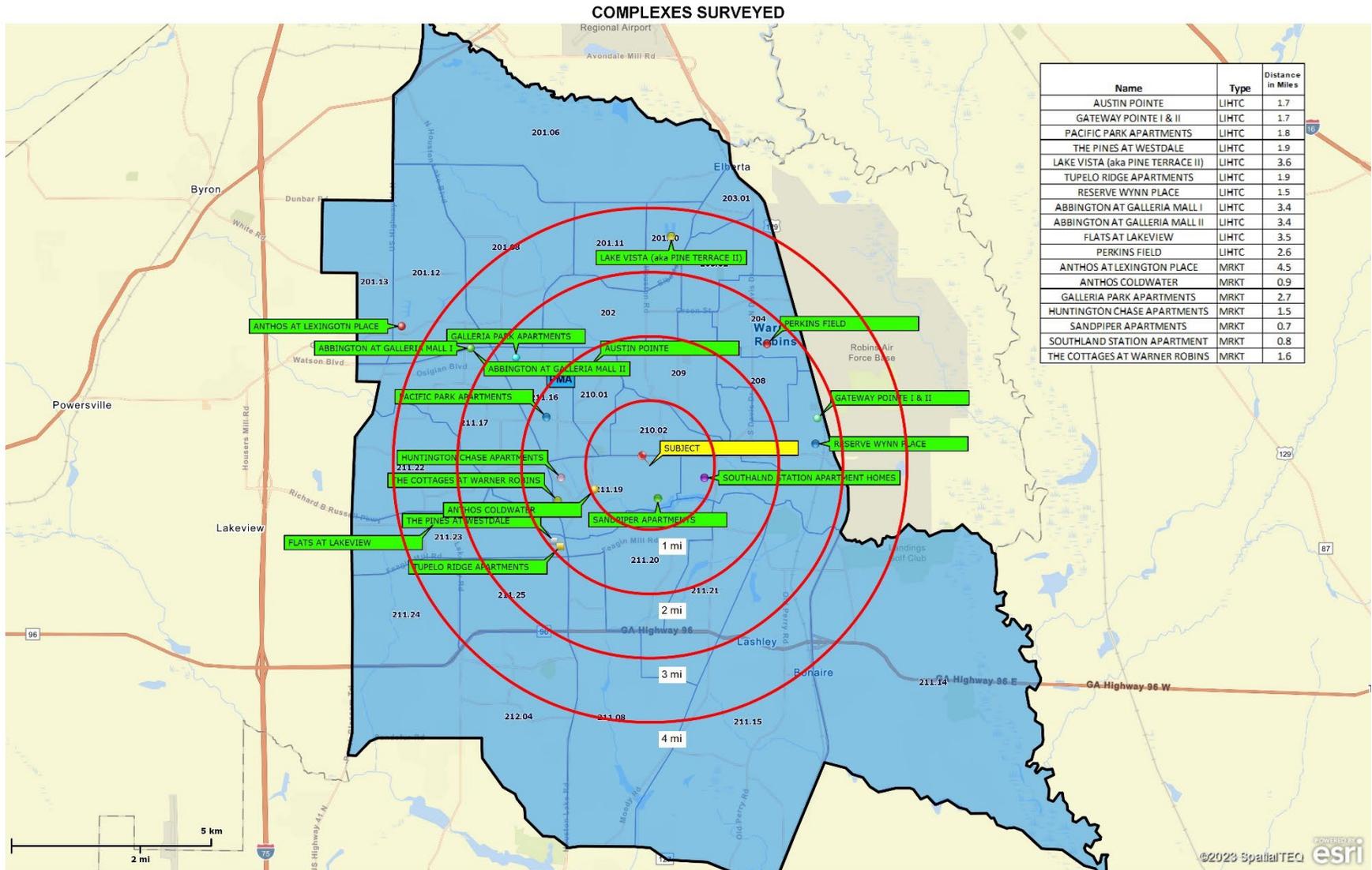


Service	Name/Address	Distance
Full-Service Grocery Store	Kroger 115 Russell Pkwy Warner Robins	0.9
Pharmacy/Drug Store	CVS 805 Russell Pkwy Warner Robins	0.2
Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital	Robins Family Practice 1105 Russell Pkwy Warner Robins	0.2
Shopping Center	Dollar Tree 814 Russell Pkwy Warner Robins	0.3
Bank	Bank of America 111 Russell Pkwy Warner Robins	0.3
Public School	Russell Elementary School 101 Patriot Way Warner Robins	0.5

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

1. The site is a developed urban site that is mildly sloping. It is approximately 4.46 acres of vacant land. The area is residential and commercial. There are no obvious environmental or other visible concerns. Adjoining east is a former gokart track; adjoining north is commercial; adjoining west is vacant, followed by residential; adjoining south is vacant land.
2. According to information from neighborhoodscout.com, the crime index is 23. This may be a negative marketing factor. However, this new housing will improve the area.
3. See map below that shows existing low-income housing.

Surveyed Complexes Map Including Low Income



4. There are no known road or infrastructure improvements planned or under construction in the area of the site.
5. Ingress and egress and access to the site 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.

E. MARKET AREA

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

Tract	County	FIPS code
201.06	Houston County	13153020106
201.08	Houston County	13153020108
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211.19	Houston County	13153021119
211.2	Houston County	13153021120
211.21	Houston County	13153021121
211.22	Houston County	13153021122
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211.25	Houston County	13153021125
212.04	Houston County	13153021204

The map below shows the boundaries of the PMA. The site is approximately 7 miles from the farthest boundary of the PMA. The use of census tracts is appropriate for this type of housing in this urban area. The site is located in the central part of the PMA and is expected to attract applicants from the entire county.

F. COMMUNITY DEMOGRAPHIC DATA

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

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

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

METHOD OF ANALYSIS

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

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

1. New Households

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

2. Inadequate Supply of Existing Affordable Housing

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

3. Substandard and Overcrowded Housing Units

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

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

4. Special Needs

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

5. Population Growth

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

6. Favorable Comparability of New or Renovated Units

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

7. Primary Market Area and Secondary Market Area

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

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

The demographic data was obtained and compiled by Environics Analytics and the United States 2010 and 2020 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 2025 projections (year of project entry) are interpolated from the 2023-2028 projections provided by Environics Analytics.

Demographic Summary

Pop-Facts® Executive Summary | Population & Household Trade Area: WARNER ROBINS, GA PMA

POPULATION

The population in this area is estimated to change from 130,695 to 135,491, resulting in a growth of 3.7% between 2020 and the current year. Over the next five years, the population is projected to grow by 5.4%.

The population in the base area is estimated to change from 331,449,281 to 334,500,069, resulting in a growth of 0.9% between 2020 and the current year. Over the next five years, the population is projected to grow by 2.1%.

The current year median age for this area is 36.5, while the average age is 37.6. Five years from now, the median age is projected to be 37.8.

The current year median age for the base area is 39.2, while the average age is 40.2. Five years from now, the median age is projected to be 40.3.

Of this area's current year estimated population:

49.0% are White Alone, 35.0% are Black or African American Alone, 0.4% are American Indian and Alaska Nat. Alone, 3.9% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 3.4% are Some Other Race, and 8.2% are Two or More Races.

Of the base area's current year estimated population:

60.1% are White Alone, 12.5% are Black or African American Alone, 1.2% are American Indian and Alaska Nat. Alone, 6.2% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 9.0% are Some Other Race, and 10.9% are Two or More Races.

This area's current estimated Hispanic or Latino population is 8.1%, while the base area's current estimated Hispanic or Latino population is 19.9%.

HOUSEHOLD

The number of households in this area is estimated to change from 49,870 to 51,698, resulting in an increase of 3.7% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 5.3%.

The number of households in the base area is estimated to change from 126,817,580 to 128,298,155, resulting in an increase of 1.2% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 2.4%.

EDUCATION

Currently, it is estimated that 9.3% of the population age 25 and over in this area had earned a Master's Degree, 1.4% had earned a Professional School Degree, 0.9% had earned a Doctorate Degree and 17.4% had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, 9.1% had earned a Master's Degree, 2.2% had earned a Professional School Degree, 1.5% had earned a Doctorate Degree and 20.2% had earned a Bachelor's Degree.

INCOME

The average household income is estimated to be \$87,704.733 for the current year, while the average household income for the base area is estimated to be \$104,972 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$87,704.733 to \$94,615.036. The average household income in the base area is projected to change over the next five years, from \$104,972 to \$118,758.

HOUSING

Most of the dwellings in this area (65.1%) are estimated to be Owner-Occupied for the current year. For the base area the majority of the housing units are Owner-Occupied (64.4%).

The majority of dwellings in this area (75.6%) are estimated to be structures of 1 Unit Detached for the current year. The majority of the dwellings in the base area (61.4%) are estimated to be structure of 1 Unit Detached for the same year.

The majority of housing units in this area (22.6%) are estimated to have been Built 2000 to 2009 for the current year.

The majority of housing units in the base area (14.6%) are estimated to have been Built 1970 to 1979 for the current year.

LABOR

For this area, WARNER ROBINS, GA PMA, 95.0% 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:

3.2% are in the Armed Forces, 61.2% are employed civilians, 3.2% are unemployed civilians, and 32.5% are not in the labor force.

The occupational classification for this area are as follows:

22.6% hold blue collar occupations, 60.2% hold white collar occupations, and 17.2% are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories: 2.6% are in Architecture and Engineering, 1.9% are in Arts, Entertainment and Sports, 5.2% are in Business and Financial Operations, 3.6% are in Computers and Mathematics, 5.9% are in Education, Training and Libraries, 6.1% are in Healthcare Practitioners and Technicians, 2.7% are in Healthcare Support, 0.5% are in Life, Physical and Social Sciences, 8.5% are in Management, 13.3% are in Office and Administrative Support.

1.2% are in Community and Social Services, 6.7% are in Food Preparation and Serving, 1.6% are in Legal Services, 2.3% are in Protective Services, 10.0% are in Sales and Related Services, 3.0% are in Personal Care Services.

2.4% are in Building and Grounds Maintenance, 3.7% are in Construction and Extraction, 0.1% are in Farming, Fishing and Forestry, 4.4% are in Maintenance and Repair, 5.3% are in Production, 9.3% are in Transportation and Moving.

For the base area, USA, 95.3% 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, 60.1% are employed civilians, 3.0% are unemployed civilians, and 36.5% are not in the labor force.

The occupational classification for the base area are as follows:

21.3% hold blue collar occupations, 60.5% hold white collar occupations, and 18.2% are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories: 2.0% are in Architecture and Engineering, 2.0% are in Arts, Entertainment and Sports, 5.4% are in Business and Financial Operations, 3.3% are in Computers and

Mathematics, 6.2% are in Education, Training and Libraries, 6.1% are in Healthcare Practitioners and Technicians, 3.3% are in Healthcare Support, 1.0% are in Life, Physical and Social Sciences, 10.6% are in Management, 11.0% are in Office and Administrative Support.

1.8% are in Community and Social Services, 5.6% are in Food Preparation and Serving, 1.1% are in Legal Services, 2.2% are in Protective Services, 9.9% are in Sales and Related Services, 2.7% are in Personal Care Services.

3.7% are in Building and Grounds Maintenance, 5.1% are in Construction and Extraction, 0.6% are in Farming, Fishing and Forestry, 3.1% are in Maintenance and Repair, 5.6% are in Production, 7.6% are in Transportation and Moving.

Source: Environics Analytics

1. POPULATION TRENDS

a. Total Population

TOTAL POPULATION

PMA

Population	
2010 Census	113820
2020 Census	130695
2023 Estimate	135491
2025 Projection	138,414
2028 Projection	142799
Percent Change: 2010 to 2020	14.83%
Percent Change: 2020 to 2023	3.67%
Percent Change: 2020 to 2023	2.16%
Percent Change: 2023 to 2028	5.39%
Annualized change: 2000-2010	1.48%
Annualized change: 2010-2020	0.41%
Annualized change: 2023-2025	1.08%
Annualized change: 2023-2028	1.08%
Change 2000-2010	16875
Change 2010-2020	4796
Change 2023-2025	2923
Change 2023-2028	7308

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

b. Population by age group

POPULATION DETAILS**PMA**

	2023		2025
Population by Age	135,491	0.0%	138,414
Age 0 - 4	8,878	6.6%	9,070
Age 5 - 9	9,318	6.9%	9,519
Age 10 - 14	10,038	7.4%	10,255
Age 15 - 17	5,977	4.4%	6,106
Age 18 - 20	5,319	3.9%	5,434
Age 21 - 24	6,853	5.1%	7,001
Age 25 - 34	18,539	13.7%	18,939
Age 35 - 44	19,168	14.1%	19,582
Age 45 - 54	16,119	11.9%	16,467
Age 55 - 64	16,449	12.1%	16,804
Age 65 - 74	11,540	8.5%	11,789
Age 75 - 84	5,581	4.1%	5,701
Age 85 and over	1,712	1.3%	1,749
Age 16 and over	105,284	77.7%	107,555
Age 18 and over	101,280	74.8%	103,465
Age 21 and over	95,961	70.8%	98,031
Age 65 and over	18,833	13.9%	19,239
Est. Median Age	36.46		
Est. Average Age	37.58		
Persons age 55+	35,282	33.51%	36,043

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

*Persons age 55+ are 33.51% of the total number of persons age 16+. Since persons under age 16 do not typically form households, we use this percentage to calculate age 55+ demand.

