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Need and Demand Analysis For

**Lakewood Christian Manor
2141 Springdale Road Southwest
Atlanta, Georgia 30315**

Prepared For

Mr. Dennis Richards
National Church Residences
260 Peachtree Street, Suite 1203
Atlanta, Georgia 30303

Effective Date

November 16, 2020

Date of Report

November 24, 2020



November 24, 2020

Mr. Dennis Richards
National Church Residences
260 Peachtree Street, Suite 1203
Atlanta, Georgia 30303

Dear Mr. Richards:

Following is a market study which was completed for Lakewood Christian Manor, according to the guidelines set forth by the Georgia Department of Community Affairs as authorized by The Office of Affordable Housing. The subject is located at 2141 Springdale Road Southwest, in Atlanta, Georgia. The site is improved with one three-story elevator building containing 250 studio and one-bedroom Section 8, Public Housing Authority and LIHTC units designed for Housing for Older Persons, a meeting room, lounge, beauty salon, business center, library, laundry facility, service coordinator's office, leasing office and maintenance area. Each unit contains a refrigerator, range/oven, garbage disposal, carpet, vinyl and ceramic tile floor coverings, blinds, walk-in closet, coat closet, pull cords, emergency call and safety bars. The subject also contains a picnic area, courtyard, transportation, intercom/electronic entry, limited access gate, perimeter fencing, security patrol, video surveillance and asphalt parking with approximately 136 parking spaces. The total site size is approximately 4.921 acres, or 214,359 square feet.

The purpose of the following market study is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. This information was collected during a field survey conducted by Todd Douglas Poer while visiting the site. The intended users of the report are the Georgia Department of Community Affairs and National Church Residences.

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

The site was inspected on November 16, 2020, by Todd Douglas Poer, Market Analyst. An attempt was made to survey 100 percent of all housing in the area. The comparables were confirmed on November 16, 2020. Therefore, the effective date of this analysis is November 16, 2020. The document is assignable to other lenders that are parties to the DCA loan transaction.

Samuel T. Gill
Market Analyst



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CERTIFICATION

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

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

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

A handwritten signature in black ink that reads "Samuel T. Gill". The signature is written in a cursive style.

Samuel T. Gill
Market Analyst
November 24, 2020



IDENTITY OF INTEREST

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

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

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

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

Samuel T. Gill
Market Analyst

November 24, 2020



NCHMA MEMBER CERTIFICATION



Formerly known as
National Council of Affordable
Housing Market Analysts

NCHMA MEMBER CERTIFICATION

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

Gill Group, Inc. is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. Gill Group, Inc. is an independent market analyst. No principal or employee of Gill Group, Inc. has any financial interest whatsoever in the development for which this analysis has been undertaken.

Samuel T. Gill
Market Analyst

November 24, 2020



INTRODUCTION AND SCOPE OF WORK

The Scope of Work Rule requires us to gather and analyze information about those assignment elements that are necessary to properly identify the problem to be solved. According to the Standards Rule 1-2, identification of the problem to be solved requires us to identify the following assignment elements.

- Client and any other intended users: The client for this need and demand analysis assignment is National Church Residences, and the developer is National Church Residences. The intended users of the report are National Church Residences and the Georgia Department of Community Affairs. No other users are intended.
- Intended use of the analyst's opinions and conclusions: The intended use of this Need and Demand Analysis is to apply for Low Income Housing Tax Credits through the Georgia Department of Community Affairs.
- Effective date of the analyst's opinions and conclusions: The effective date of the rental estimate is November 16, 2020.
- Subject of the assignment and its relevant characteristics: The subject property is an existing 250-unit apartment complex known as Lakewood Christian Manor. Lakewood Christian Manor is located at 2141 Springdale Road Southwest.
- Assignment conditions: Assignment conditions include assumptions, extraordinary assumptions, hypothetical conditions, supplemental standards, jurisdictional exceptions and other conditions that affect the scope of work. The following assumptions are used in this need and demand analysis assignment:
 - An environmental audit was not provided. I am not qualified to complete an environmental audit. The stated opinion of rental rates, penetration rate, demand and capture rates is predicated on the assumption that no hazardous substances or conditions materially affect the subject property.
 - The Americans with Disabilities Act (ADA) became effective January 26, 1992. No specific compliance survey or analysis of the identified property has been made to determine whether it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property will not comply with one or more of the requirements of the Act. If so, this fact could have an adverse impact upon the value of the property. Since there is no direct evidence relating to this issue, it is assumed that no substantial immediate outlays will be mandated by governing authorities to meet ADA requirements.
 - The building improvements meet all governing codes, unless otherwise noted in this report.



An **extraordinary assumption**¹ is defined as:

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.

An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The analyst has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for extraordinary assumptions.²

The following extraordinary assumptions are used in this need and demand analysis consultation assignment: *This need and demand analysis was written under the extraordinary assumption that the property will be rehabilitated as proposed. This need and demand analysis was written under the extraordinary assumption that there is no long-term economic impact on the market area due to COVID-19.*

A **hypothetical condition**³ is defined as:

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market condition or trends; or about the integrity of data used in an analysis.

A hypothetical condition may be used in an assignment only if:

- Use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for purposes of comparison;
- Use of the hypothetical condition results in a credible analysis; and
- The analyst complies with the disclosure requirements set forth in USPAP for hypothetical conditions.⁴

The following hypothetical conditions are used in this need and demand analysis consultation assignment: *The market rents in the need and demand analysis were determined under the hypothetical condition that the subject will be unrestricted or conventional and not subject to any rent restrictions.*

¹ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

² Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14

³ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 4

⁴ Uniform Standards of Professional Appraisal Practice, 2020-2021 Edition (The Appraisal Foundation, 2020), pg. 14



This Need and Demand Analysis was completed in accordance with the requirements set forth in Georgia Department of Community Affairs' 2020 Market Study Requirements.

Samuel T. Gill, a Market Analyst employed by Gill Group, Inc., oversaw and supervised all data collection and analysis. The following actions were taken to complete this Need and Demand Analysis.

- The interior and exterior of the subject property was previously inspected on May 27, 2020. On November 16, 2020, Todd Douglas Poer, a Market Analyst, conducted an interior and exterior inspection of the subject property to determine the property's physical and functional characteristics. Todd Douglas Poer inspected common areas, mechanical rooms, exterior grounds and a total of eight units. He interviewed Dennis Richards provided information on the rental rates, services and amenities offered to the tenants of the subject property.
- The purpose of this Need and Demand Analysis is to determine if the community has a need for the subject units. To do so, the analyst utilized data from the U.S. Census Bureau, Nielsen Claritas and Ribbon Demographics and various other demographic resources. Community information and opinion was also utilized. The research retrieved data from several of the following: internet sites, local newspapers and rental publications, town records, owners and managers of local apartment properties, local real estate brokers, fellow analysts and the analyst's office files.
- During the week of November 16, 2020, to November 20, 2020, Todd Douglas Poer inspected the exterior of each comparable property used in the analysis. Due to the COVID-19 pandemic, Gill Group was unable to inspect any interior common areas or model units. However, detailed information was taken from interviews with the property managers and their various websites. Interior photographs on the internet were viewed, where available. Unit size, amenities, utilities provided and services provided were verified through the property contacts as well as internet websites.
- During the site inspections or in separate phone interviews, Todd Douglas Poer, Samuel T. Gill, or one of their associates, talked with the managers of the comparable properties to confirm all data and to collect additional information about each comparable including size, age, amenities, occupancy rates and general market information. The property manager provided floor plans or other information describing the size of comparable units after it was explained that the interior size was needed.
- Samuel T. Gill, the primary market analyst, completed the data and adjustments columns of the Rent Comparability Grids and determined the final estimate of rents. After completing the Rent Comparability Grids, Samuel T. Gill derived an estimated market rent and an estimated achievable rent for each unit type. Samuel T. Gill also completed the demand, penetration rate and capture rate conclusions through analysis of all aspects of the subject, market area and demographic data available to the analyst.

EXECUTIVE SUMMARY



Executive Summary

It is the opinion of the analyst that a market does exist for the proposed construction of the 250-unit development designed for Housing for Older Persons. The development that will remain viable within the market area. The report was prepared assuming that the project will be constructed as detailed in this report.

Project Description

The subject, Lakewood Christian Manor, is an existing 250-unit development that is designed for Housing for Older Persons. The subject is located at 2141 Springdale Road Southwest, in Atlanta, Fulton County, Georgia, 30315. Springdale Road Southwest intersects with Perkerson Road Southwest, which connects to Lakewood Freeway Southwest, a major thoroughfare in the city.

The existing development contains one three-story elevator building. The property contains 16 studio units with 432 square feet for a total of 6,912 square feet; 16 studio units with 453 square feet for a total of 7,248 square feet; 50 one-bedroom units with 517 square feet for a total of 25,850 square feet; and 168 one-bedroom units with 534 square feet for a total of 89,712 square feet. The total net rentable area is 129,722 square feet.

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

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
Studio (Section 8)	8	443	\$1,075	N/A
Studio (LIHTC)	24	443	\$610	N/A
1/1 (Section 8)	42	530	\$1,185	N/A
1/1 (LIHTC)	175	530	\$623	N/A
1/1 (Non-Revenue)	1	530	N/A	N/A
	250			

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
Studio (Section 8)	3	443	30%	\$434	\$1,075	N/A	\$1,075
Studio (Section 8)	5	443	50%	\$723	\$1,075	N/A	\$1,075
Studio (Homeflex)	5	443	50%	\$723	\$868	N/A	\$868
Studio (Homeflex)	13	443	60%	\$868	\$868	N/A	\$868
Studio (NHTF)	6	443	30%	\$434	\$868	N/A	\$868
1/1 (Section 8)	7	530	30%	\$465	\$1,185	N/A	\$1,185
1/1 (Section 8)	35	530	50%	\$775	\$1,185	N/A	\$1,185
1/1 (Homeflex)	109	530	50%	\$775	\$930	N/A	\$930
1/1 (Homeflex)	61	530	60%	\$930	\$930	N/A	\$930
1/1 (LIHTC)	1	530	60%	\$930	\$930	N/A	\$930
1/1 (NHTF)	5	530	30%	\$465	\$930	N/A	\$930

note: Gross rents are tied to LIHTC max at \$930 v. PBRA max at \$931

The rents at 30 and 50 percent AMI are higher than the maximum LIHTC rent; however, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents. Therefore, the rents were deemed reasonable.

The developer is not electing to use the income-average minimum set-aside option.



Each unit contains a refrigerator, range/oven, garbage disposal, carpet, vinyl and ceramic tile floor coverings, blinds, walk-in closet, coat closet, pull cords, emergency call and safety bars. In addition, all units will be accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988. Project amenities include an elevator, meeting room, picnic area, lounge, gazebo, beauty salon, courtyard, business center, library, transportation, service coordinator, neighborhood network, laundry facility, leasing office, maintenance area, intercom/electronic entry, limited access gate, perimeter fencing, security patrol and video surveillance and open parking with approximately 136 parking spaces. The subject's unit mix and project amenities are competitive with most surveyed comparables.

The subject's unit mix of studio and one-bedroom units is suitable in the market. The subject's unit sizes are within the comparable range. In addition, the subject has maintained a stabilized occupancy rate over the past few years and has 63 applicants on the waiting list. Therefore, it does not appear that the subject's smaller unit sizes have a negative impact on the marketability of the units.

The subject's proposed rents are below the achievable unrestricted market rents determined on the rent grids. Furthermore, the majority of the proposed rents are lower than the maximum allowable LIHTC rents. The rents at 30 and 50 percent AMI are higher than the maximum LIHTC rent; however, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents. Therefore, the rents were deemed reasonable. In addition, the subject will be newly renovated and will be in good condition. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.

Site Description/Evaluation

The subject is located at 2141 Springdale Road Southwest and contains approximately 4.921 acres. The subject property is currently zoned RG-4-C, Residential General District. The subject is a legal, conforming use. Springdale Road Southwest intersects with Perkerson Road Southwest, which connects to Lakewood Freeway Southwest, a major thoroughfare in the city. It is the opinion of the analyst that there is good visibility/access to the site.

The subject neighborhood is comprised primarily of single-family residences and is 95 percent built up. Approximately 75 percent of the land use is made up of single-family residences. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The remaining five percent is vacant land. The area is mostly urban. Lakewood Freeway is located north of the site. Single-family residences are located south of the site. Single-family residences are located east of the subject. Extra Space Storage is located west of the subject.

The site is located near a major thoroughfare which provides it with good visibility and access. The subject is located in close proximity to most major services. There are multiple banks, grocery stores, pharmacies, restaurants, salons, parks, convenience stores and schools within 1.5 miles of the site. In addition, department stores and library are located within two miles of the subject. According to AreaVibes, approximately 251 per 100,000 residents are victims of a violent crime annually, and approximately 1,750 per 100,000 residents are victims of a property crime each year. The total number of crimes for the city were not available. The crime rate for Atlanta is 26.3 percent higher than for the state. The total number of crimes in the city has decreased 63.0 percent within the past year, according to AreaVibes. There is a 1 in 399 chance of being the victim of a violent crime and a 1 in 58 chance of being the victim of a property crime. The life cycle is generally in the stability stage. The subject has extensive security features which help offset any adverse influence due to crime. The subject contains limited access gate, intercom entry, video surveillance and security patrol, all of which provide protection from crime. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.



Market Area Definition

The market area for the subject consists of the following census tracts: 0065.00, 0066.01, 0074.00, 0075.00, 0076.02, 0076.03, 0076.04, 0077.04, 0077.05, 0106.01, 0108.00, 0110.00, 0111.00, 0112.01, 0112.02, 0113.01, 0113.03 and 0123.00. The northern boundary is approximately 1.8 miles from the subject. The western boundary is approximately 4.9 miles from the subject, and the southern boundary is approximately 4.0 miles from the subject. The eastern boundary is approximately 0.6 miles from the subject.

Community Demographic Data

In 2000, this geographic market area contained an estimated population of 79,196. By 2010, population in this market area had decreased by 13.3 percent to 68,673. In 2020, the population in this market area had increased by 7.6 percent to 73,871. It is projected that between 2020 and 2022, population in the market area will increase 1.6 percent to 75,080. It is projected that between 2020 and 2025, population in the market area will increase 2.5 percent to 76,893.

In 2010, this geographic market area contained an estimated Housing For Older Persons Person population of 15,557. By 2020, this population increased 25.1 percent to 19,458. It is estimated that the market area will increase to 21,283, or by 9.4 percent, by 2025 in the same age group.

Between 2000 and 2010, the market area lost 167 households per year. However, the market area gained an additional 349 households between 2010 and 2020 and an additional 329 households per year between 2020 and 2022. The market area is projected to continue to gain households through 2025. The percentage of owner-occupied households in the market area is lower than the percentage of renter-occupied households. These percentages are projected to remain stable through 2025.

In 2020, this geographic market area contained 13,538 Housing For Older Persons households. Of the total 13,538 Housing For Older Persons households, 6,762, or 49.9 percent, are renter households. The market area is expected to gain an additional 1,301 Housing For Older Persons households. The market area is expected to gain an additional 673 Housing For Older Persons renter households.

Of the surveyed comparables, studio units typically range from \$575 to \$1,200 per month and one-bedroom units typically range from \$575 to \$1,949 per month. These rental rates have remained similar within the past few years.

According to www.realtytrac.com, there are currently 71 properties for sale that are in some stage of foreclosure within the subject's zip code. In October 2020, the number of properties that received a foreclosure filing in zip code 30315 was 80 percent lower than the previous month and 90 percent lower than the same time last year. The zip code's foreclosure rate is less than 0.01 percent, and the City of Atlanta's foreclosure rate is less than 0.01 percent. Both are similar to the state's foreclosure rate which is also less than 0.01 percent. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Economic Data

The economy of the market area is based on retail trade; transportation, communication and utilities; professional and related services; educational, health and social services; and entertainment and recreation sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in the City of Atlanta has been increasing 1.7 percent per year since 2005. Employment in Fulton County has been increasing an average of 1.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.9 percent per year since 2005. The unemployment rate for the City of Atlanta has fluctuated from 3.7 percent to 11.3 percent since 2005. These fluctuations are similar to the unemployment rates for Fulton County and the State of Georgia.



According to the City of Atlanta, the following economic development activities have occurred within the past few years in the city:

- In 2016, the Hartsfield-Jackson International Airport announced a 20-year plan for a \$6 billion expansion.
- AthenaHealth, Inc., announced in January 2017 that the business will expand its workforce to nearly 1,000 by 2018. The expansion included an additional 40,000 square feet of office space. The workforce expansion nearly doubled the number of employees at the facility.
- In 2017, Accenture added more than 500 largely tech-related jobs in Atlanta.
- Quest Community Development built a job-training center in northwest Atlanta which provides training for construction, medical and technology jobs.
- NCR, a Fortune 500 maker of software, ATMs and self-serve kiosks plans for a second tower at its new Midtown Atlanta headquarters which could result in over 1,000 new jobs.
- Several new restaurants have recently opened within the city including Holler & Dash, Chicken & Beer, Bon Ton, Das BBQ, Scout, Festivals Jerk Chicken Grill, Jai Ho Indian Kitchen, Double Dragon, Greens & Gravy, C. Elliot's and Petit Chou.
- Atlanta is expected to have \$876 million in hospitality development in the next two years including Clarion Inn & Suites, Atlanta Motor Speedway, Springhill Suites by Marriott, Canopy by Hilton, AC Hotel by Marriott, Intercontinental Hotel and Curio Hotel by Hilton.
- The Fox Club has a new addition called Marquee Club and encompasses 10,000 square feet of premium event space.
- Additional new businesses to the city in 2018 included Calendly; Covetool; Eletype; Seqr; Greenlight Financial Technology, Inc.; Steady; Landing Lion; Sudu; Thingtech; Softgiving; Synapse; Reservoir; Vestigo; Micro C; The Labz; Rimidi; UserIQ; Bark; TopTime Coffee; Bytes; Little Star Provisions; Civil Bikes; Staplehouse; The Beehive; Flexdrive; and iSimu VR.
- The top fastest growing companies in 2018 in the city included Healpros, Though Logic Consulting, Reclim, QASymphony, IT Works Recruitment, Private Label Extensions, Springbot, Peachcap, Birdsey Construction Management and Ally Commerce
- Google announced plans for an expansion of its headquarters in 2019 and will add 500 new jobs.
- Norfolk Southern will open a new headquarters in the city and plans construction to begin late 2019.

Eighteen information technology or software development companies have announced openings or expansions within the city since October 2015, representing approximately 4,500 new jobs. Overall, it is believed that the economy of Atlanta will remain stable.



