

REPORT

**MARKET STUDY**

**June 1, 2016**

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**Stone Ridge Apartments  
4560 Fairmount Hwy SE  
Calhoun, GA 30701**

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*For*

**Brian Parent  
4110 Southpoint Blvd., Suite 206  
Jacksonville, FL 32216**

**And**

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

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**A. EXECUTIVE SUMMARY****1. Description**

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

1. The site is located at 4560 Fairmount Hwy SE in Calhoun, GA 30701. It is on the east side of the street approximately 1100 feet northwest of the intersection of Fairmount Hwy SE and Old Fairmount Hwy SE.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Six one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

Bedrooms	Baths	# of Units	AMI Level *
1	1	7	50%
1	1	1	60%
2	1	3	50%
2	1	25	60%
3	2	3	50%
3	2	25	60%
<b>TOTAL</b>		<b>64</b>	

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

Bedrooms	Baths	# of Units	Sq. Feet
1	1	7	750
1	1	1	750
2	1	3	950
2	1	25	950
3	2	3	1100
3	2	25	1100
<b>TOTAL</b>		<b>64</b>	
<b>STRUCTURE TYPE: Garden</b>			

7. Rents and Utility allowances

<b>UNIT CONFIGURATION</b>							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
1	1	7	50%	750	317	136	453
1	1	1	60%	750	414	136	550
2	1	3	50%	950	371	170	541
2	1	25	60%	950	487	170	657
3	2	3	50%	1100	409	217	626
3	2	25	60%	1100	543	217	760
<b>TOTAL</b>		<b>64</b>					

**UTILITY RESPONSIBILITY**

<b>UTILITY RESPONSIBILITY (Check Box of Responsible Party)</b>							
Party	Water/Sw	Trash	Electricity	Heat Pump	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:

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in service date: 6-1-2018

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

## 2. Site Description

The site is vacant wooded land. It has an old structure and a house on the site that will be demolished. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a church to the south, vacant and commercial to the north, Old Fairmount Hwy SE, followed by residential, storage and vacant to the west and commercial and Fairmount Hwy SE, followed by single family commercial and vacant to the east. The church is in good condition as is the commercial property. The residential property is in fair to good condition.

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

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

From the location on Fairmont Hwy SE, access to the north-south I-75 is approximately one half mile away

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

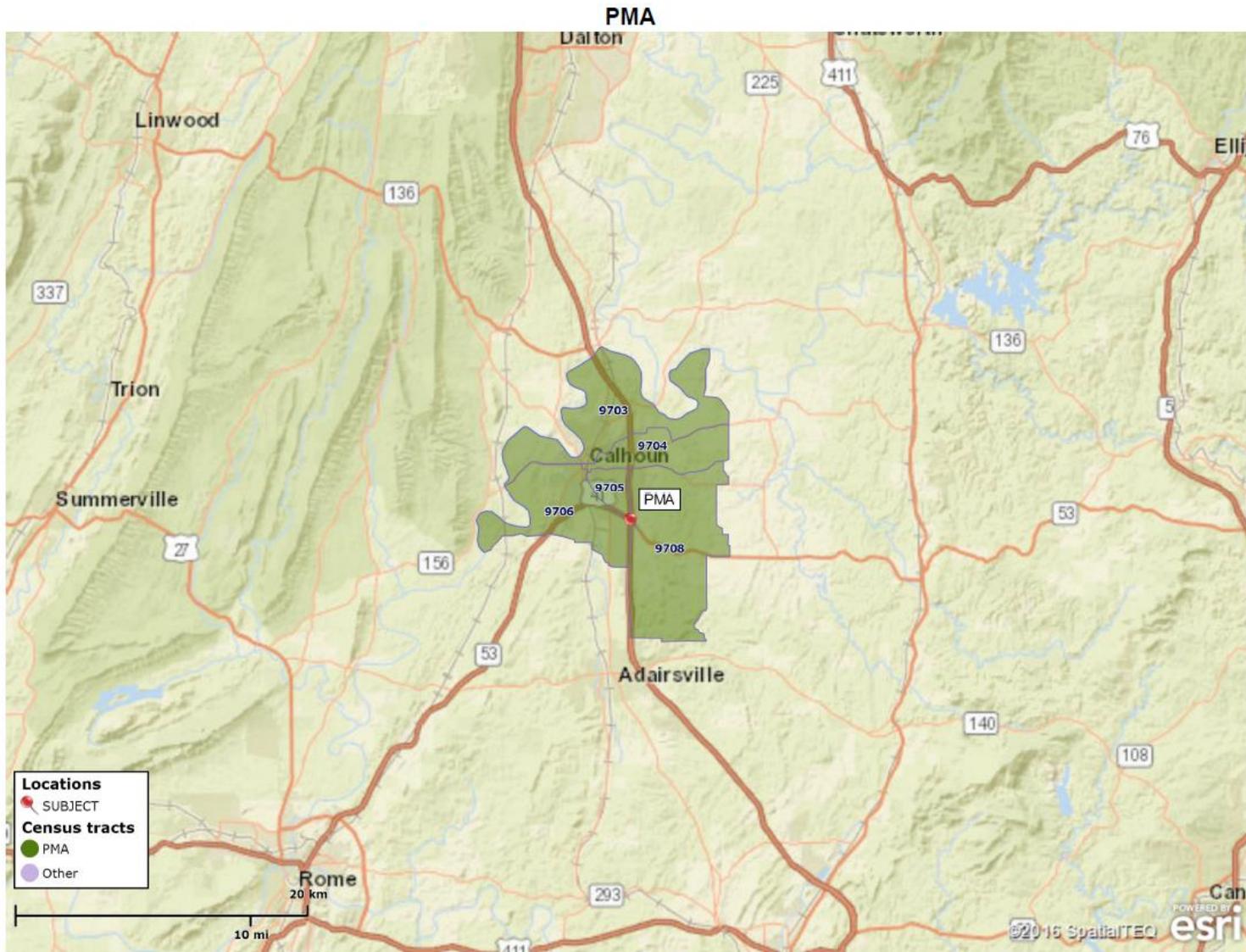
### 3. Market Area Definition

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

- 9703
- 9704
- 9705
- 9706
- 9708

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

Primary Market Area Map



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#### **4. Community Demographic Data**

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

#### **5. Economic Data**

The County unemployment rate has dropped to 5.3% in March 2016, down from 5.7% in 2015. The annualized total employment decreased by 1.4% in 2013, and increased by 1.2% in 2014 and 2.2% in 2015. The annualized unemployment rate increased 0.9% in 2013, decreased 1.6% in 2014 and 1.5 % in 2015. Total employment in March 2016 has increased by 410 over annualized 2015.

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

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

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

#### **6. Project Specific Affordability and Demand Analysis:**

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

CAPTURE RATE ANALYSIS CHART											
AMI	Income Limits	Unit Size	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Average Market Rent	Market Rents Band Min-Max	Proposed Rents
50% AMI	15531-21300	1 BR	7	177	0	177	3.95%	<6 months	\$ 520	\$310-\$550	\$ 317
	18549-24000	2 BR	3	189	0	189	1.59%	<6 months	\$ 575	\$430-\$800	\$ 371
	21463-28800	3BR	3	226	0	226	1.33%	<6 months	775	\$525-\$950	\$ 409
60% AMI	18857-25560	1 BR	1	205	0	205	0.49%	<6 months	\$ 520	\$310-\$550	\$ 414
	22526-28800	2 BR	25	215	0	215	11.63%	<6 months	\$ 575	\$430-\$800	\$ 487
	26057-34650	3BR	25	263	0	263	9.51%	<6 months	775	\$525-\$950	\$ 543
TOTAL		50% AMI	13	448	0	448	2.90%	<6 months			
FOR		60% AMI	51	522	0	522	9.77%	<6 months			
PROJECT		TOTAL	64	691	0	691	9.26%	<6 months			

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

## 7. Competitive Rental Analysis

We surveyed 12 complexes with a total of 632 units. This included 6 reported LIHTC projects with a total of 348 units and 6 market rate and other subsidized developments with a total of 284 units. The LIHTC complexes had occupancy of 99.43% (the two vacant units were covered by a waiting list of applicants), while the market rate units had occupancy of 98.33%. The overall occupancy rate is 99.37%. There were three complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. None of the units surveyed offered three bedroom units that were unsubsidized. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one bedroom units is \$466 and for two bedroom units is \$477. In the complexes surveyed there were no unsubsidized three bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$520 for one bedroom units, \$575 for two bedroom units and \$775 for three bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

Unit	LIHTC MAX RENT	Utility Allowance	Net LIHTC Rent	Max Proposed LIHTC Rent	Net Market Rent	Project LIHTC Advantage over Market
1 Bedroom--50% AMI	\$ 499	\$ 136	\$ 363	\$ 317	\$ 520	39.04%
1 Bedroom--60% AMI	\$ 599	\$ 136	\$ 463	\$ 414	\$ 520	20.38%
2 Bedroom--50% AMI	\$ 600	\$ 170	\$ 430	\$ 371	\$ 575	35.48%
2 Bedroom--60% AMI	\$ 720	\$ 170	\$ 550	\$ 487	\$ 575	15.30%
3 Bedroom--50% AMI	\$ 693	\$ 217	\$ 476	\$ 409	\$ 775	47.23%
3 Bedroom--60% AMI	\$ 831	\$ 217	\$ 614	\$ 543	\$ 775	29.94%

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

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

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

## 8. Absorption/Stabilization Estimate

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

Date	Total # Leased	%
Construction Completion	16	25%
30 Days Post Completion	24	38%
60 Days Post Completion	32	50%
90 Days Post Completion	40	63%
120 Days Post Completion	48	75%
150 Days Post Completion	56	88%
180 Days Post Completion	64	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 16 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion. We project that the new units will have no appreciable effect on the existing units in the market area.

## 9. Overall Conclusion

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

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

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

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

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

The following tables must be completed by the analyst and included in the executive summary

<b>Summary Table:</b> (must be completed by the analyst and included in the executive summary)		
Development Name:	Stone Ridge Apartments	Total # Units: 64
Location:	4560 Fairmount Parkway SE, Calhoun, GA 3070	# LIHTC Units: 64
PMA Boundary:	Census Tract Boundary lines as shown on PMA map	
Northwest Boundary Line	Farthest Boundary Distance to Subject:	7 miles

<b>RENTAL HOUSING STOCK (found on page __)</b>				
Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	12	632	4	99.37 %
Market-Rate Housing	3	120	0	100 %
<i>Assisted/Subsidized Housing not to include LIHTC</i>	3	164	2	100 %
<b>LIHTC</b>	6	348	2	99.43 %
Stabilized Comps	6	280	2	99.2 %
Properties in Construction & Lease Up				%

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	# Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
8	1	1	750	\$ 317 -414	\$ 520	\$ 0.69	20-39 %	\$ 588	\$ 1.02
3	2	1	950	\$ 371	\$ 575	\$ 0.61	35.48 %	\$ 535	\$ 0.54
25	2	1	950	\$ 487	\$ 575	\$ 0.61	15.3 %	\$ 535	\$ 0.54
3	3	2	1100	\$ 409	\$ 775	\$ 0.70	47.23 %	\$ 1000	\$ 0.91
25	3	2	1100	\$ 543	\$ 775	\$ 0.70	29.94%	\$ 1000	\$ 0.91

<b>DEMOGRAPHIC DATA (found on page __)</b>						
	2010		2016		2018	
Renter Households	4715	42.75 %	4844	42.69%	5024	42.69 %
Income-Qualified Renter HHs (LIHTC)	1179	25 %	1274	26.31 %	1303	26.31 %
Income-Qualified Renter HHs (MR) (if applicable)		%		%		%

**TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page \_\_)**

Type of Demand	30%	50%	60%	Market-rate	Other: __	Overall
Renter Household Growth		20	24			28
Existing Households (Overburd + Substand)		428	498			663
Homeowner conversion (Seniors)						
<b>Total Primary Market Demand</b>		448	522			691
Less Comparable/Competitive Supply						
<b>Adjusted Income-qualified Renter HHs</b>		448	522			691
<b>CAPTURE RATES (found on page __)</b>						
Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall
Capture Rate		2.90%	9.77%			9.26%

**B. PROJECT DESCRIPTION**

1. The site is located at 4560 Fairmount Hwy SE in Calhoun, GA 30701. It is on the east side of the street approximately 1100 feet northwest of the intersection of Fairmount Hwy SE and Old Fairmount Hwy SE.
2. Project Construction Type: New Construction
3. Occupancy Type: Family
4. Special Population Target: Six one-bedroom units set aside for Section 811 tenants if available.
5. Units by bedroom type and income targeting (AMI)

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3	2	25	60%
TOTAL		64	

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

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2	1	25	950
3	2	3	1100
3	2	25	1100
TOTAL		64	
STRUCTURE TYPE: Garden			

7. Rents and Utility allowances

**UNIT CONFIGURATION**

UNIT CONFIGURATION							
Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents	Utility Allow.	Gross Rents
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1	1	1	60%	750	414	136	550
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3	2	3	50%	1100	409	217	626
3	2	25	60%	1100	543	217	760
TOTAL		64					

**UTILITY RESPONSIBILITY**

<b>UTILITY RESPONSIBILITY (Check Box of Responsible Party)</b>							
Party	Water/Sw	Trash	Electricity	Heat Pump	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**

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

The amenities are superior to the market.

10. Project is not rehab.

11. Projected placed in service date: 6-1-2018

### **C. Site Evaluation**

1. The site visit including comparable market area developments was made on May 31, 2016 by Jim Howell.
2. The site is vacant wooded land. It has an old structure and a house on the site that will be demolished. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a church to the south, vacant and commercial to the north, Old Fairmount Hwy SE, followed by residential, storage and vacant to the west and commercial and Fairmount Hwy SE, followed by single family commercial and vacant to the east. The church is in good condition as is the commercial property. The residential property is in fair to good condition.
3. The site will have frontage access on Fairmont Hwy SE and appears to have access on the back side via Old Fairmount Hwy SE. The Gordon County public bus program is a 3 bus/45 seating capacity transportation program funded by the federal, state, and local governments to provide citizens with transportation for medical, employment, nutrition, social/recreational, education, and shopping/personal purposes. Gordon County outsources the operation of this program to North Georgia Community Action, Inc. Two of the three buses are wheelchair lift equipped. The hours of operation are Monday through Friday, 8:00 am to 5:00 pm. Please call at least 24 hours in advance to schedule a trip. Fares are:
  - Persons Without Disabilities
  - \$1.50 up to 5 miles per one-way trip
  - \$0.30 per additional mile over 5 per one-way trip.
  - Persons with Disabilities Requiring an Accessible Bus
  - \$3.85 under 10 miles per one-way trip
  - \$0.42 per additional mile per one-way trip

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

4. Site and Neighborhood Photos



**View of site South to North**



**View across north to south**



**View across SE corner to NW**



**View across SW to NE**



View of neighborhood to east



Neighborhood View south



**Neighborhood view west**



**Neighborhood view north**



**Fairmount Hwy SE east to west**



**Fairmount Hwy SE west to east**



**Old Fairmount Hwy SE east to west**

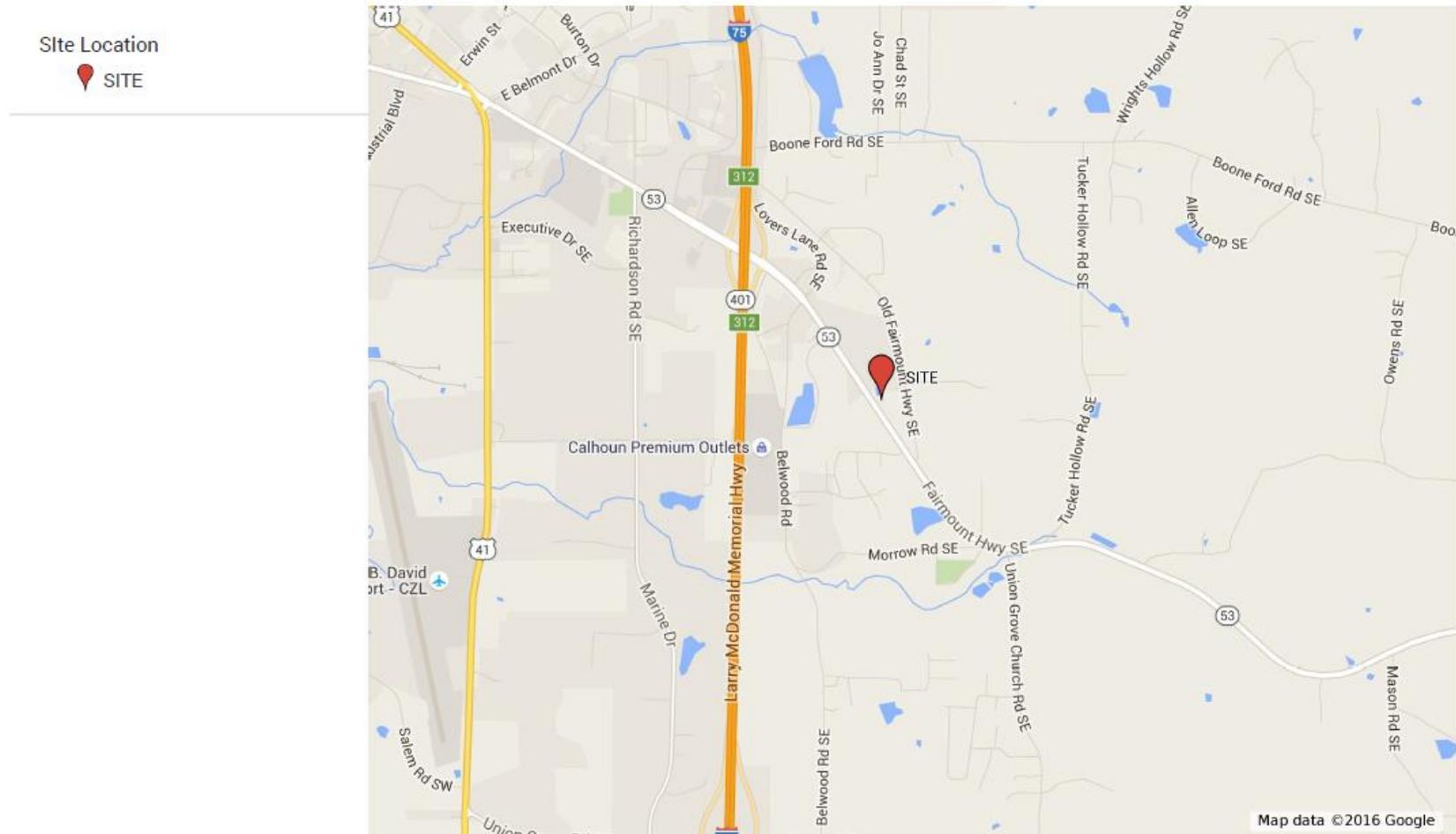


**Old Fairmount Hwy SE west to east**

5. Maps and services.

Location Map

# Stone Ridge Apartments

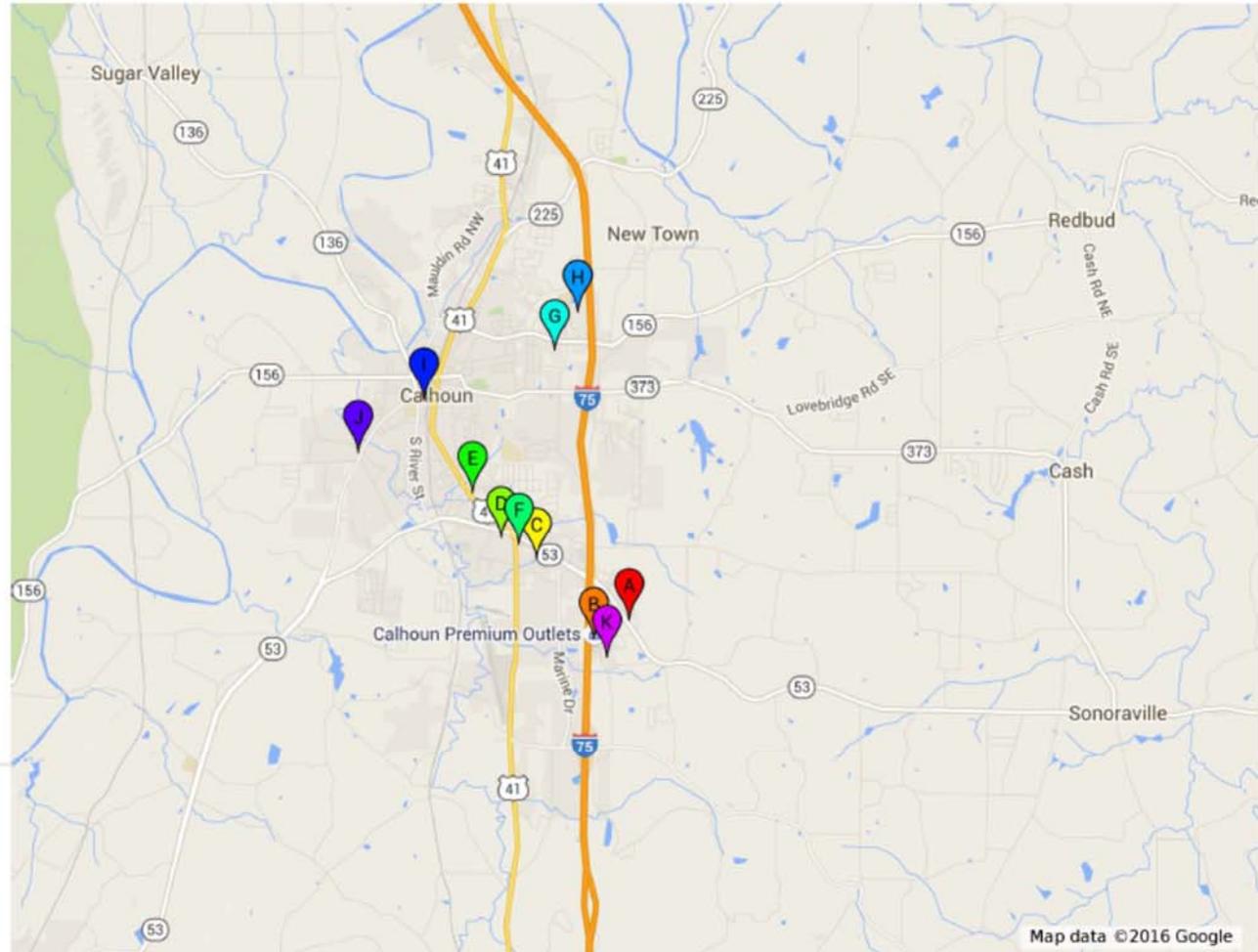


Services Map

# Stone Ridge Apartments

Services

-  SITE
-  Outlet Shopping—0.7 miles
-  Ingles Market 1.4 miles
-  Kroger Pharmacy 1.9 miles
-  Doctor's Care Walk-In Clinic 2.4 miles
-  Floyd Urgent Care 1.5 miles
-  Gordon Hospital 3.5 miles
-  Gordon Central High School
-  Calhoun Primary School 3.6 miles
-  Georgia Northwestern Technical College 3.8 miles
-  Belwood Elementary 0.6 miles



Service	Name/Address	Distance
<b>Full Service Grocery Store</b>	Ingles Market 466 GA-53 Calhoun, GA	1.4
<b>Pharmacy/Drug Store</b>	Kroger Pharmacy 136 W. Belmont Dr. Calhoun, GA	1.9
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Gordon Hospital 1035 Red Bud Rd NE Calhoun, GA	3.5
<b>Shopping Center</b>	Outlet Shopping Center 455 Belwood Road SE Calhoun, GA	0.7
<b>Doctor's Office/Emergency Clinic/Urgent Care Facility/Hospital</b>	Floyd Urgent Care 251 GA-53 Calhoun, GA	1.5
<b>Public School</b>	Belwood Elementary 590 Belwood Rd SE Calhoun, GA	0.6