2010 Population by Age		
Age 0 - 4	8,480	7.45
Age 5 - 9	8,522	7.49
Age 10 - 14	8,433	7.41
Age 15 - 17	5,501	4.83
Age 18 - 20	4,532	3.98
Age 21 - 24	6,234	5.48
Age 25 - 34	16,516	14.51
Age 35 - 44	15,396	13.53
Age 45 - 54	17,362	15.25
Age 55 - 64	11,528	10.13
Age 65 - 74	6,666	5.86
Age 75 - 84	3,642	3.20
Age 85+	1,008	0.89
Age 15+	88,385	77.65
Age 16+	86,497	76.00
Age 18+	82,884	72.82
Age 21+	78,352	68.84
Age 25+	72,118	63.36
Age 65+	11,316	9.94
Median Age	--	34.20

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

2010 Census	2.63
2020 Census	2.62
2023 Estimate	2.62
2025 Projection	2.62
2028 Projection	2.62

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

HOUSEHOLD GROWTH**PMA**

Households	
2010 Census	43,337
2020 Census	49,870
2023 Estimate	51,698
2025 Projection	52,802
2028 Projection	54,458
Percent Change: 2010 to 2020	15.07%
Percent Change: 2020 to 2023	3.67%
Percent Change: 2020 to 2023	2.14%
Percent Change: 2023 to 2028	5.34%
Annualized change: 2000-2010	1.51%
Annualized change: 2010-2020	0.41%
Annualized change: 2023-2025	1.07%
Annualized change: 2023-2028	1.07%
Change 2000-2010	6,533
Change 2010-2020	1,828
Change 2023-2025	1,104
Change 2023-2028	2,760

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

b. Household by tenure

PMA

	2010		2023		2025
Total Households	43,337		51,698		52,802
Renter Occupied	14,544	33.56%	18,050	34.91%	18433
Owner Occupied	28,793	66.44%	33,648	65.09%	34369

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

c. Households by Income
HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

PMA	2021	%	2023
Total:	47,537		51,698
Owner occupied:	30,982		33,648
Less than \$5,000	576	1.86%	626
\$5,000 to \$9,999	320	1.03%	348
\$10,000 to \$14,999	491	1.58%	533
\$15,000 to \$19,999	551	1.78%	598
\$20,000 to \$24,999	1,025	3.31%	1113
\$25,000 to \$34,999	2,077	6.70%	2256
\$35,000 to \$49,999	2,549	8.23%	2768
\$50,000 to \$74,999	5,146	16.61%	5589
\$75,000 to \$99,999	4,601	14.85%	4997
\$100,000 to \$149,999	8,674	28.00%	9420
\$150,000 or more	4,972	16.05%	5400
Renter occupied:	16,555		18,050
Less than \$5,000	704	4.25%	768
\$5,000 to \$9,999	642	3.88%	700
\$10,000 to \$14,999	810	4.89%	883
\$15,000 to \$19,999	904	5.46%	986
\$20,000 to \$24,999	1,230	7.43%	1341
\$25,000 to \$34,999	2,126	12.84%	2318
\$35,000 to \$49,999	2,515	15.19%	2742
\$50,000 to \$74,999	3,304	19.96%	3602
\$75,000 to \$99,999	2,103	12.70%	2293
\$100,000 to \$149,999	1,220	7.37%	1330
\$150,000 or more	198	1.16%	198

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

Households by HH Income	2020	
Total:	47,099	
Owner occupied:	30,837	65.47%
Less than \$5,000	886	2.87%
\$5,000 to \$9,999	356	1.15%
\$10,000 to \$14,999	536	1.74%
\$15,000 to \$19,999	747	2.42%
\$20,000 to \$24,999	926	3.00%
\$25,000 to \$34,999	2,343	7.60%
\$35,000 to \$49,999	2,666	8.65%
\$50,000 to \$74,999	5,413	17.55%
\$75,000 to \$99,999	4,711	15.28%
\$100,000 to \$149,999	7,547	24.47%
\$150,000 or more	4,706	15.26%
Renter occupied:	16,262	34.53%
Less than \$5,000	814	5.01%
\$5,000 to \$9,999	853	5.25%
\$10,000 to \$14,999	881	5.42%
\$15,000 to \$19,999	1,078	6.63%
\$20,000 to \$24,999	870	5.35%
\$25,000 to \$34,999	2,625	16.14%
\$35,000 to \$49,999	2,509	15.43%
\$50,000 to \$74,999	3,015	18.54%
\$75,000 to \$99,999	1,976	12.15%
\$100,000 to \$149,999	859	5.28%
\$150,000 or more	782	4.81%

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

d. Renter Households by number of persons in the household

**Renter Households by Household Size
PMA**

	2021	%	2023
Total:	47,537		51698
Owner occupied:	30,982		33648
1-person household	6,487	20.94%	7045
2-person household	10,944	35.32%	11886
3-person household	5,224	16.86%	5674
4-person household	4,490	14.49%	4876
5-person household	2,356	7.60%	2559
6-person household	933	3.01%	1013
7-or-more person household	548	1.77%	595
Renter occupied:	16,555	0	18050
1-person household	4,957	29.94%	5405
2-person household	5,057	30.55%	5514
3-person household	3,318	20.04%	3618
4-person household	1,580	9.54%	1723
5-person household	1,024	6.19%	1116
6-person household	375	2.27%	409
7-or-more person household	244	1.47%	266

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

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

**AGE OF HOUSING
PMA**

2023 Est. Housing Units by Year Structure Built		
Built 2014 or Later	4,685	8.44
Built 2010 to 2013	2,451	4.42
Built 2000 to 2009	12,526	22.57
Built 1990 to 1999	10,635	19.16
Built 1980 to 1989	7,736	13.94
Built 1970 to 1979	7,163	12.90
Built 1960 to 1969	6,030	10.86
Built 1950 to 1959	2,822	5.08
Built 1940 to 1949	912	1.64
Built 1939 or Earlier	546	0.98
2023 Housing Units by Year Structure Built		
2023 Est. Median Year Structure Built	--	1993

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

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

HOUSING UNIT CHARACTERISTICS

PMA

	Count	%
2023 Est. Housing Units by Units in Structure		
1 Unit Attached	1,066	1.92
1 Unit Detached	41,942	75.56
2 Units	507	0.91
3 to 4 Units	2,176	3.92
5 to 19 Units	4,894	8.82
20 to 49 Units	499	0.90
50 or More Units	371	0.67
Mobile Home or Trailer	4,009	7.22
Boat, RV, Van, etc.	42	0.08

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

G. Employment Trend1. Total Jobs:
Houston County

Year	Total Employed
2010	61498
2011	62446
2012	63085
2013	62345
2014	61332
2015	61086
2016	64005
2017	66524
2018	67613
2019	68906
2020	67032
2021	68638
2022	68554

Source: Bureau of Labor Statistics (BLS)

Houston County

Q3 2022

Quarterly Census of Employment and Wages (QCEW) - Employment
- Aggregate of all types



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

2. Total Jobs by Industry:

Quarterly Census of Employment and Wages (QCEW)									
Downloaded: Mon May 15 2023 16:33:03 GMT-0500 (Central Daylight Time)									
Area	Time Period	Industry	Industry Code	Establishments	Month 1	Month 2	Month 3	Average	Average Weekly Wage
Houston County	Q3 2022	Agriculture, Forestry, Fishing and Hunting	11	23	99	101	104	101	\$896.00
Houston County	Q3 2022	Utilities	22	5	206	206	205	206	\$1,389.00
Houston County	Q3 2022	Construction	23	204	1,714	1,707	1,718	1,713	\$1,112.00
Houston County	Q3 2022	Manufacturing	31-33	74	6,027	5,947	5,948	5,974	\$1,119.00
Houston County	Q3 2022	Wholesale Trade	42	62	377	369	377	374	\$1,137.00
Houston County	Q3 2022	Retail Trade	44-45	532	7,667	7,755	7,760	7,727	\$643.00
Houston County	Q3 2022	Transportation and Warehousing	48-49	76	1,137	1,122	1,173	1,144	\$1,019.00
Houston County	Q3 2022	Information	51	24	292	292	290	291	\$1,205.00
Houston County	Q3 2022	Finance and Insurance	52	163	1,106	1,106	1,096	1,103	\$1,215.00
Houston County	Q3 2022	Real Estate and Rental and Leasing	53	111	332	335	279	315	\$929.00
Houston County	Q3 2022	Professional, Scientific, and Technical Servi	54	376	4,461	4,377	4,396	4,411	\$1,618.00
Houston County	Q3 2022	Management of Companies and Enterprises	55	13	198	212	224	211	\$862.00
Houston County	Q3 2022	Administrative and Support and Waste Manageme	56	201	2,016	2,013	2,015	2,015	\$882.00
Houston County	Q3 2022	Educational Services	61	92	Confidential	Confidential	Confidential	Confidential	Confidential
Houston County	Q3 2022	Health Care and Social Assistance	62	424	7,502	7,518	7,457	7,492	\$929.00
Houston County	Q3 2022	Arts, Entertainment, and Recreation	71	39	780	658	595	678	\$347.00
Houston County	Q3 2022	Accommodation and Food Services	72	405	7,916	7,747	7,740	7,801	\$391.00
Houston County	Q3 2022	Other Services (except Public Administration)	81	201	1,022	1,020	1,013	1,018	\$941.00
Houston County	Q3 2022	Public Administration	92	38	Confidential	Confidential	Confidential	Confidential	Confidential

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

3. Major Employers:

Top Ten Largest Employers - 2022*

Houston	Houston Area	COUNTY
Frito-Lay, Inc.		
Graphic Packaging International, Inc.		
Lowe's Home Centers, Inc.	Blue Bird Body Company	Peach
Northrop Grumman	Frito-Lay, Inc.	Houston
Perdue Farms Incorporated	GEICO	Bibb
Publix Super Markets, Inc.	Mercer University	Bibb
Red Lobster	Perdue Farms Incorporated	Houston
Robins Federal Credit Union	Piedmont Macon Medical Center	Bibb
The Kroger Company	The Medical Center of Central Georgia, Inc.	Bibb
Walmart	Tyson Farms, Inc.	Dooly
	Walmart	Houston
	Walmart	Bibb

*Note: Represents employment covered by unemployment insurance excluding all government agencies except correctional institutions, state and local hospitals, state colleges and universities. Data shown for the Third Quarter of 2022. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

4. Unemployment Trends:

Employment Trends

Houston County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2010	61498	-6.0	8.6	1.0
2011	62446	1.5	8.5	-0.1
2012	63085	1.0	7.9	-0.5
2013	62345	-1.2	7.5	-0.5
2014	61332	-1.6	6.8	-0.6
2015	61086	-0.4	5.9	-0.9
2016	64005	4.8	5.4	-0.5
2017	66524	3.9	4.8	-0.7
2018	67613	1.6	4.1	-0.7
2019	68906	1.9	3.5	-0.6
2020	67032	-2.7	5.2	1.7
2021	68638	2.4	3.7	-1.5
2022	68554	-0.1	3.1	-0.6

Source: Bureau of Labor Statistics

Houston County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-21	68347	-1.9	4.5	1.0
Feb-21	68769	-2.2	4.2	0.8
Mar-21	69260	-0.4	4.1	0.4
Apr-21	68948	12.2	3.7	-6.0
May-21	68775	6.4	3.7	-3.6
Jun-21	68780	5.7	4.2	-2.3
Jul-21	68819	5.2	3.5	-2.5
Aug-21	67675	4.1	3.7	-1.5
Sep-21	68638	4.6	3.0	-1.7
Oct-21	68232	-1.3	3.7	-0.7
Nov-21	68694	-0.9	2.9	-1.1
Dec-21	68714	-0.7	2.8	-1.6
Jan-22	68937	0.9	3.3	-1.2
Feb-22	69059	0.4	3.2	-1.0
Mar-22	69359	0.1	3.0	-1.1
Apr-22	68864	-0.1	2.5	-1.1
May-22	68708	-0.1	2.9	-0.8
Jun-22	68825	0.1	3.5	-0.7
Jul-22	68574	-0.4	3.3	-0.2
Aug-22	67464	-0.3	3.6	-0.2
Sep-22	68103	-0.8	3.0	0.0
Oct-22	68103	-0.2	3.2	-0.5

Nov-22	68140	-0.8	2.9	0.0
Dec-22	68517	-0.3	2.8	0.0
Jan-23	68663	-0.4	3.3	-0.1
Feb-23	68987	-0.1	3.1	-0.1
Mar-23	69256	-0.2	3.1	0.2

Commute Patterns:

PMA

2023 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	16,229	25.26
15 - 29 Minutes	30,544	47.54
30 - 44 Minutes	12,080	18.80
45 - 59 Minutes	1,955	3.04
60 or more Minutes	3,445	5.36
2023 Est. Avg Travel Time to Work in Minutes	--	25.07
2023 Est. Workers Age 16+ by Transp. to Work		
2023 Est. Workers Age 16+ by Transp. to Work	66,636	100.00
Drove Alone	56,162	84.28
Carpooled	6,471	9.71
Public Transport	53	0.08
Walked	539	0.81
Bicycle	201	0.30
Other Means	785	1.18
Worked at Home	2,425	3.64

Source: Environics Analytics

EMPLOYMENT and OCCUPATION

2023 Est. Civ. Employed Pop 16+ by Class of Worker		
2023 Est. Civ. Employed Pop 16+ by Class of Worker	64,396	100.00
For-Profit Private Workers	37,935	58.91
Non-Profit Private Workers)	3,300	5.13
Local Government Workers	5,306	8.24
State Government Workers	2,467	3.83
Federal Government Workers	9,473	14.71
Self-Employed Workers	5,870	9.12
Unpaid Family Workers	45	0.07
2023 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	1,656	2.57
Arts/Design/Entertainment/Sports/Media	1,222	1.90
Building/Grounds Cleaning/Maintenance	1,550	2.41
Business/Financial Operations	3,318	5.15
Community/Social Services	751	1.17
Computer/Mathematical	2,307	3.58
Construction/Extraction	2,353	3.65
Education/Training/Library	3,793	5.89
Farming/Fishing/Forestry	67	0.10
Food Preparation/Serving Related	4,283	6.65
Healthcare Practitioner/Technician	3,906	6.07
Healthcare Support	1,739	2.70
Installation/Maintenance/Repair	2,816	4.37
Legal	1,052	1.63
Life/Physical/Social Science	348	0.54
Management	5,494	8.53
Office/Administrative Support	8,536	13.26
Production	3,392	5.27
Protective Services	1,475	2.29
Sales/Related	6,408	9.95
Personal Care/Service	1,932	3.00
Transportation/Material Moving	5,998	9.31
2023 Est. Pop Age 16+ by Employment Status		
In Armed Forces	3,322	3.15
Civilian - Employed	64,411	61.18
Civilian - Unemployed	3,364	3.19
Not in Labor Force	34,187	32.47