Project-Specific Affordability and Demand Analysis – Renter Households

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each unit.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	40.8%	2,762
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	42.1%	2,847
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	14.6%	986
Studio (All)	\$434	\$13,020	\$34,740	38.3%	1,642
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	33.1%	1,419
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.4%	446
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.4%	446
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	9.9%	426
1 BR (All)	\$465	\$13,950	\$39,720	39.4%	2,137
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	42.8%	2,323
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	11.4%	619
1 BR (60%)	\$930	\$27,900	\$39,720	11.4%	619

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio (Section 8)	\$13,020-\$17,370	0	72	1	71	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR (Section 8)	\$13,020-\$19,860	4	1,453	5	1,448	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio (Section 8)	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio (Homeflex)	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR (Section 8)	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR (Homeflex)	\$23,250-\$33,100	0	463	0	463	0.0%	\$1,235	N/A	\$930
60% AMI	Studio (Homeflex)	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR (Homeflex)	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR (LIHTC)	\$27,900-\$39,720	7	463	0	463	1.5%	\$1,235	N/A	\$930
Bedroom Overall	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,526	6	1,520	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	486	0	486	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons person households in the market area. The capture rate is good. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.



Project-Specific Affordability and Demand Analysis – Renter and Owner Households

Per the request of the developer, a capture rate analysis that considers both renter and owner households was also calculated.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC unit.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	37.7%	5,103
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	33.2%	4,492
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	15.3%	2,073
Studio (All)	\$434	\$13,020	\$34,740	37.5%	2,606
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	30.5%	2,121
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.6%	739
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.6%	739
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	10.5%	727
1 BR (All)	\$465	\$13,950	\$39,720	37.9%	3,989
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	34.4%	3,626
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	12.6%	1,330
1 BR (60%)	\$930	\$27,900	\$39,720	12.6%	1,330

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio	\$13,020-\$17,370	0	69	1	68	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR	\$13,020-\$19,860	4	1,410	5	1,405	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR	\$23,250-\$33,100	0	467	0	467	0.0%	\$1,235	N/A	\$930
60% AMI	Studio	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	7	467	0	467	1.5%	\$1,235	N/A	\$930
Bedroom Overall	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,480	6	1,474	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	490	0	490	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons households in the market area. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.



Competitive Rental Analysis

There was a total of 29 confirmed apartment complexes in the market area. There were 145 vacant units at the time of the survey out of 5,067 surveyed, for an overall vacancy rate of 2.9 percent. Of the surveyed restricted comparables, only one of the restricted developments designated for Housing For Older Persons will compete directly with the subject's units due to the subject's subsidies. Baptist Towers Apartments is a Section 8 development, and the property contains studio and one-bedroom units. However, it is designated for elderly tenants ages 62 and older. This property is currently 98 percent occupied and has 12 applicants on the waiting list. The remaining four restricted properties are LIHTC without subsidies; however, they are designated Housing For Older Persons. Gateway East Point Apartments is a LIHTC property with one-bedroom units set at 50 and 60 percent of the area median income. It is designated for Housing For Older Persons. It is currently 100 percent occupied with 250 applicants on the waiting list. Norman Berry Village Senior is a LIHTC property with rents set at 30 and 50 percent of the area median income. It is designated for tenants age 55 and older and contains one- and two-bedroom units. It is currently 100 percent occupied with more than a six-month waiting list. Baptist Gardens Apartments is a LIHTC development designated for Housing For Older Persons. The property contains one-bedroom units and is 100 percent occupied. In addition, there is a four-month waiting list. Lillie R. Campbell House is a LIHTC/Market development designated for Housing For Older Persons. The property contains one-, two- and three-bedroom units and is 96 percent occupied. In addition, the property maintains a waiting list with 355 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.

There are eight developments in the market area that were considered competitive/comparable with the subject. Of these eight comparables, studio rents range from \$580 to \$1,200 and one-bedroom rents range from \$675 to \$1,650. The average market rent for studio units in these developments is \$1,132, and the average market rent for one-bedroom units in these developments is \$1,355. The subject's proposed rents are lower than the determined average market rents.

Absorption/Stabilization Estimate

The subject is an existing Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons that contains 250 studio and one-bedroom units. The proposed rehabilitation of the development will not permanently displace residents. In addition, its historical occupancy rate has remained above 95 percent since 2017. Therefore, no additional absorption of units will be needed as the property typically maintains a stabilized occupancy.

Overall Conclusion

The subject is an existing Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons with LIHTC units to be set at 30, 50 and 60 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy, and the majority of the affordable developments maintain lengthy waiting lists. The subject will be newly renovated; therefore, it will be superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for housing for older persons. Therefore, it is believed that the subject will remain a great asset to the area and will continue be a viable development.



Summary Table

Summary Table:

Development Name:	Lakewood Christian Manor	Total #Units:	250
		# LIHTC	
Location:	2141 Springdale Road Southwest, Atlanta, Georgia	Units:	250
PMA Boundary:	The market area for the subject consists of the following census tracts: 0065.00, 0066.01, 0074.00, 0075.00, 0076.02, 0076.03, 0076.04, 0077.04, 0077.05, 0106.01, 0108.00, 0110.00, 0111.00, 0112.01, 0112.02, 0113.01, 0113.03 and 0123.00.		
	Farthest Boundary	Distance to Subject:	4.9 Miles

RENTAL HOUSING STOCK (found on page 154)

Type	# Properties	Total Units	Vacant Units	Average Occupancy					
All Rental Housing	29	5,067	145	97.1%					
Market-Rate Housing	22	3,819	126	96.7%					
Assisted/Subsidized Housing not to include LIHTC	1	300	6	98.0%					
LIHTC	6	698	5	99.3%					
Stabilized Comps	28	4,903	79	98.4%					
Properties in Construction & Lease Up	0	0	0	N/A					
Subject Development		Average Market Rent			Highest Unadjusted Comp Rent				
# Units	# Beds	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
3	Studio	1	443	\$1,075	\$1,132	\$2.56	5.0%	\$1,200	\$2.26
5	Studio	1	443	\$1,075	\$1,132	\$2.56	5.0%	\$1,200	\$2.26
5	Studio	1	443	\$868	\$1,132	\$2.56	23.3%	\$1,200	\$2.26
13	Studio	1	443	\$868	\$1,132	\$2.56	23.3%	\$1,200	\$2.26
6	Studio	1	443	\$868	\$1,132	\$2.56	23.3%	\$1,200	\$2.26
7	1	1	530	\$1,185	\$1,355	\$2.56	12.5%	\$1,650	\$1.47
35	1	1	530	\$1,185	\$1,355	\$2.56	12.5%	\$1,650	\$1.47
109	1	1	530	\$930	\$1,355	\$2.56	31.4%	\$1,650	\$1.47
61	1	1	530	\$930	\$1,355	\$2.56	31.4%	\$1,650	\$1.47
1	1	1	530	\$930	\$1,355	\$2.56	31.4%	\$1,650	\$1.47
5	1	1	530	\$930	\$1,355	\$2.56	31.4%	\$1,650	\$1.47

NOTE: 70% or 80% unit designations are not allowed where 70% and 80% rents are at or above market rents.

CAPTURE RATES (found on page 89)

Targeted Population	30%	50%	60%	Market-rate	Other: __	Overall
Capture Rate	0.3%	0.0%	1.4%	N/A	N/A	0.8%

PROJECT DESCRIPTION



Project Description

Project Name: Lakewood Christian Manor
 Location: 2141 Springdale Road Southwest
 Atlanta, Fulton County, Georgia 30315

Project Type: Housing For Older Persons 55+
 Construction Type: Acquisition/Rehabilitation

The existing development contains one three-story elevator building. The property contains 16 studio units with 432 square feet for a total of 6,912 square feet; 16 studio units with 453 square feet for a total of 7,248 square feet; 50 one-bedroom units with 517 square feet for a total of 25,850 square feet; and 168 one-bedroom units with 534 square feet for a total of 89,712 square feet. The total net rentable area is 129,722 square feet. A copy of the plans was not available at the time of completing this report.

Unit Type	# of Units	Square Footage	Total Square Footage
Studio	16	432	6,912
Studio	16	453	7,248
1/1	50	517	25,850
1/1	168	534	89,712
	250		129,722

Since the subject contains unit types with various sizes, for the purpose of this report, a weighted average was used in the income analysis. The studio units contain a weighted 443 square feet and the one-bedroom units contain a weighted 530 square feet

Project Design

The existing development consists of one three-story elevator building with containing 250 units. The building is of wood frame construction with brick and concrete exterior and flat roof.

Unit Features, Project Amenities and Services

Unit amenities include a refrigerator, range/oven, garbage disposal, carpet, vinyl and ceramic tile floor coverings, blinds, walk-in closet, coat closet, pull cords, emergency call and safety bars. In addition, all units will be accessible and adaptable, as defined by the Fair Housing Amendments Act of 1988. Project amenities include an elevator, meeting room, picnic area, lounge, gazebo, beauty salon, courtyard, business center, library, transportation, service coordinator, neighborhood network, laundry facility, leasing office, maintenance area, intercom/electronic entry, limited access gate, perimeter fencing, security patrol and video surveillance and open parking with approximately 136 parking spaces. The total site size is approximately 4.921 acres, or 214,359 square feet.

Parking

The subject contains open parking areas with 136 parking spaces.



Utilities

The following table describes the project's existing utility combination.

UTILITY SCHEDULE		
Utility	Type	Who Pays
Heat	Gas-Fired Steam	Landlord
Air Conditioning	Central Electric	Landlord
Hot Water	Gas	Landlord
Cooking	Electric	Landlord
Other Electric	Electric	Landlord
Cold Water/Sewer	N/A	Landlord
Trash Collection	N/A	Landlord
Cable/Satellite	N/A	Tenant
Internet	Common Area Wi-Fi	Landlord

Unit Mix, Size and Rent Structure

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

Unit Type	# of Units	Square Footage	Contract Rent	Utility Allowance
Studio (Section 8)	8	443	\$1,075	N/A
Studio (LIHTC)	24	443	\$610	N/A
1/1 (Section 8)	42	530	\$1,185	N/A
1/1 (LIHTC)	175	530	\$623	N/A
1/1 (Non-Revenue)	1	530	N/A	N/A
	250			

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

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
Studio (Section 8)	3	443	30%	\$434	\$1,075	N/A	\$1,075
Studio (Section 8)	5	443	50%	\$723	\$1,075	N/A	\$1,075
Studio (Homeflex)	5	443	50%	\$723	\$868	N/A	\$868
Studio (Homeflex)	13	443	60%	\$868	\$868	N/A	\$868
Studio (NHTF)	6	443	30%	\$434	\$868	N/A	\$868
1/1 (Section 8)	7	530	30%	\$465	\$1,185	N/A	\$1,185
1/1 (Section 8)	35	530	50%	\$775	\$1,185	N/A	\$1,185
1/1 (Homeflex)	109	530	50%	\$775	\$930	N/A	\$930
1/1 (Homeflex)	61	530	60%	\$930	\$930	N/A	\$930
1/1 (LIHTC)	1	530	60%	\$930	\$930	N/A	\$930
1/1 (NHTF)	5	530	30%	\$465	\$930	N/A	\$930

The rents at 30 and 50 percent AMI are higher than the maximum LIHTC rent; however, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents. Therefore, the rents were deemed reasonable.

The developer is not electing to use the income-average minimum set-aside option.



Eligibility

Housing For Older Persons households who have one person and annual incomes between \$13,020 and \$17,370 are potential tenants for the proposed 30% AMI and Section 8 studio units. Approximately 33 percent (33.1%) of the primary market area tenants are within this range. Housing For Older Persons households who have one person and annual incomes between \$21,690 and \$28,950 are potential tenants for both the proposed the 50% and Section 8 and 50% and Homeflex studio units. Approximately 10 percent (10.4%) of the primary market area tenants are within this range. Housing For Older Persons households who have one person and annual incomes between \$26,040 and \$34,740 are potential tenants for the proposed 60% and Homeflex studio units. Approximately 10 percent (9.9%) of the primary market area tenants are within this range.

Housing For Older Persons households who have between one and two persons and annual incomes between \$13,950 and \$19,860 are potential tenants for the proposed 30% AMI and Section 8 one-bedroom units. Approximately 43 percent (42.8%) of the primary market area tenants are within this range. Housing For Older Persons households who have between one and two persons and annual incomes between \$23,250 and \$33,100 are potential tenants for both the proposed the 50% AMI and Section 8 and 50% AMI and Homeflex one-bedroom units. Approximately 13 percent (12.5%) of the primary market area tenants are within this range. Housing For Older Persons households who have between one and two persons and annual incomes between \$27,900 and \$39,720 are potential tenants for both the proposed 60% and Homeflex and 60% AMI one-bedroom units. Approximately 11 percent (11.4%) of the primary market area tenants are within this range.

LIHTC INCOME LIMITS			
Person in Households	30%	50%	60%
1	\$17,370	\$28,950	\$34,740
2	\$19,860	\$33,100	\$39,720
3	\$22,350	\$37,250	\$44,700
4	\$24,810	\$41,350	\$49,620
5	\$26,820	\$44,700	\$53,640
6	\$28,800	\$48,000	\$57,600

Source: HUD

Current Occupancy Levels

The subject is currently 96 percent occupied. Historically, the subject's occupancy rate has ranged from 95 to 98 percent since 2017.

Rehabilitation/New Construction

The property will undergo a substantial rehabilitation and will be in good condition. The proposed scope of work is comprehensive and includes replacement of appliances, kitchen cabinets, bathroom vanities and medicine cabinets, windows, interior and exterior doors, hot water heaters, air conditioning units, toilets and baths, flooring and structural elements such as exterior brick and wall supports, roofing and re-grading and striping of the parking lots. The rehabilitation is anticipated to end in December 2022.

SITE EVALUATION



Site Evaluation

Date of Inspection

November 16, 2020

Site Inspector

Todd Douglas Poer

Project Location

The subject is located at 2141 Springdale Road Southwest and contains approximately 4.921 acres. The subject property is currently zoned RG-4-C, Residential General District. The subject is a legal, conforming use. Springdale Road Southwest intersects with Perkerson Road Southwest, which connects to Lakewood Freeway Southwest, a major thoroughfare in the city. It is the opinion of the analyst that there is good visibility/access to the site.

Site Characteristics

The subject neighborhood is comprised primarily of single-family residences and is 95 percent built up. Approximately 75 percent of the land use is made up of single-family residences. About 10 percent is comprised of multifamily dwellings. Another 10 percent of the land use is made up of commercial properties. The remaining five percent is vacant land. The area is mostly urban.

Zoning

The subject is located along Springdale Road Southwest and contains approximately 4.921 acres. The subject property is currently zoned RG-4-C, Residential General District. The development is a legal, conforming use.

The subject meets the site and setback requirements of this zoning district, and the subject could be rebuilt if it were destroyed. Since there are no obvious conflicts between the subject property and the property as rezoned, there is no negative impact on the market value by the zoning classification.

Surrounding Land Uses

Lakewood Freeway is located north of the site. Single-family residences are located south of the site. Single-family residences are located east of the subject. Extra Space Storage is located west of the subject.

Developments

Existing Market-Rate developments within the market area include Fulton Cotton Mill Lofts, The Pad on Harvard, City View Apartments, Muse Loft Apartments, 935M, Colony Woods Apartments, Vesta Adams Park Apartments, Appletree Townhomes, The Atlantic Aerotropolis, Brookside Park Apartments, Brookfield Apartments, Harmony Plaza I, Harmony Plaza II, Shamrock Gardens, Dodson Courtyard Apartments, Phoenix Place Apartments, Aspen Courts Apartments, Stonetree Apartments, Little Villas Apartments, Maple Haven Apartments, Brentwood Creek Apartments and 1890 House Apartments. As renovated, the subject will not contain any Market-Rate units. Therefore, these properties will not directly compete with the subject. Fulton Cotton Mill Lofts, The Pad on Harvard and Muse Loft Apartments are the most similar in unit mix. Therefore, these developments were considered somewhat competitive/comparable to the subject.

Of the surveyed restricted comparables, there are five restricted Housing For Older Persons developments which will compete directly with the proposed subject's units. Baptist Towers Apartments is a Section 8 development, and the property contains studio and one-bedroom units. However, it is designated for elderly tenants ages 62 and older. This property is currently 98 percent occupied and has 12 applicants on the waiting list. The remaining four restricted properties are LIHTC without subsidies; however, they are designated Housing For Older Persons. Gateway East Point Apartments is a LIHTC property with one-bedroom units set at 50 and 60 percent of the area median income. It is designated for



Housing For Older Persons. It is currently 100 percent occupied with 250 applicants on the waiting list. Norman Berry Village Senior is a LIHTC property with rents set at 30 and 50 percent of the area median income. It is designated for tenants age 55 and older and contains one- and two-bedroom units. It is currently 100 percent occupied with more than a six-month waiting list. Baptist Gardens Apartments is a LIHTC development designated for Housing For Older Persons. The property contains one-bedroom units and is 100 percent occupied. In addition, there is a four-month waiting list. Lillie R. Campbell House is a LIHTC/Market development designated for Housing For Older Persons. The property contains one-, two- and three-bedroom units and is 96 percent occupied. In addition, the property maintains a waiting list with 355 applicants.

Regional and Area Data

Schools

According to AreaVibes, the subject is served by the Atlanta Public Schools. There are currently 155 public schools and 64 private schools in the City of Atlanta. The average test scores for the city is 28.0 percent, which is 20.0 percent lower than for the state and 42.9 percent lower than the national average. Approximately 86.6 percent of people in the city have completed high school. Schools assigned to the subject property include the following: Miles Elementary School, Young Middle School and Mays High School.

Transportation

Major highways in DeKalb County include Interstates 20, 85, 285 and 675; U.S. Highways 23, 29, 78 and 278; and State Highways 8, 10, 12, 13, 14, 42, 124, 141, 154, 155, 212, 236, 260 and 410. MARTA's Transport provides commuter rail, bus and para-transit throughout the city and Fulton and DeKalb counties. Commuter rail services are also provided by Amtrak. Interstate and intrastate bus transportation is provided by Greyhound. Atlanta is home to Hartsfield-Jackson Atlanta International Airport. Additional airports in the area include Fulton County Airport, DeKalb-Peachtree Airport, Deaver Ruin Airport and Cobb County Airport. The closest bus stop to the subject is at the intersection of Fairburn Road Southwest and Benjamin E. Mays Drive Southwest. However, the subject provides transportation for its tenants on Monday, Wednesday and Friday from 10 a.m. to 2 p.m.