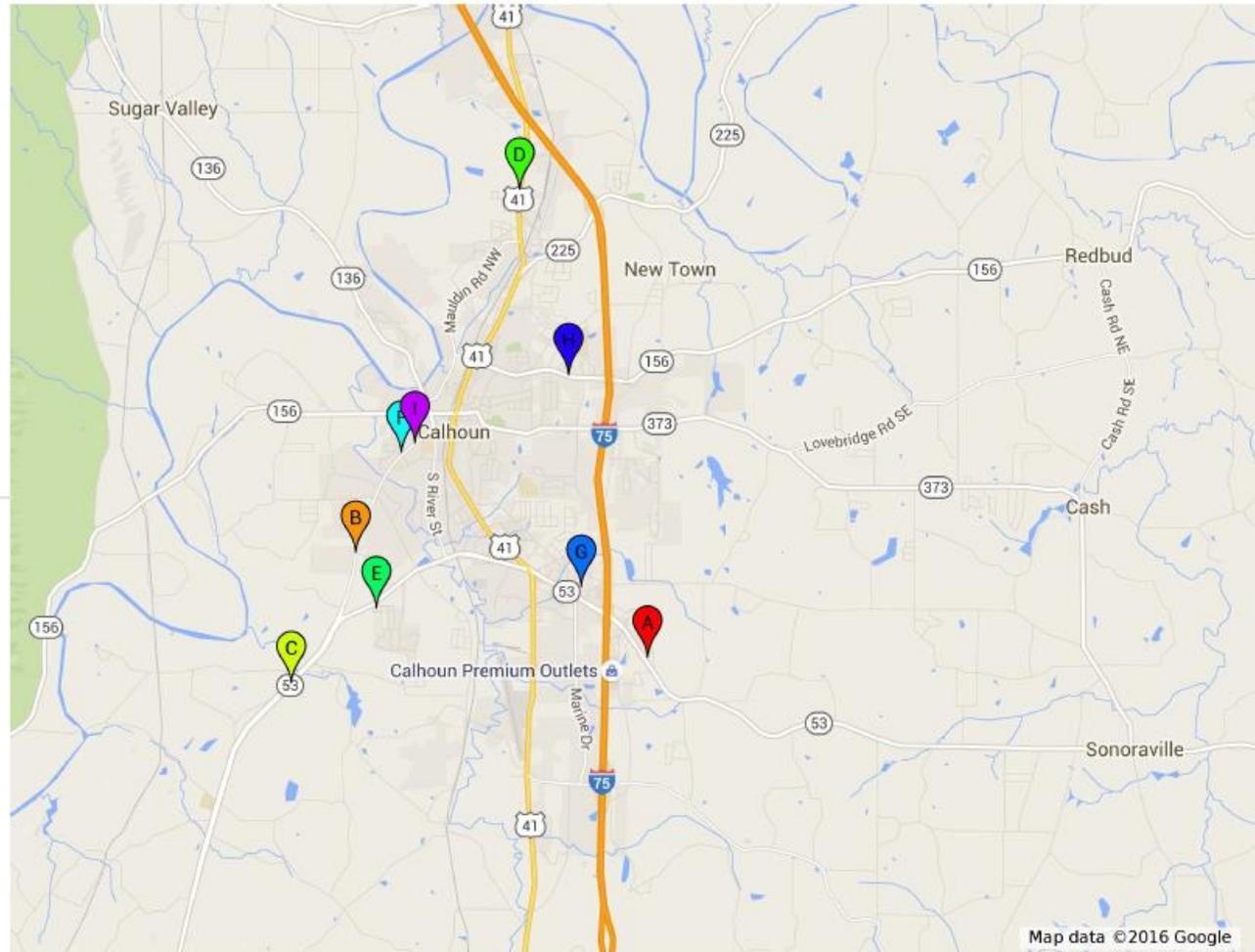
All of the above services and amenities are also employment opportunities.

6. The site is vacant wooded land. It has an old structure and a house on the site that will be demolished. It is mildly sloping. The area has residential, commercial and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include a church to the south, vacant and commercial to the north, Old Fairmount Hwy SE, followed by residential, storage and vacant to the west and commercial and Fairmount Hwy SE, followed by single family commercial and vacant to the east. The church is in good condition as is the commercial property. The residential property is in fair to good condition. The development is consistent with the mixed uses of the land within one mile of the site.
7. Local perception is that crime is not an adverse factor for this project. According to information from neighborhoodscout.com, the area is one of the safest in Calhoun. The crime index is 42.
8. See map below that shows existing low income housing.

Low Income Housing Map

# Calhoun Area Low Income Housing

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



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

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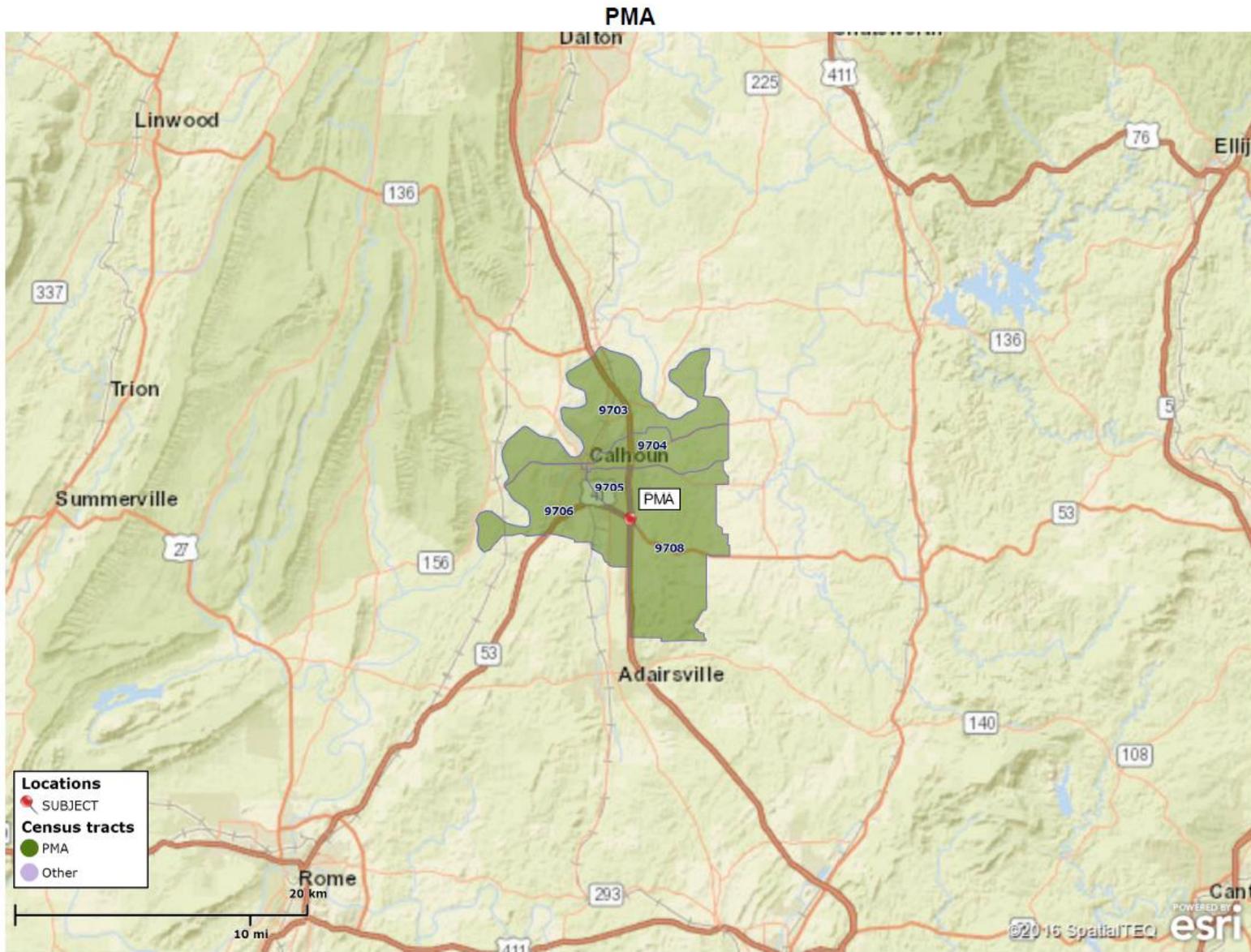
**D. MARKET AREA**

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

9703  
9704  
9705  
9706  
9708

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

Primary Market Area Map



**E. COMMUNITY DEMOGRAPHIC DATA**

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

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

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

## METHOD OF ANALYSIS

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

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

### 1. New Households

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

### 2. Inadequate Supply of Existing Affordable Housing

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

### 3. Substandard and Overcrowded Housing Units

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

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

#### **4. Special Needs**

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

#### **5. Population Growth**

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

#### **6. Favorable Comparability of New or Renovated Units**

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

#### **7. Primary Market Area and Secondary Market Area**

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

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

The demographic data was obtained and compiled by Nielsen, Inc. and the United States 2010 Census.

In the charts that follow, all 2018 projections (year of projected entry) are interpolated from the 2016-2021 projections provided by Nielsen.

## Demographic Summary

## Pop-Facts Executive Summary

Analysis Area: Stone Ridge PMA (Census Tract) Base Area: Total US



### POPULATION

The population in this area is estimated to change from 31,343 to 32,718, resulting in a growth of 4.4% between 2010 and the current year. Over the next five years, the population is projected to grow by 4.4%.

The population in the base area is estimated to change from 308,745,538 to 322,431,073, resulting in a growth of 4.4% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.7%.

The current year median age for this area is 35.6, while the average age is 36.8. Five years from now, the median age is projected to be 36.6.

The current year median age for the base area is 38.0, while the average age is 38.9. Five years from now, the median age is projected to be 39.0.

Of this area's current year estimated population:

76.8% are White Alone, 6.1% are Black or African Am. Alone, 0.5% are Am. Indian and Alaska Nat. Alone, 1.5% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 12.3% are Some Other Race, and 2.8% are Two or More Races.

Of the base area's current year estimated population:

70.7% are White Alone, 12.8% are Black or African Am. Alone, 1.0% are Am. Indian and Alaska Nat. Alone, 5.4% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.7% are Some Other Race, and 3.3% are Two or More Races.

This area's current estimated Hispanic or Latino population is 22.3%, while the base area's current estimated Hispanic or Latino population is 17.8%.



### HOUSEHOLD

The number of households in this area is estimated to change from 11,030 to 11,348, resulting in an increase of 2.9% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.7%.

The number of households in the base area is estimated to change from 116,716,292 to 122,265,437, resulting in an increase of 4.8% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.9%.



### INCOME

The average household income is estimated to be \$57,399 for the current year, while the average household income for the base area is estimated to be \$77,135 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$57,399 to \$62,960.

The average household income in the base area is projected to change over the next five years, from \$77,135 to \$83,619.

## Pop-Facts Executive Summary

Analysis Area: Stone Ridge PMA (Census Tract) Base Area: Total US



### LABOR

For this area, **91.8%** of the labor force is estimated to be employed for the current year.

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

**0.0%** are in the Armed Forces, **53.5%** are employed civilians, **4.7%** are unemployed civilians, and **41.7%** are not in the labor force.

For the base area, **91.1%** of the labor force is estimated to be employed for the current year.

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

**0.4%** are in the Armed Forces, **57.7%** are employed civilians, **5.6%** are unemployed civilians, and **36.3%** are not in the labor force.

The occupational classifications for this area are as follows:

**38.8%** hold blue collar occupations, **48.1%** hold white collar occupations, and **13.1%** are occupied as service & farm workers.

The occupational classifications for the base area are as follows:

**20.4%** hold blue collar occupations, **60.5%** hold white collar occupations, and **19.1%** 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:

**1.3%** are in Architecture and Engineering, **1.3%** are in Arts, Entertainment and Sports, **2.3%** are in Business and Financial Operations, **0.8%** are in Computers and Mathematics, **5.3%** are in Education, Training and Libraries, **4.2%** are in Healthcare Practitioners and Technicians, **0.9%** are in Healthcare Support, **0.1%** are in Life, Physical and Social Sciences, **8.9%** are in Management, **13.2%** are in Office and Administrative Support.

**0.7%** are in Community and Social Services, **4.8%** are in Food Preparation and Serving, **0.5%** are in Legal Services, **1.8%** are in Protective Services, **9.8%** are in Sales and Related Services, **1.2%** are in Personal Care Services.

**3.7%** are in Building and Grounds Maintenance, **7.6%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.8%** are in Maintenance and Repair, **16.1%** are in Production, **11.3%** are in Transportation and Moving.

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

**1.8%** are in Architecture and Engineering, **1.9%** are in Arts, Entertainment and Sports, **4.8%** are in Business and Financial Operations, **2.6%** are in Computers and Mathematics, **6.1%** are in Education, Training and Libraries, **5.6%** are in Healthcare Practitioners and Technicians, **2.6%** are in Healthcare Support, **0.9%** are in Life, Physical and Social Sciences, **9.7%** are in Management, **13.4%** are in Office and Administrative Support.

**1.6%** are in Community and Social Services, **5.8%** are in Food Preparation and Serving, **1.2%** are in Legal Services, **2.2%** are in Protective Services, **10.9%** are in Sales and Related Services, **3.7%** are in Personal Care Services.

**4.0%** are in Building and Grounds Maintenance, **5.0%** are in Construction and Extraction, **0.7%** are in Farming, Fishing and Forestry, **3.2%** are in Maintenance and Repair, **6.0%** are in Production, **6.2%** are in Transportation and Moving.

## Pop-Facts Executive Summary

Analysis Area: Stone Ridge PMA (Census Tract) Base Area: Total US



### EDUCATION

Currently, it is estimated that 4.6% of the population age 25 and over in this area had earned a Master's Degree, 1.4% had earned a Professional School Degree, 0.5% had earned a Doctorate Degree and 8.5% had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, 7.8% had earned a Master's Degree, 1.9% had earned a Professional School Degree, 1.3% had earned a Doctorate Degree and 18.3% had earned a Bachelor's Degree.



### HOUSING

Most of the dwellings in this area (57.3%) are estimated to be Owner Occupied for the current year. For the base area the majority of the housing units are Owner Occupied (65.0%).

The majority of dwellings in this area (64.5%) are estimated to be structures of 1 Unit Detached for the current year. The majority of dwellings in the base area (61.5%) are estimated to be structures of 1 Unit Detached for the same year.

The majority of housing units in this area (21.7%) are estimated to have been Housing Unit Built 2000 to 2009 for the current year.

The majority of housing units in the base area (15.0%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.

Source: Nielsen Company

**1. POPULATION TRENDS**

**a. Total Population**

**TOTAL POPULATION**

**PMA**

<b>Population</b>	<b>Total</b>		
2021 Projection	34,150	Increase 2018-2021	573
2018 Projection	33,577	Increase 2016-2018	859
2016 Estimate	32,718	Increase 2010-2016	1,375
2010 Census	31,343	Increase 2000-2010	8,602
2000 Census	22,741		
Growth 2016 - 2021	4.38%	Annualized Growth 2016 - 2021	0.88%
Growth 2018 - 2021	2.63%	Annualized Growth 2018 - 2021	0.88%
Growth 2010 - 2016	4.39%	Annualized Growth 2010 - 2016	0.73%
Growth 2000 - 2010	37.83%	Annualized Growth 2000 - 2010	3.78%

Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

**b. Population by age group**

**POPULATION DETAILS**

**PMA**

	<b>EST 2016</b>		<b>Proj. 2018</b>
<b>Population by Age</b>	<b>75,561</b>		<b>76,960</b>
Age 0 - 4	4,082	5.40%	4,158
Age 5 - 9	4,217	5.58%	4,295
Age 10 - 14	4,389	5.81%	4,470
Age 15 - 17	2,688	3.56%	2,738
Age 18 - 20	2,540	3.36%	2,587
Age 21 - 24	3,674	4.86%	3,742
Age 25 - 34	8,265	10.94%	8,418
Age 35 - 44	8,291	10.97%	8,445
Age 45 - 54	9,698	12.83%	9,878
Age 55 - 64	11,348	15.02%	11,558
Age 65 - 74	10,135	13.41%	10,323
Age 75 - 84	4,724	6.25%	4,811
Age 85 and over	1,510	2.00%	1,538
Age 16 and over	61,992	82.04%	63,140
Age 18 and over	60,185	79.65%	61,299
Age 21 and over	57,645	76.29%	58,712
Age 65 and over	16,369	21.66%	16,672

Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

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

Source: US Census Database; Nielsen Site Reports, Gibson Consulting, LLC

## 2. Household Trends

- a. Total number of households and average household size

### PERSONS PER HOUSEHOLD

#### PMA

<b>2010</b>	<b>2016 (est)</b>	<b>2018(proj)</b>	<b>2021 (proj)</b>
<b>2.84</b>	<b>2.82</b>	<b>2.81</b>	<b>2.8</b>

Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

### HOUSEHOLD GROWTH

#### PMA

<b>Households</b>	<b>Total</b>		
2021 Projection	11,769	Increase 2018-2021	168
2018 Projection	11,601	Increase 2016-2018	253
2016 Estimate	11,348	Increase 2010-2016	318
2010 Census	11,030	Increase 2000-2010	2,654
2000 Census	8,376		
Growth 2016 - 2021	3.71%	Annualized Growth 2016 - 2021	0.74%
Growth 2018 - 2021	2.22%	Annualized Growth 2018 - 2021	0.74%
Growth 2010 - 2016	2.88%	Annualized Growth 2010 - 2016	0.48%
Growth 2000 - 2010	31.69%	Annualized Growth 2000 - 2010	3.17%

Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

## b. Household by tenure

**PMA**

<b>Occupied Housing Units by Tenure</b>	<b>2010</b>		<b>EST 2016</b>		<b>PROJ. 2018</b>	
<b>TOTAL HHs</b>	<b>11,030</b>		<b>11,348</b>		<b>11601</b>	
Owner Occupied	6,315	57.25%	6,504	57.31%	6,649	57.31%
Renter Occupied	4,715	42.75%	4,844	42.69%	4,952	42.69%

Source: US Census Database; Nielsen Site Reports, Gibson Consulting, LLC

c. Households by Income  
**HOUSEHOLDS BY HOUSEHOLD INCOME**  
**PMA**

	<b>EST. 2016</b>		<b>Proj. 2018</b>
<b>Households by HH Income</b>	<b>11,348</b>		<b>11,601</b>
Income < \$15,000	1,770	15.60%	1,809
Income \$15,000 - \$24,999	1,540	13.57%	1,574
Income \$25,000 - \$34,999	1,598	14.08%	1,634
Income \$35,000 - \$49,999	1,632	14.38%	1,668
Income \$50,000 - \$74,999	2,136	18.82%	2,184
Income \$75,000 - \$99,999	1,201	10.58%	1,228
Income \$100,000 - \$124,999	598	5.27%	611
Income \$125,000 - \$149,999	334	2.94%	341
Income \$150,000 - \$199,999	257	2.26%	263
Income \$200,000 - \$249,999	107	0.94%	109
Income \$250,000 - \$499,999	119	1.05%	122
Income \$500,000+	56	0.49%	57

Source: US Census Database; Nielsen Site Reports, Gibson Consulting, LLC

<b>Households by HH Income</b>	<b>2010</b>	
<b>Total:</b>	<b>10,512</b>	
Less than \$5,000	322	3.06%
\$5,000 to \$9,999	564	5.37%
\$10,000 to \$14,999	1,034	9.84%
\$15,000 to \$19,999	877	8.34%
\$20,000 to \$24,999	718	6.83%
\$25,000 to \$34,999	1,192	11.34%
\$35,000 to \$49,999	1,633	15.53%
\$50,000 to \$74,999	1,944	18.49%
\$75,000 to \$99,999	1,240	11.80%
\$100,000 to \$149,999	777	7.39%
\$150,000 or more	211	2.01%

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

## d. Renter Households by number of persons in the household

**Renter Households by Household Size****PMA**

	<b>2010</b>	<b>EST 2014</b>	<b>EST. 2016</b>	<b>Proj. 2018</b>
	4,715	4,354	4,844	5,024
1-person	1,366	1,289	1,434	1,487
2-person	1,075	1,068	1,188	1,232
3-person	833	775	862	894
4-person	728	602	670	695
5-person	401	482	536	556
6-person	176	37	41	43
7-or-more-person	136	101	112	117

Source: U.S. Census Bureau, 2010-2014 5-Year American Community Survey B25009, Nielsen Site Reports, Gibson Consulting, LLC

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

**AGE OF HOUSING  
PMA**

<b>2016 Est. Housing Units by Year Structure Built</b>	<b>12,838</b>	
Housing Units Built 2010 or later	404	3.15%
Housing Units Built 2000 to 2009	2,788	21.72%
Housing Units Built 1990 to 1999	2,295	17.88%
Housing Units Built 1980 to 1989	1,967	15.32%
Housing Units Built 1970 to 1979	2,434	18.96%
Housing Units Built 1960 to 1969	1,356	10.56%
Housing Units Built 1950 to 1959	884	6.89%
Housing Units Built 1940 to 1949	384	2.99%
Housing Unit Built 1939 or Earlier	326	2.54%
<b>2016 Est. Median Year Structure Built</b>	<b>1985</b>	

Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

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

### HOUSING UNIT CHARACTERISTICS

#### PMA

<b>2016 Est. Housing Units by Units in Structure</b>	<b>12,838</b>	
1 Unit Attached	425	3.31%
1 Unit Detached	8,280	64.50%
2 Units	487	3.79%
3 or 4 Units	608	4.74%
5 to 19 Units	1,806	14.07%
20 to 49 Units	272	2.12%
50 or More Units	192	1.50%
Mobile Home or Trailer	768	5.98%
Boat, RV, Van, etc.	0	0.00%

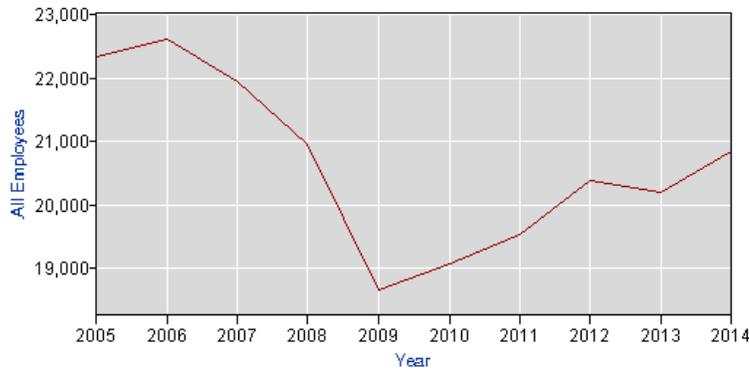
Source: US Census Database; Nielsen, Inc., Gibson Consulting, LLC

**F. Employment Trend**

1. Total Jobs:

**Quarterly Census of Employment and Wages**

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



Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2005	21752	21898	21576	22198	22286	22224	22300	22684	22976	22542	22832	22962	22353
2006	22030	22143	22318	22651	22865	22806	22511	22799	22698	22539	22993	23205	22630
2007	22282	22361	22414	21813	22399	22028	21695	21882	21882	21220	21743	21652	21948
2008	21615	21618	21730	21422	21457	21130	21037	21189	21114	19978	19753	19395	20953
2009	19342	19021	18962	18749	18824	18259	18370	18475	18386	18386	18634	18715	18677
2010	18683	18903	19077	19184	19337	19123	18909	19032	18995	19151	19268	19358	19085
2011	19250	19466	19378	19774	19812	19460	19616	19756	19634	19118	19491	19649	19534
2012	19617	20118	20296	20333	20518	20096	20724	20902	20623	20412	20679	20356	20390
2013	20393	20557	20687	20184	20047	20110	19726	20089	19957	20132	20377	20079	20195
2014	20343	20462	20922	20742	20892	20752	21041	20998	20846	20987	21176	21064	20852
2015	20857(P)	21225(P)	21358(P)	21393(P)	21676(P)	21587(P)	21349(P)	21537(P)	21557(P)				

P : Preliminary.