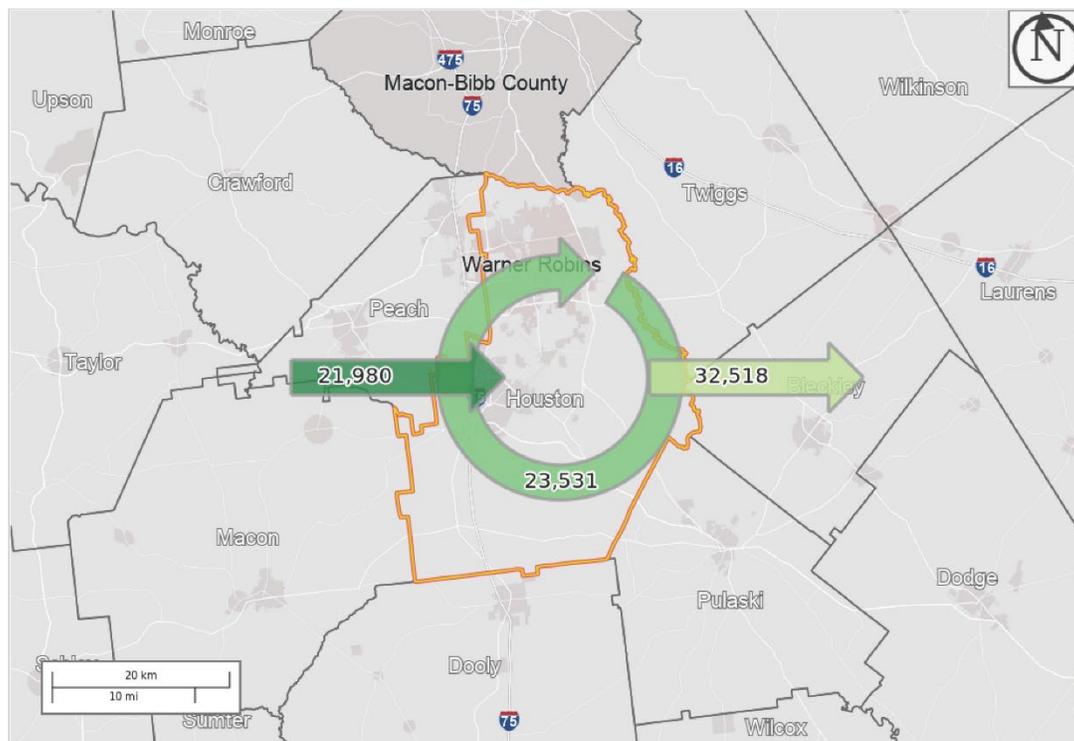
Source: Environics Analytics

United States[™]
Census Bureau
OnTheMap

Inflow/Outflow Report
All Jobs for All Workers in 2020

Created by the U.S. Census Bureau's OnTheMap <https://onthemap.ces.census.gov> on 05/15/2023

Inflow/Outflow Counts of All Jobs for Selection Area in 2020
All Workers



Map Legend

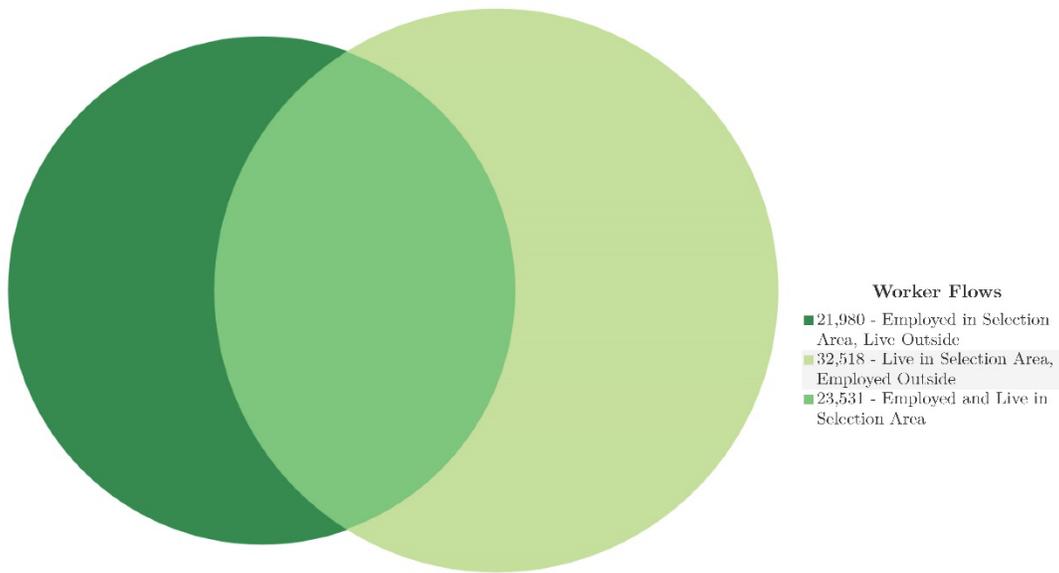
Selection Areas
 Selection Area

Inflow/Outflow
 Employed and Live in Selection Area
 Employed in Selection Area, Live Outside
 Live in Selection Area, Employed Outside
 Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of All Jobs for Selection Area in 2020

All Workers



Inflow/Outflow Counts of All Jobs for Selection Area in 2020

All Workers

Worker Totals and Flows	2020	
	Count	Share
Employed in the Selection Area	45,511	100.0
Employed in the Selection Area but Living Outside	21,980	48.3
Employed and Living in the Selection Area	23,531	51.7
Living in the Selection Area	56,049	100.0
Living in the Selection Area but Employed Outside	32,518	58.0
Living and Employed in the Selection Area	23,531	42.0

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2020
Job Type	All Jobs
Selection Area	Houston County, GA from Counties
Selected Census Blocks	3,269
Analysis Generation Date	05/15/2023 17:22 - OnTheMap 6.23.1
Code Revision	30c3afd99705bf092ebd0183d29001038c5276b8
LODES Data Version	20230307_1010

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Notes

1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

5. Site Location and Major Employers:

Owen's Landing

JOB LOCATIONS

1

SUBJECT

2

Frito Lay

3

Frito Lay

4

Graphic Packaging International

5

Lowe's Home Improvement

6

Walmart Supercenter

7

Houston Healthcare - Warner Robins

8

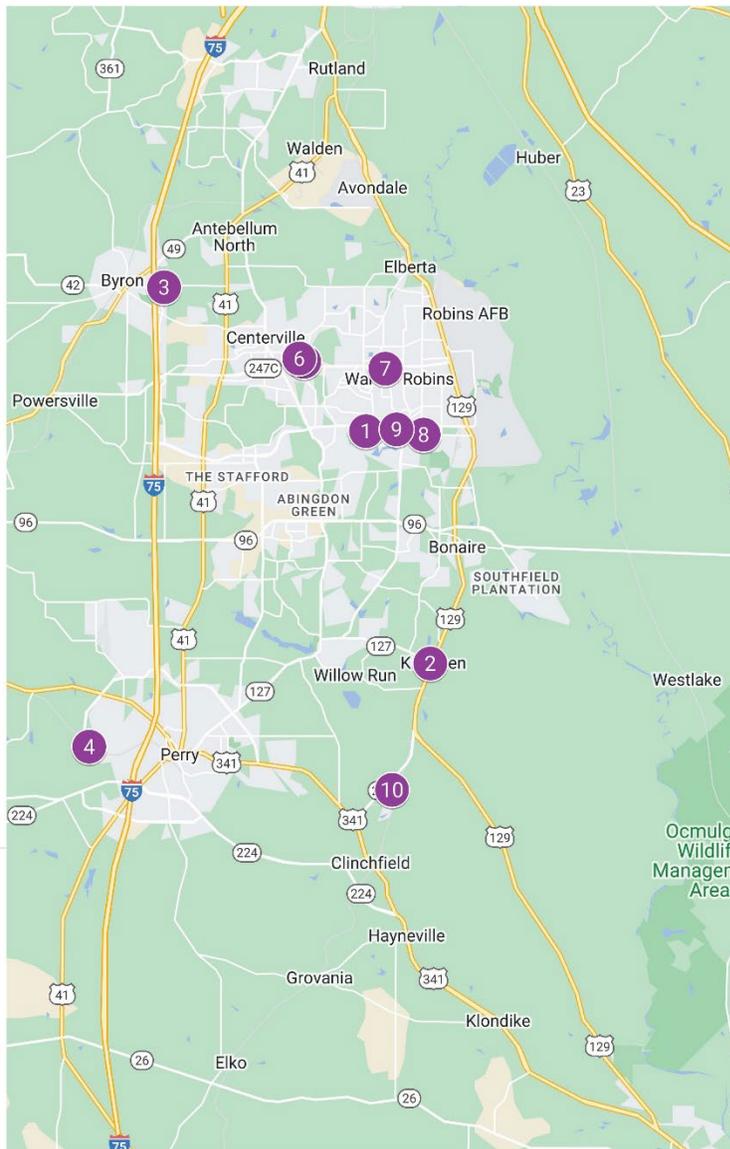
Walmart Supercenter

9

Kroger

10

Perdue Farms inc.



6. Analysis and Conclusions:

The County unemployment rate declined to 3.1% in March 2023, from 3.7% in 2021 and up from 3.0% in March of 2022. The annualized total employment increased 1.9% in 2019, decreased by 2.7% in 2020, increased 2.4% in 2021 and declined 0.1% in 2022. The annualized unemployment rate decreased 0.7% in 2019, increased 1.7% in 2020, decreased 1.5% in 2021 and decreased 0.6% in 2022. Total employment in March 2023 has increased by 702 over annualized 2022. The large decrease in employment in 2020 was due to the COVID-19 safer at home actions taken by the state.

The area has a concentration of employment in the manufacturing, educational services and retail sectors. These jobs have incomes that would make the worker eligible for the proposed housing. Current employment is increasing in these areas.

A review of the commuting patterns shows that 48.83% of those working in Houston County do not live in Houston County. This may be due to a lack of decent affordable housing.

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

H. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

1. Income Restrictions

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

LIHTC Requirements

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

1. Rent restriction
2. Income restrictions

These two restrictions impact upon the market needs when calculating demand for affordable housing. The universe of potential residents is limited by the above restrictions. Generally, the rent (including an allowance for utilities) is limited to 30% of the maximum income limit, adjusted for family size. The proposed development will have units targeted to, 60% and 50% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The charts below summarize these limits for the market area. It will also have market rate units that have no statutory limits.

Maximum Rents

Bedrooms (People)	60.00%	50.00%	FMR
Efficiency (1.0)	865	721	778
1 Bedroom (1.5)	927	772	855
2 Bedrooms (3.0)	1111	926	974
3 Bedrooms (4.5)	1284	1070	1297
4 Bedrooms (6.0)	1432	1193	1587

Source: HUD 2022 Income Limits, Gibson Consulting, LLC

LIHTC Income Limits

% of Area Median

LIHTC Income Limits for 2022 (Based on 2022 MTSP/VLI Income Limits)		
	60.00%	50.00%
1 Person	34,620	28,850
2 Person	39,540	32,950
3 Person	44,460	37,050
4 Person	49,380	41,150
5 Person	53,340	44,450
6 Person	57,300	47,750
7 Person	61,260	51,050
8 Person	65,220	54,350

Source: U. S. Department of HUD, 2022

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. HFOP occupancy (if project is designated as such) is limited to two persons per unit.

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 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.

For market rate units we establish the maximum as \$100,000 because above that the household is less likely to rent.

Number of units	Total								
	64	2	6	4	17	3	7	21	4
		1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR
	%	50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market
MINIMUM INCOME		26194	29623	27154	31817	36171	34560	39360	41486
MAXIMUM INCOME		32,950	39,540	37,050	44,460	100,000	44,450	53,340	100,000
Less than \$5,000	4.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	3.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	4.89%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	5.46%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	7.43%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,000 to \$34,999	12.84%	8.68%	6.90%	10.07%	4.09%	0.00%	0.38%	0.00%	0.00%
\$35,000 to \$49,999	15.19%	0.00%	4.60%	2.08%	9.58%	14.00%	9.57%	10.78%	8.62%
\$50,000 to \$74,999	19.96%	0.00%	0.00%	0.00%	0.00%	19.96%	0.00%	2.67%	19.96%
\$75,000 to \$99,999	12.70%	0.00%	0.00%	0.00%	0.00%	12.70%	0.00%	0.00%	12.70%
Income Eligible %		8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%

Number of units	Total	57	13	44	7
	64				
	TOTAL				
	%	LIHTC	50% AMI	60% AMI	Market
MINIMUM INCOME		26194	26194	29623	36171
MAXIMUM INCOME		53,340	44,450	53,340	100,000
Less than \$5,000	4.25%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	3.88%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	4.89%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	5.46%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	7.43%	-1.78%	-1.78%	-6.87%	0.00%
\$25,000 to \$34,999	12.84%	12.84%	24.98%	12.84%	-1.51%
\$35,000 to \$49,999	15.19%	18.57%	0.00%	18.57%	15.19%
\$50,000 to \$74,999	19.96%	0.00%	0.00%	0.00%	19.96%
\$75,000 to \$99,999	12.70%	0.00%	0.00%	0.00%	12.70%
Income Eligible %		29.64%	23.20%	24.55%	46.35%

3. Demand

a. Demand from New Household Growth

	1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR
	50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market
Households-2025	52,802	52,802	52,802	52,802	52,802	52,802	52,802	52,802
Households-2023	51,698	51,698	51,698	51,698	51,698	51,698	51,698	51,698
New Households	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104
% Income Eligible	8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%
% age eligible	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	96	127	134	151	515	110	148	456
Renter %	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%
Demand from new Households	33	44	47	53	180	38	52	159

	TOTAL			
	LIHTC	50% AMI	60% AMI	Market
Households-2025	52,802	52,802	52,802	52,802
Households-2023	51,698	51,698	51,698	51,698
New Households	1,104	1,104	1,104	1,104
% Income Eligible	29.64%	23.20%	24.55%	46.35%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	327	256	271	512
Renter %	34.91%	34.91%	34.91%	34.91%
Demand from new Households	114	89	95	179

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	47,537
Lacking complete plumbing facilities	258
Lacking complete kitchen facilities	341
No telephone service available	275
OCCUPANTS PER ROOM	
Occupied housing units	47,537
1.00 or less	46,754
1.01 to 1.50	479
1.51 or more	304

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

As shown on the chart above 258 units lack complete plumbing facilities, 341 units lack complete kitchen facilities and 783 units are overcrowded; therefore, substandard units total 1,382.

	1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR
	50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market
Total Substandard units	1,382							
% Income Eligible	8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%
% age eligible	100.00%							
Demand From Substandard Units	120	159	168	189	645	137	186	571
	TOTAL							
	LIHTC	50% AMI	60% AMI	Market				
Total Substandard units	1,382	1,382	1,382	1,382				
% Income Eligible	29.64%	23.20%	24.55%	46.35%				
% age eligible	100.00%	100.00%	100.00%	100.00%				
Demand From Substandard Units	410	321	339	641				

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)	15,720	
Less than 15.0 percent	2,505	15.94%
15.0 to 19.9 percent	2,578	16.40%
20.0 to 24.9 percent	1,875	11.93%
25.0 to 29.9 percent	1,742	11.08%
30.0 to 34.9 percent	1,573	10.01%
35.0 percent or more	5,447	34.65%

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

The chart above indicates that 34.65% of the renters pay 35.0% or more of their income for rent.

	1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR
	50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market
Households-2025	52,802	52,802	52,802	52,802	52,802	52,802	52,802	52,802
% Income Eligible	8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%
% age eligible	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	4,581	6,073	6,416	7,217	24,640	5,252	7,097	21,798
Renter %	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%
Income and age Eligible renters	1599	2120	2240	2519	8602	1833	2478	7610
% of Rent Overburdened	34.7%	34.7%	34.7%	34.7%	34.7%	34.7%	34.7%	34.7%
Demand from Rent Overburdened	554	735	776	873	2,981	635	859	2,637

	TOTAL			
	LIHTC	50% AMI	60% AMI	Market
Households-2025	52,802	52,802	52,802	52,802
% Income Eligible	29.64%	23.20%	24.55%	46.35%
% age eligible	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households	15,651	12,251	12,961	24,472
Renter %	34.91%	34.91%	34.91%	34.91%
Income and age Eligible renters	5464	4277	4525	8543
% of Rent Overburdened	34.7%	34.7%	34.7%	34.7%
Demand from Rent Overburdened	1,893	1,482	1,568	2,960

c. Elderly Homeowners likely to convert to rentership

Not applicable.