Health Services

Atlanta Medical Center, Crawford Long Hospital, Emory Dunwoody Medical Center, Emory University Hospital, Grady Memorial Hospital, Kindred Hospital-Atlanta, Northside Hospital, Piedmont Hospital, Southwest Hospital and Medical Center and St. Joseph's Hospital of Atlanta are all health care medical facilities located in Atlanta that provide medical services to the residents of the city and the surrounding area.

Parks and Recreational Opportunities

Atlanta offers many different types of recreational opportunities including museums, walking tours, music venues, fine arts, sports, attractions and family-focused activities. A portion of the recreational opportunities include the following: APEX Museum, Atlanta Cyclorama and Civil War Museum, Carter Presidential Library and Museum, Margaret Mitchell House, Zoo Atlanta, Atlanta Botanical Garden, Atlanta Symphony Orchestra, Georgia Aquarium, Georgia Dome, Six Flags, Turner Field, World of Coca-Cola, Callanwolde Fine Arts Center, High Museum of Art, Woodruff Arts Center, Aaron's Amphitheatre, Fox Theater, Centennial Olympic Park, Martin Luther King Jr. Center and Underground Atlanta.

Crime

According to AreaVibes, approximately 251 per 100,000 residents are victims of a violent crime annually, and approximately 1,750 per 100,000 residents are victims of a property crime each year. The total number of crimes for the city were not available. The crime rate for Atlanta is 26.3 percent higher than for the state. The total number of crimes in the city has decreased 63.0 percent within the past year, according to AreaVibes. There is a 1 in 399 chance of being the victim of a violent crime and a 1 in 58 chance of being the victim of a property crime. The life cycle is generally in the stability stage. The subject has extensive security features which help offset any adverse influence due to crime. The subject



contains limited access gate, intercom entry, video surveillance and security patrol, all of which provide protection from crime. Therefore, there are no major adverse influences or hazards observed or known by the appraiser in the immediate surrounding area.

Visibility/Access

The subject is located at 2141 Springdale Road Southwest, in Atlanta, Fulton County, Georgia, 30315. Springdale Road Southwest intersects with Perkerson Road Southwest, which connects to Lakewood Freeway Southwest, a major thoroughfare in the city. Due to the subject's location near one major thoroughfare, it is the opinion of the analyst that there is good visibility/access to the site.

Planned Road & Infrastructure Improvements

At the time of the physical inspection, there were no planned road or infrastructure improvements in the area surrounding the subject property.

Environmental

A copy of a Phase I Environmental Site Assessment was not provided to the analyst with this assignment. No environmental hazards were observed on the site on the date of the inspection.

Community and Site Strengths and Weaknesses

Strengths – The site is located near one major thoroughfare which provides it with good visibility and access. The site is located near several major services. The Housing For Older Persons development provides affordable housing to residents in the area.

Weaknesses – The site has no apparent weaknesses.



Subject Photos



View of Sign



View of Entrance



View of Main Entrance



View of Exterior



View of Exterior



View of Exterior



View of Lobby



View of Lobby Lounge



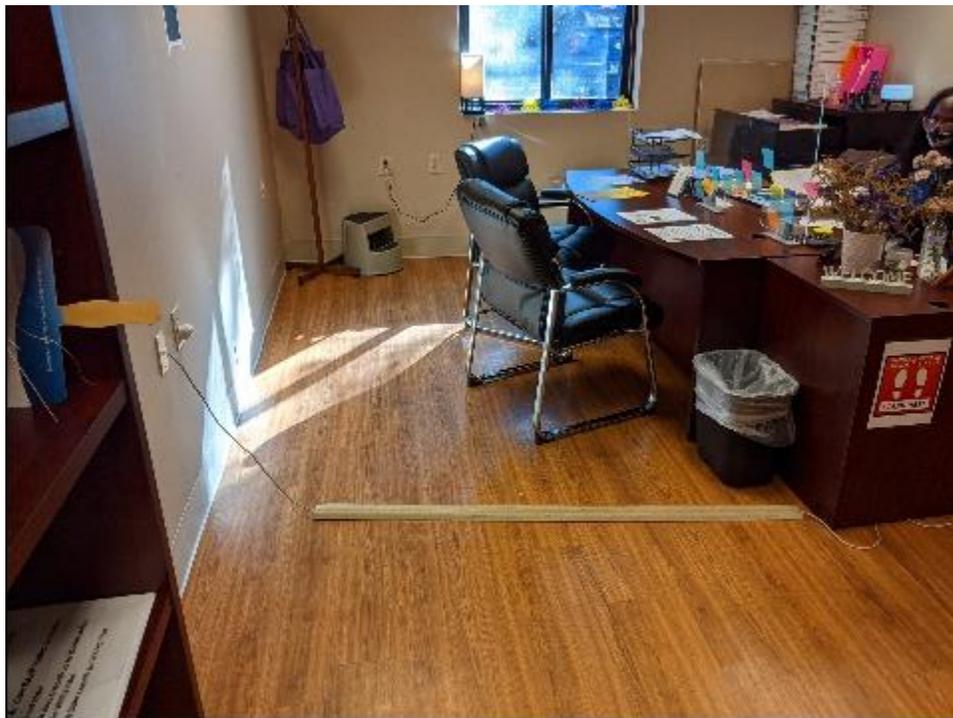
View of Elevators



View of Typical Hallway



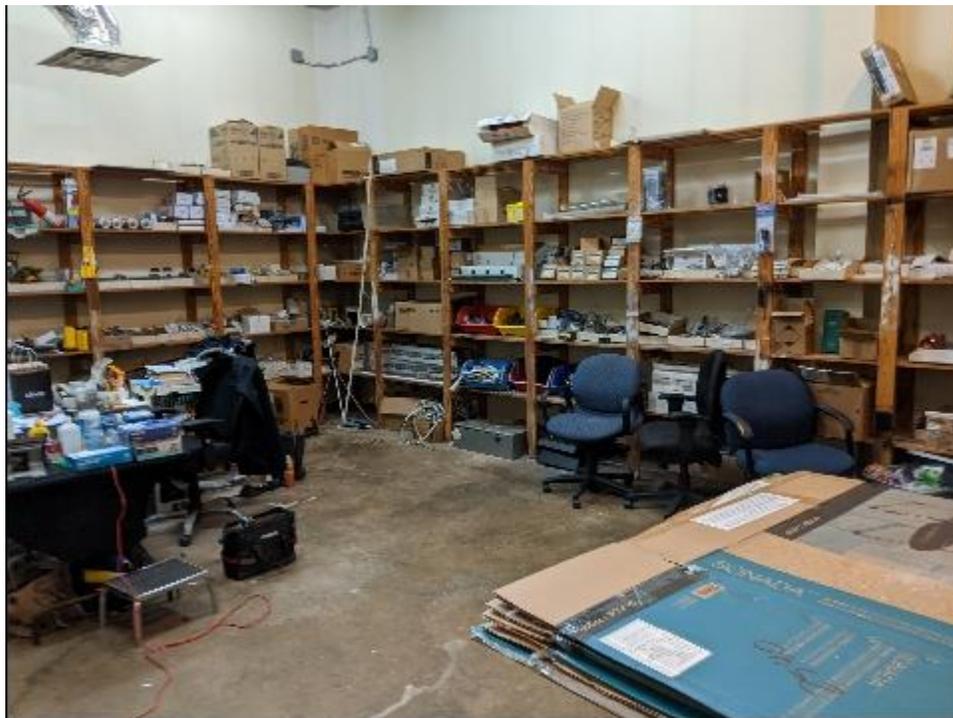
View of Mail Center



View of Service Coordinator's Office



View of Leasing Office



View of Maintenance Area



View of Meeting Room



View of Meeting Room Kitchen



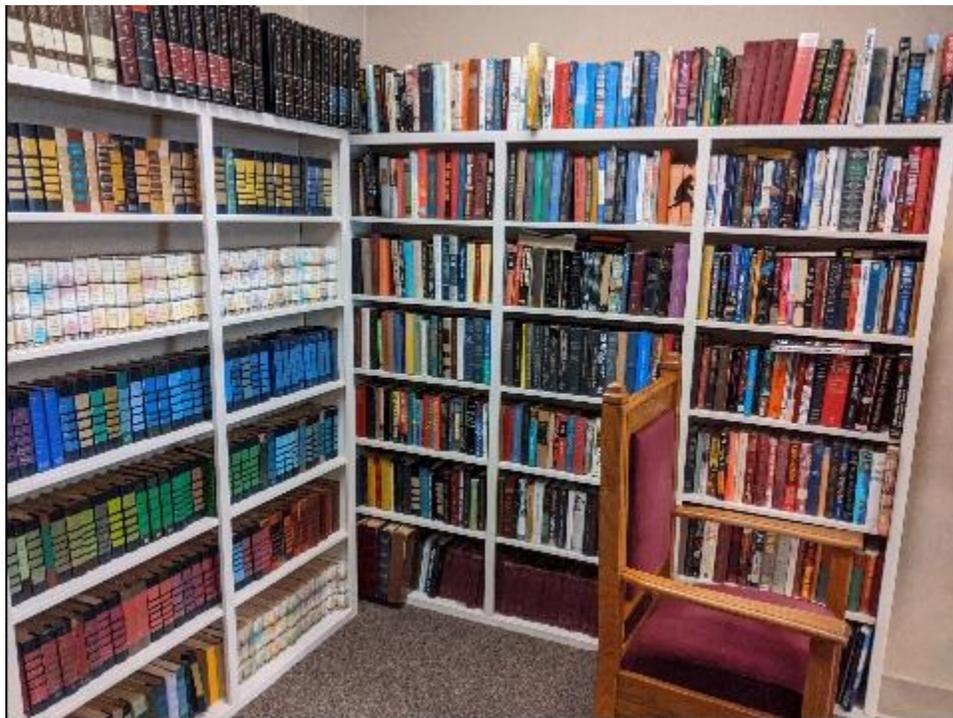
View of Laundry Facility



View of Laundry Facility



View of Beauty Salon



View of Library



View of Courtyard



View of Gazebo



View of Limited Access Gate



View of Video Surveillance



View of Perimeter Fencing



View of Property's Shuttle Bus



View of Typical Living Area



View of Typical Kitchen



View of Typical Bedroom



View of Typical Bath



View of Parking Lot



View of Parking Lot



View to the North



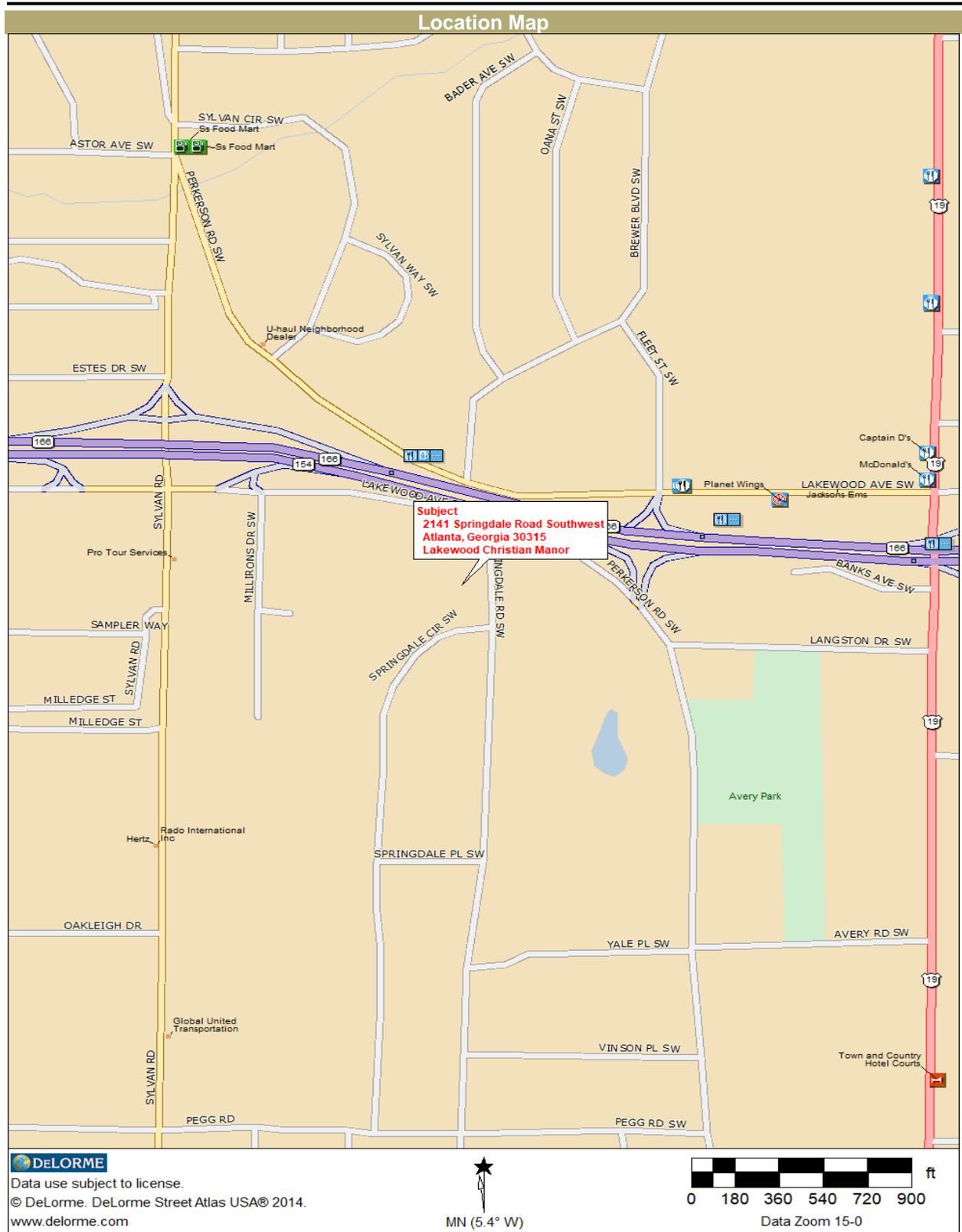
View to the South



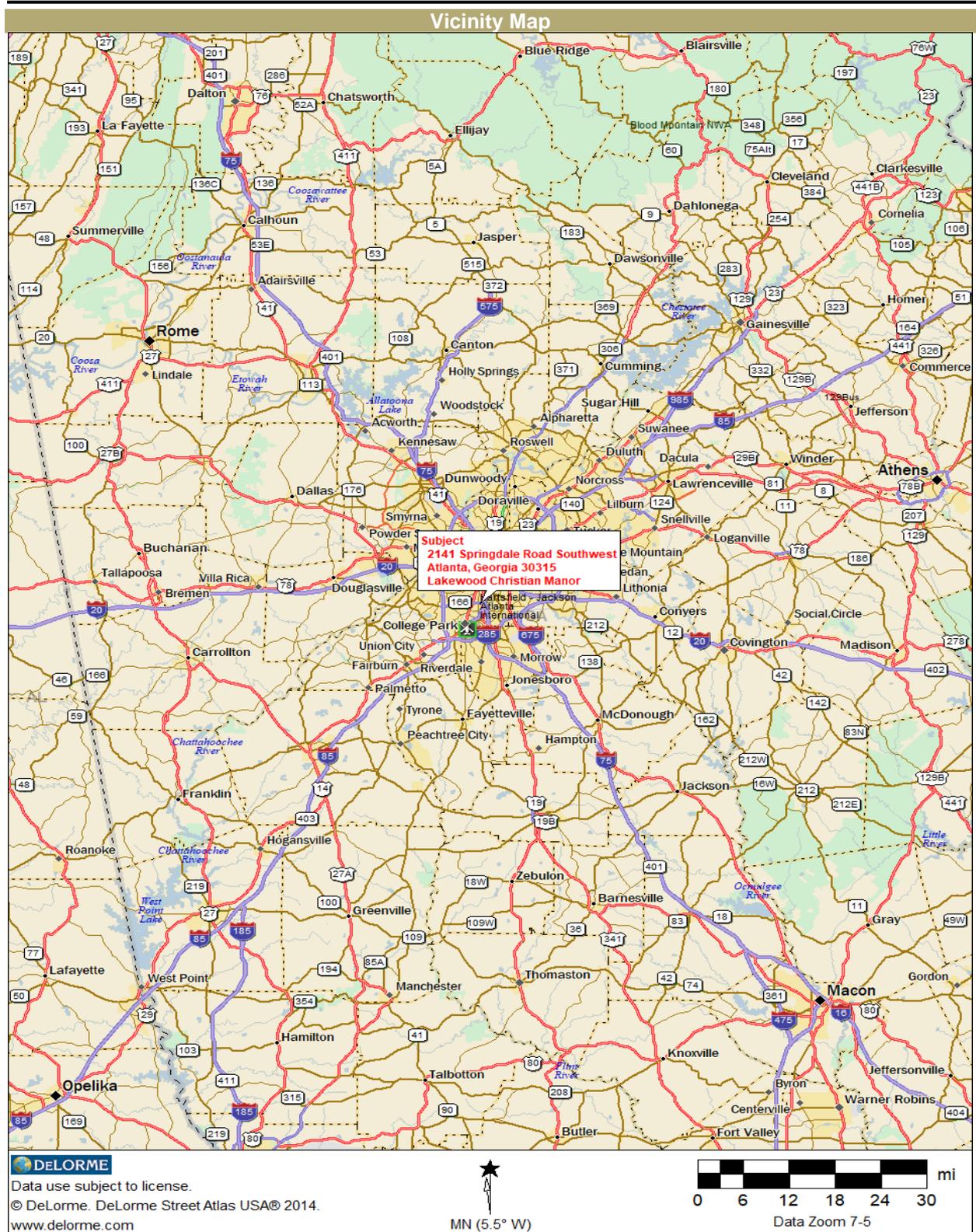
View to the East



View to the West



Lakewood Christian Manor
2141 Springdale Road Southwest
Atlanta, Georgia 30315





Community Services Legend		
BANKING SERVICES		
Legend	Service	Distance From Site
48	Credit Union Of Atlanta	0.79
55	PNC Bank	1.01
63	Bank OZK	1.07
73	Associated Credit Union	1.19
GROCERY SUPERMARKET AND BAKERY SERVICES		
Legend	Service	Distance From Site
56	Kroger	1.01
64	GNT Foods	1.07
77	Walmart Supercenter	1.22
97	Piggly Wiggly	1.58
98	75 Super Market	1.58
PHARMACY SERVICES		
Legend	Service	Distance From Site
57	Kroger Pharmacy	1.01
68	Walgreens Pharmacy	1.14
78	Walmart Pharmacy	1.22
81	Pyramid Discount Pharmacy	1.27
RESTAURANT, MEAL DELIVERY AND TAKEAWAY SERVICES		
Legend	Service	Distance From Site
6	SOS Deli	0.25
8	Life Bistro	0.26
11	Lakewood Diner	0.27
12	Wing Lover	0.28
13	Rahim Chicken Supreme	0.28
15	City Cafe	0.32
18	Rosie's Cafe	0.35
21	McDonald's	0.38
22	D&D Barbeque & Ribs	0.38
25	Wendy's	0.41
27	Captain D's	0.43
29	JJ Fish & Chicken	0.45
30	Metro Fun Center	0.45
31	Marquis Restaurant and Lounge	0.45
41	Pizza Hut	0.66
44	Hunts Bros Pizza	0.72
46	Grips Good Eats & Sweets	0.78