Source: Bureau of Labor Statistics (BLS)

## 2. Total Jobs by Industry:

Industry Mix - 4th Quarter of 2015								
INDUSTRY	Gordon				Gordon Area			
	NUMBER OF FIRMS	NUMBER	PERCENT	WEEKLY WAGE	NUMBER OF FIRMS	NUMBER	PERCENT	WEEKLY WAGE
Goods-Producing	207	9,405	43.2	831	2,833	67,789	28.0	936
Agriculture, Forestry, Fishing and Hunting	17	153	0.7	669	114	681	0.3	665
Mining, Quarrying, and Oil and Gas Extraction	0	0	0.0	0	24	427	0.2	1,191
Construction	80	743	3.4	898	1,639	9,232	3.8	962
Manufacturing	110	8,509	39.1	828	1,056	57,446	23.7	933
Food	6	*	*	*	39	3,325	1.4	887
Textile Mills	17	2,862	13.1	722	89	8,488	3.5	822
Textile Product Mills	33	3,324	15.3	809	200	21,026	8.7	891
Wood Product	1	*	*	*	48	850	0.4	766
Paper	1	*	*	*	20	1,221	0.5	1,424
Printing and Related Support Activities	5	76	0.3	358	67	1,904	0.8	609
Chemical	10	329	1.5	1,277	77	2,627	1.1	1,335
Plastics and Rubber Products	10	1,167	5.4	996	62	4,088	1.7	973
Nonmetallic Mineral Product	7	148	0.7	897	49	670	0.3	1,024
Fabricated Metal Product	13	86	0.4	772	116	2,235	0.9	1,054
Machinery	3	*	*	*	71	1,390	0.6	1,071
Furniture and Related Product	4	43	0.2	751	63	1,266	0.5	764
Petroleum and Coal Products	0	0	0.0	0	5	*	*	*
Apparel	0	0	0.0	0	5	165	0.1	768
Electrical Equipment, Appliance, and Component	0	0	0.0	0	12	*	*	*
Beverage and Tobacco Product	0	0	0.0	0	12	635	0.3	1,607
Computer and Electronic Product	0	0	0.0	0	13	392	0.2	662
Primary Metal	0	0	0.0	0	15	1,334	0.6	1,421
Transportation Equipment	0	0	0.0	0	27	2,925	1.2	881
Miscellaneous	0	0	0.0	0	66	779	0.3	932
Service-Providing	770	9,571	44.0	666	13,032	140,503	58.0	761
Utilities	1	*	*	*	24	1,289	0.5	1,644
Wholesale Trade	78	1,071	4.9	1,157	1,145	10,231	4.2	1,182
Retail Trade	200	2,283	10.5	463	2,279	33,134	13.7	512
Transportation and Warehousing	39	469	2.2	688	406	8,006	3.3	869
Information	11	97	0.4	834	189	2,096	0.9	1,010
Finance and Insurance	51	345	1.6	935	879	5,078	2.1	1,077
Real Estate and Rental and Leasing	39	105	0.5	562	631	2,073	0.9	792
Professional, Scientific, and Technical Services	64	290	1.3	1,111	1,742	7,968	3.3	1,315
Management of Companies and Enterprises	4	*	*	*	56	1,039	0.4	1,359
Administrative and Support and Waste Management and Remediation Services	49	1,461	6.7	484	931	10,170	4.2	685
Educational Services	5	32	0.1	648	149	2,699	1.1	693
Health Care and Social Assistance	71	1,704	7.8	962	1,361	26,398	10.9	1,032
Arts, Entertainment, and Recreation	7	57	0.3	208	187	2,209	0.9	411
Accommodation and Food Services	90	1,423	6.5	297	1,184	22,329	9.2	300
Other Services (except Public Administration)	61	195	0.9	624	1,058	5,050	2.1	635
Unclassified - industry not assigned	43	43	0.2	616	811	737	0.3	1,067
Total - Private Sector	1,020	19,019	87.4	748	15,865	208,292	86.0	818
Total - Government	49	2,748	12.6	737	588	34,005	14.0	764
Federal Government	12	87	0.4	1,000	100	1,265	0.5	1,165
State Government	13	525	2.4	586	191	5,018	2.1	681
Local Government	24	2,136	9.8	764	297	27,722	11.4	760
ALL INDUSTRIES	1,069	21,766	100.0	746	16,453	242,297	100.0	810
ALL INDUSTRIES - Georgia					296,056	4,232,832		1,002

Note: \*Denotes confidential data relating to individual employers and cannot be released. These data use the North American Industrial Classification System (NAICS) categories. Average weekly wage is derived by dividing gross payroll dollars paid to all employees - both hourly and salaried - by the average number of employees who had earnings; average earnings are then divided by the number of weeks in a reporting period to obtain weekly figures. Figures in other columns may not sum accurately due to rounding. All figures are 4th Quarter of 2015.

Source: Georgia Department of Labor. These data represent jobs that are covered by unemployment insurance laws.

3. Major Employers:

**Top Ten Largest Employers - 2015\***

Gordon	Gordon Area	COUNTY
2Work Staffing	Engineered Floors, LLC	Gordon
Apache Mills, Inc.	Floyd Healthcare Management, Inc.	Floyd
Beaulieu Group, LLC	Mohawk Carpet Distribution LP	Whitfield
Engineered Floors, LLC	Mohawk Carpet Distribution LP	Gordon
Kerry, Inc.	Northside Hospital	Cherokee
Mannington Carpets	O'Reilly Automotive, Inc.	Whitfield
Mohawk Carpet Distribution LP	Roper Corporation	Walker
North Georgia Eye Care	Seretean Plant	Whitfield
Shaw Industries Group, Inc.	Shaw Industries Group, Inc.	Whitfield
Walmart	Shaw Industries Group, Inc.	Bartow

\*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 2015. Employers are listed alphabetically by area, not by the number of employees.

Source: Georgia Department of Labor

2Work Staffing is a contract provider of workers for local businesses. We could not find the total number of employees but it is reported that the demand for workers is increasing in this area. Many of the jobs will have pay that fits the income profile of the subject.

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

Beaulieu Group LLC is a carpet manufacturer. No information was available about total workers or anticipated expansions or contractions.

Engineered Floors LLC is a carpet manufacturer. No information was available about total workers or anticipated expansions or contractions, however currently there are over 15 jobs posted on [www.indeed.com](http://www.indeed.com).

Kerry, Inc. is a food manufacturer and distributor. No information was available about total workers or anticipated expansions or contractions, however currently there are over 10 jobs posted on [www.indeed.com](http://www.indeed.com)

Mannington Carpets is a carpet manufacturer that has approximately 600 employees and is currently hiring.

Mohawk Industries is a carpet manufacturer and distributor that employs over 3,600 and is currently hiring.

North Georgia Eye Care is a medical provider. No information was available about total workers or anticipated expansions or contractions.

Shaw Industries is a carpet manufacturer that employs over 1,700 and is currently hiring.

Wal-Mart is a retailer that employs several hundred in the area and is currently hiring.

Gordon County Hospital underwent a \$30 million expansion in 2015 and employs over 600 and is currently hiring.

## 4. Unemployment Trends:

**Employment Trends**

## Gordon County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2005	25363	4.1	4.9	0.4
2006	25891	2.1	4.4	-0.5
2007	25598	-1.1	4.7	0.3
2008	24669	-3.6	7.4	2.7
2009	22190	-10.1	13.0	5.6
2010	22749	2.5	12.7	-0.2
2011	23198	2.0	11.7	-1.1
2012	24226	4.4	9.8	-1.9
2013	23892	-1.4	8.9	-0.9
2014	24183	1.2	7.3	-1.6
2015	24717	2.2	5.7	-1.5

Source: Bureau of Labor Statistics

## Gordon County Monthly Total Employment and Monthly Unemployment Rates

Month	Total	Change	Unemployment Rate	Rate Change
Jan-16	24962	2.43	5.5	-1.2
Feb-16	24850	1.21	5.5	-0.6
Mar-16	25124	1.95	5.3	-0.5

## Commute Patterns:

**Commuting Patterns**

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

Note: Other category represents employment from U.S. counties only.

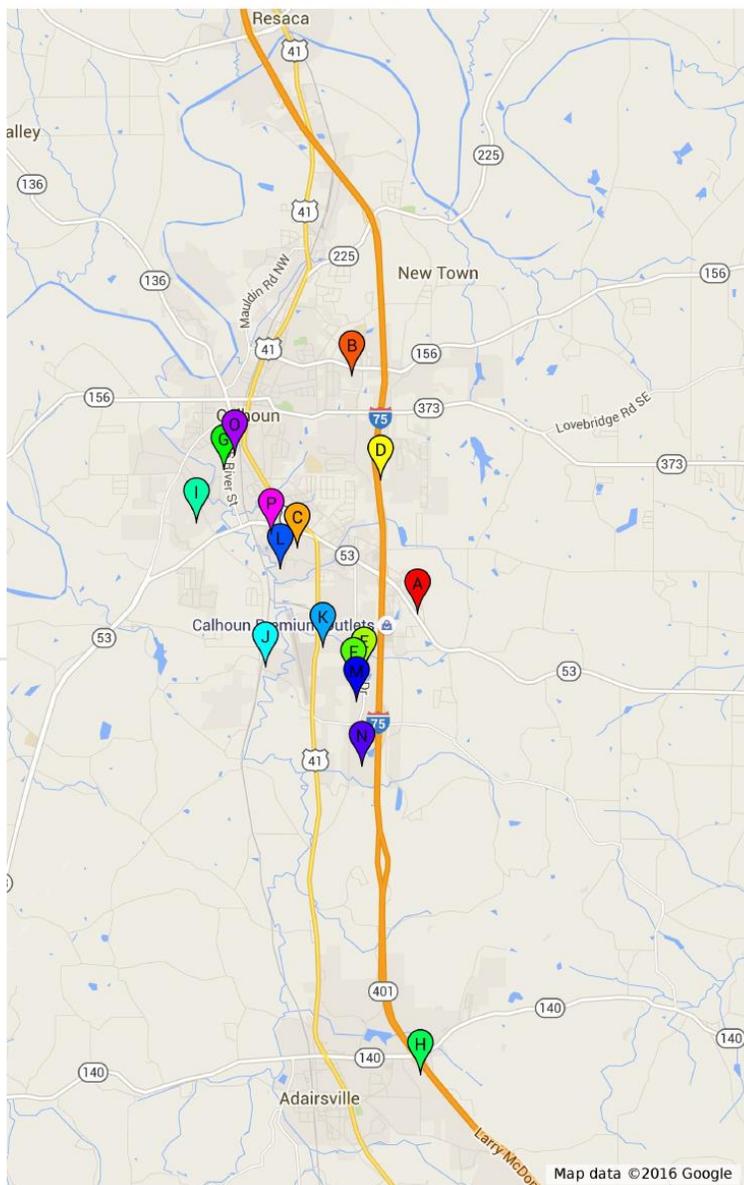
Source: U.S. Census Bureau - 2010 County-To-County Worker Flow Files.

5. Site Location and Major Employers:

# CALHOUN, GA EMPLOYMENT CONCENTRATIONS

Employers

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



## 6. Analysis and Conclusions:

The County unemployment rate has dropped to 5.3% in March 2016, down from 5.7% in 2015. The annualized total employment decreased by 1.4% in 2013, and increased by 1.2% in 2014 and 2.2% in 2015. The annualized unemployment rate increased 0.9% in 2013, decreased 1.6% in 2014 and 1.5 % in 2015. Total employment in March 2016 has increased by 410 over annualized 2015.

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

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

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

## **G. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS**

### 1. Income Restrictions

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

#### **LIHTC Requirements**

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

1. Rent restriction
2. Income restrictions

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

#### **Maximum Rents**

<b>Bedrooms (People)</b>	<b>60.00%</b>	<b>50.00%</b>	<b>FMR</b>
<b>Efficiency (1.0)</b>	559	466	458
<b>1 Bedroom (1.5)</b>	599	499	552
<b>2 Bedrooms (3.0)</b>	720	600	694
<b>3 Bedrooms (4.5)</b>	831	693	979
<b>4 Bedrooms (6.0)</b>	927	772	1178

Source: HUD 2016 Income Limits, Gibson Consulting, LLC

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

**LIHTC Income Limits****% of Area Median**

**LIHTC Income Limits for 2016**  
**(Based on 2016 National Non-Metropolitan Median Income)**

	<b>60.00%</b>	<b>50.00%</b>
<b>1 Person</b>	22,380	18,650
<b>2 Person</b>	25,560	21,300
<b>3 Person</b>	28,800	24,000
<b>4 Person</b>	31,980	26,650
<b>5 Person</b>	34,560	28,800
<b>6 Person</b>	37,080	30,900
<b>7 Person</b>	39,660	33,050
<b>8 Person</b>	42,240	35,200

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

Source: U. S. Department of HUD, 2016

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

## 2. Affordability

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

Number of units	Total							
	64	7	1	3	25	3	25	
		1BR	1BR	2BR	2BR	3BR	3BR	
	%	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	60% AMI	ALL LIHTC
MINIMUM INCOME		15531	18857	18549	22526	21463	26057	15531
MAXIMUM INCOME		21300	25560	24000	28800	28800	34560	34560
CY HHs, Inc < \$15,000	15.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CY HHs, Inc \$15,000 - \$24,999	13.57%	7.83%	8.33%	7.40%	3.36%	4.80%	0.00%	12.85%
CY HHs, Inc \$25,000 - \$34,999	14.08%	0.00%	0.79%	0.00%	5.35%	5.35%	11.97%	13.46%
CY HHs, Inc \$35,000 - \$49,999	14.38%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	26.31%
Rent		\$317	\$414	\$371	\$487	\$409	\$543	
Utility Allowance		\$136	\$136	\$170	\$170	\$217	\$217	
Total Housing Cost		\$453	\$550	\$541	\$657	\$626	\$760	
Divided by 35%		\$1,294	\$1,571	\$1,546	\$1,877	\$1,789	\$2,171	
Multiply by 12		12	12	12	12	12	12	
Minimum Income to Afford rent		\$15,531	\$18,857	\$18,549	\$22,526	\$21,463	\$26,057	

## 3. Demand

## a. Demand from New Household Growth

Number of units	Total							
	64	7	1	3	25	3	25	TOTAL
		1BR	1BR	2BR	2BR	3BR	3BR	
	%	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	60% AMI	
MINIMUM INCOME		15531	18857	18549	22526	21463	26057	15531
MAXIMUM INCOME		21300	25560	24000	28800	28800	34560	34560
CY HHs, Inc < \$15,000	15.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CY HHs, Inc \$15,000 - \$24,999	13.57%	7.83%	8.33%	7.40%	3.36%	4.80%	0.00%	12.85%
CY HHs, Inc \$25,000 - \$34,999	14.08%	0.00%	0.79%	0.00%	5.35%	5.35%	11.97%	13.46%
CY HHs, Inc \$35,000 - \$49,999	14.38%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	26.31%
<b>Demand from New Households (to 2018):</b>								
Rent		\$317	\$414	\$371	\$487	\$409	\$543	
Utility Allowance (the minimum income is 0)		\$136	\$136	\$170	\$170	\$217	\$217	
Total Housing Cost		\$453	\$550	\$541	\$657	\$626	\$760	
Divided by 35%		\$1,294	\$1,571	\$1,546	\$1,877	\$1,789	\$2,171	
Multiply by 12		12	12	12	12	12	12	
Minimum Income to Afford rent		\$15,531	\$18,857	\$18,549	\$22,526	\$21,463	\$26,057	\$15,531
Maximum Income Limit		21,300	25,560	24,000	28,800	28,800	34,560	34,560
Household Growth Total 2016-2018		253	253	253	253	253	253	253
% Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	26.31%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		20	23	19	22	26	30	67
Renter %		42.69%	42.69%	42.69%	42.69%	42.69%	42.69%	42.69%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		8	10	8	9	11	13	28

## b. Demand from Existing Households

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

**Substandard Housing Data:**

SELECTED CHARACTERISTICS	
Occupied housing units	10,442
Lacking complete plumbing facilities	33
Lacking complete kitchen facilities	94
No telephone service available	728
OCCUPANTS PER ROOM	
Occupied housing units	10,442
1.00 or less	9,972
1.01 to 1.50	322
1.51 or more	148

Source: U.S. Census Bureau, 2010-2014 American Community Survey DP04

As shown on the chart above 33 units lack complete plumbing facilities, 94 units lack complete kitchen facilities and 470 units are overcrowded; therefore, substandard units total 597.

	Total	1BR	2BR	3BR
Substandard Housing	597			
Eligible Income %	26.31%			
Bedroom allocation of Demand		25.0%	50.0%	25.0%
<b>DEMAND FROM SUBSTANDARD HOUSING</b>	<b>157</b>	<b>39</b>	<b>78</b>	<b>40</b>

**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)	4106	
Less than 15.0 percent	472	11.50%
15.0 to 19.9 percent	654	15.93%
20.0 to 24.9 percent	505	12.30%
25.0 to 29.9 percent	341	8.30%
30.0 to 34.9 percent	541	13.18%
35.0 percent or more	1593	38.80%
Not computed	248	6.04%

Source: U.S. Census Bureau, 2010-2014 American Community Survey DP04

The chart above indicates that 38.8% of the renters pay 35.0% or more of their income for rent.

Number of units	Total							
	64	7	1	3	25	3	25	TOTAL
		1BR	1BR	2BR	2BR	3BR	3BR	
	%	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	60% AMI	
MINIMUM INCOME		15531	18857	18549	22526	21463	26057	15531
MAXIMUM INCOME		21300	25560	24000	28800	28800	34560	34560
CY HHs, Inc < \$15,000	15.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
CY HHs, Inc \$15,000 - \$24,999	13.57%	7.83%	8.33%	7.40%	3.36%	4.80%	0.00%	13.57%
CY HHs, Inc \$25,000 - \$34,999	14.08%	0.00%	0.79%	0.00%	5.35%	5.35%	11.97%	13.46%
CY HHs, Inc \$35,000 - \$49,999	14.38%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Income Eligible</b>		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	27.03%
<b>Demand from Existing Households (to 2018):</b>								
Rent (S8 units will pay based upon income, the minimum being \$0)		\$317	\$414	\$371	\$487	\$409	\$543	\$0
Utility Allowance (the minimum income is 0)		\$136	\$136	\$170	\$170	\$217	\$217	\$0
Total Housing Cost		\$453	\$550	\$541	\$657	\$626	\$760	\$0
Divided by 35%		\$1,294	\$1,571	\$1,546	\$1,877	\$1,789	\$2,171	\$0
Multiply by 12		12	12	12	12	12	12	12
Minimum Income to Afford rent		\$15,531	\$18,857	\$18,549	\$22,526	\$21,463	\$26,057	\$0
Maximum Income Limit		21,300	25,560	24,000	28,800	28,800	34,560	34,560
Total Households--2018		11,601	11,601	11,601	11,601	11,601	11,601	11,601
% Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	26.31%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		908	1,058	858	1,010	1,177	1,389	3,052
Renter % (page 44)		42.69%	42.69%	42.69%	42.69%	42.69%	42.69%	42.69%
Income and age Eligible renters		388	452	366	431	503	593	1303
% of Rent Overburdened		38.8%	38.8%	38.8%	38.8%	38.8%	38.8%	38.8%
<b>DEMAND from RENT OVERBURDENED</b>		<b>150</b>	<b>175</b>	<b>142</b>	<b>167</b>	<b>195</b>	<b>230</b>	<b>506</b>

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

## 4. Net Demand, Capture Rate and Stabilization Calculations

Number of units	Total							
	64	7	1	3	25	3	25	TOTAL
		1BR	1BR	2BR	2BR	3BR	3BR	
	%	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	60% AMI	
MINIMUM INCOME		15531	18857	18549	22526	21463	26057	15531
MAXIMUM INCOME		21300	25560	24000	28800	28800	34560	34560
Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	27.03%
Household Growth Total 2016-2018		253	253	253	253	253	253	253
% Income Eligible		7.83%	9.12%	7.40%	8.71%	10.15%	11.97%	27.03%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		20	23	19	22	26	30	68
Renter %		42.69%	42.69%	42.69%	42.69%	42.69%	42.69%	42.69%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		<b>8</b>	<b>10</b>	<b>8</b>	<b>9</b>	<b>11</b>	<b>13</b>	<b>28</b>
Plus								
<b>Demand from Substandard units</b>		<b>19</b>	<b>20</b>	<b>39</b>	<b>39</b>	<b>20</b>	<b>20</b>	<b>157</b>
Plus								
<b>DEMAND from RENT OVERBURDENED</b>		<b>150</b>	<b>175</b>	<b>142</b>	<b>167</b>	<b>195</b>	<b>230</b>	<b>506</b>
Plus								
<b>Demand from Elderly Homeowner Turnover</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Equals								
<b>Total Demand</b>		<b>177</b>	<b>205</b>	<b>189</b>	<b>215</b>	<b>226</b>	<b>263</b>	<b>691</b>
Less								
<b>Supply of Current Vacant Units, under construction and/or newly constructed in the past two years</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Equals Net Demand</b>		<b>177</b>	<b>205</b>	<b>189</b>	<b>215</b>	<b>226</b>	<b>263</b>	<b>691</b>
<b>Proposed Subject Units</b>		<b>7</b>	<b>1</b>	<b>3</b>	<b>25</b>	<b>3</b>	<b>25</b>	<b>64</b>
<b>Proposed Subject Units Divided by Net Demand</b>								
<b>Capture Rate</b>		<b>3.94%</b>	<b>0.49%</b>	<b>1.59%</b>	<b>11.61%</b>	<b>1.33%</b>	<b>9.51%</b>	<b>9.26%</b>

Number of units	Total			
	64	13	51	0
		TOTAL	TOTAL	TOTAL
	%	50%	60%	LIHTC
MINIMUM INCOME		15531	18857	15531
MAXIMUM INCOME		28800	34560	34560
CY HHs, Inc < \$15,000	15.60%	0.00%	0.00%	0.00%
CY HHs, Inc \$15,000 - \$24,999	13.57%	12.85%	8.34%	12.85%
CY HHs, Inc \$25,000 - \$34,999	14.08%	5.35%	13.46%	13.46%
CY HHs, Inc \$35,000 - \$49,999	14.38%	0.00%	0.00%	0.00%
<b>Income Eligible</b>		18.20%	21.80%	26.31%
Household Growth Total 2016-2018		253	253	253
% Income Eligible		18.20%	21.80%	26.31%
% age eligible		100.00%	100.00%	100.00%
Income and age Eligible Households		46	55	67
Renter %		42.69%	42.69%	42.69%
<b>DEMAND FROM NEW HOUSEHOLDS</b>		20	24	28

Number of units	Total			
	64	13	51	0
		TOTAL	TOTAL	TOTAL
	%	50% AMI	60% AMI	LIHTC
MINIMUM INCOME		15531	18857	15531
MAXIMUM INCOME		28800	34560	34560
CY HHs, Inc < \$15,000	15.60%	0.00%	0.00%	0.00%
CY HHs, Inc \$15,000 - \$24,999	13.57%	12.85%	8.34%	12.85%
CY HHs, Inc \$25,000 - \$34,999	14.08%	5.35%	13.46%	13.46%
CY HHs, Inc \$35,000 - \$49,999	14.38%	0.00%	0.00%	0.00%
<b>Income Eligible</b>		18.20%	21.80%	26.31%
<b>Demand from Existing Households (to 2018):</b>				
Total Households--2018		11,601	11,601	11,601
% Income Eligible		18.20%	21.80%	26.31%
% age eligible		100.00%	100.00%	100.00%
Income and age Eligible Households		2,111	2,529	3,052
Renter %		42.69%	42.69%	42.69%
Income and age Eligible renters		901	1080	1303
% of Rent Overburdened		38.8%	38.8%	38.8%
<b>DEMAND from RENT OVERBURDENED</b>		<b>350</b>	<b>419</b>	<b>506</b>

	HH at 50% AMI	HH at 60% AMI	All Tax Credit
Minimum Income	\$ 15,531	\$ 18,857	\$ 15,531
Maximum Income	\$ 28,800	\$ 34,650	\$ 34,560
Eligible Income %	18.2%	21.8%	26.3%
<b>Demand from New Households (age and income appropriate)</b>	20	24	28
Plus			
<b>Demand from Existing Households (Renters in Substandard Housing)</b>	78	79	157
Plus			
<b>Demand from Existing Households (Rent Overburdened)</b>	350	419	506
Plus			
<b>Demand from Existing Households (Elderly Homeowner Turnover)</b>			
Equals			
<b>Total Demand</b>	448	522	691
Less			
<b>Supply of Current vacant units, under construction, and/or newly constructed in the past 2 years</b>	0	0	0
<b>Equals Net Demand</b>	448	522	691
<b>Proposed Units</b>	13	51	64
<b>Capture Rate</b>	<b>2.90%</b>	<b>9.77%</b>	<b>9.26%</b>

<b>CAPTURE RATE ANALYSIS CHART</b>											
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	15531-21300	1 BR	7	177	0	177	3.95%	<6 months	\$ 520	\$310-\$550	\$ 317
	18549-24000	2 BR	3	189	0	189	1.59%	<6 months	\$ 575	\$430-\$800	\$ 371
	21463-28800	3BR	3	226	0	226	1.33%	<6 months	775	\$525-\$950	\$ 409
60% AMI	18857-25560	1 BR	1	205	0	205	0.49%	<6 months	\$ 520	\$310-\$550	\$ 414
	22526-28800	2 BR	25	215	0	215	11.63%	<6 months	\$ 575	\$430-\$800	\$ 487
	26057-34650	3BR	25	263	0	263	9.51%	<6 months	775	\$525-\$950	\$ 543
TOTAL		50% AMI	13	448	0	448	2.90%	<6 months			
FOR		60% AMI	51	522	0	522	9.77%	<6 months			
PROJECT		TOTAL	64	691	0	691	9.26%	<6 months			

## **H. COMPETITIVE RENTAL ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)**

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 42.69%. One unit detached homes make up 64.5% of the housing units, while units while structures with 5 or more units make up 17.68% of the housing units. Mobile Homes or Trailers make up 5.98% of the units.