4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	Total												
	64	2	6	4	17	3	7	21	4				
		1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR	TOTAL	50% AMI	60% AMI	Market
	%	50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market	LIHTC	50% AMI	60% AMI	Market
MINIMUM INCOME		26194	29623	27154	31817	36171	34560	39360	41486	26194	26194	29623	36171
MAXIMUM INCOME		32950	39540	37050	44460	100000	44450	53340	100000	53340	44450	53340	100000
Less than \$5,000	4.25%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$5,000 to \$9,999	3.88%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$10,000 to \$14,999	4.89%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$15,000 to \$19,999	5.46%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$20,000 to \$24,999	7.43%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	-1.78%	-1.78%	-6.87%	0.00%
\$25,000 to \$34,999	12.84%	8.68%	6.90%	10.07%	4.09%	0.00%	0.38%	0.00%	0.00%	12.84%	24.98%	12.84%	-1.51%
\$35,000 to \$49,999	15.19%	0.00%	4.60%	2.08%	9.58%	14.00%	9.57%	10.78%	8.62%	18.57%	0.00%	18.57%	15.19%
\$50,000 to \$74,999	19.96%	0.00%	0.00%	0.00%	0.00%	19.96%	0.00%	2.67%	19.96%	0.00%	0.00%	0.00%	19.96%
\$75,000 to \$99,999	12.70%	0.00%	0.00%	0.00%	0.00%	12.70%	0.00%	0.00%	12.70%	0.00%	0.00%	0.00%	12.70%
Income Eligible		8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%	29.64%	23.20%	24.55%	46.35%
Demand from New Households (to 2025):													
Rent		\$665	\$765	\$665	\$801	\$1,055	\$852	\$992	\$1,210	\$0	\$0	\$0	\$0
Utility Allowance		\$99	\$99	\$127	\$127	\$0	\$156	\$156	\$0	\$0	\$0	\$0	\$0
Total Housing Cost		\$764	\$864	\$792	\$928	\$1,055	\$1,008	\$1,148	\$1,210	\$0	\$0	\$0	\$0
Divided by 35%		\$2,183	\$2,469	\$2,263	\$2,651	\$3,014	\$2,880	\$3,280	\$3,457	\$0	\$0	\$0	\$0
Multiply by 12		\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$12	\$0	\$0	\$0	\$0
Minimum Income to Afford rent		\$26,194	\$29,623	\$27,154	\$31,817	\$36,171	\$34,560	\$39,360	\$41,486	\$0	\$0	\$0	\$0
Maximum Income Limit		\$32,950	\$39,540	\$37,050	\$44,460	\$100,000	\$44,450	\$53,340	\$100,000	\$0	\$0	\$0	\$0
Household Growth Total 2023-2025		1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104
% Income Eligible		8.68%	11.50%	12.15%	13.67%	46.67%	9.95%	13.44%	41.28%	29.64%	23.20%	24.55%	46.35%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		96	127	134	151	515	110	148	456	327	256	271	512
Renter %		34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%	34.91%
		1BR	1BR	2BR	2BR	2BR	3BR	3BR	3BR	TOTAL	0.00%	0.00%	0.00%
		50% AMI	60% AMI	50% AMI	60% AMI	Market	50% AMI	60% AMI	Market	LIHTC	50% AMI	60% AMI	Market
DEMAND FROM NEW HOUSEHOLDS		33	44	47	53	180	38	52	159	114	89	95	179
Plus													
Demand from Substandard units		120	159	168	189	645	137	186	571	410	321	339	641
Plus													
DEMAND from RENT OVERBURDENED		554	735	776	873	2,981	635	859	2,637	1,893	1,482	1,568	2,960
Plus													
Demand from Elderly Homeowner Turnover (5%)													
Equals													
Total Demand		707	938	991	1,114	3,805	811	1,096	3,366	2,417	1,892	2,002	3,779
Less													
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years		31	109	42	146	61	31	109	46	468	104	364	152
Equals Net Demand		676	829	949	968	3,744	780	987	3,320	1,949	1,788	1,638	3,627
Proposed Subject Units		2	6	4	17	3	7	21	4	57	13	44	7
Proposed Subject Units Divided by Net Demand													
Capture Rate		0.30%	0.72%	0.42%	1.76%	0.08%	0.90%	2.13%	0.12%	2.92%	0.73%	2.69%	0.19%

	HH at 50% AMI	HH at 60% AMI	Market Rate	LIHTC
MINIMUM INCOME	26,194	29,623	36,171	26,194
MAXIMUM INCOME	44,450	53,340	100,000	53,340
DEMAND FROM NEW HOUSEHOLDS	89	95	179	114
Plus				
Demand from Substandard units	321	339	641	410
Plus				
DEMAND from RENT OVERBURDENED	1482	1568	2960	1893
Plus				
Demand from Elderly Homeowner Turnover (5%)	0	0	0	0
Equals				
Total Demand	1,892	2,002	3,779	2,417
Less				
Supply of Current Vacant Units, under construction and/or newly constructed in the past two years	104	364	152	468
Equals Net Demand	1,788	1,638	3,627	1,949
Proposed Subject Units	13	44	7	57
Proposed Subject Units Divided by Net Demand	-	-	-	-
Capture Rate	0.73%	2.69%	0.19%	2.92%

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	26194										
	32950	1BR	2	707	31	676	0.30%	<6 months	\$ 1,400	729-990	\$765
	27154										
	37050	2BR	4	991	42	949	0.42%	<6 months	\$ 1,600	930-1525	\$1,055
	34560										
60% AMI	44450	3BR	7	811	31	780	0.90%	<6 months	\$ 1,750	909-1620	\$1,210
	29623										
	39540	1BR	6	938	109	829	0.72%	<6 months	\$ 1,400	729-990	\$665
	31817										
	44460	2BR	17	1,114	146	968	1.76%	<6 months	\$ 1,600	930-1525	\$852
	39360										
	53340	3BR	21	1,096	109	987	2.13%	<6 months	\$ 1,750	909-1620	\$0
Market	36,171										
	100,000	2BR	3	3,805	61	3,744	0.08%	<6 months	\$ 1,600	930-1525	\$992
	41,486										
	100,000	3BR	4	3,366	46	3,320	0.12%	<6 months	\$ 1,750	909-1620	\$0
TOTAL		50% AMI	13	1,892	104	1,788	0.73%	<6 months			
FOR		60% AMI	44	2,002	364	1,638	2.69%	<6 months			
		Market	7	3,779	152	3,627	0.19%	<6 months			
PROJECT		TOTAL LIHTC	57	2,417	468	1,949	2.92%	<6 months			
		TOTAL Market	7	3,779	152	3,627	0.19%	<6 months			

I. COMPETITIVE RENTAL ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 34.91% which is average. One-unit detached homes make up 75.56% of the housing units, while units while structures with 5 or more units make up 10.39% of the housing units. Mobile Homes or Trailers make up 7.22% of the units.

We surveyed 13 complexes with a total of 2,720 units. This include 7 reported LIHTC projects with a total of 966 units and 6 market rate and other subsidized units with a total of 1,754 units. The LIHTC complexes had occupancy of 95.45%, while the other units had occupancy of 95.65%. The overall occupancy rate is 95.55%. The amenities in the majority of the market rate units surveyed are equal or superior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. Some of the rental units are aging with complexes built in the 1970s and 1980s. There are market rate multifamily units that are comparable to the subject. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$1,400 for one-bedroom units, \$1,600 for two-bedroom units and \$1,750 for three-bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

UNIT	LIHTC MAX RENT	UA	NET LIHTC RENT	MAX PROPOSED LIHTC RENT	Net Market Rent	Advantage over market
1 Bedroom--50% AMI	772	\$99	673	\$665	1400	110.5%
1 Bedroom--60%AMI	927	\$99	828	\$765	1400	83.0%
2 Bedroom--50% AMI	926	\$127	799	\$665	1600	140.6%
2 Bedroom--60%AMI	1111	\$127	984	\$801	1600	99.8%
2 Bedroom--market	0	\$0	0	\$1,055	1600	51.7%
3 Bedroom--50% AMI	1070	\$156	914	\$852	1750	105.4%
3 Bedroom--60%AMI	1284	\$156	1128	\$992	1750	76.4%
3 Bedroom--market	0	\$0	0	\$1,210	1750	44.6%

There were 2 properties in construction and lease-up (520 units) and 3 properties (250 units) that have been awarded LIHTC but have not begun construction. Perkins Filed was awarded in 2018 and has not begun construction. It may have lost its award.

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

In the last five years, rental rates and occupancy levels have been increasing. Rental trends in the area include rising rents and level occupancy in the 95-100% range. We project rents to increase 4% per year for the next two years and we project occupancy to be stable, with slight improvements. Foreclosures and abandoned homes are not a factor for this development due to the high rental occupancy in the area. There

is no way at this point in time to determine the effect, if any, of the COVID-19 pandemic upon the future economy and rental and occupancy rates. Generally, during economic downturns, the need for affordable housing increases.

There are two housing voids in Houston County. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there is still a large demand for it. The second is affordable housing for families. This project will help fill the void for decent affordable housing for families as well as for market rate housing.

Map of Surveyed Complexes

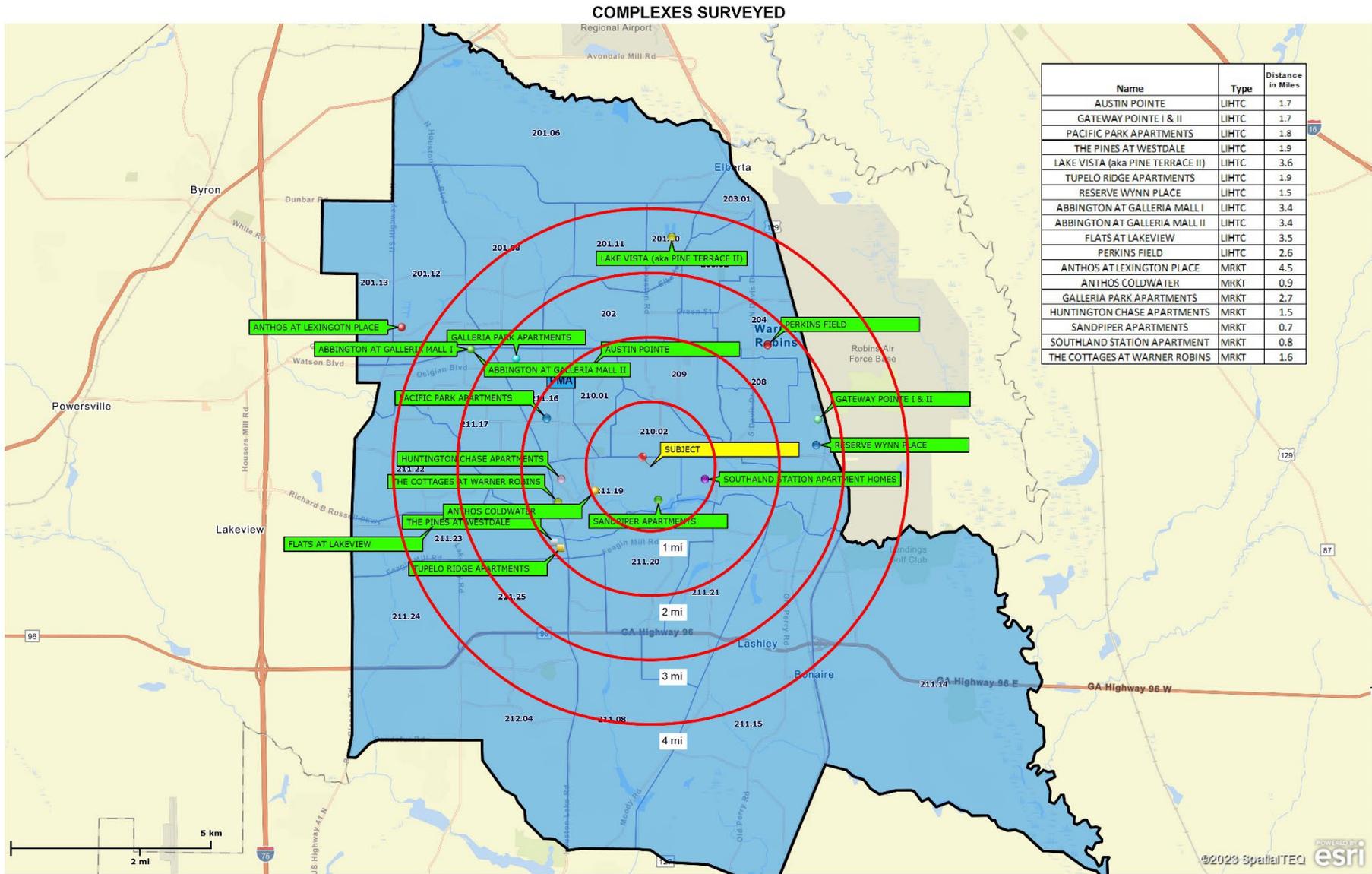


CHART OF SURVEYED COMPLEXES

	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.
Austin Pointe	LIHTC	72	12	83.33%				724	817	\$ 0.89	867	998	\$ 0.87	986	1208	\$ 0.82			
Gateway Pointe I & II	LIHTC	180	0	100.00%				830	651	\$ 1.27	995	969	\$ 1.03	1250	1211	\$ 1.03			
Pacific Park Apts	LIHTC	160	2	98.75%				827	879	\$ 0.94	985	1055	\$ 0.93	1127	1339	\$ 0.84			
The Pines at Westdale	LIHTC	180	4	97.78%				625	738	\$ 0.85	751	984	\$ 0.76	848	1202	\$ 0.71			
Lake Vista	LIHTC	224	17	92.41%				825	770	\$ 1.07	940	985	\$ 0.95	1055	1115	\$ 0.95			
Tupelo Ridge Apts	LIHTC & MRKT	92	9	90.22%				900	750	\$ 1.20	1025	1022	\$ 1.00	1147	1189	\$ 0.96	1274	1383	\$ 0.92
Abbingtion at Galleria Mall	LIHTC	58	0	100.00%				769	709	\$ 1.08	902	984	\$ 0.92	1013	1164	\$ 0.87			
	LIHTC	966	44	95.45%															
Anthos at Lexington Place	MRKT	312	28	91.03%				1190	850	\$ 1.40	1430	1100	\$ 1.30	1595	1350	\$ 1.18			
Anthos Coldwater	MRKT	256	13	94.92%				1225	1227	\$ 1.00	1735	1397	\$ 1.24	1825	1649	\$ 1.11			
Galleria Park Apartments	MRKT	152	1	99.34%				1920	815	\$ 2.36	2228	1150	\$ 1.94	2255	1362	\$ 1.66			
Huntington Chase Apartments	MRKT	200	9	95.50%				1092	815	\$ 1.34	1300	1150	\$ 1.13	1890	1362	\$ 1.39			
Sandpiper	MRKT	530	18	96.60%				1499	800	\$ 1.87	1330	1100	\$ 1.21						
Southland Station Apartment Homes	MRKT	304	8	97.37%				1872	925	\$ 2.02	2152	1317	\$ 1.63	2154	1346	\$ 1.60			
The Cottages at Warner Robins, 250 units, in leaseup	MRKT							1614	716	\$ 2.25	1950	1088	\$ 1.79	2215	1440	\$ 1.54			
	Market	1754	77	95.61%															
SUBJECT	LIHTC	64	0	100.00%				765	799	\$ 0.96	801	1032	\$ 0.78	992	1253	\$ 0.79			
PIPELINE																			
Reserve Wynn Place	LIHTC	270						715	779	\$ 0.92	814	1059	\$ 0.77	970	1319	\$ 0.74			
Abbingtion at Galleria Mall II	LIHTC	80						770	706	\$ 1.09	902	1000	\$ 0.90	1012	1121	\$ 0.90			
Flats at Lakeview	LIHTC	80																	
Perkins Field	LIHTC	90																	
	Pipeline	520																	
		486	1	99.79%															
	TOTAL	2720	121	95.55%															