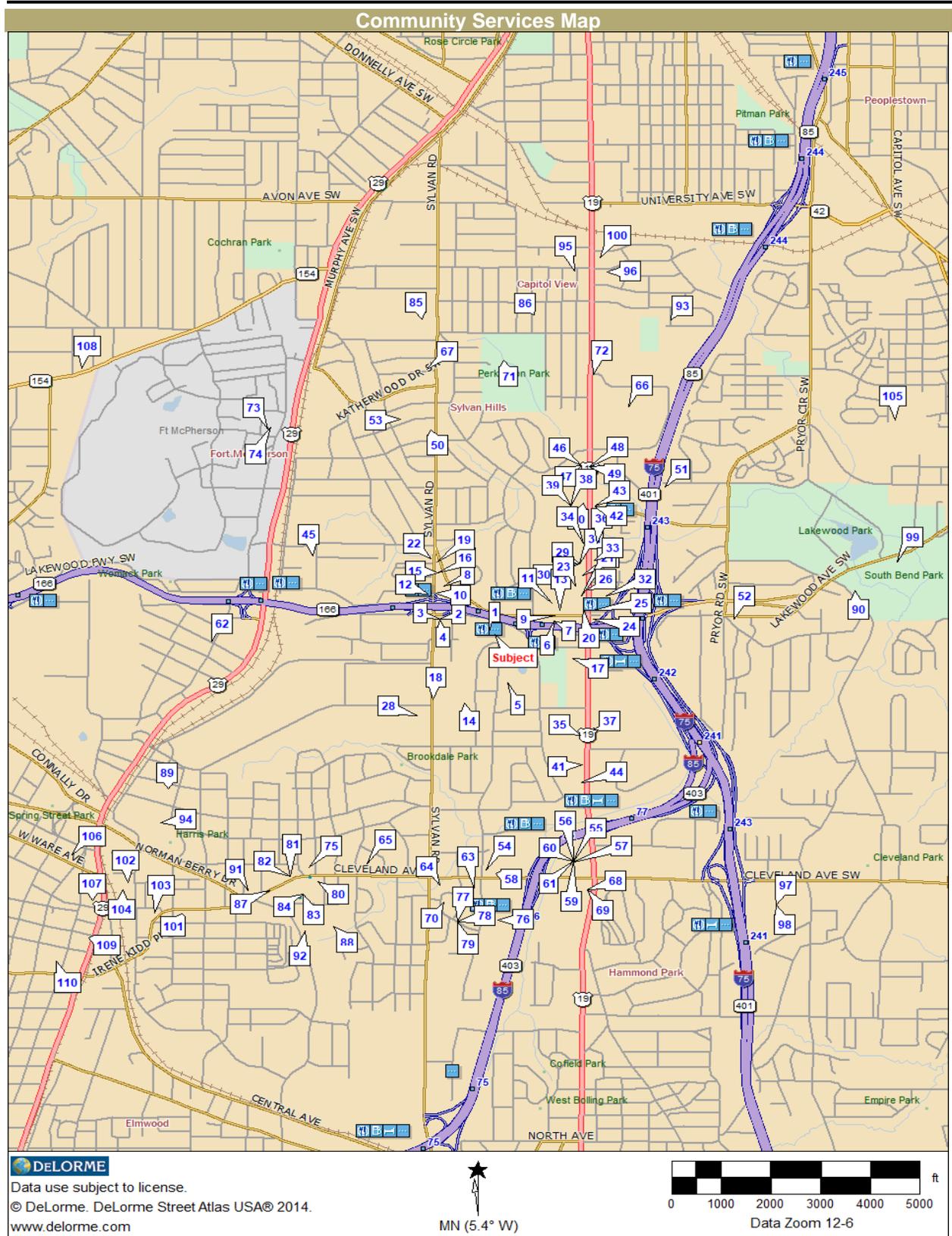
47	Cicley's Good Eats & Sweets	0.78
50	Cafe Bourbon St	0.88
58	Marr Marr's BBQ	1.01
CLOTHING, SHOE, DEPARTMENT STORES AND MALL SERVICES		
Legend	Service	Distance From Site
36	Family Dollar	0.56
38	Aeon T-shirt Wholesale	0.61
39	ATL T-shirts & Socks Bulk	0.61
59	City Gear	1.01
60	Rainbow Shops	1.01
62	StatisPLUS	1.05
69	Walgreens	1.14
70	Rainbow Shops	1.14
79	Walmart Supercenter	1.22
82	Margie's Uniforms	1.27
95	Purple Heart Industries LLC	1.55
SALON/BARBER FLORIST AND JEWELRY STORE SERVICES		
Legend	Service	Distance From Site
2	Braids By Cere	0.19
3	Braids & Beauty Unlimited by Cere and Ms. B	0.19
9	Nail Unlimited	0.26
16	Eney Nails & Spa	0.32
23	L A Nails	0.38
37	Tiffany's Hair & Braids	0.57
40	Salon Monroe	0.65
49	Affordable Hair Fashion Beauty	0.79
BUS/SUBWAY/TRAIN STATION, TAXI AND AIRPORT SERVICES		
Legend	Service	Distance From Site
1	Public Bus Stop	0.00
HOSPITAL, DENTIST, DOCTOR, SPA, SOCIAL AND GYM SERVICES		
Legend	Service	Distance From Site
26	Essence of Hope, Inc.	0.41
32	Gilgal Inc	0.47
45	Achor Center Inc.	0.74
54	Marmar Medical Eye Center	0.99
61	DaVita Atlanta Airport Dialysis	1.01
65	South Atlanta Medical Associates	1.07
74	VA Hospital	1.19

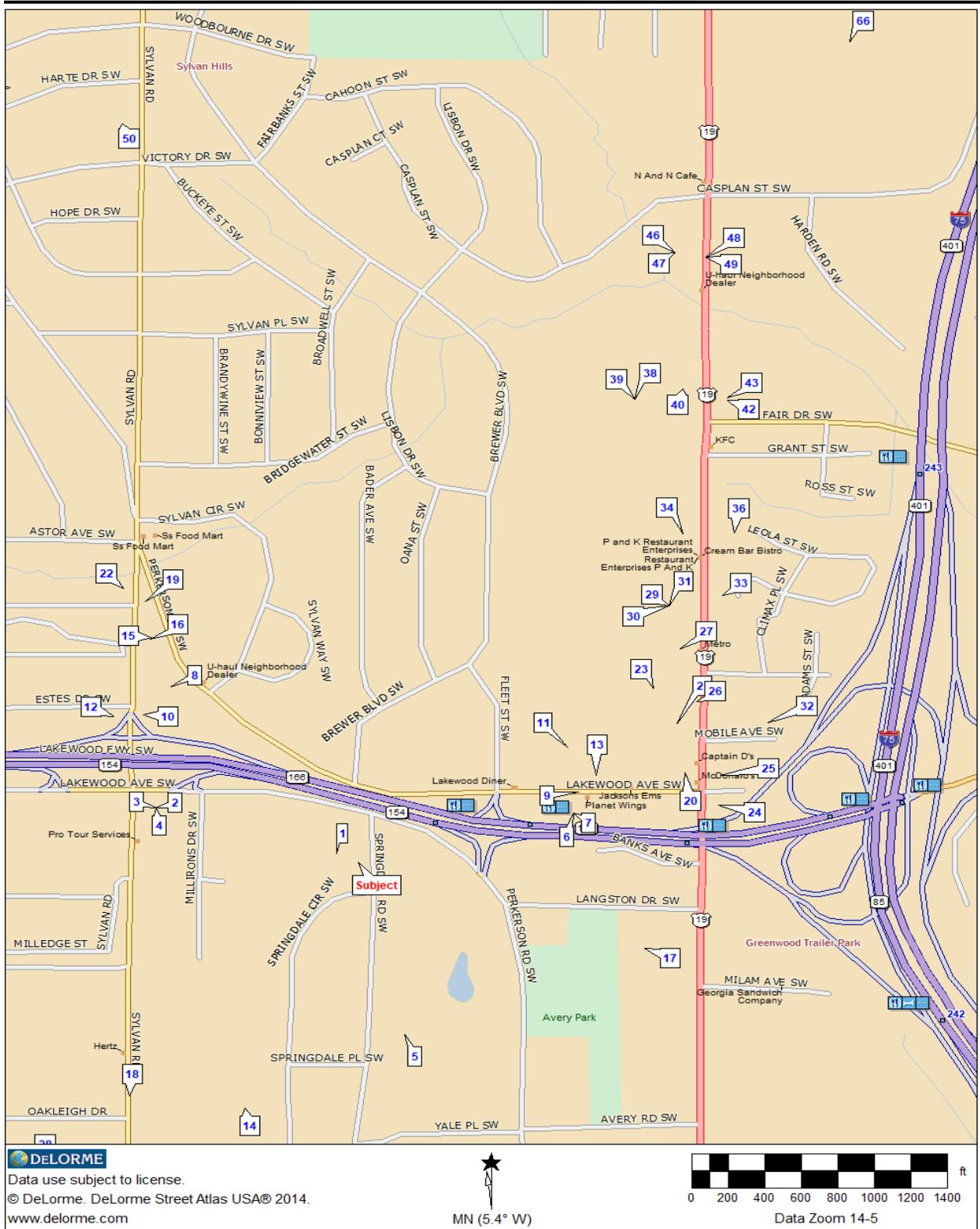


75	Dr. Colonosopia	1.20
76	Wyldbill	1.21
80	Dr Saad Dine	1.23
83	WellStar Atlanta Medical Center South	1.30
84	Wellstar Atlanta Medical Center South: Parking Deck	1.30
87	Wellstar	1.36
91	DaVita South Fulton Home Training (pd)	1.42
101	We Care Pediatrics And Adolescent group, Inc.	1.66
102	V.A. Fulton/ Eastpoint	1.73
104	Atlanta VA Health Care System	1.76
106	Southwest Atlanta Nephrology P.C.	1.84
107	Grady Hospital Neighborhood Center	1.88
109	Regional Medical Group	1.98
LIBRARY, MUSEUM, ZOO, AND AQUARIUM SERVICES		
Legend	Service	Distance From Site
66	Atlanta Metropolitan State College Library	1.08
72	Atlanta Technical College Library	1.15
100	Metropolitan Library	1.62
PARK AND AMUSEMENT PARK SERVICES		
Legend	Service	Distance From Site
33	Kennel	0.50
34	Adair Park	0.52
71	Perkerson Park	1.14
90	South Bend Park	1.40
93	Emma Millican Park	1.48
99	South Bend Dog Park	1.58
POST OFFICE SERVICES		
Legend	Service	Distance From Site
110	United States Postal Service	2.14
CONVENIENCE STORE GAS STATION SERVICES		
Legend	Service	Distance From Site
4	BP	0.19
7	Lakewood Food Mart	0.25
10	Chevron	0.26
19	Texaco	0.35
20	BP	0.37
24	Texaco	0.40
42	Shell	0.66



43	Shell Food Mart	0.66
52	Rock & Lakewood Groceries	0.93
CHURCH, SYNAGOGUE, TEMPLE, AND MOSQUE SERVICES		
Legend	Service	Distance From Site
5	Church of Hope	0.22
17	Victory Outreach Church	0.34
28	Impact Church	0.44
51	Deliverance Temple Church of God in Christ	0.90
POLICE, CITY HALL, AND COURTHOUSE SERVICES		
Legend	Service	Distance From Site
35	Zone 3 Police Precinct	0.55
FIRE STATION SERVICES		
Legend	Service	Distance From Site
96	Atlanta Fire-Rescue Station 20	1.57
SCHOOL SERVICES		
Legend	Service	Distance From Site
14	Ethos Classical Charter School	0.31
53	New Life Academy	0.95
67	Melanie Kaufman Yoga	1.13
85	Sylvan Middle School	1.33
86	Intown Musicians	1.34
88	Parklane Elementary School	1.37
89	Reach Academy	1.38
92	The Premier Vocal Coaches	1.43
94	Tri-Cities High School	1.48
103	Little Linguists International Preschool	1.73
105	Luther J. Price Middle School	1.78
108	Future Stars Academy	1.90



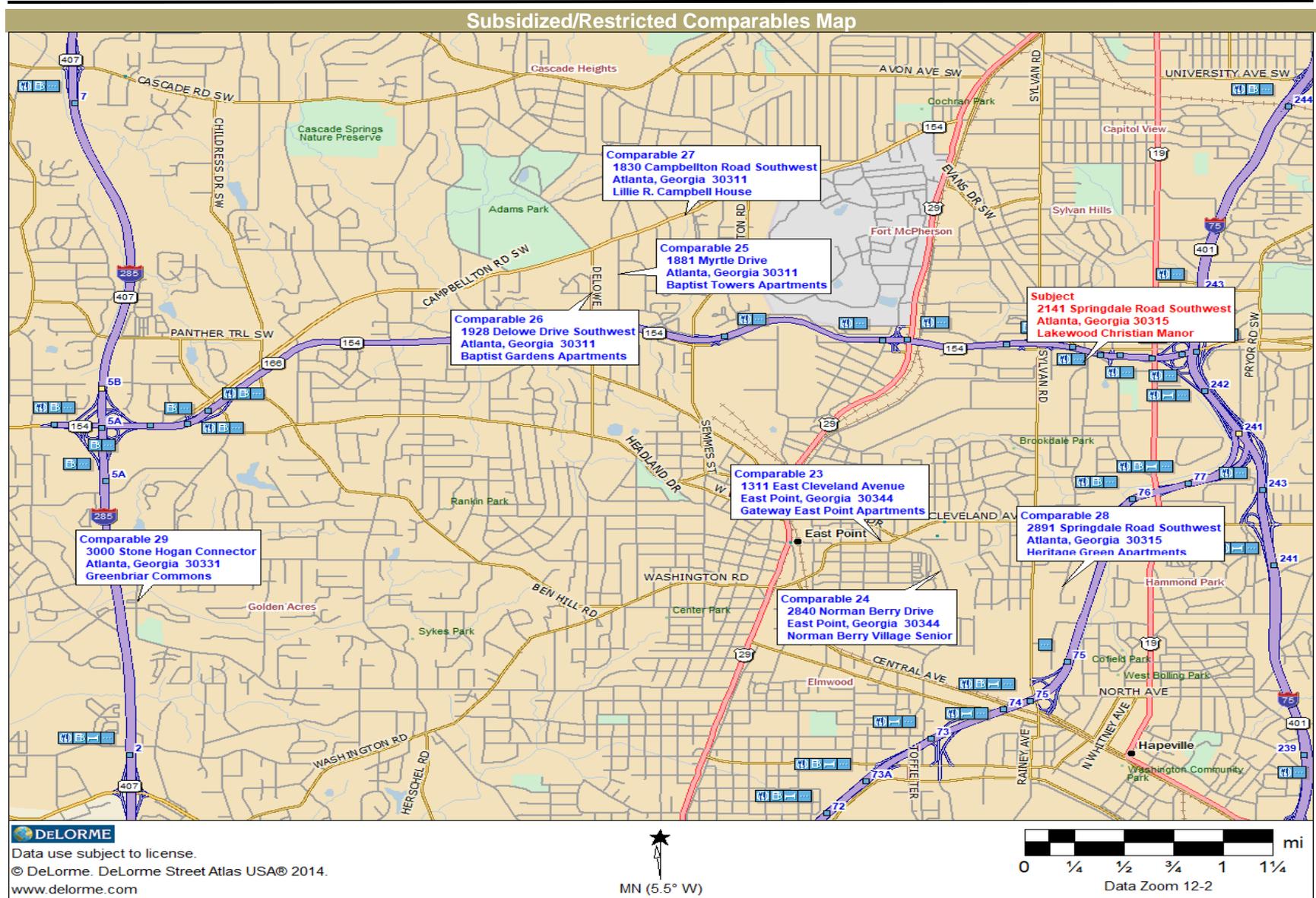




Subsidized/Restricted Legend

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Gateway East Point Apartments	LIHTC	2.1 Miles
Norman Berry Village Senior	LIHTC	2.3 Miles
Baptist Towers Apartments	Section 8	2.6 Miles
Baptist Gardens Apartments	LIHTC	2.7 Miles
Lillie R. Campbell House	LIHTC/Market	2.9 Miles
Heritage Green Apartments	Market/LIHTC	1.4 Miles
Greenbriar Commons	LIHTC	6.5 Miles



MARKET AREA



Delineation of Primary Market Area

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

- **Population and Households Counts:** The number of households in a market area is directly proportionate to its geographic size within an individual market. Total householders residing in a market area can greatly influence demand calculations.
- **General Demographics:** The socio-economic composition of a market area including income, household size and tenure can be largely influenced by the erroneous inclusion or exclusions of non-comparable areas.
- **Demand:** Too large of a market may result in overstating demand for an existing development. Conversely, too conservative of a market area may discount the demand for new product, especially if a lack of quality housing currently exists.
- **Supply Analysis:** While a larger market area generally includes higher household totals, it likewise may include a higher number of directly comparable units. If using demand methodologies that net out recently constructed and comparable rental units from the demand estimate, the increase in the number of comparable units can outweigh the increase in demand.
- **Competitive Stock:** The existing rental stock surveyed for a market study is dependent on the number of rental properties in a given market and therefore the boundaries of a primary market area. If existing developments are going to be used as “comparables”, they should be located in the primary market area, if possible.
- **Attainable Rents:** If the market area includes non-comparable areas, the analysis may use comparables projects that suggest that a project can achieve rents that are significantly higher or lower than the rents its micro-location will support.
- **Location of Competitive Properties:** A primary consideration in defining a market area is identifying those locations that offer alternative opportunities to a potential renter for a subject site. The managers of existing comparable properties near the site are excellent sources in determining those competitive locations.
- **Accessibility:** Available transportation linkages including both traffic arteries and mass transit options can influence the size of the market. Mass transit can have a significant impact on projects addressing very low income households for which transportation options may be limited.
- **Natural Boundaries:** Natural boundaries including rivers and mountains can restrict the movement within a market due to a lack of accessibility.
- **Housing Project Characteristics:** The availability of a unique structure type such as a high rise may alter the typical draw of a potential project.
- **Market Perceptions:** Whether grounded in reality or not, market perceptions can be a significant determinant of market area boundaries. Social stigmas often exist within submarkets, with residents from one side of a submarket not moving to a nearby neighborhood, regardless of housing opportunities. The construction of a new, attractive rental community may not necessarily relieve this perception.
- **Commuting Patterns:** The time spent commuting and employment destination could often reveal distinct patterns. High percentages of workers with long commutes or working in neighboring counties are often indicators of a lack of affordable housing options near employment centers.
- **Target Market:** Proposed developments targeting a special needs population such as older persons generally draw from a larger geographic region. Given the smaller pool of qualified householders, the location and quantity of comparable stock is of additional importance. An acceptable market area for a family oriented rental community will often be too conservative for a rental community targeting senior rental householders.
- **Jurisdictional Boundaries:** Differences in the quality and services provided by school districts, municipalities, or counties often influence consumer location choices.
- **Local Agency Service Boundaries:** The geographic areas covered by local agencies, such as housing authorities, senior citizen centers, community-based organizations, or churches can be a strong indicator of market area boundaries, especially when the project has a community-based sponsor or cosponsor.