We surveyed 12 complexes with a total of 632 units. This included 6 reported LIHTC projects with a total of 348 units and 6 market rate and other subsidized developments with a total of 284 units. The LIHTC complexes had occupancy of 99.43% (the two vacant units were covered by a waiting list of applicants), while the market rate units had occupancy of 98.33%. The overall occupancy rate is 99.37%. There were three complexes that reported elderly occupancy. We surveyed them to give a complete picture of available housing but did not consider these as comparable units. The amenities in the majority of the units surveyed are similar and vastly inferior to the proposed units. Almost all of the complexes surveyed reported that they had waiting lists of applicants. None of the units surveyed offered three bedroom units that were unsubsidized. Some of the rental units are aging with complexes built in the 1970s and 1980s. The average market rent (adjusted for utilities) for one bedroom units is \$466 and for two bedroom units is \$477. In the complexes surveyed there were no unsubsidized three bedroom units. We contacted real estate agents and researched rental properties online and found that homes and mobile homes rent quickly. Based upon this information and assessing the amenities and features of the proposed complex, we have determined the market rates to be \$520 for one bedroom units, \$575 for two bedroom units and \$775 for three bedroom units. The chart below compares the subject rents to the LIHTC maximums and the net market rent.

<b>Unit</b>	<b>LIHTC MAX RENT</b>	<b>Utility Allowance</b>	<b>Net LIHTC Rent</b>	<b>Max Proposed LIHTC Rent</b>	<b>Net Market Rent</b>	<b>Project LIHTC Advantage over Market</b>
1 Bedroom--50% AMI	\$ 499	\$ 136	\$ 363	\$ 317	\$ 520	39.04%
1 Bedroom--60% AMI	\$ 599	\$ 136	\$ 463	\$ 414	\$ 520	20.38%
2 Bedroom--50% AMI	\$ 600	\$ 170	\$ 430	\$ 371	\$ 575	35.48%
2 Bedroom--60% AMI	\$ 720	\$ 170	\$ 550	\$ 487	\$ 575	15.30%
3 Bedroom--50% AMI	\$ 693	\$ 217	\$ 476	\$ 409	\$ 775	47.23%
3 Bedroom--60% AMI	\$ 831	\$ 217	\$ 614	\$ 543	\$ 775	29.94%

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

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

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

There are two housing voids in Calhoun. The first is new market rate housing for general occupancy. The income levels are sufficient to support this type of rental housing yet there has been no new development in the last several years. The second is affordable housing. Deep subsidies are always welcome in any housing market and this is no exception. The nicer affordable housing market is not being served well. There has not been a new LIHTC development since 2012. This project will help fill the void for decent affordable housing. It will not address other voids in the market.

**BELWOOD APARTMENTS**

**212 Old Belwood Road SE Calhoun, GA 30701**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: Walk-Up No. of Stories: 2 Financing: Market

**Features:**

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Patio/Balcony           | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings      | <input checked="" type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet       | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center              |
| <input checked="" type="checkbox"/> Vinyl        | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking       | <input type="checkbox"/> Swimming pool               |
| <input type="checkbox"/> Wood                    | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                | <input type="checkbox"/> Clubhouse                   |
| <input type="checkbox"/> Tile                    | <input type="checkbox"/> Ceiling Fans              | <input type="checkbox"/> Extra Storage         | <input type="checkbox"/> Meeting Rooms               |
| <input checked="" type="checkbox"/> Central A/C  | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars           | <input type="checkbox"/> Dining Rooms                |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security              | <input type="checkbox"/> Business Center             |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access          | <input type="checkbox"/> Neighborhood Network        |
| <input type="checkbox"/> Dishwasher              | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance   | <input type="checkbox"/> On Site Mgmt                |
| <input type="checkbox"/> Microwave               | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps        | <input type="checkbox"/> On Site Maint               |
| <input type="checkbox"/> Disposal                | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground            | <input type="checkbox"/> Pets Allowed                |
| <input type="checkbox"/> W/D Connections         | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court          |  |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 44 Units

Year Built: 1985

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Fair

Occupancy Rate: 96 % with 24 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Fair

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	44	2	\$ 650	525	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly  
 Occupancy generally fluctuates and vacancies are rented slowly  
 No Response

Management Contact:

Bennie

Phone:

706-625-5464

? = information not given



**BRIARWOOD APARTMENTS**

**212 Highpoint Drive Calhoun, GA 30701**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: TH No. of Stories: 2 Financing: Market

**Features:**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Patio/Balcony              | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings                 | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet          | <input checked="" type="checkbox"/> Blinds         | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center           |
| <input checked="" type="checkbox"/> Vinyl           | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking                  | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                           | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                       | <input type="checkbox"/> Ceiling Fans              | <input type="checkbox"/> Extra Storage                    | <input type="checkbox"/> Meeting Rooms            |
| <input checked="" type="checkbox"/> Central A/C     | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars                      | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove           | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                         | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator    | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access                     | <input type="checkbox"/> Neighborhood Network     |
| <input type="checkbox"/> Dishwasher                 | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance              | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input type="checkbox"/> Microwave                  | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps                   | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal                   | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground                       | <input checked="" type="checkbox"/> Pets Allowed  |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court                     |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 28 Units

Year Built: ?

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 50 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
2-br 2-ba	28	0	\$ 535	1000	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly  
 Occupancy generally fluctuates and vacancies are rented slowly  
 No Response

Management Contact: Kay

Phone: 706-629-7868

? = information not given



**GARDEN HEIGHTS APARTMENTS**

**465 Red Bud Road NE Calhoun, GA 30701**

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: Garden No. of Stories: 2 Financing: Market

**Features:**

- |  |  |   |   |
|--|--|---|---|
| <input type="checkbox"/> Patio/Balcony           | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings                 | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet       | <input checked="" type="checkbox"/> Blinds         | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center           |
| <input checked="" type="checkbox"/> Vinyl        | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking                  | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                    | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                           | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                    | <input type="checkbox"/> Ceiling Fans              | <input type="checkbox"/> Extra Storage                    | <input type="checkbox"/> Meeting Rooms            |
| <input checked="" type="checkbox"/> Central A/C  | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars                      | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                         | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access                     | <input type="checkbox"/> Neighborhood Network     |
| <input type="checkbox"/> Dishwasher              | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance              | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input type="checkbox"/> Microwave               | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps                   | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal                | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground                       | <input type="checkbox"/> Pets Allowed             |
| <input type="checkbox"/> W/D Connections         | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court                     |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 48 Units

Year Built: 1970's

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 50 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	0	\$ 310	600est	N \$0
2-br 1.5-ba	32	0	\$ 435	700est	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly  
 Occupancy generally fluctuates and vacancies are rented slowly  
 No Response

Management Contact:

Kay

Phone:

706-629-7868

? = information not given



**CALHOUN GARDENS APARTMENTS**  
**110 Richardson Road Calhoun, GA 30701**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: Garden No. of Stories: 1 Financing: S8/LIHTC

**Features:**

- |  |   |  |  |
|--|---|--|--|
| <input type="checkbox"/> Patio/Balcony           | <input type="checkbox"/> W/D in units       | <input type="checkbox"/> Vaulted Ceilings      | <input type="checkbox"/> Basketball Court          |
| <input type="checkbox"/> Carpet                  | <input type="checkbox"/> Blinds             | <input type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl                   | <input type="checkbox"/> Drapes             | <input type="checkbox"/> Covered Parking       | <input type="checkbox"/> Swimming pool             |
| <input type="checkbox"/> Wood                    | <input type="checkbox"/> Shades             | <input type="checkbox"/> Garage                | <input type="checkbox"/> Clubhouse                 |
| <input type="checkbox"/> Tile                    | <input type="checkbox"/> Ceiling Fans       | <input type="checkbox"/> Extra Storage         | <input type="checkbox"/> Meeting Rooms             |
| <input checked="" type="checkbox"/> Central A/C  | <input type="checkbox"/> Alarm              | <input type="checkbox"/> Safety Bars           | <input type="checkbox"/> Dining Rooms              |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Fireplace          | <input type="checkbox"/> Security              | <input type="checkbox"/> Business Center           |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View               | <input type="checkbox"/> Gated Access          | <input type="checkbox"/> Neighborhood Network      |
| <input checked="" type="checkbox"/> Dishwasher   | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance   | <input checked="" type="checkbox"/> On Site Mgmt   |
| <input checked="" type="checkbox"/> Microwave    | <input type="checkbox"/> Cable Wired        | <input type="checkbox"/> Handicap ramps        | <input checked="" type="checkbox"/> On Site Maint  |
| <input checked="" type="checkbox"/> Disposal     | <input type="checkbox"/> Internet Provided  | <input type="checkbox"/> Playground            | <input type="checkbox"/> Pets Allowed              |
| <input type="checkbox"/> W/D Connections         | <input type="checkbox"/> Internet Wired     | <input type="checkbox"/> Tennis Court          |  |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 76 Units

Year Built: 2005

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 40 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	49	0	\$ BOI	438	N \$0
3-br 2-ba	5	0	\$ BOI	Est 1000	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly  
 Occupancy generally fluctuates and vacancies are rented slowly  
 No Response

Management Contact:  
Don

Phone:  
706-629-0941

? = information not given



**CARRIAGE APARTMENTS**

**1465 Redbud Road NE Calhoun, GA 30701**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: Walk-Up No. of Stories: 2 Financing: S8

**Features:**

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Patio/Balcony           | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings      | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet       | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center           |
| <input type="checkbox"/> Vinyl                   | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking       | <input type="checkbox"/> Swimming pool            |
| <input checked="" type="checkbox"/> Wood         | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                    | <input type="checkbox"/> Ceiling Fans              | <input type="checkbox"/> Extra Storage         | <input type="checkbox"/> Meeting Rooms            |
| <input checked="" type="checkbox"/> Central A/C  | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars           | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security              | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access          | <input type="checkbox"/> Neighborhood Network     |
| <input type="checkbox"/> Dishwasher              | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance   | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input type="checkbox"/> Microwave               | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps        | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal                | <input type="checkbox"/> Internet Provided         | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed             |
| <input type="checkbox"/> W/D Connections         | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court          |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 72 Units

Year Built: 1973

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 49 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	24	0	\$ BOI	627	N \$0
2-br 1-ba	40	0	\$ BOI	760	N \$0
3-br 1-ba	8	0	\$ BOI	996	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:

Janice

Phone:

706-629-1393

? = information not given



**CHEROKEE MILL LOFTS APARTMENTS**

**305 McConnell Road Calhoun, GA 30701**

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: Walk-in No. of Stories: 1 Financing: LIHTC

**Features:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Patio/Balcony           | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings                 | <input type="checkbox"/> Basketball Court          |
| <input checked="" type="checkbox"/> Carpet       | <input checked="" type="checkbox"/> Blinds         | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl        | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking                  | <input type="checkbox"/> Swimming pool             |
| <input type="checkbox"/> Wood                    | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                           | <input type="checkbox"/> Clubhouse                 |
| <input type="checkbox"/> Tile                    | <input checked="" type="checkbox"/> Ceiling Fans   | <input type="checkbox"/> Extra Storage                    | <input type="checkbox"/> Meeting Rooms             |
| <input checked="" type="checkbox"/> Central A/C  | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars                      | <input type="checkbox"/> Dining Rooms              |
| <input checked="" type="checkbox"/> Stove        | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                         | <input type="checkbox"/> Business Center           |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access                     | <input type="checkbox"/> Neighborhood Network      |
| <input checked="" type="checkbox"/> Dishwasher   | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance              | <input checked="" type="checkbox"/> On Site Mgmt   |
| <input type="checkbox"/> Microwave               | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps                   | <input checked="" type="checkbox"/> On Site Maint  |
| <input type="checkbox"/> Disposal                | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground                       | <input checked="" type="checkbox"/> Pets Allowed   |
| <input type="checkbox"/> W/D Connections         | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court                     |  |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 60 Units

Year Built: 2011

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 97 % with 24 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	12	0	\$ 398-435	695	N \$0
2-br 2-ba	30	1	\$ 471-514	1020	N \$0
3-br 2-ba	18	1	\$ 530-606	1251	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:  
Ravin

Phone:  
706-383-6620

? = information not given



**CATOOSA SENIOR VILLAGE APARTMENTS**

**300 Timms Road Calhoun, GA 30746**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: Garden No. of Stories: 2 Financing: LIHTC/Market Features:

- |   |  |  |  |
|---|--|--|--|
| <input checked="" type="checkbox"/> Patio/Balcony   | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings      | <input type="checkbox"/> Basketball Court          |
| <input checked="" type="checkbox"/> Carpet          | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl           | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking       | <input type="checkbox"/> Swimming pool             |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                | <input type="checkbox"/> Clubhouse                 |
| <input type="checkbox"/> Tile                       | <input type="checkbox"/> Ceiling Fans              | <input type="checkbox"/> Extra Storage         | <input type="checkbox"/> Meeting Rooms             |
| <input checked="" type="checkbox"/> Central A/C     | <input checked="" type="checkbox"/> Alarm          | <input type="checkbox"/> Safety Bars           | <input type="checkbox"/> Dining Rooms              |
| <input checked="" type="checkbox"/> Stove           | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security              | <input type="checkbox"/> Business Center           |
| <input checked="" type="checkbox"/> Refrigerator    | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access          | <input type="checkbox"/> Neighborhood Network      |
| <input checked="" type="checkbox"/> Dishwasher      | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance   | <input type="checkbox"/> On Site Mgmt              |
| <input type="checkbox"/> Microwave                  | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps        | <input type="checkbox"/> On Site Maint             |
| <input checked="" type="checkbox"/> Disposal        | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground            | <input type="checkbox"/> Pets Allowed              |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court          |  |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 60 Units

Year Built: 2003

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 38 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	15	0	\$ 370-425	950	N \$0
2-br 1-ba	45	0	\$ 420-460	1100	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:

Lisa

Phone:

706-624-3431

? = information not given



**CATOOSA SENIOR VILLAGE II APARTMENTS**

**400 Birchwood Road Calhoun, GA 30701**

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: Garden No. of Stories: 2 Financing: LIHTC

**Features:**

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony   | <input checked="" type="checkbox"/> W/D in units   | <input type="checkbox"/> Vaulted Ceilings         | <input type="checkbox"/> Basketball Court           |
| <input checked="" type="checkbox"/> Carpet          | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies)    | <input checked="" type="checkbox"/> Fitness Center  |
| <input checked="" type="checkbox"/> Vinyl           | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking          | <input type="checkbox"/> Swimming pool              |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                   | <input type="checkbox"/> Clubhouse                  |
| <input type="checkbox"/> Tile                       | <input type="checkbox"/> Ceiling Fans              | <input checked="" type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms              |
| <input checked="" type="checkbox"/> Central A/C     | <input checked="" type="checkbox"/> Alarm          | <input type="checkbox"/> Safety Bars              | <input type="checkbox"/> Dining Rooms               |
| <input checked="" type="checkbox"/> Stove           | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                 | <input checked="" type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator    | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access             | <input type="checkbox"/> Neighborhood Network       |
| <input checked="" type="checkbox"/> Dishwasher      | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance      | <input type="checkbox"/> On Site Mgmt               |
| <input checked="" type="checkbox"/> Microwave       | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps           | <input type="checkbox"/> On Site Maint              |
| <input checked="" type="checkbox"/> Disposal        | <input type="checkbox"/> Internet Provided         | <input type="checkbox"/> Playground               | <input type="checkbox"/> Pets Allowed               |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court             |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 52 Units

Year Built: 2009

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 38 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	24	0	\$ 370-425	762	N \$0
2-br 1-ba	28	0	\$ 440-495	1078	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:

Lisa

Phone:

706-624-3431

? = information not given



**FOREST HEIGHTS I APARTMENTS**

**153 Forest Heights Circle SW Calhoun, GA 30701**

Exterior Construction: Brick Wood Vinyl Stucco  Type Structure: TH No. of Stories: 1-2 Financing: RD/LIHTC/Market Features:

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony   | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings         | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet          | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies)    | <input type="checkbox"/> Fitness Center           |
| <input checked="" type="checkbox"/> Vinyl           | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking          | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Shades                    | <input checked="" type="checkbox"/> Garage        | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                       | <input type="checkbox"/> Ceiling Fans              | <input checked="" type="checkbox"/> Extra Storage | <input checked="" type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C     | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars              | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove           | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                 | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator    | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access             | <input type="checkbox"/> Neighborhood Network     |
| <input checked="" type="checkbox"/> Dishwasher      | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance      | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input checked="" type="checkbox"/> Microwave       | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps           | <input checked="" type="checkbox"/> On Site Maint |
| <input checked="" type="checkbox"/> Disposal        | <input type="checkbox"/> Internet Provided         | <input checked="" type="checkbox"/> Playground    | <input type="checkbox"/> Pets Allowed             |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court             |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 50 Units

Year Built: 2010

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 29 on Waiting List

Year Renovated: 2015

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	20	0	\$ 388-588	576	N \$0
2-br 1.5-ba	30	0	\$ 413-497	812-876	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:

Ester

Phone:

706-625-4068

? = information not given



**FOREST HEIGHTS II APARTMENTS**

**153 Forest Heights Drive SW Calhoun, GA 30701**

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: TH No. of Stories: 2 Financing: RD

**Features:**

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony   | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings         | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet          | <input checked="" type="checkbox"/> Blinds         | <input type="checkbox"/> Laundry Facility(ies)    | <input type="checkbox"/> Fitness Center           |
| <input checked="" type="checkbox"/> Vinyl           | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking          | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                       | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                   | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                       | <input type="checkbox"/> Ceiling Fans              | <input checked="" type="checkbox"/> Extra Storage | <input checked="" type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C     | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars              | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove           | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                 | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator    | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access             | <input type="checkbox"/> Neighborhood Network     |
| <input checked="" type="checkbox"/> Dishwasher      | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance      | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input checked="" type="checkbox"/> Microwave       | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps           | <input checked="" type="checkbox"/> On Site Maint |
| <input checked="" type="checkbox"/> Disposal        | <input type="checkbox"/> Internet Provided         | <input checked="" type="checkbox"/> Playground    | <input type="checkbox"/> Pets Allowed             |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court             |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 52 Units

Year Built: 2012

Section 8 Vouchers Accepted:  YES  NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 26 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	0	\$ 388-588	576	N \$0
2-br 1-ba	36	0	\$ 413-497	812	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:  
Ester

Phone:  
706-625-4068

? = information not given



**SPRING VALLEY SPECIAL APARTMENTS**  
**200 Spring Valley Drive Calhoun, GA 30701**

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: TH No. of Stories: 1-2 Financing: Market/RD

**Features:**

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings                 | <input type="checkbox"/> Basketball Court         |
| <input checked="" type="checkbox"/> Carpet        | <input checked="" type="checkbox"/> Blinds         | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center           |
| <input checked="" type="checkbox"/> Vinyl         | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking                  | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                     | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                           | <input type="checkbox"/> Clubhouse                |
| <input type="checkbox"/> Tile                     | <input type="checkbox"/> Ceiling Fans              | <input checked="" type="checkbox"/> Extra Storage         | <input checked="" type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C   | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars                      | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove         | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                         | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator  | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access                     | <input type="checkbox"/> Neighborhood Network     |
| <input checked="" type="checkbox"/> Dishwasher    | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance              | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input checked="" type="checkbox"/> Microwave     | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps                   | <input checked="" type="checkbox"/> On Site Maint |
| <input checked="" type="checkbox"/> Disposal      | <input type="checkbox"/> Internet Provided         | <input checked="" type="checkbox"/> Playground            | <input type="checkbox"/> Pets Allowed             |
| <input type="checkbox"/> W/D Connections          | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court                     |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Gas
Cooking	No	Electric
Hot Water	No	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 40 Units

Occupancy Rate: 100 % with 27 on Waiting List

Year Built: ?

Year Renovated: ?

Section 8 Vouchers Accepted:  YES  NO

If Yes, How many on site? ?