AMENITIES															
Name	Type	Patio	Central AC	Stove	Ref	MW	DW	WD Conn	Laundry	Carpet	Vinyl	Blinds	Storage	Pool	Clubhouse
#REF!	LIHTC		X	X	X		X		X			X			X
Austin Pointe	LIHTC	X	X	X	X		X	X	X	X	X	X	X	X	X
Gateway Pointe I & II	LIHTC		X	X	X	X	X	X		X	X	X			X
Pacific Park Apts	LIHTC	X	X	X	X		X	X	X	X	X	X		X	X
The Pines at Westdale	LIHTC	X	X	X	X	X	X	X	X		X	X	X		X
Lake Vista	LIHTC	X	X	X	X	X	X	X	X	X	X	X	X	X	
Tupelo Ridge Apts	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X
Abbingdon at Galleria Mall	LIHTC	X	X	X	X		X	X	X		X	X			X
Anthos at Lexington Place	MRKT	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Anthos Coldwater	MRKT	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Galleria Park Apartments	MRKT	X	X	X	X	X	X	X	X	X	X	X		X	X
Huntington Chase Apartments	MRKT	X	X	X	X	X	X	X	X	X	X	X		X	X
Sandpiper	MRKT	X	X	X	X		X	X	X	X	X	X		X	X
Southland Station Apartment Ho	MRKT	X	X	X	X		X	X	X	X	X	X	X	X	X
The Cottages at Warner Robins, 2	MRKT	X	X	X	X	X	X	X			X	X	X	X	X
SUBJECT	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X
Reserve Wynn Place	LIHTC	X	X	X	X	X	X	X	X			X		X	X
Abbingdon at Galleria Mall II	LIHTC		X	X	X	X	X	X				X			X
Flats at Lakeview	LIHTC		X	X	X							X			
Perkins Field	LIHTC		X	X	X							X			

J. Absorption and Stabilization Rates

ABSORPTION ANALYSIS

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

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

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

Date	Total # Leased	%
Construction Completion	6	9%
30 Days Post Completion	16	25%
60 Days Post Completion	26	41%
90 Days Post Completion	36	56%
120 Days Post Completion	46	72%
150 Days Post Completion	56	88%
180 Days Post Completion	64	100%

The absorption rate is estimated to be 10 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 6 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

MARKET IMPACT STATEMENT

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

K. INTERVIEWS

Nichole, the manager of Tupelo Ridge Apartments, reported that occupancy generally stays full and vacancies are rented quickly. She did not know of any additional quality market rate rentals in the area.

Karen, the manager of Abbington at Galleria Mall reported “several” on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

L. CONCLUSIONS and RECOMMENDATION

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

The site has no adverse conditions and is marketable. The complex will be able to operate as one of the nicest rental complexes available. The standard calculated capture rate for each type of unit is within DCA guidelines for feasibility in a rural area.

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

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

M. Signed Statement Requirements

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

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

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

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

Gibson Consulting, LLC

By: 

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



By: 

Debbie J. Amox
Market Analyst

DATA SOURCES

Enviroics 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 Warner Robins
City of Perry
Houston County
Real Estate Center at Texas A&M University
HUD
Georgia DCA
Neighborhoodscout.com
NCHMA

APPENDICES

Complexes Surveyed

Austin Pointe

115 Austin Ave
Warner Robins, GA 31088

Telephone: (478) 922-7935

Contact:

Katurah
4/18/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio			12				
1 BR	1	\$724		16	817	60%	
2 BR	1	\$867		32	998	60%	
2 BR							
3 BR	2	\$986		24	1208	60%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick, Vinyl/2 Stories		Total Units	72	Total Vacant	12
Year Built/Year Renovated		2000		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	✓		DW	Market			
Washer/Dryer Included		✓		HOME			
Washer/Dryer Connections	✓			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	✓			Triplex			
	✓		Basketball Court, Covered Picnic Area	Quadplex			
Recreation Areas				Townhome			
Playground	✓			Other:			
Laundry Facility(ies)	✓			Type of Occupancy:			
Bus. Center/Nghbrhd Network		✓		Multifamily			
Service Coordinations		✓		Elderly (55+)			
Utilities Included In Rent				Elderly (62+)			
Heat		✓	Electric	Other:			
Cooling		✓	Electric	Notes:			
Cooking		✓	Electric	83% Occupancy Rate			
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	Tenant				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Gateway Pointe I & II

(FKA WR Redevelopment Phase I & II)

1000 S Armed Forces BLVD
Warner Robins, GA

Telephone: (478) 888-6095

Contact:

Jana
4/18/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$675, \$830, \$778	0	36	651	50%, 60%, MRKT	
2 BR	1, 2	\$802 - \$987, \$995	0	44	924-969	50%, 60%, MRKT	
2 BR							
3 BR	2	\$916, \$1130, \$1,250	0	10	1211	50%, 60%, MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick, Vinyl/3 Stories			Total Units	90	Total Vacant
Year Built/Year Renovated		2019			Total Units	90	0
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:		
Balcony/Patio		✓			✓		
AC: Central/Wall		✓			# of Vouchers:		
Range/Refrigerator		✓			Type of Financing:		
Microwave/Dishwasher		✓			LIHTC	✓	
Washer/Dryer Included		✓			RD		
Washer/Dryer Connections		✓			RD R/A		
Floor Coverings		✓		Carpet, Vinyl Plank	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		✓		Secured Access Entry	High Rise		
Clubhouse/Meeting Room		✓		Resident Lounge	Garden		
Pool					Walk-up	✓	
Recreation Areas		✓		Fitness Center, Community Garden, Picnic Area	SF		
Playground					Duplex		
Laundry Facility(ies)					Triplex		
Bus. Center/Nghbrhd Network		✓		Computer Stations	Quadplex		
Service Coordinations					Townhome		
Utilities Included In Rent		Yes	No	Type	Other:		
Heat			✓	Electric	Type of Occupancy:		
Cooling			✓	Electric	Multifamily	✓	
Cooking			✓	Electric	Elderly (55+)		
Hot Water			✓	Electric	Elderly (62+)		
Other Electric			✓	Electric	Other:		
Cold Water/Sewer		✓		Tenant	Notes:		
Trash/Recycle		✓		Included	100 % Occupancy Rate; Phase II will have an additional 90 units; total units in Phase I & II = 180		
Pest Control		✓		Included			

Pacific Park Apartments

1205 Leverett Rd
Warner Robins, GA 31088

Telephone: (478) 923-4886

Contact:

Ashley
4/18/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$827	2	40	879	50%, 60%	
2 BR	2	\$985	0	80	1055	50%, 60%	
2 BR							
3 BR	2	\$1,127	0	40	1339	50%, 60%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick, Vinyl/2 Stories		Total Units	160	Total Vacant	2
Year Built/Year Renovated		2000		Section 8			
Condition/Street Appeal		Good		Yes	No		
Neighborhood Condition		Good		Accepts:	✓		
Unit Equipment/Amenities				Type of Financing:			
Balcony/Patio	✓			LIHTC	✓		
AC: Central/Wall	✓			RD			
Range/Refrigerator	✓			RD R/A			
Microwave/Dishwasher	✓		DW	Market			
Washer/Dryer Included		✓		HOME			
Washer/Dryer Connections	✓			Bonds			
Floor Coverings	✓		Carpet, Vinyl	Section 8			
Window Coverings	✓			Other:			
Cable/Satellite/Internet READY	✓			Type of Structure:			
Special Features		✓		Low Rise			
Site Equipment/Amenities				Type of Occupancy:			
Parking (\$ _____ (Fee))	✓			Multifamily	✓		
Extra Storage		✓		Elderly (55+)			
Security	✓		Controlled Access	Elderly (62+)			
Clubhouse/Meeting Room	✓			Other:			
Pool	✓			Notes:			
Recreation Areas	✓		Exercise/Fitness Center, Tennis Court	98.6% Occupancy Rate; working from wait list; does not partner with Apts.com; said to go to their management website: tmcmtg.com			
Playground	✓						
Laundry Facility(ies)	✓						
Bus. Center/Nghbrhd Network		✓					
Service Coordinations		✓					
Utilities Included In Rent							
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Pines At Westdale

1127 S Houston Lake Rd
Warner Robins, GA 31088

Telephone: (478) 845-6151

Contact:

Lanorris
4/19/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$540-\$625	0	42	738	50%, 60%	
2 BR	2	\$663-\$751	4	102	984	50%, 60%	
2 BR							
3 BR	2	\$764-\$848	0	36	1202	50%, 60%	
4 BR							
Design/Location/Condition				180	Site Info:	Total Units	Total Vacant
Structure/Stories		Brick, Vinyl/3 Stories			Total Units	180	4
Year Built/Year Renovated		2017			Section 8	Yes	No
Condition/Street Appeal		Good			Accepts:	✓	
Neighborhood Condition		Good			# of Vouchers:		
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 Included		✓		Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓		Vinyl Plank	Other:			
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features		✓		High Rise			
Site Equipment/Amenities				Garden			
	Yes	No	Type	Walk-up	✓		
Parking (\$ _____ (Fee)	✓			SF			
Extra Storage	✓			Duplex			
Security	✓		Cameras, Video	Triplex			
Clubhouse/Meeting Room	✓			Quadplex			
Pool				Townhome			
			Fitness Center, Covered Picnic Area with Grills	Other:			
	✓			Type of Occupancy:			
Recreation Areas				Multifamily	✓		
Playground	✓			Elderly (55+)			
Laundry Facility(ies)	✓			Elderly (62+)			
Bus. Center/Nghbrhd Network		✓		Other:			
Service Coordinations		✓		Notes:			
Utilities Included In Rent				96% Occupancy Rate			
	Yes	No	Type				
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Tenant				
Trash/Recycle	✓		Tenant				
Pest Control	✓		Included				

Lake Vista

(aka Pine Terrace II)

206 Northlake Dr
Warner Robins, GA 31093

Telephone: (478) 292-7017

Office Hours: M-F 8-5

Contact:

Alex
4/19/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$825	3	56	770	60%	
2 BR	2	\$940	11	120	985	60%	
2 BR							
3 BR	2	\$1,055	3	48	1115	60%	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Vinyl/2 Stories			Total Units	224	Total Vacant
Year Built/Year Renovated		1995			Total Units	224	17
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 Included		✓			RD R/A		
Washer/Dryer Connections	✓				Market		
	✓			Carpet, Vinyl Plank	HOME		
Floor Coverings	✓				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	✓			Cameras	Walk-up	✓	
Clubhouse/Meeting Room		✓			SF		
Pool	✓				Duplex		
	✓			Fitness Center, Tennis & Basketball Court, Pet Park	Triplex		
Recreation Areas					Quadplex		
Playground	✓				Townhome		
Laundry Facility(ies)	✓				Other:		
Bus. Center/Nghbrhd Network					Type of Occupancy:		
Service Coordinations					Multifamily	✓	
Utilities Included In Rent		Yes	No	Type	Elderly (55+)		
Heat		✓		Electric	Elderly (62+)		
Cooling		✓		Electric	Other:		
Cooking		✓		Electric	Notes:		
Hot Water		✓		Electric	92% Occupancy Rate; undergoing hard evictions; under new management Lexington Management		
Other Electric		✓		Electric			
Cold Water/Sewer		✓		Tenant			
Trash/Recycle	✓			Included			
Pest Control	✓			Included			

Tupelo Ridge Apartments

1131 S Houston Lake Rd
Warner Robins, GA 31088

Telephone: (478) 333-1023

Contact:

Nichole
4/24/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions	
Studio								
1 BR	1	\$678-\$833, \$900	1	12	750	50%, 60%, MRKT		
2 BR	2	\$811-\$996, \$1025	4	42	1022	50%, 60%, MRKT		
2 BR								
3 BR	2	\$933-\$1147, \$1145	4	30	1189	50%, 60%, MRKT		
4 BR	2	\$1035-\$1274, \$1220	0	8	1383	50%, 60%, MRKT		
Design/Location/Condition						Site Info:	Total Units	Total Vacant
Structure/Stories		Brick, Vinyl/3 Stories				Total Units	92	9
Year Built/Year Renovated		2019				Section 8	Yes	No
Condition/Street Appeal		Good				Accepts:	✓	
Neighborhood Condition		Good				# of Vouchers:		
Unit Equipment/Amenities		Yes	No	Type	Type of Financing:			
Balcony/Patio	✓				LIHTC		✓	
AC: Central/Wall	✓				RD			
Range/Refrigerator	✓				RD R/A			
Microwave/Dishwasher	✓				Market		✓	
Washer/Dryer Included	✓				HOME			
Washer/Dryer Connections	✓				Bonds			
Floor Coverings	✓			Carpet, Vinyl	Section 8			
Window Coverings	✓				Other:			
Cable/Satellite/Internet READY	✓				Type of Structure:			
Special Features		✓			Low Rise			
Site Equipment/Amenities		Yes	No	Type	High Rise			
Parking (\$ _____ Fee)	✓				Garden			
Extra Storage	✓				Walk-up		✓	
Security	✓			Cameras around office only	SF			
Clubhouse/Meeting Room	✓			Learning Center in Clubhouse	Duplex			
Pool		✓			Triplex			
Recreation Areas	✓			Gym, Garden, Pet Park	Quadplex			
Playground	✓				Townhome			
Laundry Facility(ies)		✓			Other:			
Bus. Center/Nghbrhd Network	✓			Computer Lab	Type of Occupancy:			
Service Coordinations		✓			Multifamily		✓	
Utilities Included In Rent		Yes	No	Type	Elderly (55+)			
Heat		✓		Electric	Elderly (62+)			
Cooling		✓		Electric	Other:			
Cooking		✓		Electric	Notes:			
Hot Water		✓		Electric				
Other Electric		✓		Electric				
Cold Water/Sewer	✓			Included				
Trash/Recycle	✓			Included				
Pest Control	✓			Included				