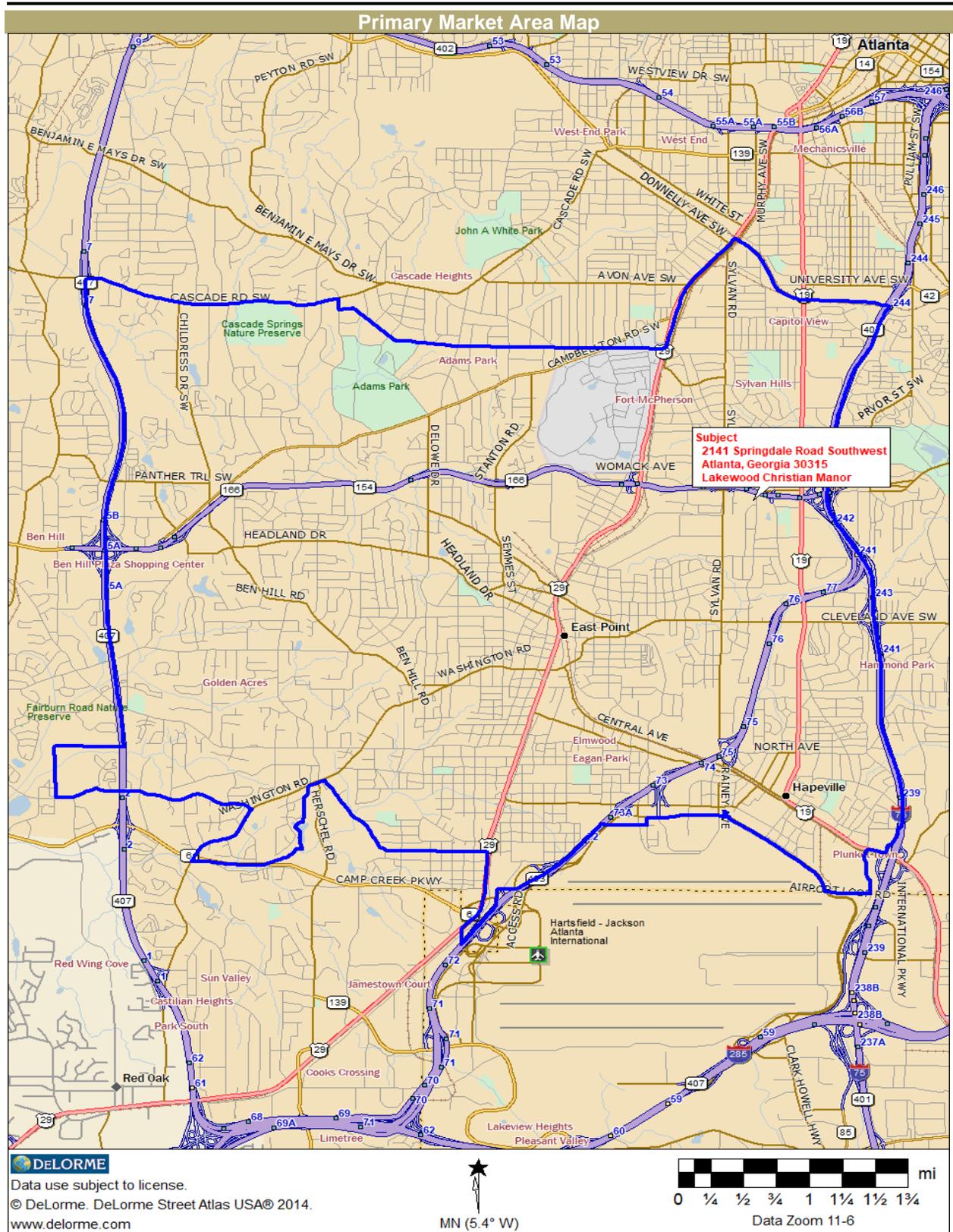


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- Non-Geographic Factors: Employees who might be expected to reside in a development as a result of planned or existing job opportunities and special needs households who are served by a multi-jurisdictional agency that covers communities that are clearly distinct market areas.

Our determination of the market area is based on the boundaries between governmental units. In such a method, county, division or city boundaries become the boundaries of the market area. The market area for the subject consists of the following census tracts: 0065.00, 0066.01, 0074.00, 0075.00, 0076.02, 0076.03, 0076.04, 0077.04, 0077.05, 0106.01, 0108.00, 0110.00, 0111.00, 0112.01, 0112.02, 0113.01, 0113.03 and 0123.00. The market area has the following boundaries: North – North – Cascade Road Southwest, Willis Mill Road Southwest, Poole Road Southwest, Venetian Drive Southwest, Murphy Avenue Southwest, Lee Street Southwest and CSXT Railroad; South – North Central Avenue, Leslie Drive, Perry J. Hudson Parkway, Interstate 85, Roosevelt Highway, Harvard Avenue, Washington Road, Carriage Way, Camp Creek Parkway and Redwine Road; East – Interstate 75; and West – Interstate 285. The northern boundary is approximately 1.8 miles from the subject. The western boundary is approximately 4.9 miles from the subject, and the southern boundary is approximately 4.0 miles from the subject. The eastern boundary is approximately 0.6 miles from the subject.

It is believed the proposed development would draw Housing For Older Persons residents from the western portion of the city as it is close in proximity to all needed services and public transit. There are 6,762 Housing For Older Persons renter households in the market area in 2020, which is projected to increase to 7,435 by 2025. The population in this age group increased by 25.1 percent from 2010 to 2020. Therefore, this area indicates a growing Housing For Older Persons population and households, indicating a need for additional housing for older persons. The Housing For Older Persons renter households in the market area consists of 49.9 percent of all Housing For Older Persons households. After considering all factors, the selected market area was deemed the most likely area from which the development will draw residents.

Lakewood Christian Manor
2141 Springdale Road Southwest
Atlanta, Georgia 30315



COMMUNITY DEMOGRAPHIC DATA



Community Demographic Data

Population Trends

The subject is located in the City of Atlanta, Georgia. consists of the following census tracts: 0065.00, 0066.01, 0074.00, 0075.00, 0076.02, 0076.03, 0076.04, 0077.04, 0077.05, 0106.01, 0108.00, 0110.00, 0111.00, 0112.01, 0112.02, 0113.01, 0113.03 and 0123.00. The market area has the following boundaries: North – North – Cascade Road Southwest, Willis Mill Road Southwest, Poole Road Southwest, Venetian Drive Southwest, Murphy Avenue Southwest, Lee Street Southwest and CSXT Railroad; South – North Central Avenue, Leslie Drive, Perry J. Hudson Parkway, Interstate 85, Roosevelt Highway, Harvard Avenue, Washington Road, Carriage Way, Camp Creek Parkway and Redwine Road; East – Interstate 75; and West – Interstate 285.

In 2000, this geographic market area contained an estimated population of 79,196. By 2010, population in this market area had decreased by 13.3 percent to 68,673. In 2020, the population in this market area had increased by 7.6 percent to 73,871. It is projected that between 2020 and 2022, population in the market area will increase 1.6 percent to 75,080. It is projected that between 2020 and 2025, population in the market area will increase 2.5 percent to 76,893. Population estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the population growth could be impacted by the COVID-19 if there are long-term economic impacts in the area.

CHANGE IN TOTAL POPULATION						
SUBJECT	YEAR	POPULATION	TOTAL		ANNUAL	
			CHANGE	PERCENT	CHANGE	PERCENT
FULTON COUNTY	2000	816,006				
Estimated Projected Projected Projected	2010	920,581	104,575	12.8%	10,458	1.3%
	2020	1,070,693	150,112	16.3%	15,011	1.6%
	2022	1,097,471	26,778	2.5%	13,389	1.3%
	2025	1,137,637	40,166	3.7%	13,389	1.2%
MARKET AREA	2000	79,196				
Estimated Projected Projected Projected	2010	68,673	(10,523)	-13.3%	(1,052)	-1.3%
	2020	73,871	5,198	7.6%	520	0.8%
	2022	75,080	1,209	1.6%	604	0.8%
	2025	76,893	1,813	2.5%	604	0.8%
ATLANTA	2000	416,474				
Estimated Projected Projected Projected	2010	420,003	3,529	0.8%	353	0.1%
	2020	479,098	59,095	14.1%	5,910	1.4%
	2022	489,514	10,416	2.2%	5,208	1.1%
	2025	505,137	15,623	3.3%	5,208	1.1%

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



CHANGE IN POPULATION BY AGE GROUPS						
FULTON COUNTY						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	62,581	63,058	0.8%	63,316	63,702	0.6%
5-9	61,510	64,304	4.5%	64,855	65,682	1.3%
10-14	59,877	65,884	10.0%	66,404	67,185	1.2%
15-17	35,718	40,944	14.6%	42,022	43,639	3.8%
18-20	41,015	49,567	20.9%	50,461	51,803	2.7%
21-24	57,226	57,742	0.9%	58,697	60,129	2.4%
25-34	153,601	170,471	11.0%	166,227	159,862	-3.8%
35-44	142,271	154,763	8.8%	159,765	167,269	4.7%
45-54	129,027	147,581	14.4%	150,335	154,467	2.7%
55-64	94,331	124,241	31.7%	130,321	139,442	7.0%
65-74	47,108	81,778	73.6%	89,345	100,695	12.7%
75-84	24,745	36,397	47.1%	41,404	48,915	18.1%
85+	11,571	13,963	20.7%	14,317	14,847	3.7%
Total Population	920,581	1,070,693	16.3%	1,097,471	1,137,637	3.7%
Elderly % Population	19.3%	23.9%	4.6%	25.1%	26.7%	1.6%
MARKET AREA						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	5,301	5,091	-4.0%	5,078	5,058	-0.4%
5-9	4,584	5,029	9.7%	5,074	5,141	1.3%
10-14	4,336	4,902	13.1%	4,982	5,102	2.4%
15-17	2,749	2,771	0.8%	2,901	3,095	6.7%
18-20	2,933	2,705	-7.8%	2,809	2,964	5.5%
21-24	4,184	3,397	-18.8%	3,488	3,625	3.9%
25-34	10,323	10,967	6.2%	10,148	8,920	-12.1%
35-44	9,081	10,674	17.5%	11,236	12,078	7.5%
45-54	9,625	8,877	-7.8%	9,177	9,627	4.9%
55-64	8,185	8,800	7.5%	8,743	8,658	-1.0%
65-74	4,470	6,686	49.6%	7,130	7,795	9.3%
75-84	2,085	3,057	46.6%	3,366	3,830	13.8%
85+	817	915	12.0%	949	1,000	5.4%
Total Population	68,673	73,871	7.6%	75,080	76,893	2.4%
Elderly % Population	22.7%	26.3%	6.0%	26.9%	27.7%	0.8%
ATLANTA						
AGE	2010	2020	CHANGE	2022	2025	CHANGE
0-4	26,724	25,861	-3.2%	25,782	25,663	-0.5%
5-9	22,667	25,869	14.1%	26,053	26,329	1.1%
10-14	19,710	25,446	29.1%	25,876	26,522	2.5%
15-17	11,982	15,238	27.2%	16,088	17,363	7.9%
18-20	25,041	26,256	4.9%	26,726	27,430	2.6%
21-24	35,150	27,256	-22.5%	27,006	26,631	-1.4%
25-34	83,309	87,025	4.5%	82,244	75,072	-8.7%
35-44	62,137	77,309	24.4%	81,077	86,730	7.0%
45-54	51,618	61,139	18.4%	64,219	68,839	7.2%
55-64	40,317	48,406	20.1%	50,799	54,388	7.1%
65-74	22,977	34,993	52.3%	37,297	40,753	9.3%
75-84	12,648	17,341	37.1%	19,250	22,113	14.9%
85+	5,723	6,959	21.6%	7,097	7,304	2.9%
Total Population	420,003	479,098	14.1%	489,514	505,137	3.2%
Elderly % Population	19.4%	22.5%	4.4%	23.4%	24.7%	1.3%

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

In 2010, this geographic market area contained an estimated Housing For Older Persons Person population of 15,557. By 2020, this population increased 25.1 percent to 19,458. It is estimated that the market area will increase to 21,283, or by 9.4 percent, by 2025 in the same age group.



Population by Gender

The ratio of men to women in population will influence the project's design and marketing strategy. This is especially true of the older adult population. Nationally, seven of every ten persons aged 85 and older are women. Differences in mortality rates and life expectancy ages result in this unbalanced relationship. Regional differences do occur, however, based on an area's attractiveness for retirement living.

In 2010, senior women in the primary market area outnumbered men by 2,767, or 43.7 percent. In 2020, 2022 and 2025 the ratio decreases slightly. In summary, the male/female gender ratios indicate a good potential target market between both halves of the populace.

POPULATION DISTRIBUTION BY GENDER								
MARKET AREA								
	2010		2020 Estimated		2022 Projected		2025 Projected	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
Total Male	32,399		34,899		35,535		36,490	
55-64	3,605	11.1%	3,891	11.1%	3,925	10.8%	3,975	10.9%
65-74	1,899	5.9%	2,796	8.0%	2,960	8.1%	3,205	8.8%
75-84	690	2.1%	1,223	3.5%	1,355	3.7%	1,553	4.3%
85+	201	0.6%	255	0.7%	276	0.8%	307	0.8%
TOTAL 55+	6,395	19.7%	8,165	23.4%	8,515	23.3%	9,040	24.8%
Total Female	36,274		38,972		39,544		40,403	
55-64	4,580	12.6%	4,909	12.6%	4,819	11.9%	4,683	11.6%
65-74	2,571	7.1%	3,890	10.0%	4,170	10.3%	4,590	11.4%
75-84	1,395	3.8%	1,834	4.7%	2,011	5.0%	2,277	5.6%
85+	616	1.7%	660	1.7%	673	1.7%	693	1.7%
TOTAL 55+	9,162	25.3%	11,293	29.0%	11,673	28.9%	12,243	30.3%

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



Household Type and Relationship

The following two tables show the households by type and relationship and group quarters population by type for persons 65 and older. The 2010 older adult population according to household type and relationship, and it includes the population estimates for institutionalized and non-family households. The institutionalized and non-family totals are expected to increase as the older adult population increases.

As the population shifts from “In Family Households” to “In Non-Family Households,” an increased demand for housing for older persons housing will result. The prevalence of family living alone is projected to increase, also, resulting in the move to “In Non-Family Households” in the service area.

HOUSEHOLDS BY TYPE/RELATIONSHIP, PERSONS 65+			
IN FAMILY HOUSEHOLDS	MARKET AREA	ATLANTA	FULTON COUNTY
Householder	2,332	12,417	24,113
Spouse	922	6,512	15,272
Other Relatives	233	1,694	3,080
IN NON-FAMILY HOUSEHOLDS			
Male Householder	978	4,640	7,121
Living Alone	961	4,242	6,588
Not Living Alone	17	398	533
Female Householder	2,049	10,893	18,084
Living Alone	2,032	10,606	17,658
Not Living Alone	17	287	426
Non-Relatives	49	464	811
IN GROUP QUARTERS			
Institutionalized	406	6,756	7,940
Noninstitutionalized	726	22,728	23,452

Source: U.S. Census Bureau

GROUP QUARTERS POPULATION BY TYPE			
INSTITUTIONALIZED POPULATION	MARKET AREA	ATLANTA	FULTON COUNTY
Correctional Institutions	24	5,130	5,500
Nursing Homes	382	1,626	2,433
Other Institutions	0	0	7
TOTAL	406	6,756	7,940
NON-INSTITUTIONALIZED POPULATION			
College Dormitories (includes off-campus)	328	17,418	17,746
Military Quarters	78	78	78
Other Non-Institutionalized Quarters	320	5,232	5,628
TOTAL	726	22,728	23,452

Source: U.S. Census Bureau



Household Trends

The demand for additional housing in a market area is a function of population growth, household formations, and also a replacement of units lost through demolition and extreme obsolescence. In the case of housing for the housing for older persons, the demand for rental housing is sometimes caused by the inability of the housing for older persons to properly maintain their present ownership housing. Also, within the overall demand are segments of the market asking for more or less expense (related to income) and for ownership or rental.

Some of the demand has been, or will be, satisfied by units which have been built, or will be, by the time the project is renting. The difference between demand and supply, the residual, is the total market of which the project's market will be a share.

The "tenure" of existing housing will be examined first as a guide to the future proportion of ownership and rentals, and then characteristics of the housing stock will be noted.

The most important analysis is that of demand, supply and residual demand which follows. Its product is the number of rental units which will be demanded.

Tenure

The percentage of renters in Fulton County in 2020 was 46.4 percent, and the percentage for Atlanta was 55.9 percent. The percentage of renters in the primary market area in 2020 was 59.7 percent. According to the U.S. Census Bureau, the national rental percentage is 36.1 percent. This percentage is utilized to segment the number of existing households in the demand section of this report. Household estimates and projections are based on the most recent data from Nielsen Claritas and Ribbon Demographics. The data was produced prior to the COVID-19 pandemic. At this time, there is no estimated changes due to the virus. However, the long-term economic impact on any region is unknown at this time. The short-term economic impact has been relatively minor. However, it is possible the household growth could be impacted by the COVID-19 if there are long-term economic impacts in the area.