Condition of Property and Street: Good

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	0	\$ 368-400	576	N \$0
2-br 1.5-ba TH	24	0	\$ 398-430	976	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:  
Ester

Phone:  
706-625-4068

? = information not given



**FOREST HILLS APARTMENTS**

153 Forest Hill Drive SW Calhoun, GA 30701

Exterior Construction:  Brick  Wood  Vinyl  Stucco  Type Structure: TH No. of Stories: 2 Financing: RD/LIHTC

**Features:**

- |   |  |   |   |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units              | <input type="checkbox"/> Vaulted Ceilings                 | <input type="checkbox"/> Basketball Court         |
| <input type="checkbox"/> Carpet                   | <input checked="" type="checkbox"/> Blinds         | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center           |
| <input type="checkbox"/> Vinyl                    | <input type="checkbox"/> Drapes                    | <input type="checkbox"/> Covered Parking                  | <input type="checkbox"/> Swimming pool            |
| <input type="checkbox"/> Wood                     | <input type="checkbox"/> Shades                    | <input type="checkbox"/> Garage                           | <input checked="" type="checkbox"/> Clubhouse     |
| <input type="checkbox"/> Tile                     | <input type="checkbox"/> Ceiling Fans              | <input checked="" type="checkbox"/> Extra Storage         | <input type="checkbox"/> Meeting Rooms            |
| <input checked="" type="checkbox"/> Central A/C   | <input type="checkbox"/> Alarm                     | <input type="checkbox"/> Safety Bars                      | <input type="checkbox"/> Dining Rooms             |
| <input checked="" type="checkbox"/> Stove         | <input type="checkbox"/> Fireplace                 | <input type="checkbox"/> Security                         | <input type="checkbox"/> Business Center          |
| <input checked="" type="checkbox"/> Refrigerator  | <input type="checkbox"/> View                      | <input type="checkbox"/> Gated Access                     | <input type="checkbox"/> Neighborhood Network     |
| <input type="checkbox"/> Dishwasher               | <input type="checkbox"/> Cable/Sat Provided        | <input type="checkbox"/> Controlled Entrance              | <input checked="" type="checkbox"/> On Site Mgmt  |
| <input type="checkbox"/> Microwave                | <input checked="" type="checkbox"/> Cable Wired    | <input type="checkbox"/> Handicap ramps                   | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal                 | <input type="checkbox"/> Internet Provided         | <input checked="" type="checkbox"/> Playground            | <input type="checkbox"/> Pets Allowed             |
| <input type="checkbox"/> W/D Connections          | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court                     |   |

**Utilities:**

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 50 Units

Occupancy Rate: 100 % with 22 on Waiting List

Year Built: ?

Year Renovated: ?

Section 8 Vouchers Accepted:  YES  NO

If Yes, How many on site? ?

Condition of Property and Street: Good

Condition of Neighborhood: Good

**Leasing Information:**

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	14	0	\$ 353-375	576	N \$0
2-br 1-ba	36	0	\$ 378-430	812	N \$0
2-br 1.5-ba TH	?	0	\$ 388-430	976	N \$0

**Lease-up:**

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:

Ester

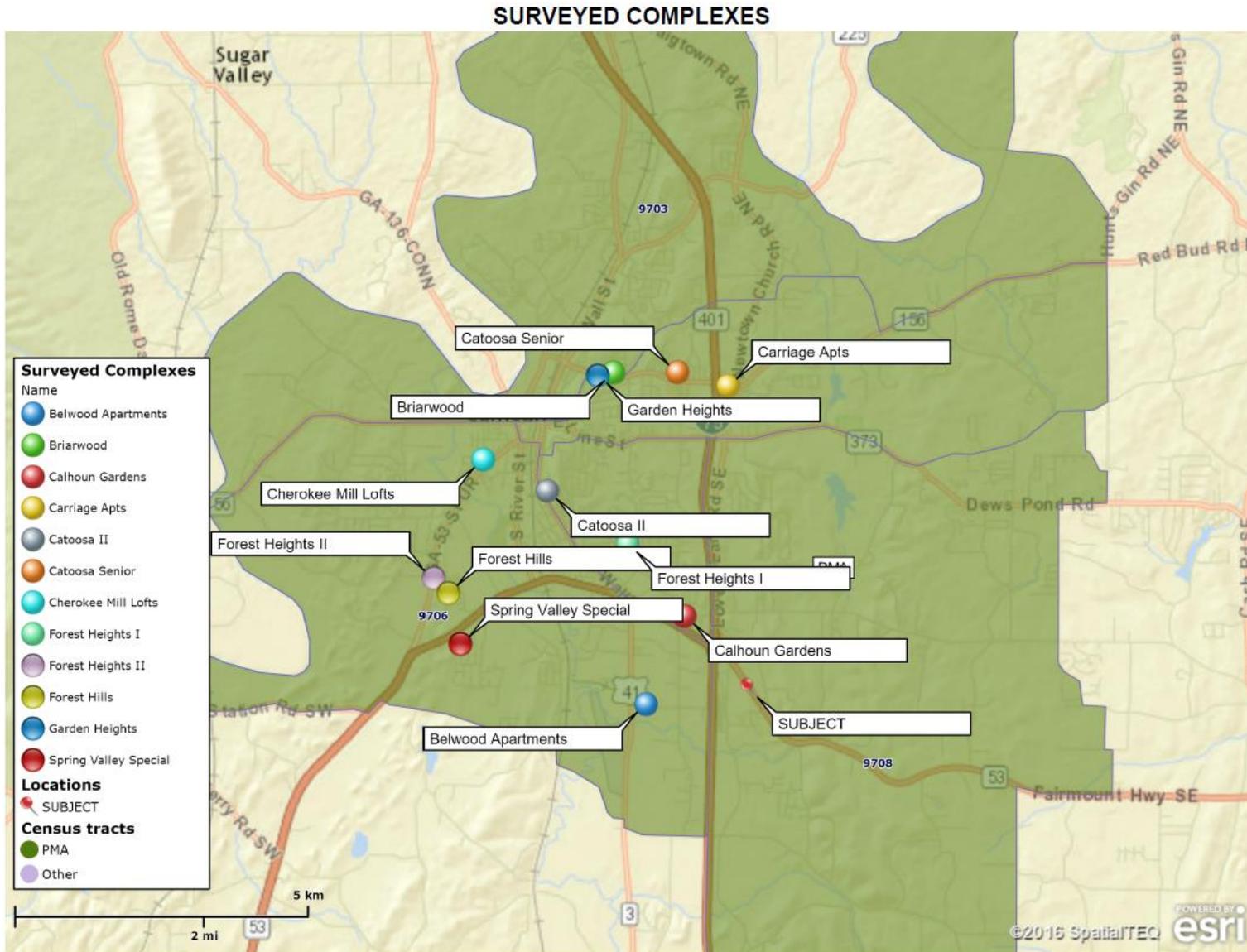
Phone:

706-625-4068

? = information not given



Map of Surveyed Complexes



**CHART OF SURVEYED COMPLEXES**

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.
Calhoun Gardens	LIHTC	76	0	100.00%				BOI	438	n/a				BOI	1000	N/a
Cherokee Mill Lofts	LIHTC	60	2	96.67%				435	695	\$ 0.63	514	1020	\$ 0.50	606	1251	\$ 0.48
Catoosa Seniors	LIHTC	60	0	100.00%				425	950	\$ 0.45	460	1100	\$ 0.42			
Catoosa II	LIHTC	52	0	100.00%				425	762	\$ 0.56	495	1078	\$ 0.46			
Forest Heights I	LIHTC	50	0	100.00%				588	576	\$ 1.02	497	876	\$ 0.57			
Forest Hills	LIHTC	50	0	100.00%				375	576	\$ 0.65	430	812	\$ 0.53			
<b>LIHTC Totals</b>		<b>348</b>	<b>2</b>	<b>99.43%</b>												
Belwood Apartments	Market	44	2	95.45%				650	525	\$ 1.24						
Briarwood Apts	Market	28	0	100.00%							535	1000	\$ 0.54			
Garden Heights	Market	48	0	100.00%				310	600	\$ 0.52	435	700	\$ 0.62			
Carriage Apts	S8	72	0	100.00%				BOI	627	n/a	BOI	760	N/a	BOI	996	n/a
Forest Heights II	RD	52	0	100.00%				588	576	\$ 1.02	497	812	\$ 0.61			
Spring Valley Special	RD	40	0	100.00%				400	576	\$ 0.69	430	976	\$ 0.44			
<b>Market Totals</b>		<b>120</b>	<b>2</b>	<b>98.33%</b>												
<b>Other Subsidized</b>		<b>164</b>	<b>0</b>	<b>100.00%</b>												
<b>Totals-All units</b>		<b>632</b>	<b>4</b>	<b>99.37%</b>												
<b>SUBJECT</b>	<b>LIHTC</b>	<b>64</b>	<b>0</b>	<b>100.00%</b>				<b>414</b>	<b>750</b>	<b>\$ 0.55</b>	<b>487</b>	<b>950</b>	<b>\$ 0.51</b>	<b>543</b>	<b>1100</b>	<b>\$ 0.49</b>

Name	Type	AMENITIES															
		patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Calhoun Gardens	LIHTC		X	X	X	X	X		X	X	X	X			X		X
Cherokee Mill Lofts	LIHTC		X	X	X		X		X	X	X	X					X
Catoosa Seniors	LIHTC	X	X	X	X		X	X		X	X	X					
Catoosa II	LIHTC	X	X	X	X	X	X	X		X	X	X	X		X		X
Forest Heights I	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Forest Hills	LIHTC	X	X	X	X				X	X	X	X	X				X
Belwood Apartments	Market		X	X	X					X	X	X					
Briarwood Apts	Market		X	X	X			X	X	X	X	X					
Garden Heights	Market		X	X	X					X	X	X					
Carriage Apts	S8		X	X	X				X	X	X						
Forest Heights II	RD	X	X	X	X	X	X	X		X	X	X	X				X
Spring Valley Special	RD	X	X	X	X	X	X		X	X	X	X	X		X		X
<b>SUBJECT</b>	<b>LIHTC</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>		<b>X</b>	<b>X</b>					<b>X</b>

## I. Absorption and Stabilization Rates

### ABSORPTION ANALYSIS

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

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

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

<b>Date</b>	<b>Total # Leased</b>	<b>%</b>
Construction Completion	16	25%
30 Days Post Completion	24	38%
60 Days Post Completion	32	50%
90 Days Post Completion	40	63%
120 Days Post Completion	48	75%
150 Days Post Completion	56	88%
180 Days Post Completion	64	100%

The absorption rate is estimated to be 8 units per month, based upon the interviews with the property managers. Preleasing is projected to result in 16 units rented during construction. 93% occupancy should be achieved approximately 180 days after construction completion.

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

**MARKET IMPACT STATEMENT**

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

## **J. INTERVIEWS**

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

Bennie, the manager of Belwood Apartments reported that he has 24 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Kay, the manager of Briarwood Apartments reported 50 on the waiting list and that occupancy generally stays full and vacancies are rented quickly.

Ester, the manager of Forest Heights Apartments I & II reported 55 on the waiting list and that occupancy generally stays full and vacancies are rented quickly. She also indicated that Phase I was renovated in 2015.

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

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

## **K. CONCLUSIONS and RECOMMENDATION**

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

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

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

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

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

**L. Signed Statement Requirements**

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

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

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

Gibson Consulting, LLC

By:   
 \_\_\_\_\_  
**Jim Howell**  
 Senior Market Analyst  
 1651 E. 70<sup>th</sup> Street  
 PMB 403  
 Shreveport, LA 71105-5115

**M. Market Study Representation**

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

**DATA SOURCES**

Nielsen, Inc.

Census Bureau

<http://www.novoco.com>

<http://lihtc.huduser.org>

SOCDS Building Permit Database

Apartment management contacts

U.S. Bureau of Economic Analysis

Bureau of Labor Standards

City of Calhoun

Real Estate Center at Texas A&M University

HUD

Georgia DCA

Gordon County Chamber of Commerce

Neighborhood scout.com

NCHMA

**APPENDICES**

## Market Study Terminology



1400 16<sup>th</sup> Street, NW  
 Suite #420  
 Washington, DC 20036  
 P: (202) 939-1750  
 F: (202) 265-4435  
[www.housingonline.com](http://www.housingonline.com)

## Market Study Terminology

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

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

### I. Common Market Study Terms

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

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

services and activities.

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

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

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

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

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

units in all proposals / households in market \* 100

See also: capture rate.

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

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

## II. Other Useful Terms

The terms in this section are not defined by NCHMA.

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

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

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

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

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

**Demographic Data**



B25118

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

Universe: Occupied housing units  
2006-2010 American Community Survey 5-Year Estimates

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

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

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

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

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

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

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

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

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

#### Explanation of Symbols:

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





B25009

## TENURE BY HOUSEHOLD SIZE

Universe: Occupied housing units  
2010-2014 American Community Survey 5-Year Estimates

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

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

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

	Census Tract 9703, Gordon County, Georgia		Census Tract 9704, Gordon County, Georgia		Census Tract 9705, Gordon County, Georgia
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate
Total:	2,706	+/-227	1,887	+/-153	1,639
Owner occupied:	1,384	+/-236	1,040	+/-141	814
1-person household	267	+/-99	220	+/-111	124
2-person household	525	+/-145	439	+/-96	401
3-person household	244	+/-109	170	+/-72	61
4-person household	114	+/-78	140	+/-72	153
5-person household	135	+/-83	62	+/-38	34
6-person household	80	+/-64	9	+/-16	7
7-or-more person household	19	+/-23	0	+/-13	34
Renter occupied:	1,322	+/-230	847	+/-141	825
1-person household	380	+/-153	325	+/-103	228
2-person household	259	+/-119	192	+/-87	224
3-person household	303	+/-132	152	+/-80	149
4-person household	195	+/-123	107	+/-75	31
5-person household	145	+/-106	49	+/-45	158
6-person household	37	+/-47	0	+/-13	0
7-or-more person household	3	+/-7	22	+/-35	35

	Census Tract 9705, Gordon County, Georgia	Census Tract 9706, Gordon County, Georgia		Census Tract 9708, Gordon County, Georgia	
	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	+/-159	2,225	+/-175	1,985	+/-132
Owner occupied:	+/-130	1,095	+/-152	1,755	+/-145
1-person household	+/-44	234	+/-100	309	+/-114
2-person household	+/-115	508	+/-134	635	+/-142
3-person household	+/-36	78	+/-58	418	+/-131
4-person household	+/-66	176	+/-105	179	+/-106
5-person household	+/-32	99	+/-63	179	+/-103
6-person household	+/-12	0	+/-18	35	+/-46
7-or-more person household	+/-41	0	+/-18	0	+/-18
Renter occupied:	+/-155	1,130	+/-184	230	+/-115
1-person household	+/-77	345	+/-135	11	+/-18
2-person household	+/-100	355	+/-142	38	+/-37
3-person household	+/-95	76	+/-61	95	+/-76
4-person household	+/-41	183	+/-91	86	+/-65
5-person household	+/-100	130	+/-90	0	+/-18
6-person household	+/-13	0	+/-18	0	+/-18
7-or-more person household	+/-45	41	+/-63	0	+/-18

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

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

1. An '\*\*\*' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
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DP04

## SELECTED HOUSING CHARACTERISTICS

## 2010-2014 American Community Survey 5-Year Estimates

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

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

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia Estimate
	Estimate	Margin of Error	Percent	Percent Margin of Error	
<b>HOUSING OCCUPANCY</b>					
Total housing units	3,518	+/-148	3,518	(X)	2,115
Occupied housing units	2,706	+/-227	76.9%	+/-5.5	1,887
Vacant housing units	812	+/-194	23.1%	+/-5.5	228
Homeowner vacancy rate	16.0	+/-8.2	(X)	(X)	2.2
Rental vacancy rate	18.3	+/-9.3	(X)	(X)	13.9
<b>UNITS IN STRUCTURE</b>					
Total housing units	3,518	+/-148	3,518	(X)	2,115
1-unit, detached	2,299	+/-236	65.3%	+/-6.3	1,300
1-unit, attached	110	+/-64	3.1%	+/-1.8	79
2 units	106	+/-91	3.0%	+/-2.6	61
3 or 4 units	143	+/-93	4.1%	+/-2.6	78
5 to 9 units	383	+/-180	10.9%	+/-5.0	258
10 to 19 units	99	+/-80	2.8%	+/-2.3	159
20 or more units	149	+/-76	4.2%	+/-2.2	116
Mobile home	229	+/-127	6.5%	+/-3.6	64
Boat, RV, van, etc.	0	+/-18	0.0%	+/-1.1	0
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	3,518	+/-148	3,518	(X)	2,115
Built 2010 or later	0	+/-18	0.0%	+/-1.1	19
Built 2000 to 2009	782	+/-184	22.2%	+/-5.1	571
Built 1990 to 1999	749	+/-203	21.3%	+/-5.7	443
Built 1980 to 1989	767	+/-196	21.8%	+/-5.6	344
Built 1970 to 1979	499	+/-171	14.2%	+/-4.7	317
Built 1960 to 1969	241	+/-125	6.9%	+/-3.5	155
Built 1950 to 1959	260	+/-140	7.4%	+/-3.9	135
Built 1940 to 1949	120	+/-97	3.4%	+/-2.7	42
Built 1939 or earlier	100	+/-68	2.8%	+/-1.9	89
<b>ROOMS</b>					
Total housing units	3,518	+/-148	3,518	(X)	2,115
1 room	202	+/-127	5.7%	+/-3.6	79

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
2 rooms	120	+/-97	3.4%	+/-2.8	0
3 rooms	285	+/-141	8.1%	+/-4.0	171
4 rooms	883	+/-261	25.1%	+/-7.2	529
5 rooms	610	+/-182	17.3%	+/-5.1	318
6 rooms	696	+/-173	19.8%	+/-4.8	434
7 rooms	342	+/-142	9.7%	+/-3.9	186
8 rooms	155	+/-94	4.4%	+/-2.7	170
9 rooms or more	225	+/-137	6.4%	+/-3.9	228
Median rooms	4.9	+/-0.4	(X)	(X)	5.4
<b>BEDROOMS</b>					
Total housing units	3,518	+/-148	3,518	(X)	2,115
No bedroom	202	+/-127	5.7%	+/-3.6	100
1 bedroom	343	+/-152	9.7%	+/-4.3	121
2 bedrooms	1,149	+/-239	32.7%	+/-6.8	717
3 bedrooms	1,145	+/-209	32.5%	+/-5.7	829
4 bedrooms	588	+/-176	16.7%	+/-4.9	260
5 or more bedrooms	91	+/-80	2.6%	+/-2.3	88
<b>HOUSING TENURE</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
Owner-occupied	1,384	+/-236	51.1%	+/-7.5	1,040
Renter-occupied	1,322	+/-230	48.9%	+/-7.5	847
Average household size of owner-occupied unit	3.07	+/-0.32	(X)	(X)	2.64
Average household size of renter-occupied unit	3.05	+/-0.41	(X)	(X)	2.59
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
Moved in 2010 or later	1,068	+/-224	39.5%	+/-7.5	574
Moved in 2000 to 2009	1,016	+/-224	37.5%	+/-7.3	861
Moved in 1990 to 1999	341	+/-108	12.6%	+/-4.0	208
Moved in 1980 to 1989	61	+/-48	2.3%	+/-1.8	102
Moved in 1970 to 1979	134	+/-84	5.0%	+/-3.1	63
Moved in 1969 or earlier	86	+/-53	3.2%	+/-1.9	79
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
No vehicles available	246	+/-126	9.1%	+/-4.6	59
1 vehicle available	959	+/-215	35.4%	+/-7.4	625
2 vehicles available	1,053	+/-187	38.9%	+/-6.0	837
3 or more vehicles available	448	+/-155	16.6%	+/-5.5	366
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
Utility gas	829	+/-152	30.6%	+/-5.7	702
Bottled, tank, or LP gas	57	+/-52	2.1%	+/-1.9	86
Electricity	1,808	+/-257	66.8%	+/-6.2	1,076
Fuel oil, kerosene, etc.	0	+/-18	0.0%	+/-1.4	0
Coal or coke	0	+/-18	0.0%	+/-1.4	0
Wood	0	+/-18	0.0%	+/-1.4	23
Solar energy	0	+/-18	0.0%	+/-1.4	0
Other fuel	0	+/-18	0.0%	+/-1.4	0
No fuel used	12	+/-18	0.4%	+/-0.7	0
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
Lacking complete plumbing facilities	16	+/-26	0.6%	+/-1.0	0

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Lacking complete kitchen facilities	68	+/-65	2.5%	+/-2.4	0
No telephone service available	277	+/-151	10.2%	+/-5.4	82
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	2,706	+/-227	2,706	(X)	1,887
1.00 or less	2,531	+/-251	93.5%	+/-4.8	1,887
1.01 to 1.50	102	+/-87	3.8%	+/-3.2	0
1.51 or more	73	+/-91	2.7%	+/-3.4	0
<b>VALUE</b>					
Owner-occupied units	1,384	+/-236	1,384	(X)	1,040
Less than \$50,000	142	+/-86	10.3%	+/-5.9	16
\$50,000 to \$99,999	536	+/-144	38.7%	+/-8.2	192
\$100,000 to \$149,999	400	+/-151	28.9%	+/-8.8	284
\$150,000 to \$199,999	174	+/-82	12.6%	+/-5.9	180
\$200,000 to \$299,999	98	+/-69	7.1%	+/-4.9	226
\$300,000 to \$499,999	34	+/-40	2.5%	+/-2.8	75
\$500,000 to \$999,999	0	+/-18	0.0%	+/-2.7	36
\$1,000,000 or more	0	+/-18	0.0%	+/-2.7	31
Median (dollars)	101,600	+/-12,968	(X)	(X)	158,200
<b>MORTGAGE STATUS</b>					
Owner-occupied units	1,384	+/-236	1,384	(X)	1,040
Housing units with a mortgage	844	+/-222	61.0%	+/-9.1	654
Housing units without a mortgage	540	+/-129	39.0%	+/-9.1	386
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	844	+/-222	844	(X)	654
Less than \$300	15	+/-26	1.8%	+/-2.9	0
\$300 to \$499	32	+/-41	3.8%	+/-4.9	21
\$500 to \$699	37	+/-46	4.4%	+/-5.3	26
\$700 to \$999	269	+/-108	31.9%	+/-11.6	169
\$1,000 to \$1,499	414	+/-170	49.1%	+/-13.3	187
\$1,500 to \$1,999	48	+/-47	5.7%	+/-5.1	87
\$2,000 or more	29	+/-37	3.4%	+/-4.4	164
Median (dollars)	1,070	+/-104	(X)	(X)	1,291
Housing units without a mortgage	540	+/-129	540	(X)	386
Less than \$100	0	+/-18	0.0%	+/-6.7	0
\$100 to \$199	55	+/-44	10.2%	+/-8.0	76
\$200 to \$299	94	+/-59	17.4%	+/-10.1	63
\$300 to \$399	104	+/-63	19.3%	+/-10.1	144
\$400 or more	287	+/-90	53.1%	+/-12.0	103
Median (dollars)	409	+/-48	(X)	(X)	335
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP)</b>					
Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	844	+/-222	844	(X)	654
Less than 20.0 percent	337	+/-145	39.9%	+/-13.2	238
20.0 to 24.9 percent	162	+/-106	19.2%	+/-10.9	176
25.0 to 29.9 percent	186	+/-84	22.0%	+/-8.7	55
30.0 to 34.9 percent	15	+/-25	1.8%	+/-3.0	79
35.0 percent or more	144	+/-77	17.1%	+/-8.1	106
Not computed	0	+/-18	(X)	(X)	0
Housing unit without a mortgage (excluding units where SMOCAP cannot be computed)	533	+/-130	533	(X)	386