Reserve Wynn Place

eastern terminus of Wynn Place, just north of Russell Parkway in southeastern Warner Robins, GA

Telephone:

Contact:

Under Development



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$715	90	90	779	60%	
2 BR	2	\$814	114	114	1059	60%	
2 BR							
3 BR	2	\$970	66	66	1319	60%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories		Brick, Vinyl/3 Stories		Total Units	270	Total Vacant	270
Year Built/Year Renovated		Under Development		Section 8			
Condition/Street Appeal		Good		Yes		No	
Neighborhood Condition		Good		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	✓			HOME			
Washer/Dryer Included		✓		Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓			Other:			
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features				High Rise			
Site Equipment/Amenities				Garden			✓
	Yes	No	Type	Walk-up			
Parking (\$ _____ (Fee)	✓			SF			
Extra Storage				Duplex			
Security				Triplex			
Clubhouse/Meeting Room	✓			Quadplex			
Pool	✓			Townhome			
				Other:			
Recreation Areas	✓		Fitness Center	Type of Occupancy:			
Playground	✓			Multifamily			✓
Laundry Facility(ies)	✓			Elderly (55+)			
Bus. Center/Nghbrhd Network	✓			Elderly (62+)			
Service Coordinations				Other:			
Utilities Included In Rent				Notes:			
	Yes	No	Type	All information from online. No contact information found			
Heat		✓	Electric				
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Abbingtion at Galleria Mall I

2970 Watson Blvd.
Centerville GA, 31028

Telephone: (478) 845-7575

Contact:

Karen Howell
4/25/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size		Rent Concessions
Studio							
1 BR	1	\$566, \$694, \$769	0	22	709	50%, 60% 70%	
2 BR	2	\$679, \$813, \$902	0	24	984	50%, 60% 70%	
2 BR							
3 BR	2	\$770, \$913, \$1013	0	12	1164	50%, 60% 70%	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Brick, Hardi Plank/3 Stories			Total Units	58	Total Vacant
Year Built/Year Renovated		2023			Total Units	58	0
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 Included		✓			RD R/A		
Washer/Dryer Connections	✓				Market		
Floor Coverings	✓		Vinyl Plank		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features					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		✓			SF		
	✓		Fitness Center, Community Garden		Duplex		
Recreation Areas					Triplex		
Playground	✓				Quadplex		
Laundry Facility(ies)	✓				Townhome		
	✓		Computer Lab		Other:		
Bus. Center/Nghbrhd Network	✓				Type of Occupancy:		
Service Coordinations					Multifamily	✓	
Utilities Included In Rent		Yes	No	Type	Elderly (55+)		
Heat		✓	Electric		Elderly (62+)		
Cooling		✓	Electric		Other:		
Cooking		✓	Electric		Notes:		
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Abbingtion at Galleria Mall II

2970 Watson Blvd.
Centerville GA, 31028

Telephone: (478) 845-7575

Contact:

Karen Howell
4/25/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$563-\$770	32	32	706	50%, 60% 70%	
2 BR	2	\$667-\$902	32	32	1000	50%, 60% 70%	
2 BR							
3 BR	2	\$762-\$1012	16	16	1121	50%, 60% 70%	
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units	80	Total Vacant	80
Year Built/Year Renovated				Section 8			
Pending Development completion 2024				Yes		No	
Condition/Street Appeal				Accepts:			
Good				✓			
Neighborhood Condition				# of Vouchers:			
Good							
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 Included		✓		Bonds			
Washer/Dryer Connections	✓			Section 8			
Floor Coverings	✓			Other:			
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features				High Rise			
Site Equipment/Amenities				Garden			
	Yes	No	Type	Walk-up	✓		
Parking (\$ _____ (Fee)	✓			SF			
Extra Storage				Duplex			
Security				Triplex			
Clubhouse/Meeting Room	✓			Quadplex			
Pool				Townhome			
Recreation Areas	✓		Fitness Center	Other:			
Playground	✓			Type of Occupancy:			
Laundry Facility(ies)	✓			Multifamily	✓		
Bus. Center/Nghbrhd Network	✓		Computer Center	Elderly (55+)			
Service Coordinations				Elderly (62+)			
Utilities Included In Rent				Other:			
	Yes	No	Type	Notes:			
Heat		✓	Electric	This is planned to be completed in 2024			
Cooling		✓	Electric				
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer		✓	Tenant				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Flats at Lakeview

Lakeview Rd
Warner Robins, GA

Telephone:

Contact:

name
date talked to contact

Awarded 2022-014 - No info found; Not built yet

Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR							
2 BR							
2 BR							
3 BR							
4 BR							
Design/Location/Condition				Site Info:			
Structure/Stories				Total Units		0	Total Vacant
Year Built/Year Renovated				Section 8		Yes	No
Condition/Street Appeal				Accepts:			
Neighborhood Condition				# of Vouchers:			
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 Included				Bonds			
Washer/Dryer Connections				Section 8			
Floor Coverings	✓			Other:			
Window Coverings	✓			Type of Structure:			
Cable/Satellite/Internet READY	✓			Low Rise			
Special Features				High Rise			
Site Equipment/Amenities				Garden			
Parking (\$ _____ (Fee))	✓			Walk-up			
Extra Storage				SF			
Security				Duplex			
Clubhouse/Meeting Room				Triplex			
Pool				Quadplex			
Recreation Areas				Townhome			
Playground				Other:			
Laundry Facility(ies)				Type of Occupancy:			
Bus. Center/Nghbrhd Network				Multifamily			
Service Coordinations				Elderly (55+)			
Utilities Included In Rent				Elderly (62+)			
Heat		✓	Electric	Other:			
Cooling		✓	Electric	Notes:			
Cooking		✓	Electric				
Hot Water		✓	Electric				
Other Electric		✓	Electric				
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Perkins Field

800 Watson Blvd
Warner Robins, GA

Telephone:

Contact:

name
date talked to contact

Awarded 2018-044 No info found; Appears to be a recreation area and not apartments

Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR							
2 BR							
2 BR							
3 BR							
4 BR							
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories					Total Units	0	0
Year Built/Year Renovated					Section 8	Yes	No
Condition/Street Appeal				Good	Accepts:		
Neighborhood Condition				Good	# of Vouchers:		
Unit Equipment/Amenities				Yes	No	Type	
Balcony/Patio							Type of Financing:
AC: Central/Wall				✓			LIHTC
Range/Refrigerator				✓			RD
Microwave/Dishwasher							RD R/A
Washer/Dryer Included							Market
Washer/Dryer Connections							HOME
Floor Coverings				✓			Bonds
Window Coverings				✓			Section 8
Cable/Satellite/Internet READY				✓			Other:
Special Features							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							Duplex
Recreation Areas							Triplex
Playground							Quadplex
Laundry Facility(ies)							Townhome
Bus. Center/Nghbrhd Network							Other:
Service Coordinations							Type of Occupancy:
Utilities Included In Rent				Yes	No	Type	Multifamily
Heat					✓	Electric	Elderly (55+)
Cooling					✓	Electric	Elderly (62+)
Cooking					✓	Electric	Other:
Hot Water					✓	Electric	
Other Electric					✓	Electric	
Cold Water/Sewer				✓		Included	
Trash/Recycle				✓		Included	
Pest Control				✓		Included	
Notes:							

Anthos at Lexington Place

800 Gunn Rd
Centerville, GA 31028

Telephone: (478) 666-6817

Contact:

Kailee
4/21/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1,165-\$1,190	28	312	850	MRKT	
2 BR	2	\$1365- \$1,430			1100	MRKT	
2 BR							
3 BR	2	\$1,595			1,350	MRKT	
4 BR							
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories		Brick, Vinyl/3 Stories			Total Units	312	28
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	
Balcony/Patio		✓					
AC: Central/Wall		✓					
Range/Refrigerator		✓					
Microwave/Dishwasher		✓					
Washer/Dryer Included			✓				
Washer/Dryer Connections		✓					
Floor Coverings		✓		Carpet, Vinyl, Vinyl Plank			
Window Coverings		✓					
Cable/Satellite/Internet READY		✓					
Special Features			✓				
Site Equipment/Amenities				Yes	No	Type	
Parking (\$ _____ (Fee)		✓		Detached Garages			
Extra Storage		✓					
Security		✓		Gated			
Clubhouse/Meeting Room		✓					
Pool		✓					
Recreation Areas		✓		Fitness Center, Game Room			
Playground		✓					
Laundry Facility(ies)		✓					
Bus. Center/Nghbrhd Network		✓					
Service Coordinations			✓				
Utilities Included In Rent				Yes	No	Type	
Heat			✓	Electric			
Cooling			✓	Electric			
Cooking			✓	Electric			
Hot Water			✓	Electric			
Other Electric			✓	Electric			
Cold Water/Sewer			✓	Tenant			
Trash/Recycle			✓	Tenant			
Pest Control		✓		Included			
					Type of Financing:		
					LIHTC		
					RD		
					RD R/A		
					Market	✓	
					HOME		
					Bonds		
					Section 8		
					Other:		
					Type of Structure:		
					Low Rise		
					High Rise		
					Garden		
					Walk-up	✓	
					SF		
					Duplex		
					Triplex		
					Quadplex		
					Townhome		
					Other:		
					Type of Occupancy:		
					Multifamily	✓	
					Elderly (55+)		
					Elderly (62+)		
					Other:		
					Notes:		
					95% Occupancy Rate; also offer fully furnished units		

Anthos Coldwater

(FKA Coldwater Creek Apartments)

301 S Corder Rd
Warner Robins, GA 31088

Telephone: (478) 293-1500; (478) 654-7543

Contact:

Abby
4/21/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1125-\$1225	0	256	841- 1227	MRKT	
2 BR	2	\$1435-\$1735	6		1338-1397	MRKT	
2 BR							
3 BR	2	\$1750-\$1825	7		1611-1649	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories			Vinyl/3 Stories		Total Units	256	Total Vacant
Year Built/Year Renovated			2009		Total Units	256	13
Condition/Street Appeal			Good		Section 8		
Neighborhood Condition			Good		Yes	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 Included	✓		Optional			RD R/A	
Washer/Dryer Connections	✓					Market	
Floor Coverings	✓		Carpet, Vinyl Plank			HOME	
Window Coverings	✓					Bonds	
Cable/Satellite/Internet READY	✓					Section 8	
Special Features	✓		Fireplaces			Other:	
Site Equipment/Amenities			Yes	No	Type	Type of Structure:	
Parking (\$ _____ (Fee)	✓					Low Rise	
Extra Storage	✓					High Rise	
Security	✓		Controlled Access, Key Fob Entry			Garden	
Clubhouse/Meeting Room	✓					Walk-up	
Pool	✓					SF	
Recreation Areas	✓		Fitness Center, Movie Theater, Outdoor Picnic Area with Grills & a Cabana			Duplex	
Playground	✓					Triplex	
Laundry Facility(ies)	✓					Quadplex	
Bus. Center/Nghbrhd Network	✓					Townhome	
Service Coordinations	✓					Other:	
Utilities Included In Rent			Yes	No	Type	Type of Occupancy:	
Heat		✓	Electric			Multifamily	
Cooling		✓	Electric			Elderly (55+)	
Cooking		✓	Electric			Elderly (62+)	
Hot Water		✓	Electric			Other:	
Other Electric		✓	Electric			Notes:	
Cold Water/Sewer		✓	Tenant			93% Occupancy Rate	
Trash/Recycle		✓	Tenant				
Pest Control	✓		Included				

Galleria Park Apartments

100 Rovins W Pkwy
Warner Robins, GA 30188

Telephone: (478) 294-7696

Contact:

Jessie
4/24/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1208-\$1920	1	152	815	MRKT	
2 BR	1	\$1488-\$2209	0		1128	MRKT	
2 BR	2	\$1498-\$2228	0		1150	MRKT	
3 BR	2	\$1749-\$2255	0		1362	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Vinyl/3 Stories			Total Units	152	Total Vacant
Year Built/Year Renovated		1996			Total Units	152	1
Condition/Street Appeal		Good			Section 8		
Neighborhood Condition		Good			Yes	No	
Unit Equipment/Amenities		Yes	No	Type	Accepts:		
Balcony/Patio	✓				✓		
AC: Central/Wall	✓				# of Vouchers:		
Range/Refrigerator	✓				Type of Financing:		
Microwave/Dishwasher	✓				LIHTC		
Washer/Dryer Included		✓			RD		
Washer/Dryer Connections	✓				RD R/A		
Floor Coverings	✓		Carpet, Vinyl Plank		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	✓				Walk-up	✓	
					SF		
	✓		Fitness Center, Sports Courts, Dog Park		Duplex		
Recreation Areas					Triplex		
Playground	✓				Quadplex		
Laundry Facility(ies)	✓				Townhome		
Bus. Center/Nghbrhd Network		✓			Other:		
Service Coordinations		✓			Type of Occupancy:		
Utilities Included In Rent		Yes	No	Type	Multifamily	✓	
Heat		✓	Electric		Elderly (55+)		
Cooling		✓	Electric		Elderly (62+)		
Cooking		✓	Electric		Other:		
Hot Water		✓	Electric		Notes:		
Other Electric		✓	Electric		94.08% Occupancy Rate, 98.68% Pre-Leased		
Cold Water/Sewer	✓		Included				
Trash/Recycle	✓		Included				
Pest Control	✓		Included				

Huntington Chase Apartments

1010 S Houston Lake Rd
Warner Robins, GA 31088

Telephone: (478) 800-1610

Contact:

Erin
4/24/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1,092	1	200	815	MRKT	
2 BR	2	\$1240-\$1300	3		1128-1150	MRKT	
2 BR							
3 BR	2	\$1680-\$1890	5		1362	MRKT	
4 BR							
Design/Location/Condition					Site Info:	Total Units	Total Vacant
Structure/Stories					Brick, Vinyl/3 Stories		
Year Built/Year Renovated					1996		
Condition/Street Appeal					Good		
Neighborhood Condition					Good		
Unit Equipment/Amenities					Section 8	Yes	No
Balcony/Patio	✓			Accepts:		✓	
AC: Central/Wall	✓			# of Vouchers:			
Range/Refrigerator	✓			Type of Financing:			
Microwave/Dishwasher	✓			LIHTC			
Washer/Dryer Included				RD			
Washer/Dryer Connections	✓			RD R/A			
Floor Coverings	✓		Carpet, Vinyl Plank	Market		✓	
Window Coverings	✓			HOME			
Cable/Satellite/Internet READY	✓			Bonds			
Special Features		✓		Section 8			
Site Equipment/Amenities					Other:		
Parking (\$ _____ (Fee))	✓		Garages	Type of Structure:			
Extra Storage		✓		Low Rise			
Security		✓		High Rise			
Clubhouse/Meeting Room	✓			Garden			
Pool	✓			Walk-up		✓	
				SF			
	✓		Fitness Center, Tennis Court, Car Care Center, Dog Park	Duplex			
Recreation Areas				Triplex			
Playground	✓			Quadplex			
Laundry Facility(ies)	✓			Townhome			
Bus. Center/Nghbrhd Network	✓			Other:			
Service Coordinations		✓		Type of Occupancy:			
Utilities Included In Rent					Multifamily		✓
Heat		✓	Electric	Elderly (55+)			
Cooling		✓	Electric	Elderly (62+)			
Cooking		✓	Electric	Other:			
Hot Water		✓	Electric	Notes:			
Other Electric		✓	Electric	97% Occupancy Rate, 98% Pre Leased; Sister Property - Southland Station Apts			
Cold Water/Sewer		✓	Tenant				
Trash/Recycle		✓	Tenant				
Pest Control		✓	Tenant				

Sandpiper Apartments

800 Leisure Lake Dr
Warner Robins, GA 31088

Telephone: (478) 922-0913

Contact:

Georgia
4/21/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$895- \$1,135- \$1499	15	530	800	MRKT	
2 BR	2	\$1,130- \$1,330	3		1100	MRKT	
2 BR							
3 BR							
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories					Total Units		
Vinyl/3 Stories					530		
Year Built/Year Renovated					Total Vacant		
1982					18		
Condition/Street Appeal					Section 8		
Good					Yes		
Neighborhood Condition					No		
Good					Accepts:		
					✓		
					# of Vouchers:		
Unit Equipment/Amenities					Type of Financing:		
Yes					LIHTC		
No					RD		
Type					RD R/A		
Balcony/Patio					Market		
✓					✓		
AC: Central/Wall					HOME		
✓					Bonds		
Range/Refrigerator					Section 8		
✓					Other:		
Microwave/Dishwasher							
✓					Type of Structure:		
Washer/Dryer Included					Low Rise		
✓					High Rise		
Washer/Dryer Connections					Garden		
✓					Walk-up		
Floor Coverings					SF		
✓					Duplex		
Window Coverings					Triplex		
✓					Quadplex		
Cable/Satellite/Internet READY					Townhome		
✓					Other:		
Special Features							
					Type of Occupancy:		
Site Equipment/Amenities					Multifamily		
Yes					✓		
No					Elderly (55+)		
Type					Elderly (62+)		
Parking (\$ _____ (Fee))					Other:		
✓							
Extra Storage							
					Notes:		
Security					94% Occupancy Rate, 96.7% Pre Leased;		
✓					She did not know breakdown of unit mix,		
Clubhouse/Meeting Room					for utilities fees are added to tenants rent:		
✓					water fee is base on usage; \$15 Trash, \$5		
Pool					pest control		
✓							
Recreation Areas							
Playground							
✓							
Laundry Facility(ies)							
✓							
Bus. Center/Nghbrhd Network							
✓							
Service Coordinations							
Utilities Included In Rent							
Yes							
No							
Type							
Heat							
✓							
Cooling							
✓							
Cooking							
✓							
Hot Water							
✓							
Other Electric							
✓							
Cold Water/Sewer							
✓							
Trash/Recycle							
✓							
Pest Control							
✓							

Southland Station Apt Homes

210 Southland Station Dr.
Warner Robins, GA 30188

Telephone: (844) 973-1561

Contact:

Sandy
4/25/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1167- \$1872	2	304	925	MRKT	
2 BR	1	\$1064- \$1826	1		1317	MRKT	
2 BR	2	\$1254- \$2152	3		1162	MRKT	
3 BR	2	\$1338- \$2154	2		1346	MRKT	
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Vinyl/2 Stories			Total Units	304	Total Vacant
Year Built/Year Renovated		1987			Total Units	304	8
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 Included	✓		Some		Market	✓	
Washer/Dryer Connections	✓				HOME		
Floor Coverings	✓		Carpet, Vinyl Plank		Bonds		
Window Coverings	✓				Section 8		
Cable/Satellite/Internet READY	✓				Other:		
Special Features		✓			Type of Structure:		
Site Equipment/Amenities					Low Rise		
Parking (\$ _____ (Fee))	✓				High Rise		
Extra Storage	✓				Garden		
Security		✓			Walk-up	✓	
Clubhouse/Meeting Room	✓				SF		
Pool	✓		2		Duplex		
Recreation Areas	✓		Fitness Center, Dog Park, Tennis Court, Picnic Area, Gas Grills		Triplex		
Playground	✓		2		Quadplex		
Laundry Facility(ies)	✓				Townhome		
Bus. Center/Nghbrhd Network	✓				Other:		
Service Coordinations		✓			Type of Occupancy:		
Utilities Included In Rent					Multifamily	✓	
Heat		✓	Electric		Elderly (55+)		
Cooling		✓	Electric		Elderly (62+)		
Cooking		✓	Electric		Other:		
Hot Water		✓	Electric		Notes:		
Other Electric		✓	Electric		94.08% Occupancy Rate, 96.71% Pre Leased		
Cold Water/Sewer		✓	Tenant				
Trash/Recycle		✓	Tenant				
Pest Control	✓		Included				

The Cottages at Warner Robins

91 Bass Rd
Warner Robins, GA 30188

Telephone: (478) 370-2325

Contact:

Kamryn
4/21/2023



Unit Size	# Baths	Last Rent	Vacant Units for Unit Type	Number Units per size	Square Footage per size	Target AMI	Rent Concessions
Studio							
1 BR	1	\$1290-\$1614	187	250	576-716		
2 BR	2	\$1,790			1088		
2 BR	2.5	\$1,950					
3 BR	2.5	\$2,215			1440		
4 BR							
Design/Location/Condition					Site Info:		
Structure/Stories		Vinyl/1 & 2 Stories			Total Units	250	Total Vacant
Year Built/Year Renovated		2023 still finishing up some units			Total Units	250	187
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 Included	✓				RD R/A		
Washer/Dryer Connections	✓				Market	✓	
Floor Coverings	✓		Vinyl Plank		HOME		
Window Coverings	✓				Bonds		
Cable/Satellite/Internet READY	✓				Section 8		
Special Features					Other:		
Site Equipment/Amenities		Yes	No	Type	Type of Structure:		
Parking (\$ _____ (Fee)	✓			Garages	Low Rise		
Extra Storage	✓				High Rise		
Security	✓			Gated, Controlled Access	Garden	✓	
Clubhouse/Meeting Room	✓				Walk-up	✓	
Pool	✓				SF	✓	
				Fitness Center, Green Space, Fire Pit, Bark Park	Duplex	✓	
Recreation Areas					Triplex		
Playground					Quadplex		
Laundry Facility(ies)		✓			Townhome	✓	
Bus. Center/Nghbrhd Network	✓				Other:		
Service Coordinations		✓			Type of Occupancy:		
Utilities Included In Rent		Yes	No	Type	Multifamily	✓	
Heat		✓		Electric	Elderly (55+)		
Cooling		✓		Electric	Elderly (62+)		
Cooking		✓		Electric	Other:		
Hot Water		✓		Electric	Notes:		
Other Electric		✓		Electric	In Lease up now - 25% Occupancy Rate, 61% Pre Leased; did not know breakdown of unit mix or vacancies		
Cold Water/Sewer		✓		Tenant			
Trash/Recycle	✓			Included			
Pest Control	✓			Included			

Market Study Terminology



1400 16th Street, NW
 Suite #420
 Washington, DC 20036
 P: (202) 939-1750
 F: (202) 265-4435
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Market Study Terminology

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

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

I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market * 100

See also: capture rate.

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

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

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

Demographic Data

Summary

Trade Area: WARNER Robins, GAPMA

	Total	%
Population		
2010 Census	113,820	100.00
2020 Census	130,695	100.00
2023 Estimate	135,491	100.00
2028 Projection	142,799	100.00
Population Growth		
Percent Change: 2010 to 2020	--	14.83
Percent Change: 2020 to 2023	--	3.67
Percent Change: 2023 to 2028	--	5.39

	Total	%
Households		
2010 Census	43,337	100.00
2020 Census	49,870	100.00
2023 Estimate	51,698	100.00
2028 Projection	54,458	100.00
Household Growth		
Percent Change: 2010 to 2020	--	15.07
Percent Change: 2020 to 2023	--	3.67
Percent Change: 2023 to 2028	--	5.34

	Total	%
Family Households		
2010 Census	30,844	100.00
2023 Estimate	37,266	100.00
2028 Projection	39,343	100.00
Family Household Growth		
Percent Change: 2020 to 2023	--	20.82
Percent Change: 2023 to 2028	--	5.57

Benchmark: USA

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Race

Total Population: 135,491

Trade Area: WARNER Robins, GAPMA

	Count	%
2010 Population by Single Race Classification		
White Alone	71,066	62.44
Black/African American Alone	32,725	28.75
American Indian/Alaskan Native Alone	407	0.36
Asian Alone	2,983	2.62
Native Hawaiian/Pacific Islander Alone	175	0.15
Some Other Race Alone	3,120	2.74
Two or More Races	3,344	2.94
2010 Population by Ethnicity		
Hispanic/Latino	7,645	6.72
Not Hispanic/Latino	106,175	93.28
2010 Hispanic/Latino Population by Single-Classification Race		
White Alone	3,462	3.04
Black/African American Alone	416	0.37
American Indian/Alaskan Native Alone	68	0.06
Asian Alone	37	0.03
Native Hawaiian/Pacific Islander Alone	88	0.08
Some Other Race Alone	2,941	2.58
Two or More Races	633	0.56
2010 Population by Sex		
Male	55,235	48.53
Female	58,585	51.47
Male to Female Ratio	-	0.94
2010 Population by Age		
Age 0 - 4	8,480	7.45
Age 5 - 9	8,522	7.49
Age 10 - 14	8,433	7.41
Age 15 - 17	5,501	4.83
Age 18 - 20	4,532	3.98
Age 21 - 24	6,234	5.48
Age 25 - 34	16,516	14.51
Age 35 - 44	15,396	13.53
Age 45 - 54	17,362	15.25
Age 55 - 64	11,528	10.13
Age 65 - 74	6,666	5.86
Age 75 - 84	3,642	3.20
Age 85+	1,008	0.89
Age 15+	88,385	77.65
Age 16+	86,497	76.00
Age 18+	82,884	72.82
Age 21+	78,352	68.84
Age 25+	72,118	63.36
Age 65+	11,316	9.94
Median Age	-	34.20
2010 Male Population by Age		
Age 0 - 4	4,356	3.83
Age 5 - 9	4,386	3.85
Age 10 - 14	4,303	3.78
Age 15 - 17	2,869	2.52
Age 18 - 20	2,298	2.02
Age 21 - 24	3,003	2.64
Age 25 - 34	8,022	7.05
Age 35 - 44	7,211	6.33
Age 45 - 54	8,433	7.41
Age 55 - 64	5,503	4.83
Age 65 - 74	2,973	2.61
Age 75 - 84	1,555	1.37
Age 85+	323	0.28
Median Age, Male	-	32.95
2010 Female Population by Age		
Age 0 - 4	4,124	3.62
Age 5 - 9	4,136	3.63
Age 10 - 14	4,130	3.63
Age 15 - 17	2,632	2.31
Age 18 - 20	2,234	1.96
Age 21 - 24	3,231	2.84
Age 25 - 34	8,494	7.46
Age 35 - 44	8,185	7.19
Age 45 - 54	8,929	7.84
Age 55 - 64	6,025	5.29
Age 65 - 74	3,693	3.25
Age 75 - 84	2,087	1.83
Age 85+	685	0.60
Median Age, Female	-	35.38

Benchmark: USA

Households

Total Households: 51,698

Trade Area: WARNER Robins, GA/PA

	Count	%
2010 Households by Household Type		
Family Households	30,844	71.17
NonFamily Households	12,493	28.83
2010 Group Quarters Population		
Group Quarters Population	369	0.32
2010 Hispanic or Latino Households		
Hispanic/Latino Households	2,088	4.82
2010 Households by Household Size		
1-Person Household	10,391	23.98
2-Person Household	13,909	32.09
3-Person Household	8,029	18.53
4-Person Household	6,460	14.91
5-Person Household	2,931	6.76
6-Person Household	1,043	2.41
7+ Person Household	574	1.32
2010 Family Households by Type by Presence of Children		
Married Couple Family, With Own Kids	9,618	31.18
Married Couple Family, Without Own Kids	11,999	38.90
Male Householder, With Own Kids	1,101	3.57
Male Householder, Without Own Kids	1,011	3.28
Female Householder, With Own Kids	4,345	14.09
Female Householder, Without Own Kids	2,770	8.98
2010 Households by Presence of People Under Age 18		
Households with People Under 18 Years old	16,884	38.96
Married Couple Family	10,306	23.78
Other Family Household, Male Householder	1,297	2.99
Other Family Household, Female Householder	5,083	11.73
NonFamily Household, Male Householder	149	0.34
NonFamily Household, Female Householder	49	0.11
2010 Occupied Housing Units by Tenure		
Renter-Occupied	14,544	33.56
Owner-Occupied	28,793	66.44

Benchmark: USA

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Summary

Trade Area: WARNER Robins, GA/PM

Population	
2010 Census	113,820
2020 Census	130,695
2023 Estimate	135,491
2028 Projection	142,799
Population Growth	
Percent Change: 2010 to 2020	14.83
Percent Change: 2020 to 2023	3.67
Percent Change: 2023 to 2028	5.39
Households	
2010 Census	43,337
2020 Census	49,870
2023 Estimate	51,698
2028 Projection	54,458
Household Growth	
Percent Change: 2010 to 2020	15.07
Percent Change: 2020 to 2023	3.67
Percent Change: 2023 to 2028	5.34
Family Households	
2010 Census	30,844
2023 Estimate	37,266
2028 Projection	39,343
Family Household Growth	
Percent Change: 2010 to 2023	20.82
Percent Change: 2023 to 2028	5.57