HOUSEHOLDS BY TENURE						
SUBJECT	YEAR	TOTAL HOUSEHOLDS	OWNER		RENTER	
			NO.	%	NO.	%
FULTON COUNTY	2000	321,266	167,299	52.1%	153,967	47.9%
Estimated Projected Projected Projected	2010	376,377	202,262	53.7%	174,115	46.3%
	2020	448,045	240,254	53.6%	207,791	46.4%
	2022	460,713	246,990	53.6%	213,723	46.4%
	2025	479,714	257,094	53.6%	222,620	46.4%
MARKET AREA	2000	29,694	13,213	44.5%	16,481	55.5%
Estimated Projected Projected Projected	2010	28,021	11,365	40.6%	16,656	59.4%
	2020	31,163	12,546	40.3%	18,617	59.7%
	2022	31,821	12,801	40.2%	19,020	59.8%
	2025	32,807	13,183	40.2%	19,624	59.8%
ATLANTA	2000	168,341	73,665	43.8%	94,676	56.2%
Estimated Projected Projected Projected	2010	185,142	83,154	44.9%	101,988	55.1%
	2020	221,047	97,589	44.1%	123,458	55.9%
	2022	227,239	100,217	44.1%	127,022	55.9%
	2025	236,527	104,159	44.0%	132,368	56.0%

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

In 2020, this geographic market area contained 13,538 Housing For Older Persons households. Of the total 13,538 Housing For Older Persons households, 6,762, or 49.9 percent, are renter households. The market area is expected to gain an additional 1,301 Housing For Older Persons households. The market area is expected to gain an additional 673 Housing For Older Persons renter households.



TENURE BY AGE				
SUBJECT	AGE	OWNER	RENTER	TOTAL
FULTON COUNTY	25-34	26,607	54,863	81,470
	35-44	46,084	36,191	82,275
	45-54	48,791	26,423	75,214
	55-64	40,626	17,639	58,265
	65-74	22,207	9,042	31,249
	75+	15,799	9,619	25,418
MARKET AREA	25-34	1,126	3,794	4,920
	35-44	1,945	3,223	5,168
	45-54	2,368	3,401	5,769
	55-64	2,735	2,583	5,318
	65-74	1,804	1,448	3,252
	75+	1,264	939	2,203
ATLANTA	25-34	14,396	32,600	46,996
	35-44	18,834	18,338	37,172
	45-54	15,875	13,972	29,847
	55-64	14,600	10,905	25,505
	65-74	9,840	6,487	16,327
	75+	8,260	5,516	13,776

Source: U.S. Census Bureau

The following table shows the number of households ages 55 and older in 2020.

HOUSEHOLDS BY SIZE AND TYPE			
OWNER-OCCUPIED	FULTON COUNTY	MARKET AREA	ATLANTA
1 person	36,875	2,653	17,815
2 persons	46,705	2,458	15,962
3 persons	14,577	809	4,489
4 persons	7,182	453	2,179
5 or more persons	5,473	403	2,117
RENTER-OCCUPIED			
1 person	32,551	4,293	21,189
2 persons	10,815	1,130	5,547
3 persons	4,658	640	2,102
4 persons	2,217	357	1,438
5 or more persons	2,403	342	1,404

Source: Nielsen Claritas; Ribbon Demographics

The subject's units are most suitable for housing for older persons households between one and two persons, who account for 80.2 percent of the market area housing for older persons renters.

RENTER HOUSEHOLD SIZE IN THE MARKET AREA		
RENTER-OCCUPIED	NUMBER	PERCENT
1 person	4,293	63.5%
2 persons	1,130	16.7%
3 persons	640	9.5%
4 persons	357	5.3%
5 or more persons	342	5.1%
TOTAL	6,762	100.0%

Source: Nielsen Claritas; Ribbon Demographics



CHARACTERISTICS OF THE MARKET AREA HOUSING STOCK			
	FULTON COUNTY	MARKET AREA	ATLANTA
TOTAL HOUSING UNITS	437,105	34,350	224,573
OCCUPANCY AND TENURE			
Occupied Housing Units	376,377	28,021	185,142
Owner-Occupied	202,262	11,365	83,154
Percent Owner-Occupied	53.7%	40.6%	44.9%
Renter-Occupied	174,115	16,656	101,988
VACANT HOUSING UNITS			
For seasonal, recreational, etc.	3,326	104	2,213
Persons per owner-occupied unit	2.49	1.92	2.18
Persons per renter-occupied unit	2.22	2.08	2.05
TENURE BY YEAR STRUCTURE BUILT			
RENTER-OCCUPIED			
2005 or later	12,306	1,314	7,910
2000-2004	18,451	769	11,618
1990-1999	26,063	678	10,430
1980-1989	26,052	1,169	8,978
1970-1979	24,387	3,486	13,593
1960-1969	21,439	4,012	15,870
1950-1959	13,480	3,058	10,366
1940-1949	6,086	1,319	5,136
1939 or earlier	9,080	824	9,111
PERSONS PER ROOM: RENTER			
0.50 or less	105,553	10,229	64,500
0.51-1.00	44,610	5,170	24,770
1.01-1.50	5,359	864	2,575
1.51-2.00	1,327	221	861
2.01 or more	495	145	306
PLUMBING FACILITIES -			
PERSON/ROOM: RENTER-OCCUPIED			
Lacking Complete Plumbing Facilities:			
1.00 or less	1,070	114	775
1.01-1.50	67	0	50
1.51 or more	80	58	80

Source: U.S. Census Bureau

Substandard households are those lacking complete plumbing facilities for exclusive use and/or are overcrowded. The chart above indicates there are 1,230 renter households with more than 1.01 occupants per room in the market area. There are 172 renter households that are lacking complete plumbing facilities in the market area.



ADDITIONAL HOUSING STOCK CHARACTERISTICS				
HOUSING UNITS IN STRUCTURE	OWNER-OCCUPIED		RENTER-OCCUPIED	
FULTON COUNTY	NUMBER	PERCENT	NUMBER	PERCENT
1, Detached	158,808	79.4%	25,826	16.4%
1, Attached	19,209	9.6%	5,255	3.3%
2	1,056	0.5%	5,824	3.7%
3 to 4	1,862	0.9%	9,812	6.2%
5 to 9	3,456	1.7%	25,135	16.0%
10 to 19	3,419	1.7%	35,763	22.7%
20 to 49	2,839	1.4%	17,883	11.4%
50 or more	8,536	4.3%	30,679	19.5%
Mobile Home, Trailer, Other	934	0.5%	1,167	0.7%
TOTAL	200,119	100.0%	157,344	100.0%
MARKET AREA				
1, Detached	10,591	94.2%	4,336	26.1%
1, Attached	314	2.8%	298	1.8%
2	64	0.6%	1,210	7.3%
3 to 4	7	0.1%	1,412	8.5%
5 to 9	14	0.1%	3,627	21.8%
10 to 19	43	0.4%	2,850	17.1%
20 to 49	49	0.4%	758	4.6%
50 or more	55	0.5%	1,862	11.2%
Mobile Home, Trailer, Other	104	0.9%	276	1.7%
TOTAL	11,241	100.0%	16,629	100.0%
ATLANTA				
1, Detached	60,610	70.9%	15,657	16.8%
1, Attached	7,624	8.9%	2,192	2.4%
2	890	1.0%	4,300	4.6%
3 to 4	1,067	1.2%	6,651	7.2%
5 to 9	1,907	2.2%	13,415	14.4%
10 to 19	2,472	2.9%	15,079	16.2%
20 to 49	2,419	2.8%	9,837	10.6%
50 or more	7,983	9.3%	25,145	27.0%
Mobile Home, Trailer, Other	463	0.5%	736	0.8%
TOTAL	85,435	100.0%	93,012	100.0%

Source: U.S. Census Bureau



Households Income Trends and Analysis

Housing For Older Persons households who have one person and annual incomes between \$13,020 and \$17,370 are potential tenants for the proposed 30% AMI and Section 8 studio units. Approximately 33 percent (33.1%) of the primary market area tenants are within this range. Housing For Older Persons households who have one person and annual incomes between \$21,690 and \$28,950 are potential tenants for both the proposed the 50% and Section 8 and 50% and Homeflex studio units. Approximately 10 percent (10.4%) of the primary market area tenants are within this range. Housing For Older Persons households who have one person and annual incomes between \$26,040 and \$34,740 are potential tenants for the proposed 60% and Homeflex studio units. Approximately 10 percent (9.9%) of the primary market area tenants are within this range.

Housing For Older Persons households who have between one and two persons and annual incomes between \$13,950 and \$19,860 are potential tenants for the proposed 30% AMI and Section 8 one-bedroom units. Approximately 43 percent (42.8%) of the primary market area tenants are within this range. Housing For Older Persons households who have between one and two persons and annual incomes between \$23,250 and \$33,100 are potential tenants for both the proposed the 50% AMI and Section 8 and 50% AMI and Homeflex one-bedroom units. Approximately 13 percent (12.5%) of the primary market area tenants are within this range. Housing For Older Persons households who have between one and two persons and annual incomes between \$27,900 and \$39,720 are potential tenants for both the proposed 60% and Homeflex and 60% AMI one-bedroom units. Approximately 11 percent (11.4%) of the primary market area tenants are within this range.



HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE			
INCOME	FULTON COUNTY	MARKET AREA	ATLANTA
Less than \$10,000			
Less than 20%	320	14	269
20-24%	223	44	204
25-29%	1,653	129	1,696
30-34%	865	149	829
35%+	17,512	2,594	12,899
Not Computed	4,994	589	3,630
\$10,000 - \$19,999			
Less than 20%	1,467	334	1,394
20-24%	769	119	710
25-29%	1,510	304	1,187
30-34%	1,260	285	954
35%+	17,981	2,674	11,127
Not Computed	706	29	496
\$20,000 - \$34,999			
Less than 20%	1,360	191	1,117
20-24%	1,536	268	1,033
25-29%	3,673	791	2,309
30-34%	5,012	833	3,033
35%+	20,143	2,185	10,601
Not Computed	505	32	346
\$35,000 - \$49,999			
Less than 20%	2,433	404	1,350
20-24%	5,140	559	2,705
25-29%	6,903	571	3,497
30-34%	4,173	243	1,956
35%+	5,311	297	2,599
Not Computed	417	105	274
\$50,000 - \$74,999			
Less than 20%	9,008	825	4,550
20-24%	8,607	482	3,801
25-29%	4,389	312	2,427
30-34%	1,747	73	793
35%+	1,300	77	840
Not Computed	344	46	270
\$75,000 or more			
Less than 20%	21,370	835	11,254
20-24%	2,928	108	1,807
25-29%	699	7	459
30-34%	406	0	183
35%+	105	0	78
Not Computed	575	121	335
TOTAL	157,344	16,629	93,012

Source: U.S. Census Bureau



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HISTA 2.2 Summary Data Market Area

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	617	466	227	176	109	1,595
\$10,000-20,000	737	380	418	98	281	1,914
\$20,000-30,000	616	621	297	167	346	2,047
\$30,000-40,000	428	479	225	220	233	1,585
\$40,000-50,000	450	294	202	73	179	1,198
\$50,000-60,000	133	344	237	122	45	881
\$60,000-75,000	297	183	120	123	264	987
\$75,000-100,000	194	250	56	78	95	673
\$100,000-125,000	35	109	131	33	86	394
\$125,000-150,000	16	68	104	30	65	283
\$150,000-200,000	63	48	13	9	10	143
\$200,000+	28	67	20	2	31	155
Total	3,614	3,309	2,050	1,138	1,744	11,855

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,179	155	93	21	28	1,476
\$10,000-20,000	1,211	262	110	32	90	1,705
\$20,000-30,000	615	178	129	33	14	969
\$30,000-40,000	384	82	72	67	15	620
\$40,000-50,000	242	52	56	77	46	473
\$50,000-60,000	138	147	52	24	11	372
\$60,000-75,000	144	74	33	12	38	301
\$75,000-100,000	125	76	48	41	60	350
\$100,000-125,000	85	58	13	25	16	197
\$125,000-150,000	43	16	10	6	7	82
\$150,000-200,000	54	15	11	10	8	98
\$200,000+	73	15	13	2	2	119
Total	4,293	1,130	640	357	342	6,762

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	767	77	36	19	25	924
\$10,000-20,000	956	150	100	30	79	1,315
\$20,000-30,000	466	126	95	24	8	719
\$30,000-40,000	286	41	62	21	13	423
\$40,000-50,000	130	38	43	56	25	292
\$50,000-60,000	83	43	43	20	6	195
\$60,000-75,000	101	30	20	10	10	171
\$75,000-100,000	70	35	23	30	28	186
\$100,000-125,000	48	18	11	22	5	104
\$125,000-150,000	21	6	4	1	4	36
\$150,000-200,000	39	8	5	7	6	65
\$200,000+	31	7	10	7	5	60
Total	2,998	579	452	247	214	4,490

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,796	621	320	197	137	3,071
\$10,000-20,000	1,948	642	528	130	371	3,619
\$20,000-30,000	1,231	799	426	200	360	3,016
\$30,000-40,000	812	561	297	287	248	2,205
\$40,000-50,000	692	346	258	150	225	1,671
\$50,000-60,000	271	491	289	146	56	1,253
\$60,000-75,000	441	257	153	135	302	1,288
\$75,000-100,000	319	326	104	119	155	1,023
\$100,000-125,000	120	167	144	58	102	591
\$125,000-150,000	59	84	114	36	72	365
\$150,000-200,000	117	63	24	19	18	241
\$200,000+	101	82	33	18	40	274
Total	7,907	4,439	2,690	1,495	2,086	18,617



HOUSEHOLDS BY INCOME GROUP BY AGE									
INCOME	2010			2020			2025		
	25-44	45-64	65+	25-44	45-64	65+	25-44	45-64	65+
FULTON COUNTY									
Less than \$15,000	15,536	15,995	11,718	11,376	15,926	12,821	9,357	14,157	13,786
\$15,000 - \$24,999	13,306	8,678	7,018	11,337	8,699	12,043	9,264	7,672	12,838
\$25,000 - \$34,999	14,947	10,183	5,428	14,633	9,939	9,190	12,424	9,113	10,339
\$35,000 - \$49,999	22,296	12,649	6,235	20,675	14,068	9,619	17,995	12,965	10,770
\$50,000 - \$74,999	29,415	18,370	6,880	31,805	20,654	12,475	29,465	20,637	14,982
\$75,000 - \$99,999	19,474	13,222	3,908	23,892	15,341	8,277	24,049	16,440	10,785
\$100,000 - \$149,999	22,259	20,066	4,172	27,500	25,780	10,532	28,976	28,558	14,213
\$150,000 - \$199,999	10,628	9,530	1,721	13,857	13,899	4,781	15,977	16,741	6,998
\$200,000+	13,538	17,918	2,238	22,448	38,252	7,949	28,031	49,540	12,463
TOTAL	337,328			427,768			458,535		
MARKET AREA									
Less than \$15,000	2,158	2,393	1,881	1,683	2,583	1,863	1,425	2,207	2,012
\$15,000 - \$24,999	1,429	1,328	934	1,373	1,161	1,661	1,239	1,016	1,838
\$25,000 - \$34,999	1,754	1,565	560	1,785	1,084	1,139	1,538	975	1,321
\$35,000 - \$49,999	1,515	1,692	732	1,758	1,213	930	1,704	1,152	1,060
\$50,000 - \$74,999	1,683	1,934	609	2,201	1,881	892	2,190	2,042	1,149
\$75,000 - \$99,999	842	852	394	1,001	1,172	591	1,118	1,321	757
\$100,000 - \$149,999	571	827	190	848	1,159	391	1,075	1,503	550
\$150,000 - \$199,999	98	206	32	349	263	234	437	352	345
\$200,000+	165	248	27	122	446	150	187	690	249
TOTAL	26,619			29,933			31,452		
ATLANTA									
Less than \$15,000	9,938	11,588	9,446	7,386	10,328	8,461	6,142	9,343	8,939
\$15,000 - \$24,999	7,699	5,078	3,919	6,347	4,961	7,440	5,407	4,493	7,853
\$25,000 - \$34,999	7,696	5,555	3,095	7,856	5,072	4,809	6,696	4,741	5,406
\$35,000 - \$49,999	10,860	5,825	3,017	10,982	5,599	4,361	9,931	5,776	5,056
\$50,000 - \$74,999	14,023	7,627	3,241	16,614	8,313	5,488	15,097	8,658	6,417
\$75,000 - \$99,999	9,061	4,822	1,644	12,143	5,849	3,067	12,155	6,810	3,963
\$100,000 - \$149,999	10,436	6,083	1,701	15,205	9,404	4,067	15,643	11,402	5,415
\$150,000 - \$199,999	4,663	2,518	718	7,430	4,465	1,850	8,547	6,285	2,654
\$200,000+	6,764	6,509	1,169	12,929	13,872	3,711	15,691	19,419	5,434
TOTAL	164,695			208,009			223,373		

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

EMPLOYMENT TREND



Employment Trends

The economy of the market area is based on retail trade; transportation, communication and utilities; professional and related services; educational, health and social services; and entertainment and recreation sectors. Each of these categories has experienced reasonable growth within the past few years. The table below displays the at-place employment trends for each industry since 2009.

AT-PLACE EMPLOYMENT TRENDS											
INDUSTRY	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Agriculture, Forestry, and Fisheries	N/A*	140	159	178	205	215	192	194	153	153	155
Mining	N/A*	105	116	96	82	88	135	345	187	198	202
Construction	16,950	14,845	14,482	13,851	14,153	16,034	15,705	18,552	19,495	19,672	20,516
Manufacturing	27,328	25,602	25,816	26,344	26,415	25,499	25,755	29,162	29,945	30,848	26,918
Transportation and Warehousing	31,625	35,338	36,773	27,188	32,031	34,645	36,845	41,074	44,068	44,890	40,205
Utilities	3,970	3,684	3,556	3,297	3,218	3,099	3,351	3,205	3,236	3,072	2,987
Wholesale Trade	38,472	37,918	38,791	38,180	37,798	39,144	39,944	38,780	39,843	37,373	37,680
Retail Trade	52,919	53,232	54,121	54,767	56,799	58,023	61,126	61,129	61,914	62,619	61,960
Leisure and Hospitality	76,719	76,567	79,265	82,078	84,739	87,448	91,035	95,079	97,709	100,041	102,528
Education and Health Services	79,754	82,100	86,682	88,656	91,073	92,887	96,423	101,282	104,706	109,382	113,939
Professional and Business Services	140,712	148,231	157,657	160,446	168,555	176,099	184,001	190,976	198,855	109,197	229,709
Financial Activities	66,714	64,832	66,482	65,853	65,426	66,726	69,755	71,784	75,913	78,626	82,912
Information	46,251	45,480	46,598	46,114	45,822	47,521	45,453	49,238	52,001	54,276	57,226
Other Services	20,045	19,978	20,205	20,847	20,928	21,853	22,223	23,048	23,556	24,569	25,643
Public Administration (Local Government)	N/A*										

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Future Employment Trends

An ongoing worldwide pandemic called COVID-19 is wreaking havoc on the economy of much of the United States. The first case of COVID-19 was diagnosed in the United States on January 21, 2020, in the State of Washington. Since that date, COVID-19 spread rapidly throughout the U.S. On March 19, 2020, the government advised against gatherings of more than 10 people. Additionally, state and local authorities have made the decision to prohibit large-scale gatherings. Also, many cities and most states have imposed lockdown measures of different scope and severity in order to attempt to contain the number of people infected. These lockdown measures have placed limits on where people can travel, work and shop away from their homes. These measures have had a significant impact on the economic conditions in cities and counties throughout the country.