Subject	Census Tract 9703, Gordon County, Georgia				Census Tract 9704, Gordon County, Georgia
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate
Less than 10.0 percent	175	+/-90	32.8%	+/-13.5	204
10.0 to 14.9 percent	127	+/-68	23.8%	+/-12.0	32
15.0 to 19.9 percent	112	+/-60	21.0%	+/-10.1	30
20.0 to 24.9 percent	56	+/-46	10.5%	+/-8.4	32
25.0 to 29.9 percent	17	+/-25	3.2%	+/-4.8	48
30.0 to 34.9 percent	29	+/-35	5.4%	+/-6.1	32
35.0 percent or more	17	+/-26	3.2%	+/-5.0	8
Not computed	7	+/-14	(X)	(X)	0
<b>GROSS RENT</b>					
Occupied units paying rent	1,299	+/-232	1,299	(X)	838
Less than \$200	0	+/-18	0.0%	+/-2.8	0
\$200 to \$299	0	+/-18	0.0%	+/-2.8	0
\$300 to \$499	197	+/-108	15.2%	+/-7.3	85
\$500 to \$749	586	+/-154	45.1%	+/-11.3	505
\$750 to \$999	310	+/-168	23.9%	+/-11.3	75
\$1,000 to \$1,499	191	+/-109	14.7%	+/-8.1	82
\$1,500 or more	15	+/-16	1.2%	+/-1.3	91
Median (dollars)	707	+/-64	(X)	(X)	640
No rent paid	23	+/-26	(X)	(X)	9
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	1,264	+/-240	1,264	(X)	785
Less than 15.0 percent	210	+/-124	16.6%	+/-9.7	97
15.0 to 19.9 percent	117	+/-89	9.3%	+/-6.7	137
20.0 to 24.9 percent	169	+/-121	13.4%	+/-9.0	131
25.0 to 29.9 percent	117	+/-75	9.3%	+/-5.7	79
30.0 to 34.9 percent	163	+/-112	12.9%	+/-8.7	89
35.0 percent or more	488	+/-171	38.6%	+/-11.3	252
Not computed	58	+/-61	(X)	(X)	62

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	+/-130	2,115	(X)	1,833	+/-128
Occupied housing units	+/-153	89.2%	+/-5.3	1,639	+/-159
Vacant housing units	+/-114	10.8%	+/-5.3	194	+/-105
Homeowner vacancy rate	+/-3.3	(X)	(X)	2.5	+/-3.9
Rental vacancy rate	+/-9.0	(X)	(X)	5.0	+/-5.8
<b>UNITS IN STRUCTURE</b>					
Total housing units	+/-130	2,115	(X)	1,833	+/-128
1-unit, detached	+/-131	61.5%	+/-5.6	1,254	+/-129
1-unit, attached	+/-72	3.7%	+/-3.4	0	+/-13
2 units	+/-52	2.9%	+/-2.5	105	+/-59
3 or 4 units	+/-59	3.7%	+/-2.8	6	+/-12
5 to 9 units	+/-102	12.2%	+/-4.6	202	+/-107
10 to 19 units	+/-91	7.5%	+/-4.2	150	+/-95
20 or more units	+/-44	5.5%	+/-2.0	88	+/-41
Mobile home	+/-60	3.0%	+/-2.9	28	+/-39
Boat, RV, van, etc.	+/-13	0.0%	+/-1.8	0	+/-13
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	+/-130	2,115	(X)	1,833	+/-128
Built 2010 or later	+/-19	0.9%	+/-0.9	27	+/-44
Built 2000 to 2009	+/-125	27.0%	+/-5.7	361	+/-112
Built 1990 to 1999	+/-151	20.9%	+/-6.8	414	+/-131
Built 1980 to 1989	+/-110	16.3%	+/-5.4	136	+/-58
Built 1970 to 1979	+/-108	15.0%	+/-5.0	214	+/-99
Built 1960 to 1969	+/-64	7.3%	+/-3.0	330	+/-98
Built 1950 to 1959	+/-76	6.4%	+/-3.6	311	+/-105
Built 1940 to 1949	+/-39	2.0%	+/-1.8	18	+/-19
Built 1939 or earlier	+/-77	4.2%	+/-3.6	22	+/-21
<b>ROOMS</b>					
Total housing units	+/-130	2,115	(X)	1,833	+/-128
1 room	+/-80	3.7%	+/-3.7	163	+/-94
2 rooms	+/-13	0.0%	+/-1.8	53	+/-49
3 rooms	+/-93	8.1%	+/-4.4	64	+/-51
4 rooms	+/-148	25.0%	+/-6.8	343	+/-117
5 rooms	+/-111	15.0%	+/-5.3	394	+/-105
6 rooms	+/-121	20.5%	+/-5.6	274	+/-112
7 rooms	+/-101	8.8%	+/-4.6	275	+/-92
8 rooms	+/-82	8.0%	+/-3.8	174	+/-74
9 rooms or more	+/-81	10.8%	+/-4.0	93	+/-48
Median rooms	+/-0.5	(X)	(X)	5.2	+/-0.4
<b>BEDROOMS</b>					
Total housing units	+/-130	2,115	(X)	1,833	+/-128
No bedroom	+/-87	4.7%	+/-4.0	163	+/-94
1 bedroom	+/-75	5.7%	+/-3.4	142	+/-73
2 bedrooms	+/-133	33.9%	+/-6.2	524	+/-144
3 bedrooms	+/-136	39.2%	+/-5.8	755	+/-117
4 bedrooms	+/-97	12.3%	+/-4.5	231	+/-86
5 or more bedrooms	+/-49	4.2%	+/-2.4	18	+/-19
<b>HOUSING TENURE</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
Owner-occupied	+/-141	55.1%	+/-6.3	814	+/-130
Renter-occupied	+/-141	44.9%	+/-6.3	825	+/-155

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Average household size of owner-occupied unit	+/-0.28	(X)	(X)	2.91	+/-0.37
Average household size of renter-occupied unit	+/-0.38	(X)	(X)	3.03	+/-0.50
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
Moved in 2010 or later	+/-154	30.4%	+/-7.6	575	+/-136
Moved in 2000 to 2009	+/-146	45.6%	+/-6.9	623	+/-128
Moved in 1990 to 1999	+/-81	11.0%	+/-4.3	254	+/-94
Moved in 1980 to 1989	+/-64	5.4%	+/-3.4	57	+/-29
Moved in 1970 to 1979	+/-39	3.3%	+/-2.1	89	+/-38
Moved in 1969 or earlier	+/-57	4.2%	+/-2.9	41	+/-29
<b>VEHICLES AVAILABLE</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
No vehicles available	+/-45	3.1%	+/-2.3	175	+/-89
1 vehicle available	+/-174	33.1%	+/-8.0	686	+/-140
2 vehicles available	+/-146	44.4%	+/-7.6	580	+/-138
3 or more vehicles available	+/-106	19.4%	+/-5.7	198	+/-84
<b>HOUSE HEATING FUEL</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
Utility gas	+/-151	37.2%	+/-7.7	827	+/-133
Bottled, tank, or LP gas	+/-56	4.6%	+/-2.9	8	+/-13
Electricity	+/-166	57.0%	+/-7.6	804	+/-126
Fuel oil, kerosene, etc.	+/-13	0.0%	+/-2.0	0	+/-13
Coal or coke	+/-13	0.0%	+/-2.0	0	+/-13
Wood	+/-25	1.2%	+/-1.3	0	+/-13
Solar energy	+/-13	0.0%	+/-2.0	0	+/-13
Other fuel	+/-13	0.0%	+/-2.0	0	+/-13
No fuel used	+/-13	0.0%	+/-2.0	0	+/-13
<b>SELECTED CHARACTERISTICS</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
Lacking complete plumbing facilities	+/-13	0.0%	+/-2.0	0	+/-13
Lacking complete kitchen facilities	+/-13	0.0%	+/-2.0	0	+/-13
No telephone service available	+/-72	4.3%	+/-3.8	147	+/-76
<b>OCCUPANTS PER ROOM</b>					
Occupied housing units	+/-153	1,887	(X)	1,639	+/-159
1.00 or less	+/-153	100.0%	+/-2.0	1,476	+/-163
1.01 to 1.50	+/-13	0.0%	+/-2.0	88	+/-72
1.51 or more	+/-13	0.0%	+/-2.0	75	+/-68
<b>VALUE</b>					
Owner-occupied units	+/-141	1,040	(X)	814	+/-130
Less than \$50,000	+/-20	1.5%	+/-2.0	46	+/-34
\$50,000 to \$99,999	+/-70	18.5%	+/-6.6	275	+/-95
\$100,000 to \$149,999	+/-84	27.3%	+/-7.3	185	+/-75
\$150,000 to \$199,999	+/-73	17.3%	+/-6.1	117	+/-55
\$200,000 to \$299,999	+/-90	21.7%	+/-8.4	95	+/-57
\$300,000 to \$499,999	+/-48	7.2%	+/-4.6	60	+/-49
\$500,000 to \$999,999	+/-30	3.5%	+/-2.8	36	+/-27
\$1,000,000 or more	+/-47	3.0%	+/-4.4	0	+/-13
Median (dollars)	+/-22,900	(X)	(X)	118,200	+/-18,113
<b>MORTGAGE STATUS</b>					
Owner-occupied units	+/-141	1,040	(X)	814	+/-130

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
Housing units with a mortgage	+/-139	62.9%	+/-9.9	507	+/-117
Housing units without a mortgage	+/-115	37.1%	+/-9.9	307	+/-70
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	+/-139	654	(X)	507	+/-117
Less than \$300	+/-13	0.0%	+/-5.6	0	+/-13
\$300 to \$499	+/-34	3.2%	+/-5.3	13	+/-12
\$500 to \$699	+/-29	4.0%	+/-4.5	44	+/-34
\$700 to \$999	+/-84	25.8%	+/-11.3	131	+/-51
\$1,000 to \$1,499	+/-74	28.6%	+/-10.5	196	+/-90
\$1,500 to \$1,999	+/-51	13.3%	+/-8.1	77	+/-51
\$2,000 or more	+/-89	25.1%	+/-10.9	46	+/-36
Median (dollars)	+/-153	(X)	(X)	1,117	+/-85
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	+/-139	654	(X)	507	+/-117
Less than 20.0 percent	+/-86	36.4%	+/-10.3	252	+/-91
20.0 to 24.9 percent	+/-93	26.9%	+/-13.5	128	+/-71
25.0 to 29.9 percent	+/-54	8.4%	+/-7.9	22	+/-19
30.0 to 34.9 percent	+/-46	12.1%	+/-7.2	20	+/-25
35.0 percent or more	+/-75	16.2%	+/-10.4	85	+/-44
Not computed	+/-13	(X)	(X)	0	+/-13
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI) - Housing units without a mortgage (excluding units where SMOCAPI cannot be computed)</b>					
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	+/-115	386	(X)	300	+/-69
Less than 10.0 percent	+/-79	52.8%	+/-16.4	152	+/-56
10.0 to 14.9 percent	+/-26	8.3%	+/-7.2	68	+/-36
15.0 to 19.9 percent	+/-41	7.8%	+/-9.5	38	+/-28
20.0 to 24.9 percent	+/-35	8.3%	+/-8.2	17	+/-19
25.0 to 29.9 percent	+/-42	12.4%	+/-9.6	0	+/-13
30.0 to 34.9 percent	+/-24	8.3%	+/-5.9	10	+/-14
35.0 percent or more	+/-13	2.1%	+/-3.6	15	+/-17
Not computed	+/-13	(X)	(X)	7	+/-12
<b>GROSS RENT</b>					
Occupied units paying rent	+/-142	838	(X)	793	+/-151
Less than \$200	+/-13	0.0%	+/-4.4	11	+/-17
\$200 to \$299	+/-13	0.0%	+/-4.4	13	+/-16
\$300 to \$499	+/-57	10.1%	+/-6.9	156	+/-88
\$500 to \$749	+/-122	60.3%	+/-10.8	289	+/-93
\$750 to \$999	+/-55	8.9%	+/-6.0	260	+/-99
\$1,000 to \$1,499	+/-50	9.8%	+/-5.9	48	+/-46
\$1,500 or more	+/-87	10.9%	+/-9.7	16	+/-19
Median (dollars)	+/-70	(X)	(X)	672	+/-76
No rent paid	+/-13	(X)	(X)	32	+/-25

Subject	Census Tract 9704, Gordon County, Georgia			Census Tract 9705, Gordon County, Georgia	
	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	+/-142	785	(X)	793	+/-151
Less than 15.0 percent	+/-58	12.4%	+/-7.2	31	+/-25
15.0 to 19.9 percent	+/-82	17.5%	+/-9.9	74	+/-57
20.0 to 24.9 percent	+/-66	16.7%	+/-8.5	74	+/-54
25.0 to 29.9 percent	+/-56	10.1%	+/-6.6	47	+/-35
30.0 to 34.9 percent	+/-81	11.3%	+/-10.4	103	+/-80
35.0 percent or more	+/-112	32.1%	+/-11.8	464	+/-122
Not computed	+/-54	(X)	(X)	32	+/-25

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
<b>HOUSING OCCUPANCY</b>					
Total housing units	1,833	(X)	2,608	+/-162	2,608
Occupied housing units	89.4%	+/-5.7	2,225	+/-175	85.3%
Vacant housing units	10.6%	+/-5.7	383	+/-147	14.7%
Homeowner vacancy rate	(X)	(X)	0.0	+/-3.4	(X)
Rental vacancy rate	(X)	(X)	16.0	+/-10.2	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	1,833	(X)	2,608	+/-162	2,608
1-unit, detached	68.4%	+/-5.9	1,452	+/-187	55.7%
1-unit, attached	0.0%	+/-2.0	160	+/-59	6.1%
2 units	5.7%	+/-3.2	190	+/-105	7.3%
3 or 4 units	0.3%	+/-0.7	239	+/-129	9.2%
5 to 9 units	11.0%	+/-5.7	148	+/-90	5.7%
10 to 19 units	8.2%	+/-5.0	160	+/-108	6.1%
20 or more units	4.8%	+/-2.3	51	+/-66	2.0%
Mobile home	1.5%	+/-2.1	208	+/-143	8.0%
Boat, RV, van, etc.	0.0%	+/-2.0	0	+/-18	0.0%
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	1,833	(X)	2,608	+/-162	2,608
Built 2010 or later	1.5%	+/-2.4	10	+/-18	0.4%
Built 2000 to 2009	19.7%	+/-5.8	735	+/-174	28.2%
Built 1990 to 1999	22.6%	+/-7.0	185	+/-91	7.1%
Built 1980 to 1989	7.4%	+/-3.1	639	+/-186	24.5%
Built 1970 to 1979	11.7%	+/-5.4	497	+/-150	19.1%
Built 1960 to 1969	18.0%	+/-5.3	300	+/-115	11.5%
Built 1950 to 1959	17.0%	+/-5.5	72	+/-76	2.8%
Built 1940 to 1949	1.0%	+/-1.1	104	+/-67	4.0%
Built 1939 or earlier	1.2%	+/-1.2	66	+/-67	2.5%
<b>ROOMS</b>					
Total housing units	1,833	(X)	2,608	+/-162	2,608
1 room	8.9%	+/-5.0	107	+/-99	4.1%
2 rooms	2.9%	+/-2.7	0	+/-18	0.0%
3 rooms	3.5%	+/-2.8	353	+/-162	13.5%
4 rooms	18.7%	+/-6.2	499	+/-194	19.1%
5 rooms	21.5%	+/-5.6	499	+/-157	19.1%
6 rooms	14.9%	+/-6.2	557	+/-172	21.4%
7 rooms	15.0%	+/-4.9	444	+/-152	17.0%
8 rooms	9.5%	+/-3.9	123	+/-91	4.7%
9 rooms or more	5.1%	+/-2.6	26	+/-41	1.0%
Median rooms	(X)	(X)	5.2	+/-0.3	(X)
<b>BEDROOMS</b>					
Total housing units	1,833	(X)	2,608	+/-162	2,608
No bedroom	8.9%	+/-5.0	107	+/-99	4.1%
1 bedroom	7.7%	+/-3.9	309	+/-136	11.8%
2 bedrooms	28.6%	+/-7.4	804	+/-158	30.8%
3 bedrooms	41.2%	+/-6.1	1,030	+/-211	39.5%
4 bedrooms	12.6%	+/-4.6	358	+/-105	13.7%
5 or more bedrooms	1.0%	+/-1.0	0	+/-18	0.0%
<b>HOUSING TENURE</b>					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
Owner-occupied	49.7%	+/-7.2	1,095	+/-152	49.2%
Renter-occupied	50.3%	+/-7.2	1,130	+/-184	50.8%

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Average household size of owner-occupied unit	(X)	(X)	2.60	+/-0.27	(X)
Average household size of renter-occupied unit	(X)	(X)	2.91	+/-0.46	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
Moved in 2010 or later	35.1%	+/-7.1	801	+/-169	36.0%
Moved in 2000 to 2009	38.0%	+/-7.3	975	+/-197	43.8%
Moved in 1990 to 1999	15.5%	+/-5.4	159	+/-95	7.1%
Moved in 1980 to 1989	3.5%	+/-1.7	73	+/-64	3.3%
Moved in 1970 to 1979	5.4%	+/-2.4	165	+/-75	7.4%
Moved in 1969 or earlier	2.5%	+/-1.7	52	+/-38	2.3%
VEHICLES AVAILABLE					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
No vehicles available	10.7%	+/-5.3	198	+/-112	8.9%
1 vehicle available	41.9%	+/-7.7	865	+/-184	38.9%
2 vehicles available	35.4%	+/-7.8	751	+/-145	33.8%
3 or more vehicles available	12.1%	+/-4.9	411	+/-137	18.5%
HOUSE HEATING FUEL					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
Utility gas	50.5%	+/-6.2	783	+/-180	35.2%
Bottled, tank, or LP gas	0.5%	+/-0.8	113	+/-81	5.1%
Electricity	49.1%	+/-6.2	1,264	+/-171	56.8%
Fuel oil, kerosene, etc.	0.0%	+/-2.3	0	+/-18	0.0%
Coal or coke	0.0%	+/-2.3	0	+/-18	0.0%
Wood	0.0%	+/-2.3	65	+/-70	2.9%
Solar energy	0.0%	+/-2.3	0	+/-18	0.0%
Other fuel	0.0%	+/-2.3	0	+/-18	0.0%
No fuel used	0.0%	+/-2.3	0	+/-18	0.0%
SELECTED CHARACTERISTICS					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
Lacking complete plumbing facilities	0.0%	+/-2.3	17	+/-29	0.8%
Lacking complete kitchen facilities	0.0%	+/-2.3	26	+/-42	1.2%
No telephone service available	9.0%	+/-4.5	167	+/-116	7.5%
OCCUPANTS PER ROOM					
Occupied housing units	1,639	(X)	2,225	+/-175	2,225
1.00 or less	90.1%	+/-5.7	2,116	+/-190	95.1%
1.01 to 1.50	5.4%	+/-4.3	109	+/-96	4.9%
1.51 or more	4.6%	+/-4.1	0	+/-18	0.0%
VALUE					
Owner-occupied units	814	(X)	1,095	+/-152	1,095
Less than \$50,000	5.7%	+/-4.2	134	+/-97	12.2%
\$50,000 to \$99,999	33.8%	+/-9.7	124	+/-78	11.3%
\$100,000 to \$149,999	22.7%	+/-8.6	509	+/-157	46.5%
\$150,000 to \$199,999	14.4%	+/-6.6	176	+/-95	16.1%
\$200,000 to \$299,999	11.7%	+/-6.5	126	+/-92	11.5%
\$300,000 to \$499,999	7.4%	+/-5.8	0	+/-18	0.0%
\$500,000 to \$999,999	4.4%	+/-3.3	26	+/-43	2.4%
\$1,000,000 or more	0.0%	+/-4.5	0	+/-18	0.0%
Median (dollars)	(X)	(X)	121,700	+/-9,435	(X)
MORTGAGE STATUS					
Owner-occupied units	814	(X)	1,095	+/-152	1,095

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
Housing units with a mortgage	62.3%	+/-8.0	646	+/-167	59.0%
Housing units without a mortgage	37.7%	+/-8.0	449	+/-137	41.0%
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	507	(X)	646	+/-167	646
Less than \$300	0.0%	+/-7.1	0	+/-18	0.0%
\$300 to \$499	2.6%	+/-2.3	0	+/-18	0.0%
\$500 to \$699	8.7%	+/-6.4	94	+/-73	14.6%
\$700 to \$999	25.8%	+/-9.2	229	+/-109	35.4%
\$1,000 to \$1,499	38.7%	+/-13.3	196	+/-107	30.3%
\$1,500 to \$1,999	15.2%	+/-9.3	103	+/-77	15.9%
\$2,000 or more	9.1%	+/-6.6	24	+/-38	3.7%
Median (dollars)	(X)	(X)	1,000	+/-115	(X)
Housing units without a mortgage	307	(X)	449	+/-137	449
Less than \$100	0.0%	+/-11.5	0	+/-18	0.0%
\$100 to \$199	2.9%	+/-4.3	29	+/-33	6.5%
\$200 to \$299	27.7%	+/-13.0	111	+/-70	24.7%
\$300 to \$399	44.3%	+/-16.2	119	+/-88	26.5%
\$400 or more	25.1%	+/-11.9	190	+/-105	42.3%
Median (dollars)	(X)	(X)	383	+/-39	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>					
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	507	(X)	646	+/-167	646
Less than 20.0 percent	49.7%	+/-13.0	151	+/-84	23.4%
20.0 to 24.9 percent	25.2%	+/-12.2	178	+/-107	27.6%
25.0 to 29.9 percent	4.3%	+/-3.9	11	+/-18	1.7%
30.0 to 34.9 percent	3.9%	+/-4.7	53	+/-45	8.2%
35.0 percent or more	16.8%	+/-8.4	253	+/-119	39.2%
Not computed	(X)	(X)	0	+/-18	(X)
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	300	(X)	431	+/-143	431
Less than 10.0 percent	50.7%	+/-13.3	186	+/-98	43.2%
10.0 to 14.9 percent	22.7%	+/-11.7	135	+/-86	31.3%
15.0 to 19.9 percent	12.7%	+/-8.6	46	+/-46	10.7%
20.0 to 24.9 percent	5.7%	+/-6.2	16	+/-25	3.7%
25.0 to 29.9 percent	0.0%	+/-11.7	11	+/-17	2.6%
30.0 to 34.9 percent	3.3%	+/-4.7	37	+/-46	8.6%
35.0 percent or more	5.0%	+/-5.5	0	+/-18	0.0%
Not computed	(X)	(X)	18	+/-28	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	793	(X)	1,102	+/-181	1,102
Less than \$200	1.4%	+/-2.2	63	+/-66	5.7%
\$200 to \$299	1.6%	+/-2.0	16	+/-26	1.5%
\$300 to \$499	19.7%	+/-10.2	168	+/-99	15.2%
\$500 to \$749	36.4%	+/-11.5	469	+/-165	42.6%
\$750 to \$999	32.8%	+/-9.7	259	+/-118	23.5%
\$1,000 to \$1,499	6.1%	+/-5.8	127	+/-84	11.5%
\$1,500 or more	2.0%	+/-2.4	0	+/-18	0.0%
Median (dollars)	(X)	(X)	668	+/-60	(X)
No rent paid	(X)	(X)	28	+/-45	(X)