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: WARNER Robins, GAPMA

Total Population: 135,491 | Total Households: 51,698

	Count	%
2023 Est. Population by Single-Classification Race		
White Alone	66,419	49.02
Black/African American Alone	47,386	34.97
American Indian/Alaskan Native Alone	565	0.42
Asian Alone	5,270	3.89
Native Hawaiian/Pacific Islander Alone	122	0.09
Some Other Race Alone	4,623	3.41
Two or More Races	11,106	8.20
2023 Est. Population by Hispanic or Latino Origin		
Not Hispanic or Latino	124,489	91.88
Hispanic or Latino	11,002	8.12
Mexican Origin	5,495	49.95
Puerto Rican Origin	1,836	16.69
Cuban Origin	774	7.04
All Other Hispanic or Latino	2,897	26.33
2023 Est. Pop by Race, Asian Alone, by Category		
Chinese, except Taiwanese	264	5.01
Filipino	1,175	22.30
Japanese	89	1.69
Asian Indian	1,261	23.93
Korean	613	11.63
Vietnamese	1,101	20.89
Cambodian	0	0.00
Hmong	0	0.00
Laotian	29	0.55
Thai	98	1.86
All Other Asian Races Including 2+ Category	640	12.14
2023 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	115,003	90.83
Speak Asian/Pacific Isl. Lang. at Home	2,521	1.99
Speak Indo-European Language at Home	2,681	2.12
Speak Spanish at Home	5,896	4.66
Speak Other Language at Home	512	0.40
2023 Est. Hisp. or Latino Pop by Single-Class. Race		
White Alone	2,038	18.52
Black/African American Alone	560	5.09
American Indian/Alaskan Native Alone	210	1.91
Asian Alone	58	0.53
Native Hawaiian/Pacific Islander Alone	25	0.23
Some Other Race Alone	4,071	37.00
Two or More Races	4,040	36.72

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Trade Area: WARNER Robins, GAPMA

Total Population: 135,491 | Total Households: 51,698

	Count	%
2023 Est. Population by Sex		
Male	65,246	48.16
Female	70,245	51.84
2023 Est. Population by Age		
Age 0 - 4	8,878	6.55
Age 5 - 9	9,318	6.88
Age 10 - 14	10,038	7.41
Age 15 - 17	5,977	4.41
Age 18 - 20	5,319	3.93
Age 21 - 24	6,853	5.06
Age 25 - 34	18,539	13.68
Age 35 - 44	19,168	14.15
Age 45 - 54	16,119	11.90
Age 55 - 64	16,449	12.14
Age 65 - 74	11,540	8.52
Age 75 - 84	5,581	4.12
Age 85 and over	1,712	1.26
Age 16 and over	105,284	77.71
Age 18 and over	101,280	74.75
Age 21 and over	95,961	70.83
Age 65 and over	18,833	13.90
Median Age	—	36.46
Average Age	—	37.58
2023 Est. Pop Age 15+ by Marital Status		
Total, Never Married	36,129	33.69
Male, Never Married	19,107	17.81
Female, Never Married	17,022	15.87
Married, Spouse Present	49,875	46.50
Married, Spouse Absent	4,167	3.88
Widowed	5,082	4.74
Male, Widowed	719	0.67
Female, Widowed	4,363	4.07
Divorced	12,004	11.19
Male, Divorced	4,490	4.19
Female, Divorced	7,514	7.01
2023 Est. Male Population by Age		
Male: Age 0 - 4	4,519	6.93
Male: Age 5 - 9	4,700	7.20
Male: Age 10 - 14	5,107	7.83
Male: Age 15 - 17	3,047	4.67
Male: Age 18 - 20	2,722	4.17
Male: Age 21 - 24	3,415	5.23
Male: Age 25 - 34	9,086	13.93
Male: Age 35 - 44	8,955	13.72
Male: Age 45 - 54	7,532	11.54
Male: Age 55 - 64	7,846	12.03
Male: Age 65 - 74	5,358	8.21
Male: Age 75 - 84	2,321	3.56
Male: Age 85 and over	638	0.98
Median Age, Male	—	35.03
Average Age, Male	—	36.52
2023 Est. Female Population by Age		
Female: Age 0 - 4	4,359	6.21
Female: Age 5 - 9	4,618	6.57
Female: Age 10 - 14	4,931	7.02
Female: Age 15 - 17	2,930	4.17
Female: Age 18 - 20	2,597	3.70
Female: Age 21 - 24	3,438	4.89
Female: Age 25 - 34	9,453	13.46
Female: Age 35 - 44	10,213	14.54
Female: Age 45 - 54	8,587	12.22
Female: Age 55 - 64	8,603	12.25
Female: Age 65 - 74	6,182	8.80
Female: Age 75 - 84	3,260	4.64
Female: Age 85 and over	1,074	1.53
Median Age, Female	—	37.73
Average Age, Female	—	38.55

Benchmark: USA

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Trade Area: WARNER Robins, GAPMA

Total Population: 135,491 | Total Households: 51,698

	Count	%
2023 Est. Households by Household Type		
Family Households	37,266	72.08
NonFamily Households	14,432	27.92
2023 Est. Group Quarters Population		
2023 Est. Group Quarters Population	506	0.37
2023 HHs By Ethnicity, Hispanic/Latino		
2023 HHs By Ethnicity, Hispanic/Latino	3,125	6.04
2023 Est. Family HH Type by Presence of Own Child.		
Married Couple Family, own children	12,168	32.65
Married Couple Family, no own children	14,440	38.75
Male Householder, own children	1,302	3.49
Male Householder, no own children	1,168	3.13
Female Householder, own children	5,024	13.48
Female Householder, no own children	3,164	8.49
2023 Est. Households by Household Size		
1-Person Household	11,763	22.75
2-Person Household	17,760	34.35
3-Person Household	9,396	18.18
4-Person Household	7,141	13.81
5-Person Household	3,701	7.16
6-Person Household	1,266	2.45
7-or-more-person	671	1.30
2023 Est. Average Household Size	-	2.61
2023 Est. Households by Number of Vehicles		
No Vehicles	2,147	4.15
1 Vehicle	16,174	31.29
2 Vehicles	21,130	40.87
3 Vehicles	8,485	16.41
4 Vehicles	2,757	5.33
5 or more Vehicles	1,005	1.94
2023 Est. Average Number of Vehicles	-	1.95
2023 Est. Occupied Housing Units by Tenure		
Housing Units, Owner-Occupied	33,648	65.09
Housing Units, Renter-Occupied	18,050	34.91
2023 Owner Occ. HUs: Avg. Length of Residence		
2023 Owner Occ. HUs: Avg. Length of Residence	-	15.53
2023 Renter Occ. HUs: Avg. Length of Residence		
2023 Renter Occ. HUs: Avg. Length of Residence	-	5.37
2023 Est. Owner-Occupied Housing Units by Value		
Value Less Than \$20,000	656	1.95
Value \$20,000 - \$39,999	1,016	3.02
Value \$40,000 - \$59,999	1,130	3.36
Value \$60,000 - \$79,999	2,108	6.26
Value \$80,000 - \$99,999	2,295	6.82
Value \$100,000 - \$149,999	5,186	15.41
Value \$150,000 - \$199,999	5,998	17.83
Value \$200,000 - \$299,999	7,631	22.68
Value \$300,000 - \$399,999	3,547	10.54
Value \$400,000 - \$499,999	2,310	6.87
Value \$500,000 - \$749,999	1,153	3.43
Value \$750,000 - \$999,999	484	1.44
Value \$1,000,000 - \$1,499,999	41	0.12
Value \$1,500,000 - \$1,999,999	35	0.10
Value \$2,000,000 or more	58	0.17
2023 Est. Median All Owner-Occupied Housing Value	-	186,367.69

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Trade Area: WARNER Robins, GAPMA

Total Population: 135,491 | Total Households: 51,698

	Count	%
2023 Est. Housing Units by Units in Structure		
1 Unit Attached	1,066	1.92
1 Unit Detached	41,942	75.56
2 Units	507	0.91
3 to 4 Units	2,176	3.92
5 to 19 Units	4,894	8.82
20 to 49 Units	499	0.90
50 or More Units	371	0.67
Mobile Home or Trailer	4,009	7.22
Boat, RV, Van, etc.	42	0.08
2023 Est. Housing Units by Year Structure Built		
Built 2014 or Later	4,685	8.44
Built 2010 to 2013	2,451	4.42
Built 2000 to 2009	12,526	22.57
Built 1990 to 1999	10,635	19.16
Built 1980 to 1989	7,736	13.94
Built 1970 to 1979	7,163	12.90
Built 1960 to 1969	6,030	10.86
Built 1950 to 1959	2,822	5.08
Built 1940 to 1949	912	1.64
Built 1939 or Earlier	546	0.98
2023 Housing Units by Year Structure Built		
2023 Est. Median Year Structure Built	-	1,992.63
2023 Est. Households by Presence of People Under 18		
2023 Est. Households by Presence of People Under 18	20,610	39.87
Households with 1 or More People under Age 18		
Married Couple Family	12,992	63.04
Other Family, Male Householder	1,530	7.42
Other Family, Female Householder	5,858	28.42
NonFamily Household, Male Householder	176	0.85
NonFamily Household, Female Householder	54	0.26
2023 Est. Households with No People under Age 18		
Households with No People under Age 18	31,088	60.13
Households with No People under Age 18		
Married Couple Family	13,615	43.80
Other Family, Male Householder	946	3.04
Other Family, Female Householder	2,332	7.50
NonFamily, Male Householder	7,069	22.74
NonFamily, Female Householder	7,126	22.92

Benchmark: USA

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	Count	%
2023 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th Grade	2,405	2.70
Some High School, No Diploma	4,767	5.35
High School Graduate (or GED)	26,759	30.03
Some College, No Degree	18,363	20.61
Associate's Degree	10,903	12.24
Bachelor's Degree	15,509	17.41
Master's Degree	8,281	9.29
Professional Degree	1,285	1.44
Doctorate Degree	836	0.94
2023 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.		
Less than High School Diploma	1,256	22.41
High School Graduate	1,997	35.63
Some College or Associate's Degree	1,550	27.66
Bachelor's Degree or Higher	801	14.29
2023 Est. Households by HH Income		
Income < \$15,000	4,816	9.32
Income \$15,000 - \$24,999	3,151	6.09
Income \$25,000 - \$34,999	4,655	9.00
Income \$35,000 - \$49,999	6,362	12.31
Income \$50,000 - \$74,999	9,211	17.82
Income \$75,000 - \$99,999	7,150	13.83
Income \$100,000 - \$124,999	5,700	11.03
Income \$125,000 - \$149,999	3,606	6.97
Income \$150,000 - \$199,999	3,714	7.18
Income \$200,000 - \$249,999	1,619	3.13
Income \$250,000 - \$499,999	1,289	2.49
Income \$500,000+	425	0.82
2023 Est. Average Household Income	--	87,704.73
2023 Est. Median Household Income	--	68,101.50
2023 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	--	78,834.98
Black or African American Alone	--	57,518.47
American Indian and Alaskan Native Alone	--	56,272.31
Asian Alone	--	52,133.79
Native Hawaiian and Other Pacific Islander Alone	--	46,006.69
Some Other Race Alone	--	60,017.76
Two or More Races	--	64,189.24
Hispanic or Latino	--	49,159.88
Not Hispanic or Latino	--	69,160.05
2023 Est. Families by Poverty Status		
2023 Families at or Above Poverty	33,869	90.89
2023 Families at or Above Poverty with children	16,169	43.39
2023 Families Below Poverty	3,397	9.12
2023 Families Below Poverty, with kids	2,502	6.71

Trade Area: WARNER Robins, GAPMA

Total Population: 135,491 | Total Households: 51,698

	Count	%
2023 Est. Employed Civilian Population 16+ by Occupation Classification		
White Collar	38,791	60.24
Blue Collar	14,559	22.61
Service and Farming	11,046	17.15
2023 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	16,229	25.26
15 - 29 Minutes	30,544	47.54
30 - 44 Minutes	12,080	18.80
45 - 59 Minutes	1,955	3.04
60 or more Minutes	3,445	5.36
2023 Est. Avg Travel Time to Work in Minutes	-	25.07
2023 Est. Workers Age 16+ by Transp. to Work		
2023 Est. Workers Age 16+ by Transp. to Work	66,636	100.00
Drove Alone	56,162	84.28
Carpooled	6,471	9.71
Public Transport	53	0.08
Walked	539	0.81
Bicycle	201	0.30
Other Means	785	1.18
Worked at Home	2,425	3.64
2023 Est. Civ. Employed Pop 16+ by Class of Worker		
2023 Est. Civ. Employed Pop 16+ by Class of Worker	64,396	100.00
For-Profit Private Workers	37,935	58.91
Non-Profit Private Workers	3,300	5.13
Local Government Workers	5,306	8.24
State Government Workers	2,467	3.83
Federal Government Workers	9,473	14.71
Self-Employed Workers	5,870	9.12
Unpaid Family Workers	45	0.07
2023 Est. Civ. Employed Pop 16+ by Occupation		
Architecture/Engineering	1,656	2.57
Arts/Design/Entertainment/Sports/Media	1,222	1.90
Building/Grounds Cleaning/Maintenance	1,550	2.41
Business/Financial Operations	3,318	5.15
Community/Social Services	751	1.17
Computer/Mathematical	2,307	3.58
Construction/Extraction	2,353	3.65
Education/Training/Library	3,793	5.89
Farming/Fishing/Forestry	67	0.10
Food Preparation/Serving Related	4,283	6.65
Healthcare Practitioner/Technician	3,906	6.07
Healthcare Support	1,739	2.70
Installation/Maintenance/Repair	2,816	4.37
Legal	1,052	1.63
Life/Physical/Social Science	348	0.54
Management	5,494	8.53
Office/Administrative Support	8,536	13.26
Production	3,392	5.27
Protective Services	1,475	2.29
Sales/Related	6,408	9.95
Personal Care/Service	1,932	3.00
Transportation/Material Moving	5,998	9.31
2023 Est. Pop Age 16+ by Employment Status		
In Armed Forces	3,322	3.15
Civilian - Employed	64,411	61.18
Civilian - Unemployed	3,364	3.19
Not in Labor Force	34,187	32.47

Benchmark: USA

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Report Details

Name: Executive Dashboard
Date / Time: 5/15/2023 4:11:50 PM
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Trade Area

Name	Level	Geographies
WARNER Robins, GA PMA	Census Tract	13153-020106; 13153-020108; 13153-020110; 13153-020111; 13153-020112; 13153-020113; 13153-020200; 13153-020301; 13153-020302; 13153-020400; 13153-020700; 13153-020800; 13153-020900; 13153-021001; 13153-021002; 13153-021108; 13153-021114; 13153-021115; 13153-021116; 13153-021117; 13153-021118; 13153-021119; 13153-021120; 13153-021121; 13153-021122; 13153-021123; 13153-021124; 13153-021125; 13153-021204

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2023, including 2000 and 2010 US Census, 2023 estimates and 2028 projections	Claritas	© 2023 Claritas, LLC. All Rights Reserved. Pop-Facts is a registered trademark of Claritas, LLC. (https://claritas.easpotlight.com/Spotlight/About)