Georgia's Governor Brian Kemp issued a "stay at home" order on April 2, 2020. The order applies to all Georgia residents and visitors and was effective until April 30, 2020. On April 24th, the governor announced that businesses such as gyms, fitness centers, bowling alleys, body art studios, barbers, cosmetologists, hair designers, nail care artists, estheticians and their schools and massage therapists could begin reopening. The businesses are all held to specific restriction including adherence to the minimal basic operations, social distancing and regular sanitation. According to the Georgia Department of Public Health, the State of Georgia has had 404,411 confirmed cases of COVID-19 around the state, 35,786 of which were in Fulton County. Therefore, Fulton County contains approximately 8.85 percent of all positive cases. Of the 35,786 confirmed cases, there have been 656 deaths. The City of Atlanta is working to address the COVID-19 public health challenges together with local, state and federal partners. According to the city's website, the city is encouraging local small businesses and restaurants to remain open rather than close and offer take-out, curbside or delivery options and gift cards to use now or later.

According to the City of Atlanta, the following economic development activities have occurred within the past few years in the city:

- In 2016, the Hartsfield-Jackson International Airport announced a 20-year plan for a \$6 billion expansion.
- AthenaHealth, Inc., announced in January 2017 that the business will expand its workforce to nearly 1,000 by 2018. The expansion included an additional 40,000 square feet of office space. The workforce expansion nearly doubled the number of employees at the facility.
- In 2017, Accenture added more than 500 largely tech-related jobs in Atlanta.
- Quest Community Development built a job-training center in northwest Atlanta which provides training for construction, medical and technology jobs.



- NCR, a Fortune 500 maker of software, ATMs and self-serve kiosks plans for a second tower at its new Midtown Atlanta headquarters which could result in over 1,000 new jobs.
- Several new restaurants have recently opened within the city including Holler & Dash, Chicken & Beer, Bon Ton, Das BBQ, Scout, Festivals Jerk Chicken Grill, Jai Ho Indian Kitchen, Double Dragon, Greens & Gravy, C. Elliot's and Petit Chou.
- Atlanta is expected to have \$876 million in hospitality development in the next two years including Clarion Inn & Suites, Atlanta Motor Speedway, Springhill Suites by Marriott, Canopy by Hilton, AC Hotel by Marriott, Intercontinental Hotel and Curio Hotel by Hilton.
- The Fox Club has a new addition called Marquee Club and encompasses 10,000 square feet of premium event space.
- Additional new businesses to the city in 2018 included Calendly; Covetool; Eletype; Sequor; Greenlight Financial Technology, Inc.; Steady; Landing Lion; Sudu; Thingtech; Softgiving; Synapse; Reservoir; Vestigo; Micro C; The Labz; Rimidi; UserIQ; Bark; TopTime Coffee; Bytes; Little Star Provisions; Civil Bikes; Staplehouse; The Beehive; Flexdrive; and iSimu VR.
- The top fastest growing companies in 2018 in the city included Healpros, Though Logic Consulting, Reclim, QASymphony, IT Works Recruitment, Private Label Extensions, Springbot, Peachcap, Birdsey Construction Management and Ally Commerce
- Google announced plans for an expansion of its headquarters in 2019 and will add 500 new jobs.
- Norfolk Southern will open a new headquarters in the city and plans construction to begin late 2019.

Eighteen information technology or software development companies have announced openings or expansions within the city since October 2015, representing approximately 4,500 new jobs. Overall, it is believed that the economy of Atlanta will remain stable.

There have been 112 W.A.R.N. notices for the county in the past two years. It is estimated that approximately 78 percent of the W.A.R.N. notices are temporary layoffs due to the impact of COVID-19.

W.A.R.N. NOTICES			
Company	City	Employees Lost	Layoff Date
Crowne Plaza Atl Perimeter at Ravinia/IHG	Atlanta	72	11/30/2020
HPT TRS IHG-2 (Crown Plaza Atlanta Airport)	Atlanta	56	11/30/2020
HMS Host (Atlanta Airport)	Atlanta	570	10/16/2020
Wyndham Atlanta Galleria	Atlanta	50	9/30/2020
Compass Group USA (Flik)	Atlanta	95	9/30/2020
SSA Group, LLC (Zoo Atlanta)	Atlanta	58	9/28/2020
Bright Horizons Children's Centers LLC	Atlanta	72	9/25/2020
J. C. Penney Corporation, Inc.	Atlanta	100	9/23/2020
Freeman Audio Visual, LLC	Atlanta	2	9/23/2020
Freeman Expositions, LLC	Atlanta	49	9/23/2020
The Freeman Company, LLC	Atlanta	4	9/23/2020
South Atlanta Orthopedics & Sports Medicine, pc	Atlanta	1	9/18/2020
P.F. Chang's China Bistro (Cumberland Mall)	Atlanta	75	9/18/2020
P.F. Chang's Bistro China (Hartsfield)	Atlanta	75	9/18/2020
Omni Hotels & Resorts (Omni Hotel CNN)	Atlanta	439	9/17/2020
Cobb-Marietta Coliseum & Exhibit Hall Authority	Atlanta	68	9/8/2020
Sodexo, Inc. (Clark Atlanta University)	Atlanta	91	8/31/2020
Avis Budget Group	Atlanta	3	8/28/2020
Carestream Dental Partnership, LLC	Atlanta	29	8/25/2020
Aramark (Spelman College)	Atlanta	101	8/14/2020
Aramark (Morehouse College)	Atlanta	147	8/14/2020
Levy Premium Foodservice Ltd. (GWCC)	Atlanta	371	8/1/2020
Compass Group, Restraunts Assoc. GA Aquarium	Atlanta	79	7/31/2020
Hudson Group (HG) Retail, LLC	Atlanta	187	7/31/2020
Sodexo, Inc. (Delta Airlines)	Atlanta	98	7/31/2020
Hyatt Regency (Peachree St-Atl)	Atlanta	267	7/18/2020
Freeman Expositions, LLC	Atlanta	47	6/30/2020
The Freeman Company, LLC	Atlanta	15	6/30/2020
City Winery Atlanta, LLC	Atlanta	130	6/21/2020
Hyatt Corporation	Atlanta	121	6/5/2020
Hyatt Corporation	Atlanta	121	6/5/2020
Merritt Hospitality, LLC (The Whitley Hotel)	Atlanta	184	6/5/2020



W.A.R.N. NOTICES (Cont.)			
Company	City	Employees Lost	Layoff Date
ABM Aviation, Inc. (Delta Airlines)	Atlanta	170	5/31/2020
LH Atlanta Hotel Corp., LLC	Atlanta	159	5/27/2020
Hilton Atlanta Airport	Atlanta	86	5/26/2020
Sheraton Atlanta Downtown	Atlanta	192	5/22/2020
Westin Atlanta Perimeter	Atlanta	97	5/20/2020
Merritt Hospitality, LLC-Westin Buckhead	Atlanta	125	5/20/2020
Brittany Maids, Ltd.	Atlanta	38	5/18/2020
Cox Automotive	Atlanta	181	5/17/2020
Cox Automotive	Atlanta	118	5/17/2020
Cox Automotive	Atlanta	344	5/17/2020
Gate Group	Atlanta	51	5/7/2020
Gate Gourmet	Atlanta	392	5/7/2020
Gate Gourmet	Atlanta	1,429	5/7/2020
Gate Gourmet	Atlanta	180	5/7/2020
Integrity Transformations Community Dev. Corp.	Atlanta	3	4/20/2020
Select Medical	Atlanta	60	4/17/2020
Beeline Canada Accessories	Atlanta	12	4/4/2020
BAC Local 8 SE	Atlanta	3	4/4/2020
Vision Works (Cumberland Mall-Atlanta)	Atlanta	6	4/4/2020
Asbury Automotive	Atlanta	16	4/3/2020
Asbury Automotive	Atlanta	26	4/3/2020
Mindbody, Inc.	Atlanta	89	4/3/2020
RA Sushi Atlanta Midtown Corp.	Atlanta	94	4/2/2020
Cox Corporate Service	Atlanta	81	3/31/2020
Greyhound Lines, Inc.	Atlanta	78	3/30/2020
Paper Source	Atlanta	11	3/29/2020
Paper Source	Atlanta	8	3/29/2020
Suit Supply (USA), Inc.	Atlanta	28	3/29/2020
Focus Brands, LLC	Atlanta	136	3/27/2020
PCAM LLC	Atlanta	100	3/25/2020
InterContinental Buckhead Atlanta	Atlanta	210	3/23/2020
Mt. Bailey Holdings, LLC	Atlanta	109	3/23/2020
The Ritz-Carlton Hotel Co. LLC	Atlanta	294	3/21/2020
Crestline Hotels & Resorts	Atlanta	113	3/20/2020
Quixote Studios, LLC	Atlanta	13	3/20/2020
Crowne Plaza Atlanta Airport	Atlanta	57	3/20/2020
Kale Me Crazy	Atlanta	15	3/19/2020
Uncle Julios	Atlanta	73	3/19/2020
BJ's Roasters	Atlanta	10	3/19/2020
LAZ Parking Georgia, LLC	Atlanta	298	3/18/2020
Barcelona Wine Bar	Atlanta	53	3/18/2020
Barcelona Wine Bar	Atlanta	70	3/18/2020
Miguel Wilson Collection	Atlanta	10	3/18/2020
Master Creations, Inc.	Atlanta	4	3/17/2020
Big Daddy's Southern Cuisine	Atlanta	7	3/17/2020
Regal Corporate Headquarters	Atlanta	43	3/17/2020
Renaissance Atlanta Midtown Hotel	Atlanta	78	3/17/2020
Global Concessions, Inc.	Atlanta	100	3/16/2020
Pot Likker Creations, LLC	Atlanta	100	3/16/2020
Punch Bowl Social	Atlanta	173	3/16/2020
Kai Kare LLC	Atlanta	34	3/16/2020
Inspire Restaurant Group LLC	Atlanta	30	3/15/2020
Bloomin Brands (Bonefish 1712)	Atlanta	44	3/15/2020
Bloomin Brands (Carrabbas 1105)	Atlanta	51	3/15/2020
Bloomin Brands (Carrabbas 6115)	Atlanta	43	3/15/2020
Bloomin Brands (Flemings 2101)	Atlanta	50	3/15/2020
Bloomin Brands (Outback 1113)	Atlanta	73	3/15/2020
Bloomin Brands (Outback 1173)	Atlanta	53	3/15/2020
The Peachtree Club	Atlanta	9	3/13/2020
Atrium Hospitality	Atlanta	145	3/12/2020
Austrian Motors, Ltd.	Atlanta	5	3/2/2020
Mahogany Interiors, LLC	Atlanta	2	2/1/2020
Walmart	Atlanta	20	1/3/2020



W.A.R.N. NOTICES (Cont.)			
Company	City	Employees Lost	Layoff Date
Inpax	Atlanta	62	12/1/2019
Cox Media Group	Atlanta	87	10/29/2019
Kellogg Company	Atlanta	108	10/10/2019
CoStar	Atlanta	54	9/27/2019
ABM Aviation, Inc.	Atlanta	202	9/15/2019
CoStar	Atlanta	119	9/9/2019
255 Peter's Street Lounge	Atlanta	50	9/8/2019
Sodexo, Inc.	Atlanta	278	6/30/2019
Aramark Educational Services, LLC	Atlanta	416	6/30/2019
Arcadia Group (USA) Limited	Atlanta	39	6/19/2019
Kellogg Company	Atlanta	20	4/26/2019
The RAD Group	Atlanta	10	4/22/2019
Worldpay, LLC	Atlanta	234	3/31/2019
Facet Technologies	Atlanta	119	3/1/2019
ABM	Atlanta	32	1/1/2019
Conifer Revenue Cycle Solutions, LLC	Atlanta	83	12/31/2018
Legal See Foods, LLC	Atlanta	78	12/18/2018
Bank of America	Atlanta	100	11/24/2018
Sodexo-Atlanta Medical Center	Atlanta	81	11/18/2018
Bob McCormick and Associates, Inc.	Atlanta	1	8/2/2018
Morrison Healthcare	Atlanta	162	7/31/2018
Belks	Atlanta	99	7/31/2018
Owens-Brockway Glass Container, Inc.	Atlanta	256	7/18/2018
Parsec	Atlanta	206	7/2/2018
Coca-Cola	Atlanta	231	4/30/2018
Coca-Cola	Atlanta	52	2/28/2018
MWI Animal Health	Atlanta	47	1/30/2018
Zenith	Atlanta	46	1/8/2018
Total:		13,751	

Source: Georgia Department of Labor

The majority of the layoffs are noted as temporary and are expected to end once the area ends the shelter-in-place order. Currently, the effects of COVID-19 appear to be minor as expansion projects are still-ongoing or still proposed. Therefore, it is anticipated that the economic growth with the city will remain stable. Therefore, there are no anticipated changes in the economic growth of the market area.

LABOR FORCE AND EMPLOYMENT TRENDS FOR GEORGIA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	4,586,427	4,341,229	94.7%	245,198	5.3%
2006	4,710,786	4,489,132	95.3%	221,654	4.7%
2007	4,815,821	4,597,638	95.5%	218,183	4.5%
2008	4,879,258	4,575,008	93.8%	304,250	6.2%
2009	4,787,765	4,311,867	90.1%	475,898	9.9%
2010	4,696,692	4,202,061	89.5%	494,631	10.5%
2011	4,748,773	4,263,314	89.8%	485,459	10.2%
2012	4,787,389	4,348,099	90.8%	439,290	9.2%
2013	4,756,159	4,366,376	91.8%	389,783	8.2%
2014	4,752,653	4,416,148	92.9%	336,505	7.1%
2015	4,788,872	4,503,154	94.0%	285,718	6.0%
2016	4,913,607	4,649,755	94.6%	263,852	5.4%
2017	5,048,651	4,812,097	95.3%	236,554	4.7%
2018	5,080,472	4,880,038	96.1%	200,434	3.9%
2019	5,110,318	4,935,310	96.6%	175,008	3.4%
2020**	5,093,669	4,865,015	95.5%	228,654	4.5%

* Data based on place of residence.

**Preliminary - based on monthly data through September 2020

Source: U.S. Bureau of Labor Statistics

The State of Georgia reached a high of 10.5 percent in 2010, and a low of 3.4 percent in 2019. The rate for the State of Georgia in September 2020 was 4.5 percent.



LABOR FORCE AND EMPLOYMENT TRENDS FOR FULTON COUNTY					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	457,326	430,634	94.2%	26,692	5.8%
2006	472,127	448,380	95.0%	23,747	5.0%
2007	488,891	465,409	95.2%	23,482	4.8%
2008	497,388	465,380	93.6%	32,008	6.4%
2009	486,983	437,746	89.9%	49,237	10.1%
2010	485,002	434,315	89.5%	50,687	10.5%
2011	498,861	448,034	89.8%	50,827	10.2%
2012	511,185	464,673	90.9%	46,512	9.1%
2013	508,273	467,197	91.9%	41,076	8.1%
2014	509,436	473,594	93.0%	35,842	7.0%
2015	514,749	483,972	94.0%	30,777	6.0%
2016	530,235	501,729	94.6%	28,506	5.4%
2017	547,741	521,497	95.2%	26,244	4.8%
2018	550,950	530,188	96.2%	20,762	3.8%
2019	556,954	537,605	96.5%	19,349	3.5%
2020**	548,844	503,231	91.7%	45,613	8.3%

* Data based on place of residence.

**Preliminary - based on monthly data through September 2020

Source: U.S. Bureau of Labor Statistics

Unemployment in the county reached a high of 10.5 percent in 2010 and a low of 3.5 percent in 2019. The annual rate for Fulton County in September 2020 was 8.3 percent.

LABOR FORCE AND EMPLOYMENT TRENDS FOR ATLANTA					
ANNUALS	CIVILIAN LABOR FORCE*	EMPLOYMENT		UNEMPLOYMENT	
		TOTAL	%	TOTAL	%
2005	216,704	202,074	93.2%	14,630	6.8%
2006	220,914	208,116	94.2%	12,798	5.8%
2007	236,415	223,667	94.6%	12,748	5.4%
2008	244,048	226,869	93.0%	17,179	7.0%
2009	235,948	210,489	89.2%	25,459	10.8%
2010	220,591	195,717	88.7%	24,874	11.3%
2011	225,819	201,030	89.0%	24,789	11.0%
2012	230,896	208,130	90.1%	22,766	9.9%
2013	230,234	209,783	91.1%	20,451	8.9%
2014	231,035	213,325	92.3%	17,710	7.7%
2015	233,801	218,677	93.5%	15,124	6.5%
2016	243,175	229,138	94.2%	14,037	5.8%
2017	253,925	240,947	94.9%	12,978	5.1%
2018	256,630	245,660	95.7%	10,970	4.3%
2019	261,769	252,208	96.3%	9,561	3.7%
2020**	258,004	236,087	91.5%	21,917	8.5%

* Data based on place of residence.

**Preliminary - based on monthly data through September 2020

Source: U.S. Bureau of Labor Statistics

Unemployment in the city reached a high of 11.3 percent in 2010 and a low of 3.7 percent in 2019. The annual rate for the City of Atlanta in September 2020 was 8.5 percent.



CHANGE IN TOTAL EMPLOYMENT FOR ATLANTA				
PERIOD	NUMBER		PERCENT	
	TOTAL	ANNUAL	TOTAL	ANNUAL
2005-2010	(6,357)	(1,271)	-3.1%	-0.6%
2010-2015	22,960	4,592	11.7%	2.3%

Source: U.S. Bureau of Labor Statistics

The data shows that the number of persons employed in Atlanta increased an average of 0.9 percent per year between 2005 and 2015.