Subject	Census Tract 9705, Gordon County, Georgia		Census Tract 9706, Gordon County, Georgia		
	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	793	(X)	1,065	+/-162	1,065
Less than 15.0 percent	3.9%	+/-3.0	134	+/-94	12.6%
15.0 to 19.9 percent	9.3%	+/-7.3	263	+/-101	24.7%
20.0 to 24.9 percent	9.3%	+/-6.5	91	+/-70	8.5%
25.0 to 29.9 percent	5.9%	+/-4.4	79	+/-57	7.4%
30.0 to 34.9 percent	13.0%	+/-9.5	150	+/-111	14.1%
35.0 percent or more	58.5%	+/-11.6	348	+/-109	32.7%
Not computed	(X)	(X)	65	+/-75	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
<b>HOUSING OCCUPANCY</b>					
Total housing units	(X)	2,273	+/-99	2,273	(X)
Occupied housing units	+/-5.3	1,985	+/-132	87.3%	+/-5.5
Vacant housing units	+/-5.3	288	+/-128	12.7%	+/-5.5
Homeowner vacancy rate	(X)	5.9	+/-5.2	(X)	(X)
Rental vacancy rate	(X)	0.0	+/-15.0	(X)	(X)
<b>UNITS IN STRUCTURE</b>					
Total housing units	(X)	2,273	+/-99	2,273	(X)
1-unit, detached	+/-7.2	1,892	+/-168	83.2%	+/-6.7
1-unit, attached	+/-2.2	81	+/-54	3.6%	+/-2.4
2 units	+/-4.0	0	+/-18	0.0%	+/-1.6
3 or 4 units	+/-4.9	11	+/-20	0.5%	+/-0.9
5 to 9 units	+/-3.5	0	+/-18	0.0%	+/-1.6
10 to 19 units	+/-4.1	0	+/-18	0.0%	+/-1.6
20 or more units	+/-2.5	13	+/-21	0.6%	+/-0.9
Mobile home	+/-5.3	276	+/-125	12.1%	+/-5.5
Boat, RV, van, etc.	+/-1.4	0	+/-18	0.0%	+/-1.6
<b>YEAR STRUCTURE BUILT</b>					
Total housing units	(X)	2,273	+/-99	2,273	(X)
Built 2010 or later	+/-0.7	0	+/-18	0.0%	+/-1.6
Built 2000 to 2009	+/-6.3	414	+/-127	18.2%	+/-5.6
Built 1990 to 1999	+/-3.4	628	+/-177	27.6%	+/-7.7
Built 1980 to 1989	+/-7.1	312	+/-118	13.7%	+/-5.0
Built 1970 to 1979	+/-5.5	563	+/-177	24.8%	+/-7.9
Built 1960 to 1969	+/-4.4	201	+/-132	8.8%	+/-5.8
Built 1950 to 1959	+/-2.9	78	+/-59	3.4%	+/-2.5
Built 1940 to 1949	+/-2.6	31	+/-38	1.4%	+/-1.7
Built 1939 or earlier	+/-2.6	46	+/-47	2.0%	+/-2.1
<b>ROOMS</b>					
Total housing units	(X)	2,273	+/-99	2,273	(X)
1 room	+/-3.8	0	+/-18	0.0%	+/-1.6
2 rooms	+/-1.4	0	+/-18	0.0%	+/-1.6
3 rooms	+/-6.1	34	+/-37	1.5%	+/-1.6
4 rooms	+/-7.3	168	+/-95	7.4%	+/-4.2
5 rooms	+/-5.8	715	+/-192	31.5%	+/-8.3
6 rooms	+/-6.4	433	+/-128	19.0%	+/-5.5
7 rooms	+/-5.9	451	+/-135	19.8%	+/-6.1
8 rooms	+/-3.5	253	+/-129	11.1%	+/-5.6
9 rooms or more	+/-1.6	219	+/-90	9.6%	+/-4.0
Median rooms	(X)	6.0	+/-0.4	(X)	(X)
<b>BEDROOMS</b>					
Total housing units	(X)	2,273	+/-99	2,273	(X)
No bedroom	+/-3.8	0	+/-18	0.0%	+/-1.6
1 bedroom	+/-5.0	0	+/-18	0.0%	+/-1.6
2 bedrooms	+/-6.1	414	+/-130	18.2%	+/-5.6
3 bedrooms	+/-7.5	1,256	+/-173	55.3%	+/-7.6
4 bedrooms	+/-4.2	522	+/-158	23.0%	+/-6.8
5 or more bedrooms	+/-1.4	81	+/-44	3.6%	+/-2.0
<b>HOUSING TENURE</b>					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
Owner-occupied	+/-6.5	1,755	+/-145	88.4%	+/-5.6
Renter-occupied	+/-6.5	230	+/-115	11.6%	+/-5.6

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Average household size of owner-occupied unit	(X)	2.83	+/-0.27	(X)	(X)
Average household size of renter-occupied unit	(X)	3.63	+/-0.46	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
Moved in 2010 or later	+/-6.8	192	+/-100	9.7%	+/-4.8
Moved in 2000 to 2009	+/-7.7	1,035	+/-184	52.1%	+/-8.3
Moved in 1990 to 1999	+/-4.3	416	+/-133	21.0%	+/-6.9
Moved in 1980 to 1989	+/-2.9	187	+/-84	9.4%	+/-4.2
Moved in 1970 to 1979	+/-3.4	109	+/-61	5.5%	+/-3.1
Moved in 1969 or earlier	+/-1.7	46	+/-45	2.3%	+/-2.3
VEHICLES AVAILABLE					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
No vehicles available	+/-4.8	11	+/-17	0.6%	+/-0.9
1 vehicle available	+/-7.2	448	+/-149	22.6%	+/-7.0
2 vehicles available	+/-6.5	889	+/-188	44.8%	+/-9.1
3 or more vehicles available	+/-6.2	637	+/-135	32.1%	+/-6.8
HOUSE HEATING FUEL					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
Utility gas	+/-7.0	467	+/-129	23.5%	+/-6.7
Bottled, tank, or LP gas	+/-3.6	258	+/-103	13.0%	+/-5.0
Electricity	+/-7.1	1,243	+/-180	62.6%	+/-7.3
Fuel oil, kerosene, etc.	+/-1.7	0	+/-18	0.0%	+/-1.9
Coal or coke	+/-1.7	0	+/-18	0.0%	+/-1.9
Wood	+/-3.2	0	+/-18	0.0%	+/-1.9
Solar energy	+/-1.7	0	+/-18	0.0%	+/-1.9
Other fuel	+/-1.7	0	+/-18	0.0%	+/-1.9
No fuel used	+/-1.7	17	+/-27	0.9%	+/-1.4
SELECTED CHARACTERISTICS					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
Lacking complete plumbing facilities	+/-1.3	0	+/-18	0.0%	+/-1.9
Lacking complete kitchen facilities	+/-1.9	0	+/-18	0.0%	+/-1.9
No telephone service available	+/-5.0	55	+/-56	2.8%	+/-2.8
OCCUPANTS PER ROOM					
Occupied housing units	(X)	1,985	+/-132	1,985	(X)
1.00 or less	+/-4.3	1,962	+/-129	98.8%	+/-2.0
1.01 to 1.50	+/-4.3	23	+/-41	1.2%	+/-2.0
1.51 or more	+/-1.7	0	+/-18	0.0%	+/-1.9
VALUE					
Owner-occupied units	(X)	1,755	+/-145	1,755	(X)
Less than \$50,000	+/-8.3	96	+/-56	5.5%	+/-3.1
\$50,000 to \$99,999	+/-6.8	517	+/-150	29.5%	+/-8.4
\$100,000 to \$149,999	+/-12.6	578	+/-155	32.9%	+/-8.0
\$150,000 to \$199,999	+/-8.3	195	+/-79	11.1%	+/-4.4
\$200,000 to \$299,999	+/-8.6	221	+/-83	12.6%	+/-4.6
\$300,000 to \$499,999	+/-3.4	91	+/-70	5.2%	+/-4.1
\$500,000 to \$999,999	+/-3.9	37	+/-44	2.1%	+/-2.5
\$1,000,000 or more	+/-3.4	20	+/-34	1.1%	+/-1.9
Median (dollars)	(X)	119,600	+/-11,297	(X)	(X)
MORTGAGE STATUS					
Owner-occupied units	(X)	1,755	+/-145	1,755	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
Housing units with a mortgage	+/-11.8	1,289	+/-159	73.4%	+/-7.0
Housing units without a mortgage	+/-11.8	466	+/-130	26.6%	+/-7.0
<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>					
Housing units with a mortgage	(X)	1,289	+/-159	1,289	(X)
Less than \$300	+/-5.6	0	+/-18	0.0%	+/-2.9
\$300 to \$499	+/-5.6	0	+/-18	0.0%	+/-2.9
\$500 to \$699	+/-11.3	119	+/-68	9.2%	+/-5.4
\$700 to \$999	+/-13.6	418	+/-158	32.4%	+/-11.0
\$1,000 to \$1,499	+/-14.1	486	+/-139	37.7%	+/-9.6
\$1,500 to \$1,999	+/-10.7	219	+/-95	17.0%	+/-7.4
\$2,000 or more	+/-5.8	47	+/-39	3.6%	+/-3.0
Median (dollars)	(X)	1,075	+/-79	(X)	(X)
Housing units without a mortgage	(X)	466	+/-130	466	(X)
Less than \$100	+/-8.0	0	+/-18	0.0%	+/-7.7
\$100 to \$199	+/-7.5	23	+/-28	4.9%	+/-6.0
\$200 to \$299	+/-15.9	85	+/-49	18.2%	+/-9.2
\$300 to \$399	+/-16.7	146	+/-63	31.3%	+/-13.4
\$400 or more	+/-17.8	212	+/-103	45.5%	+/-14.7
Median (dollars)	(X)	387	+/-47	(X)	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAP I)</b>					
Housing units with a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	1,266	+/-160	1,266	(X)
Less than 20.0 percent	+/-12.7	460	+/-148	36.3%	+/-11.7
20.0 to 24.9 percent	+/-13.4	309	+/-122	24.4%	+/-9.2
25.0 to 29.9 percent	+/-2.8	94	+/-67	7.4%	+/-5.0
30.0 to 34.9 percent	+/-6.8	91	+/-75	7.2%	+/-5.9
35.0 percent or more	+/-15.4	312	+/-127	24.6%	+/-9.3
Not computed	(X)	23	+/-29	(X)	(X)
Housing unit without a mortgage (excluding units where SMOCAP I cannot be computed)	(X)	445	+/-125	445	(X)
Less than 10.0 percent	+/-18.0	306	+/-114	68.8%	+/-14.8
10.0 to 14.9 percent	+/-15.6	69	+/-54	15.5%	+/-11.2
15.0 to 19.9 percent	+/-10.5	20	+/-25	4.5%	+/-5.6
20.0 to 24.9 percent	+/-6.0	25	+/-29	5.6%	+/-6.7
25.0 to 29.9 percent	+/-4.0	0	+/-18	0.0%	+/-8.1
30.0 to 34.9 percent	+/-10.5	11	+/-17	2.5%	+/-3.9
35.0 percent or more	+/-8.3	14	+/-21	3.1%	+/-4.9
Not computed	(X)	21	+/-25	(X)	(X)
<b>GROSS RENT</b>					
Occupied units paying rent	(X)	199	+/-106	199	(X)
Less than \$200	+/-5.6	0	+/-18	0.0%	+/-17.1
\$200 to \$299	+/-2.4	0	+/-18	0.0%	+/-17.1
\$300 to \$499	+/-9.5	0	+/-18	0.0%	+/-17.1
\$500 to \$749	+/-11.8	84	+/-67	42.2%	+/-23.7
\$750 to \$999	+/-10.0	21	+/-27	10.6%	+/-12.9
\$1,000 to \$1,499	+/-7.8	70	+/-61	35.2%	+/-21.5
\$1,500 or more	+/-3.3	24	+/-28	12.1%	+/-14.2
Median (dollars)	(X)	931	+/-384	(X)	(X)
No rent paid	(X)	31	+/-33	(X)	(X)

Subject	Census Tract 9706, Gordon County, Georgia Percent Margin of Error	Census Tract 9708, Gordon County, Georgia			
		Estimate	Margin of Error	Percent	Percent Margin of Error
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)					
Occupied units paying rent (excluding units where GRAPI cannot be computed)	(X)	199	+/-106	199	(X)
Less than 15.0 percent	+/-8.4	0	+/-18	0.0%	+/-17.1
15.0 to 19.9 percent	+/-8.9	63	+/-65	31.7%	+/-22.9
20.0 to 24.9 percent	+/-6.6	40	+/-42	20.1%	+/-17.6
25.0 to 29.9 percent	+/-5.2	19	+/-34	9.5%	+/-16.7
30.0 to 34.9 percent	+/-10.0	36	+/-36	18.1%	+/-16.1
35.0 percent or more	+/-9.9	41	+/-35	20.6%	+/-17.9
Not computed	(X)	31	+/-33	(X)	(X)

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

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

Telephone service data are not available for certain geographic areas due to problems with data collection. See Errata Note #93 for details.

While the 2010-2014 American Community Survey (ACS) data generally reflect the February 2013 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Source: U.S. Census Bureau, 2010-2014 American Community Survey 5-Year Estimates

Explanation of Symbols:

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



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.**Geography: Census Tract 9704, Gordon County, Georgia**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	1,909	100.0
Owned with a mortgage or loan	785	41.1
Owned free and clear	318	16.7
Renter occupied	806	42.2
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	1,103	100.0
1-person household	208	18.9
2-person household	409	37.1
3-person household	183	16.6
4-person household	190	17.2
5-person household	77	7.0
6-person household	22	2.0
7-or-more-person household	14	1.3
Renter-occupied housing units	806	100.0
1-person household	281	34.9
2-person household	192	23.8
3-person household	133	16.5
4-person household	102	12.7
5-person household	71	8.8
6-person household	19	2.4
7-or-more-person household	8	1.0
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	1,103	100.0
15 to 24 years	18	1.6
25 to 34 years	129	11.7
35 to 44 years	200	18.1
45 to 54 years	243	22.0
55 to 64 years	227	20.6
65 years and over	286	25.9
65 to 74 years	164	14.9
75 to 84 years	102	9.2
85 years and over	20	1.8
Renter-occupied housing units	806	100.0
15 to 24 years	69	8.6
25 to 34 years	183	22.7
35 to 44 years	162	20.1
45 to 54 years	147	18.2
55 to 64 years	114	14.1
65 years and over	131	16.3
65 to 74 years	73	9.1

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
75 to 84 years	45	5.6
85 years and over	13	1.6

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.**Geography: Census Tract 9705, Gordon County, Georgia**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	1,746	100.0
Owned with a mortgage or loan	556	31.8
Owned free and clear	330	18.9
Renter occupied	860	49.3
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	886	100.0
1-person household	190	21.4
2-person household	321	36.2
3-person household	130	14.7
4-person household	135	15.2
5-person household	66	7.4
6-person household	29	3.3
7-or-more-person household	15	1.7
Renter-occupied housing units	860	100.0
1-person household	287	33.4
2-person household	177	20.6
3-person household	132	15.3
4-person household	122	14.2
5-person household	77	9.0
6-person household	30	3.5
7-or-more-person household	35	4.1
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	886	100.0
15 to 24 years	14	1.6
25 to 34 years	79	8.9
35 to 44 years	142	16.0
45 to 54 years	175	19.8
55 to 64 years	161	18.2
65 years and over	315	35.6
65 to 74 years	146	16.5
75 to 84 years	133	15.0
85 years and over	36	4.1
Renter-occupied housing units	860	100.0
15 to 24 years	82	9.5
25 to 34 years	206	24.0
35 to 44 years	206	24.0
45 to 54 years	162	18.8
55 to 64 years	102	11.9
65 years and over	102	11.9
65 to 74 years	72	8.4

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
75 to 84 years	20	2.3
85 years and over	10	1.2

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

**Geography: Census Tract 9706, Gordon County, Georgia**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	2,370	100.0
Owned with a mortgage or loan	750	31.6
Owned free and clear	312	13.2
Renter occupied	1,308	55.2
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	1,062	100.0
1-person household	214	20.2
2-person household	349	32.9
3-person household	182	17.1
4-person household	167	15.7
5-person household	73	6.9
6-person household	39	3.7
7-or-more-person household	38	3.6
Renter-occupied housing units	1,308	100.0
1-person household	392	30.0
2-person household	283	21.6
3-person household	240	18.3
4-person household	199	15.2
5-person household	120	9.2
6-person household	44	3.4
7-or-more-person household	30	2.3
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	1,062	100.0
15 to 24 years	18	1.7
25 to 34 years	123	11.6
35 to 44 years	205	19.3
45 to 54 years	236	22.2
55 to 64 years	203	19.1
65 years and over	277	26.1
65 to 74 years	165	15.5
75 to 84 years	95	8.9
85 years and over	17	1.6
Renter-occupied housing units	1,308	100.0
15 to 24 years	129	9.9
25 to 34 years	302	23.1
35 to 44 years	265	20.3
45 to 54 years	226	17.3
55 to 64 years	170	13.0
65 years and over	216	16.5
65 to 74 years	121	9.3

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
75 to 84 years	77	5.9
85 years and over	18	1.4

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

**Geography: Census Tract 9708, Gordon County, Georgia**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	2,063	100.0
Owned with a mortgage or loan	1,238	60.0
Owned free and clear	468	22.7
Renter occupied	357	17.3
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	1,706	100.0
1-person household	248	14.5
2-person household	596	34.9
3-person household	335	19.6
4-person household	297	17.4
5-person household	137	8.0
6-person household	64	3.8
7-or-more-person household	29	1.7
Renter-occupied housing units	357	100.0
1-person household	66	18.5
2-person household	91	25.5
3-person household	70	19.6
4-person household	68	19.0
5-person household	34	9.5
6-person household	16	4.5
7-or-more-person household	12	3.4
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	1,706	100.0
15 to 24 years	35	2.1
25 to 34 years	190	11.1
35 to 44 years	360	21.1
45 to 54 years	397	23.3
55 to 64 years	351	20.6
65 years and over	373	21.9
65 to 74 years	253	14.8
75 to 84 years	95	5.6
85 years and over	25	1.5
Renter-occupied housing units	357	100.0
15 to 24 years	22	6.2
25 to 34 years	86	24.1
35 to 44 years	111	31.1
45 to 54 years	62	17.4
55 to 64 years	35	9.8
65 years and over	41	11.5
65 to 74 years	24	6.7

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
75 to 84 years	12	3.4
85 years and over	5	1.4

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.

**Geography: Census Tract 9703, Gordon County, Georgia**

Subject	Number	Percent
<b>TENURE</b>		
Occupied housing units	2,942	100.0
Owned with a mortgage or loan	1,114	37.9
Owned free and clear	444	15.1
Renter occupied	1,384	47.0
<b>TENURE BY HOUSEHOLD SIZE</b>		
Owner-occupied housing units	1,558	100.0
1-person household	363	23.3
2-person household	473	30.4
3-person household	275	17.7
4-person household	250	16.0
5-person household	101	6.5
6-person household	55	3.5
7-or-more-person household	41	2.6
Renter-occupied housing units	1,384	100.0
1-person household	340	24.6
2-person household	332	24.0
3-person household	258	18.6
4-person household	237	17.1
5-person household	99	7.2
6-person household	67	4.8
7-or-more-person household	51	3.7
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
Owner-occupied housing units	1,558	100.0
15 to 24 years	28	1.8
25 to 34 years	206	13.2
35 to 44 years	324	20.8
45 to 54 years	328	21.1
55 to 64 years	278	17.8
65 years and over	394	25.3
65 to 74 years	224	14.4
75 to 84 years	132	8.5
85 years and over	38	2.4
Renter-occupied housing units	1,384	100.0
15 to 24 years	150	10.8
25 to 34 years	329	23.8
35 to 44 years	341	24.6
45 to 54 years	261	18.9
55 to 64 years	121	8.7
65 years and over	182	13.2
65 to 74 years	97	7.0

<b>Subject</b>	<b>Number</b>	<b>Percent</b>
75 to 84 years	51	3.7
85 years and over	34	2.5

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.

# Pop-Facts Demographics

## Title Page

**Data Version:** 2016 May (Quick Market Insights)

**Report Generation Method:** Batch

**Analysis Area:** Stone Ridge PMA (Census Tract)

**Append Area:** None

**Include Map:** No

**Include Charts:** No

### Report Sections:

- Pop-Facts Summary

- Pop-Facts Demographic Snapshot

- Pop-Facts Census Demographic Overview

- Pop-Facts Population Quick Facts

- Pop-Facts Household Quick Facts

- Pop-Facts Demographic Quick Facts

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>Pop-Facts Summary</b>		
<b>Population</b>		
2021 Projection	34,150	
2016 Estimate	32,718	
2010 Census	31,343	
2000 Census	22,741	
Growth 2016 - 2021		4.38%
Growth 2010 - 2016		4.39%
Growth 2000 - 2010		37.83%

<b>Households</b>		
2021 Projection	11,769	
2016 Estimate	11,348	
2010 Census	11,030	
2000 Census	8,376	
Growth 2016 - 2021		3.71%
Growth 2010 - 2016		2.88%
Growth 2000 - 2010		31.69%

<b>Family Households</b>		
2021 Projection	8,484	
2016 Estimate	8,181	
2010 Census	7,950	
2000 Census	6,079	
Growth 2016 - 2021		3.70%
Growth 2010 - 2016		2.91%
Growth 2000 - 2010		30.78%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%

### Pop-Facts Demographic Snapshot

2016 Est. Population by Single-Classification Race	32,718	
White Alone	25,120	76.78%
Black or African American Alone	1,995	6.10%
Amer. Indian and Alaska Native Alone	151	0.46%
Asian Alone	477	1.46%
Native Hawaiian and Other Pac. Isl. Alone	52	0.16%
Some Other Race Alone	4,008	12.25%
Two or More Races	915	2.80%

2016 Est. Population by Hispanic or Latino Origin	32,718	
Not Hispanic or Latino	25,429	77.72%
Hispanic or Latino	7,289	22.28%
Mexican	4,566	62.64%
Puerto Rican	192	2.63%
Cuban	54	0.74%
All Other Hispanic or Latino	2,477	33.98%

2016 Est. Hisp. or Latino Pop by Single-Class. Race	7,289	
White Alone	2,739	37.58%
Black or African American Alone	55	0.75%
American Indian and Alaska Native Alone	55	0.75%
Asian Alone	13	0.18%
Native Hawaiian and Other Pacific Islander Alone	20	0.27%
Some Other Race Alone	3,980	54.60%
Two or More Races	427	5.86%

2016 Est. Pop by Race, Asian Alone, by Category	477	
Chinese, except Taiwanese	45	9.43%
Filipino	1	0.21%
Japanese	8	1.68%
Asian Indian	248	51.99%
Korean	12	2.52%
Vietnamese	163	34.17%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Cambodian	0	0.00%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	0	0.00%

2016 Est. Population by Ancestry	32,718	
Arab	5	0.02%
Czech	10	0.03%
Danish	29	0.09%
Dutch	57	0.17%
English	1,967	6.01%
French (except Basque)	98	0.30%
French Canadian	25	0.08%
German	1,052	3.22%
Greek	12	0.04%
Hungarian	8	0.02%
Irish	1,867	5.71%
Italian	513	1.57%
Lithuanian	0	0.00%
United States or American	6,220	19.01%
Norwegian	31	0.09%
Polish	115	0.35%
Portuguese	0	0.00%
Russian	90	0.28%
Scottish	156	0.48%
Scotch-Irish	396	1.21%
Slovak	0	0.00%
Subsaharan African	32	0.10%
Swedish	44	0.13%
Swiss	23	0.07%
Ukrainian	0	0.00%
Welsh	36	0.11%
West Indian (except Hisp. groups)	15	0.05%
Other ancestries	12,382	37.84%
Ancestry Unclassified	7,535	23.03%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>2016 Est. Pop Age 5+ by Language Spoken At Home</b>	<b>30,416</b>	
Speak Only English at Home	23,703	77.93%
Speak Asian/Pac. Isl. Lang. at Home	154	0.51%
Speak IndoEuropean Language at Home	524	1.72%
Speak Spanish at Home	6,019	19.79%
Speak Other Language at Home	16	0.05%

<b>2016 Est. Population by Sex</b>	<b>32,718</b>	
Male	16,221	49.58%
Female	16,497	50.42%

<b>2016 Est. Population by Age</b>	<b>32,718</b>	
Age 0 - 4	2,302	7.04%
Age 5 - 9	2,362	7.22%
Age 10 - 14	2,425	7.41%
Age 15 - 17	1,418	4.33%
Age 18 - 20	1,415	4.32%
Age 21 - 24	1,689	5.16%
Age 25 - 34	4,466	13.65%
Age 35 - 44	4,438	13.56%
Age 45 - 54	4,446	13.59%
Age 55 - 64	3,491	10.67%
Age 65 - 74	2,470	7.55%
Age 75 - 84	1,341	4.10%
Age 85 and over	455	1.39%
Age 16 and over	25,164	76.91%
Age 18 and over	24,211	74.00%
Age 21 and over	22,796	69.67%
Age 65 and over	4,266	13.04%
<b>2016 Est. Median Age</b>	<b>35.6</b>	
<b>2016 Est. Average Age</b>	<b>36.8</b>	

<b>2016 Est. Male Population by Age</b>	<b>16,221</b>	
Age 0 - 4	1,184	7.30%
Age 5 - 9	1,219	7.51%
Age 10 - 14	1,264	7.79%
Age 15 - 17	732	4.51%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Age 18 - 20	733	4.52%
Age 21 - 24	844	5.20%
Age 25 - 34	2,311	14.25%
Age 35 - 44	2,244	13.83%
Age 45 - 54	2,195	13.53%
Age 55 - 64	1,669	10.29%
Age 65 - 74	1,147	7.07%
Age 75 - 84	545	3.36%
Age 85 and over	134	0.83%
<b>2016 Est. Median Age, Male</b>	<b>34.2</b>	
<b>2016 Est. Average Age, Male</b>	<b>35.6</b>	

<b>2016 Est. Female Population by Age</b>		<b>16,497</b>
Age 0 - 4	1,118	6.78%
Age 5 - 9	1,143	6.93%
Age 10 - 14	1,161	7.04%
Age 15 - 17	686	4.16%
Age 18 - 20	682	4.13%
Age 21 - 24	845	5.12%
Age 25 - 34	2,155	13.06%
Age 35 - 44	2,194	13.30%
Age 45 - 54	2,251	13.64%
Age 55 - 64	1,822	11.04%
Age 65 - 74	1,323	8.02%
Age 75 - 84	796	4.83%
Age 85 and over	321	1.95%
<b>2016 Est. Median Age, Female</b>	<b>37.1</b>	
<b>2016 Est. Average Age, Female</b>	<b>38.1</b>	

<b>2016 Est. Pop Age 15+ by Marital Status</b>		<b>25,629</b>
Total, Never Married	6,952	27.13%
Males, Never Married	3,916	15.28%
Females, Never Married	3,036	11.85%
Married, Spouse present	11,730	45.77%
Married, Spouse absent	1,752	6.84%
Widowed	1,894	7.39%
Males Widowed	306	1.19%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Females Widowed	1,588	6.20%
Divorced	3,301	12.88%
Males Divorced	1,411	5.51%
Females Divorced	1,890	7.37%

2016 Est. Pop Age 25+ by Edu. Attainment	21,107	
Less than 9th grade	2,878	13.64%
Some High School, no diploma	3,323	15.74%
High School Graduate (or GED)	6,798	32.21%
Some College, no degree	3,756	17.80%
Associate Degree	1,199	5.68%
Bachelor's Degree	1,789	8.48%
Master's Degree	961	4.55%
Professional School Degree	303	1.44%
Doctorate Degree	100	0.47%

2016 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	3,710	
No High School Diploma	2,418	65.18%
High School Graduate	844	22.75%
Some College or Associate's Degree	369	9.95%
Bachelor's Degree or Higher	79	2.13%

2016 Est. Households by Household Type	11,348	
Family Households	8,181	72.09%
Nonfamily Households	3,167	27.91%

2016 Est. Group Quarters Population	667	
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2016 HHs by Ethnicity, Hispanic/Latino	1,678	
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2016 Est. Households by HH Income	11,348	
Income < \$15,000	1,770	15.60%
Income \$15,000 - \$24,999	1,540	13.57%
Income \$25,000 - \$34,999	1,598	14.08%
Income \$35,000 - \$49,999	1,632	14.38%
Income \$50,000 - \$74,999	2,136	18.82%
Income \$75,000 - \$99,999	1,201	10.58%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Income \$100,000 - \$124,999	598	5.27%
Income \$125,000 - \$149,999	334	2.94%
Income \$150,000 - \$199,999	257	2.26%
Income \$200,000 - \$249,999	107	0.94%
Income \$250,000 - \$499,999	119	1.05%
Income \$500,000+	56	0.49%
<b>2016 Est. Average Household Income</b>	<b>\$57,399</b>	
<b>2016 Est. Median Household Income</b>	<b>\$42,040</b>	

2016 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$47,157	
Black or African American Alone	\$22,911	
American Indian and Alaska Native Alone	\$28,966	
Asian Alone	\$63,110	
Native Hawaiian and Other Pacific Islander Alone	\$40,000	
Some Other Race Alone	\$26,719	
Two or More Races	\$21,159	
Hispanic or Latino	\$30,011	
Not Hispanic or Latino	\$45,278	

2016 Est. Family HH Type by Presence of Own Child.		
	<b>8,181</b>	
Married-Couple Family, own children	2,707	33.09%
Married-Couple Family, no own children	3,129	38.25%
Male Householder, own children	338	4.13%
Male Householder, no own children	328	4.01%
Female Householder, own children	949	11.60%
Female Householder, no own children	730	8.92%

2016 Est. Households by Household Size		
	<b>11,348</b>	
1-person	2,624	23.12%
2-person	3,257	28.70%
3-person	2,011	17.72%
4-person	1,792	15.79%
5-person	921	8.12%
6-person	429	3.78%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
7-or-more-person	314	2.77%
<b>2016 Est. Average Household Size</b>	<b>2.82</b>	
<b>2016 Est. Households by Presence of People Under 18</b>	<b>11,348</b>	
<b>Households with 1 or More People under Age 18:</b>	<b>4,577</b>	<b>40.33%</b>
Married-Couple Family	2,953	64.52%
Other Family, Male Householder	409	8.94%
Other Family, Female Householder	1,152	25.17%
Nonfamily, Male Householder	51	1.11%
Nonfamily, Female Householder	12	0.26%
<b>Households with No People under Age 18:</b>	<b>6,771</b>	<b>59.67%</b>
Married-Couple Family	2,883	42.58%
Other Family, Male Householder	260	3.84%
Other Family, Female Householder	526	7.77%
Nonfamily, Male Householder	1,359	20.07%
Nonfamily, Female Householder	1,743	25.74%
<b>2016 Est. Households by Number of Vehicles</b>	<b>11,348</b>	
No Vehicles	805	7.09%
1 Vehicle	3,972	35.00%
2 Vehicles	4,454	39.25%
3 Vehicles	1,592	14.03%
4 Vehicles	306	2.70%
5 or more Vehicles	219	1.93%
<b>2016 Est. Average Number of Vehicles</b>	<b>1.8</b>	
<b>2016 Est. Families by Poverty Status</b>	<b>8,181</b>	
2016 Families at or Above Poverty	6,607	80.76%
2016 Families at or Above Poverty with Children	2,689	32.87%
2016 Families Below Poverty	1,574	19.24%
2016 Families Below Poverty with Children	1,187	14.51%
<b>2016 Est. Pop Age 16+ by Employment Status</b>	<b>25,164</b>	
In Armed Forces	12	0.05%
Civilian - Employed	13,455	53.47%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Civilian - Unemployed	1,195	4.75%
Not in Labor Force	10,502	41.73%

2016 Est. Civ. Employed Pop 16+ by Class of Worker	13,794	
For-Profit Private Workers	10,550	76.48%
Non-Profit Private Workers	382	2.77%
Local Government Workers	955	6.92%
State Government Workers	584	4.23%
Federal Government Workers	108	0.78%
Self-Employed Workers	1,123	8.14%
Unpaid Family Workers	92	0.67%

2016 Est. Civ. Employed Pop 16+ by Occupation	13,794	
Architect/Engineer	176	1.28%
Arts/Entertainment/Sports	178	1.29%
Building Grounds Maintenance	517	3.75%
Business/Financial Operations	314	2.28%
Community/Social Services	91	0.66%
Computer/Mathematical	117	0.85%
Construction/Extraction	1,054	7.64%
Education/Training/Library	729	5.28%
Farming/Fishing/Forestry	80	0.58%
Food Prep/Serving	663	4.81%
Health Practitioner/Technician	574	4.16%
Healthcare Support	121	0.88%
Maintenance Repair	519	3.76%
Legal	65	0.47%
Life/Physical/Social Science	11	0.08%
Management	1,222	8.86%
Office/Admin. Support	1,816	13.17%
Production	2,218	16.08%
Protective Services	254	1.84%
Sales/Related	1,348	9.77%
Personal Care/Service	166	1.20%
Transportation/Moving	1,561	11.32%

2016 Est. Pop 16+ by Occupation Classification	13,794	
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## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Blue Collar	5,352	38.80%
White Collar	6,641	48.14%
Service and Farm	1,801	13.06%

2016 Est. Workers Age 16+ by Transp. to Work	Total	%
Drove Alone	10,621	77.82%
Car Pooled	2,149	15.74%
Public Transportation	4	0.03%
Walked	115	0.84%
Bicycle	14	0.10%
Other Means	449	3.29%
Worked at Home	297	2.18%

2016 Est. Workers Age 16+ by Travel Time to Work	Total	%
Less than 15 Minutes	4,966	
15 - 29 Minutes	5,338	
30 - 44 Minutes	2,020	
45 - 59 Minutes	599	
60 or more Minutes	412	
<b>2016 Est. Avg Travel Time to Work in Minutes</b>	<b>22.00</b>	

2016 Est. Occupied Housing Units by Tenure	Total	%
Owner Occupied	6,504	57.31%
Renter Occupied	4,844	42.69%

2016 Owner Occ. HUs: Avg. Length of Residence	Avg. Length
	16.7

2016 Renter Occ. HUs: Avg. Length of Residence	Avg. Length
	6.6

2016 Est. Owner-Occupied Housing Units by Value	Total	%
Value Less than \$20,000	148	2.28%
Value \$20,000 - \$39,999	235	3.61%
Value \$40,000 - \$59,999	282	4.34%
Value \$60,000 - \$79,999	577	8.87%
Value \$80,000 - \$99,999	876	13.47%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Value \$100,000 - \$149,999	2,090	32.13%
Value \$150,000 - \$199,999	1,096	16.85%
Value \$200,000 - \$299,999	771	11.85%
Value \$300,000 - \$399,999	181	2.78%
Value \$400,000 - \$499,999	63	0.97%
Value \$500,000 - \$749,999	54	0.83%
Value \$750,000 - \$999,999	51	0.78%
Value \$1,000,000 or more	80	1.23%
<b>2016 Est. Median All Owner-Occupied Housing Value</b>	<b>\$127,129</b>	

2016 Est. Housing Units by Units in Structure	12,838	
1 Unit Attached	425	3.31%
1 Unit Detached	8,280	64.50%
2 Units	487	3.79%
3 or 4 Units	608	4.74%
5 to 19 Units	1,806	14.07%
20 to 49 Units	272	2.12%
50 or More Units	192	1.50%
Mobile Home or Trailer	768	5.98%
Boat, RV, Van, etc.	0	0.00%

2016 Est. Housing Units by Year Structure Built	12,838	
Housing Units Built 2010 or later	404	3.15%
Housing Units Built 2000 to 2009	2,788	21.72%
Housing Units Built 1990 to 1999	2,295	17.88%
Housing Units Built 1980 to 1989	1,967	15.32%
Housing Units Built 1970 to 1979	2,434	18.96%
Housing Units Built 1960 to 1969	1,356	10.56%
Housing Units Built 1950 to 1959	884	6.89%
Housing Units Built 1940 to 1949	384	2.99%
Housing Unit Built 1939 or Earlier	326	2.54%
<b>2016 Est. Median Year Structure Built</b>	<b>1985</b>	

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>Pop-Facts Census Demographic Overview</b>		
<b>2010 Pop by Single Race Classification</b>	<b>31,343</b>	
White Alone	24,749	78.96%
Black or African American Alone	1,581	5.04%
American Indian and Alaska Native Alone	132	0.42%
Asian Alone	418	1.33%
Native Hawaiian and Other Pacific Islander Alone	50	0.16%
Some Other Race Alone	3,611	11.52%
Two or More Races	802	2.56%
<b>2010 Population by Ethnicity</b>	<b>31,343</b>	
Hispanic or Latino	6,529	79.17%
Not Hispanic or Latino	24,814	20.83%
<b>2010 Hispanic or Latino Pop by Single-Class. Race</b>	<b>6,529</b>	
White Alone	2,437	37.33%
Black or African American Alone	50	0.77%
American Indian and Alaska Native Alone	52	0.80%
Asian Alone	13	0.20%
Native Hawaiian and Other Pacific Islander Alone	19	0.29%
Some Other Race Alone	3,583	54.88%
Two or More Races	375	5.74%
<b>2010 Population by Sex</b>	<b>31,343</b>	
Male	15,389	49.10%
Female	15,954	50.90%
Male/Female Ratio	0.96	
<b>2010 Population by Age</b>	<b>31,343</b>	
Age 0 - 4	2,514	8.02%
Age 5 - 9	2,420	7.72%
Age 10 - 14	2,298	7.33%
Age 15 - 17	1,465	4.67%
Age 18 - 20	1,338	4.27%
Age 21 - 24	1,688	5.39%
Age 25 - 34	4,409	14.07%
Age 35 - 44	4,466	14.25%
Age 45 - 54	4,099	13.08%
Age 55 - 64	3,086	9.85%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Age 65 - 74	2,056	6.56%
Age 75 - 84	1,120	3.57%
Age 85 and over	384	1.23%
Age 16 and over	23,678	75.54%
Age 18 and over	22,646	72.25%
Age 21 and over	21,308	67.98%
Age 65 and over	3,560	11.36%
<b>2010 Median Age</b>	<b>34.0</b>	
<b>2010 Male Population by Age</b>	<b>15,389</b>	
Age 0 - 4	1,299	8.44%
Age 5 - 9	1,235	8.03%
Age 10 - 14	1,161	7.54%
Age 15 - 17	717	4.66%
Age 18 - 20	662	4.30%
Age 21 - 24	865	5.62%
Age 25 - 34	2,272	14.76%
Age 35 - 44	2,257	14.67%
Age 45 - 54	1,983	12.89%
Age 55 - 64	1,481	9.62%
Age 65 - 74	920	5.98%
Age 75 - 84	435	2.83%
Age 85 and over	102	0.66%
<b>2010 Median Age, Male</b>	<b>32.7</b>	
<b>2010 Female Population by Age</b>	<b>15,954</b>	
Age 0 - 4	1,215	7.62%
Age 5 - 9	1,185	7.43%
Age 10 - 14	1,137	7.13%
Age 15 - 17	748	4.69%
Age 18 - 20	676	4.24%
Age 21 - 24	823	5.16%
Age 25 - 34	2,137	13.39%
Age 35 - 44	2,209	13.85%
Age 45 - 54	2,116	13.26%
Age 55 - 64	1,605	10.06%
Age 65 - 74	1,136	7.12%
Age 75 - 84	685	4.29%
Age 85 and over	282	1.77%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>2010 Median Age, Female</b>	<b>35.3</b>	
<b>2010 Households by Household Type</b>	<b>11,030</b>	
Family Households	7,950	72.08%
Nonfamily Households	3,080	27.92%
<b>2010 Group Quarters Population</b>	<b>670</b>	
<b>2010 Hispanic or Latino Households</b>	<b>1,519</b>	
<b>2010 Households by Household Size</b>	<b>11,030</b>	
1-person	2,589	23.47%
2-person	3,223	29.22%
3-person	1,938	17.57%
4-person	1,767	16.02%
5-person	855	7.75%
6-person	385	3.49%
7-or-more-person	273	2.48%
<b>2010 Households by Type by Presence of Children</b>	<b>11,030</b>	
2010 Fam HHs, Own Kids, Married Couple Fam	2,629	23.83%
2010 Fam HHs, Own Kids, Other Fam HH, Male HHldr	330	2.99%
2010 Fam HHs, Own Kids, Other Fam HH, Female HHldr	926	8.40%
2010 Fam HHs, No Own Kids, Married Couple Fam	3,043	27.59%
2010 Fam HHs, No Own Kids, Other Fam HH, Male HHldr	317	2.87%
2010 Fam HHs, No Own Kids, Other Fam HH, Female HHldr	705	6.39%
2010 NonFam HHs	3,080	27.92%
<b>2010 Households by Presence of People Under Age 18</b>	<b>11,030</b>	
HHs with 1 or More People Under Age 18:	4,446	40.31%
Married-Couple Family	2,868	64.51%
Other Family, Male Householder	396	8.91%
Other Family, Female Householder	1,121	25.21%
Nonfamily, Male Householder	50	1.12%
Nonfamily, Female Householder	11	0.25%
Households with No People Under Age 18:	6,584	59.69%
Married-Couple Family	2,804	42.59%
Other Family, Male Householder	251	3.81%
Other Family, Female Householder	510	7.75%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
Nonfamily, Male Householder	1,323	20.09%
Nonfamily, Female Householder	1,696	20.09%
<b>2010 Occupied Housing Units by Tenure</b>	<b>11,030</b>	
Owner Occupied	6,315	57.25%
Renter Occupied	4,715	42.75%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>Pop-Facts Population Quick Facts</b>		
<b>2016 Est. Population by Age</b>	<b>32,718</b>	
Age 0 - 4	2,302	7.04%
Age 5 - 9	2,362	7.22%
Age 10 - 14	2,425	7.41%
Age 15 - 17	1,418	4.33%
Age 18 - 20	1,415	4.32%
Age 21 - 24	1,689	5.16%
Age 25 - 34	4,466	13.65%
Age 35 - 44	4,438	13.56%
Age 45 - 54	4,446	13.59%
Age 55 - 64	3,491	10.67%
Age 65 - 74	2,470	7.55%
Age 75 - 84	1,341	4.10%
Age 85 and over	455	1.39%
Age 16 and over	25,164	76.91%
Age 18 and over	24,211	74.00%
Age 21 and over	22,796	69.67%
Age 65 and over	4,266	13.04%
<b>2016 Est. Median Age</b>	<b>35.6</b>	
<b>2016 Est. Average Age</b>	<b>36.8</b>	

<b>2016 Est. Population by Single-Classification Race</b>	<b>32,718</b>	
White Alone	25,120	76.78%
Black or African American Alone	1,995	6.10%
American Indian and Alaska Native Alone	151	0.46%
Asian Alone	477	1.46%
Native Hawaiian and Other Pacific Islander Alone	52	0.16%
Some Other Race Alone	4,008	12.25%
Two or More Races	915	2.80%

<b>2016 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>32,718</b>	
Hispanic or Latino	7,289	22.28%
Not Hispanic or Latino	25,429	77.72%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>2016 Est. Population by Sex</b>	<b>32,718</b>	
Male	16,221	49.58%
Female	16,497	50.42%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>Pop-Facts Household Quick Facts</b>		
<b>2016 Est. Households by Household Income</b>	<b>11,348</b>	
Income < \$15,000	1,770	15.60%
Income \$15,000 - \$24,999	1,540	13.57%
Income \$25,000 - \$34,999	1,598	14.08%
Income \$35,000 - \$49,999	1,632	14.38%
Income \$50,000 - \$74,999	2,136	18.82%
Income \$75,000 - \$99,999	1,201	10.58%
Income \$100,000 - \$124,999	598	5.27%
Income \$125,000 - \$149,999	334	2.94%
Income \$150,000 - \$199,999	257	2.26%
Income \$200,000 - \$249,999	107	0.94%
Income \$250,000 - \$499,999	119	1.05%
Income \$500,000+	56	0.49%
2016 Est. Average Household Income	\$57,399	
2016 Est. Median Household Income	\$42,040	

<b>2016 Median HH Inc. by Single-Classification Race</b>		
White Alone	\$47,157	
Black or African American Alone	\$22,911	
American Indian and Alaska Native Alone	\$28,966	
Asian Alone	\$63,110	
Native Hawaiian and Other Pacific Islander Alone	\$40,000	
Some Other Race Alone	\$26,719	
Two or More Races	\$21,159	
Hispanic or Latino	\$30,011	
Not Hispanic or Latino	\$45,278	

<b>2016 Est. Households by Household Type</b>		
<b>2016 Est. Households by Household Type</b>	<b>11,348</b>	
Family Households	8,181	72.09%
Nonfamily Households	3,167	27.91%
<b>2016 Est. Group Quarters Population</b>	<b>667</b>	

<b>2016 Est. Households by Household Size</b>		
<b>2016 Est. Households by Household Size</b>	<b>11,348</b>	
1-person	2,624	23.12%
2-person	3,257	28.70%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
3-person	2,011	17.72%
4-person	1,792	15.79%
5-person	921	8.12%
6-person	429	3.78%
7-or-more-person	314	2.77%
2016 Est. Average Household Size	2.82	

2016 Est. HHs by Type by Presence of Own Children	Total	%
<b>2016 Est. HHs by Type by Presence of Own Children</b>	<b>8,181</b>	
Married-Couple Family, own children	2,707	33.09%
Married-Couple Family, no own children	3,129	38.25%
Male Householder, own children	338	4.13%
Male Householder, no own children	328	4.01%
Female Householder, own children	949	11.60%
Female Householder, no own children	730	8.92%

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%
<b>Pop-Facts Demographic Quick Facts</b>		
<b>2016 Est. Population by Single-Classification Race</b>	<b>32,718</b>	
White Alone	25,120	76.78%
Black or African American Alone	1,995	6.10%
American Indian and Alaska Native Alone	151	0.46%
Asian Alone	477	1.46%
Native Hawaiian and Other Pacific Islander Alone	52	0.16%
Some Other Race Alone	4,008	12.25%
Two or More Races	915	2.80%
<b>2016 Est. Population by Ethnicity (Hispanic or Latino)</b>	<b>32,718</b>	
Hispanic or Latino	7,289	22.28%
Not Hispanic or Latino	25,429	77.72%
<b>2016 Occupied Housing Units by Tenure</b>	<b>11,348</b>	
Owner-Occupied	6,504	57.31%
Renter-Occupied	4,844	42.69%
<b>2016 Average Household Size</b>	<b>2.82</b>	
<b>2016 Est. Households by Household Income</b>	<b>11,348</b>	
Income < \$15,000	1,770	15.60%
Income \$15,000 - \$24,999	1,540	13.57%
Income \$25,000 - \$34,999	1,598	14.08%
Income \$35,000 - \$49,999	1,632	14.38%
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Income \$200,000 - \$249,999	107	0.94%
Income \$250,000 - \$499,999	119	1.05%
Income \$500,000+	56	0.49%
2016 Est. Average Household Income	\$57,399	
2016 Est. Median Household Income	\$42,040	

## Pop-Facts Demographics

Description	Stone Ridge PMA (Census Tract)	
	Total	%

2016 Median HH Inc. by Single-Classification Race		
White Alone	\$47,157	
Black or African American Alone	\$22,911	
American Indian and Alaska Native Alone	\$28,966	
Asian Alone	\$63,110	
Native Hawaiian and Other Pacific Islander Alone	\$40,000	
Some Other Race Alone	\$26,719	
Two or More Races	\$21,159	
Hispanic or Latino	\$30,011	
Not Hispanic or Latino	\$45,278	