RECENT CHANGES IN EMPLOYMENT FOR ATLANTA			
YEAR	NUMBER EMPLOYED	ANNUAL CHANGE	% OF LABOR FORCE UNEMPLOYED
2010	195,717	(14,772)	11.3%
2011	201,030	5,313	11.0%
2012	208,130	7,100	9.9%
2013	209,783	1,653	8.9%
2014	213,325	3,542	7.7%
2015	218,677	5,352	6.5%
2016	229,138	10,461	5.8%
2017	240,947	11,809	5.1%
2018	245,660	16,522	4.3%
2019	252,208	11,261	3.7%

Source: U.S. Bureau of Labor Statistics

The unemployment rate has fluctuated from 3.7 percent to 11.3 percent since 2010. These fluctuations are in line with the unemployment rates for Fulton County and the State of Georgia

Place of Work Employment						
PLACE OF WORK EMPLOYMENT DATA						
INDUSTRY	FULTON COUNTY		MARKET AREA		ATLANTA	
	TOTAL	%	TOTAL	%	TOTAL	%
Agriculture, Forestry, Fisheries & Mining	947	0.2%	25	0.1%	259	0.1%
Construction	19,910	3.7%	1,944	6.2%	7,123	3.0%
Manufacturing	32,743	6.1%	1,943	6.2%	12,283	5.1%
Wholesale Trade	14,533	2.7%	650	2.1%	5,653	2.4%
Retail Trade	55,404	10.2%	3,554	11.4%	23,842	10.0%
Transportation, Communication & Utilities	35,753	6.6%	3,695	11.8%	13,614	5.7%
Information	23,086	4.3%	901	2.9%	9,780	4.1%
Finance, Insurance & Real Estate	49,903	9.2%	1,722	5.5%	20,969	8.8%
Professional & Related Services	107,391	19.8%	3,806	12.2%	48,880	20.5%
Educational, Health & Social Services	97,465	18.0%	5,471	17.5%	48,373	20.3%
Entertainment & Recreation Services	58,006	10.7%	4,177	13.4%	26,375	11.1%
Other	26,298	4.9%	1,890	6.1%	11,857	5.0%
Public Administration	19,589	3.6%	1,441	4.6%	9,639	4.0%

Source: Nielsen Claritas and Ribbon Demographics

The above chart shows the number of people employed in different sectors of the Fulton County, market area and Atlanta economy in 2020. According to interviews conducted by the analyst, employers in the area indicate that the area economy should remain stable in the next two to five years.



Major Employers

The following table indicates the major employers with 5,000 or more employees serving the residents of Atlanta.

MAJOR EMPLOYERS		
Name	Product/Service	Total Employees
Delta Airlines (HQ)	Air Transportation	34,500
Emory University/Emory Healthcare	Education/Health Care	32,091
The Home Depot (HQ)	Retail	16,510
Northside Hospital	Health Care	16,000
Piedmont Healthcare (HQ)	Health Care	15,900
Publix Super Markets (HQ)	Food Retail	15,591
WellStar Health System (HQ)	Health Care	15,353
AT&T (HQ)	Telecommunications	15,000
The Kroger Company	Food Retail	15,000
UPS (HQ)	Logistics	14,594
Marriott International	Hospitality	12,000
Children's Healthcare of Atlanta	Health Care	9,000
Cox Enterprises (HQ)	Telecommunications	8,894
Center for Disease Control and Prevention (HQ)	Federal Government	8,403
The Coca-Cola Company (HQ)	Manufacturing	8,000
Southern Company (HQ)	Telecommunications	7,753
Grady Health System	Health Care	7,600
SunTrust Bank (HQ)	Financial	7,478
Georgia Institute of Technology	Education	7,139
State Farm	Insurance	6,000
Turner Broadcasting System, Inc. (HQ)	Cable	6,000
Kennesaw State University	Education	5,488
Bank of America (HQ)	Financial	5,130

Source: Metro Atlanta Chamber





Wages

The average annual wage of Fulton County employees was \$83,998 in 2019. Wages have been decreasing 3.7 percent per year. Wages in the retail trade and leisure and hospitality sector is within the income limits of the subject.

AVERAGE ANNUAL WAGE BY SECTOR			
INDUSTRY	2018	2019	ANNUAL
Agriculture, Forestry, and Fisheries	\$60,648	\$55,507	-8.5%
Mining	\$194,759	\$159,060	-18.3%
Construction	\$81,341	\$84,146	3.4%
Manufacturing	\$103,315	\$77,529	-25.0%
Transportation and Warehousing	\$68,394	\$47,016	-31.3%
Utilities	\$115,525	\$129,108	11.8%
Wholesale Trade	\$95,580	\$99,269	3.9%
Retail Trade	\$38,790	\$39,168	1.0%
Leisure and Hospitality	\$28,295	\$29,957	5.9%
Education and Health Services	\$59,919	\$63,367	5.8%
Professional and Business Services	\$91,664	\$99,937	9.0%
Financial Activities	\$122,310	\$124,477	1.8%
Information	\$117,088	\$123,440	5.4%
Other Services	\$41,931	\$43,996	4.9%
Public Administration (Local Government)	N/A*	N/A*	N/A*

Source: U.S. Bureau of Labor Statistics

*Data was not available.

Employment Outside the County

For residents employed in the market area, the travel time to work from the site will be less than 30 minutes. For the majority of those employed in other parts of the county, the travel time would be within 45 minutes. According to the chart below, 16.8 percent in the market area have a travel time of less than 15 minutes; 34.9 percent have a travel time of 15 to 29 minutes; and 48.3 percent have a travel time of over 30 minutes. This relatively low travel time indicates that the subject site is in an area in close proximity to employment centers.

ESTIMATED TRAVEL TIME TO WORK FOR MARKET AREA RESIDENTS		
TRAVEL TIME IN MINUTES	NUMBER OF COMMUTERS	PERCENT
Less than 15	4,967	16.8%
15-29	10,299	34.9%
30-44	7,061	23.9%
45-59	2,696	9.1%
60+	4,488	15.2%
Total Commuters	29,511	

Source: Nielsen Claritas, Ribbon Demographics

PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS



Income Restrictions

Renters within the target incomes between \$13,020 and \$39,720, or 40.8 percent, qualify for the proposed Housing For Older Persons units. Target incomes for the different unit types are derived by the analyst. For the low end of the range, the lowest gross rent charged in an income limit (i.e. 60% AMI) for a unit is divided by 40 percent. The resulting number is then multiplied by 12 to derive an annual income ($\$434 / 40\% = \$1,085.00 \times 12 = \$13,020$). This process is based on the premise that a Housing For Older Persons tenant should not pay more than 40 percent of his annual income on rent.

For the high end of the range, the analyst consults the income limits set by the state housing authority. For example, if the largest unit in an income limit (i.e. 50% AMI) is a two-bedroom unit, the analyst multiplies this number by 1.5 (this is due to the Low Income Housing Tax Credit (LIHTC) program being based on the premise that 1.5 persons per bedroom will occupy rental units) to find how many people could reside in that unit. The analyst then consults the state income limits to set the high end of the range (1 bedroom x 1.5 = 2 people/unit; therefore, the 50% 2-person maximum income would be used).

Sources of Demand

The potential tenants for the existing development include Housing For Older Persons households who now live within the market area. It will appeal to potential tenants who have adequate incomes to pay the proposed rents and find the development more attractive in terms of price, unit features and project amenities than other available rental units. The market area is gaining approximately 260 housing for older persons households per year.

Required Unit Mix

The LIHTC program is based on the premise that 1.5 persons per bedroom will occupy rental units. We expect that five percent of one-person housing for older persons households will occupy studio units. We expect that five percent of one-person households will occupy studio units; 95 percent of one-person households and 10 percent of two-person households will occupy one-bedroom units. Ninety percent (90%) of two-person households and 50 percent of three-person households will occupy two-bedroom units. Fifty percent (50%) of three-person households, 90 percent of four-person households; and 90 percent of five-person households will live in three-bedroom units. Ten percent (10%) of four-person households and 10 percent of five-person households will occupy units with four or more bedrooms.

The following tables illustrate the ratio of units required by each household size. These occupancy patterns suggest that studio units should account for 3.2 percent of the Housing For Older Persons renter housing demand; one-bedroom units should account for 64.5 percent; two-bedroom units should account for 17.3 percent; three-bedroom units should account for 14.0 percent; and four-bedroom units should account for 1.0 percent.

RENTAL HOUSING DEMAND BY NUMBER OF BEDROOMS						
HOUSEHOLD SIZE	0 BR	1 BR	2 BR	3 BR	4 BR	TOTAL
1 Person	215	4,078	0	0	0	4,293
2 Persons	0	283	848	0	0	1,130
3 Persons	0	0	320	320	0	640
4 Persons	0	0	0	321	36	357
5 or More Persons	0	0	0	308	34	342
TOTAL	215	4,361	1,168	949	70	6,762
PERCENT	3.2%	64.5%	17.3%	14.0%	1.0%	100.0%



Affordability – Housing For Older Persons Renter Household

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each unit.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	40.8%	2,762
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	42.1%	2,847
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	14.6%	986
Studio (All)	\$434	\$13,020	\$34,740	38.3%	1,642
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	33.1%	1,419
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.4%	446
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.4%	446
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	9.9%	426
1 BR (All)	\$465	\$13,950	\$39,720	39.4%	2,137
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	42.8%	2,323
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	11.4%	619
1 BR (60%)	\$930	\$27,900	\$39,720	11.4%	619

The chart on the following page indicates the number of Housing For Older Persons renter households in each income band. Housing For Older Persons renters with income between \$13,020 and \$39,720 will qualify for the subject's units. Per the chart below, there are a total of 6,762 Housing For Older Persons renter households in the market area. Therefore, the following is true: Only 69.8 percent of housing for older persons renters with incomes between the second income band will be income eligible for the subject units. ($\$20,000 - \$13,020 = \$6,980$) ($\$6,980/\$10,000 = 0.698$, or 69.8%). Therefore, the 1,705 Housing For Older Persons renters in this income band must be multiplied by 69.8 percent to determine the number of Housing For Older Persons renters from this income band will qualify for the subject's units ($1,705 \times 69.8\% = 1,190$). All of Housing For Older Persons renters in the third income band ($\$20,000 - \$30,000$) will be income qualified for the subject's units (969). Only 97.2 percent of Housing For Older Persons with income in the income band of $\$30,000$ to $\$40,000$ will be income eligible. ($\$39,720 - \$30,000 = \$9,720$) ($\$9,720/\$10,000 = 0.972$, or 97.2 percent.) Therefore, the 620 Housing For Older Persons person renter households in this income band with income between $\$30,000$ to $\$40,000$ must be multiplied by 97.2 percent to determine the number of housing for older persons renters from this income band will qualify for the subject's units. ($620 * 97.2\% = 603$). The next step is to add the determined number of Housing For Older Persons renter households from each income band together to determine the total number of Housing For Older Persons renter households that will be income eligible for the proposed units. ($1,190 + 969 + 603 = 2,762$). This calculation is then performed for each proposed unit type's income band.



Renter Households						
Income Range	1 Person	2 Persons	3 Persons	4 Persons	5+ Persons	Total
\$0-\$10,000	1,179	155	93	21	28	1,476
\$10,000-\$20,000	1,211	262	110	32	90	1,705
\$20,000-\$30,000	615	178	129	33	14	969
\$30,000-\$40,000	384	82	72	67	15	620
\$40,000-\$50,000	242	52	56	77	46	473
\$50,000-\$60,000	138	147	52	24	11	372
\$60,000-\$75,000	144	74	33	12	38	301
\$75,000-\$100,000	125	76	48	41	60	350
\$100,000-\$125,000	85	58	13	25	16	197
\$125,000-\$150,000	43	16	10	6	7	82
\$150,000-\$200,000	54	15	11	10	8	98
\$200,000+	73	15	13	9	9	119
Total	4,293	1,130	640	357	342	6,762

Penetration Rate – Elderly Renter

There are 10 vacant senior units that will directly compete with the proposed subject. There are no planned or under construction developments in the market area that will compete with the subject. The subject is an existing development that contains 250 units designated for Housing For Older Persons and is currently 96 percent occupied. If all these units attain full occupancy, they will have an aggregate penetration rate of 0.8 percent.

REQUIRED PENETRATION RATE - HOUSING FOR OLDER PERSONS RENTER	
Income Eligible Renter Households	2,762
Existing Vacant LIHTC Units	10
LIHTC Units Planned	0
Vacant Units in Subject	11
Total Inventory	21
Penetration Rate	0.8%

Projects Under Construction

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

Planned Projects

According to the City of Atlanta, there are no planned developments in the market area that will directly compete with the subject.

New & Pipeline Units

There are currently no new developments in the market area that would compete with the subject.



Demand

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

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

The market area indicates an increase of 260 Housing For Older Persons households per year in the market area from 2020 to 2025 as shown on the Households by Tenure table on Page 69. The subject's rehabilitation will be completed in 2022. The Housing For Older Persons household growth between 2020 and 2025 (260) was then multiplied by the percent income qualified previously determined on Page 90. The result was then multiplied by the Housing For Older Persons percent in the market area that plan to rent (49.9%) as shown on Page 69. The result is determined to be the new households for all units.

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

The table on Page 73 indicates there are 608 total substandard Housing For Older Persons households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 90. The result was determined to be the demand from housing for older persons substandard housing.

The table on Page 74 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 30, 50 and 60 percent of the area median income as well as the total proposed tax credit and Market-Rate units. The result was determined to be the demand for rent overburdened housing for older persons households.

- c. **Elderly Homeowners likely to convert to rentership:** DCA recognizes that this type of turnover is increasingly becoming a factor in the demand for Elderly tax credit housing. This segment should not account for more than 2% of total demand. Due to the difficulty of extrapolating Housing For Older Persons (55 and over) owner households from elderly renter households, analyst may use the total figure for elderly households in the appropriate income band in order to derive this demand figure. Data from interviews with property managers of active projects regarding renters who have come from homeownership should be used to refine the analysis.

There was insufficient data to determine the percentage of elderly homeowners likely to convert. Therefore, this category was not included in the analysis.



Net Demand, Capture Rate and Stabilization Calculations

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction, or placed in service in 2019 and 2020 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were 10 vacant LIHTC units in the market area and no new comparable units under construction or funded in 2019 and 2020. Therefore, four additional units need to be considered.

The following table contains the summary demand estimates in the primary market area for all units.

REQUIRED DEMAND - ALL UNITS							
	All Units	All Units (30% & Section 8)	All Units (50% & Section 8)	All Units (50% & Homeflex)	All Units (60% & Homeflex)	All Units (60%)	All Units (LIHTC)
Demand from New Household Growth							
Average Annual Senior Household Growth (2020-2025)	260	260	260	260	260	260	260
Percent Income Qualified	40.8%	42.1%	14.8%	14.8%	14.6%	11.9%	40.8%
Percent Plan to Rent	59.7%	59.7%	59.7%	59.7%	59.7%	59.7%	59.7%
Demand from New Household Growth	63	65	23	23	23	19	63
Demand from Renter Substandard Housing							
Total Senior Substandard Households	608	608	608	608	608	608	608
Percent Income Qualified	40.8%	42.1%	14.8%	14.8%	14.6%	11.9%	40.8%
Demand from Substandard Housing	248	256	90	90	89	72	248
Demand from Rent Overburdened							
Total Senior Rent Overburdened Households	1,799	1,938	721	721	607	489	1,799
Demand from Rent Overburdened	1,799	1,938	721	721	607	489	1,799
Total Demand							
Demand from Household Growth	63	65	23	23	23	19	63
Demand from Substandard Housing	248	256	90	90	89	72	248
Demand from Rent Overburdened	1,799	1,938	721	721	607	489	1,799
TOTAL	2,111	2,260	834	834	718	580	2,111
Less Vacant Current Supply and Pipeline	10	6	0	0	0	4	4
NET DEMAND	2,101	2,254	834	834	718	576	2,107

DEMAND BY UNIT TYPE			
Unit Type	Overall Demand by AMI	Appropriate Household Size %	Demand by Unit Type
All Units	2,101	67.7%	1,422
All Unit Types (30% & Section 8)	2,254	67.7%	1,526
All Unit Types (50% & Section 8)	834	67.7%	565
All Unit Types (50% & Homeflex)	834	67.7%	565
All Unit Types (60% & Homeflex)	718	67.7%	486
All Unit Types (60%)	576	64.5%	372
Studio (All)	2,101	3.2%	67
Studio (30% & Section 8)	2,254	3.2%	72
Studio (50% & Section 8)	834	3.2%	26
Studio (50% & Homeflex)	834	3.2%	26
Studio (60% & Homeflex)	718	3.2%	23
Studio (80%)	576	3.2%	18
1 BR (All)	2,101	64.5%	1,355
1 BR (30% & Section 8)	2,254	64.5%	1,453
1 BR (50% & Section 8)	834	64.5%	538
1 BR (50% & Homeflex)	834	64.5%	538
1 BR (60% & Homeflex)	718	64.5%	463
1 BR (60%)	576	64.5%	372



Capture Rate Analysis Chart – Renter Households

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio (Section 8)	\$13,020-\$17,370	0	72	1	71	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR (Section 8)	\$13,020-\$19,860	4	1,453	5	1,448	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio (Section 8)	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio (Homeflex)	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR (Section 8)	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR (Homeflex)	\$23,250-\$33,100	0	463	0	463	0.0%	\$1,235	N/A	\$930
60% AMI	Studio (Homeflex)	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR (Homeflex)	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR (LIHTC)	\$27,900-\$39,720	7	463	0	463	1.5%	\$1,235	N/A	\$930
Bedroom	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
Overall	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,526	6	1,520	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	486	0	486	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons person households in the market area. The capture rate is good. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.



Affordability – Renter and Owner Households

Per the request of the client, a penetration rate, demand and capture analysis were conducted that considers both owner and renter senior households.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC and HOME unit.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	37.7%	5,103
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	33.2%	4,492
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	15.3%	2,073
Studio (All)	\$434	\$13,020	\$34,740	37.5%	2,606
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	30.5%	2,121
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.6%	739
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.6%	739
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	10.5%	727
1 BR (All)	\$465	\$13,950	\$39,720	37.9%	3,989
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	34.4%	3,626
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	12.6%	1,330
1 BR (60%)	\$930	\$27,900	\$39,720	12.6%	1,330

The below chart indicates the number of Housing For Older Persons renter and owner households in each income band. Housing For Older Persons renters and owners with income between \$13,020 and \$39,720 will qualify for the subject's units. Per the chart below, there are a total of 13,538 Housing For Older Persons renter and owner households in the market area. Therefore, the following is true: Only 69.8 percent of housing for older persons renters with incomes between the second income band will be income eligible for the subject units. ($\$20,000 - \$13,020 = \$6,980$) ($\$6,980/\$10,000 = 0.698$, or 69.8%). Therefore, the 2,690 Housing For Older Persons renters and owners in this income band must be multiplied by 69.8 percent to determine the number of Housing For Older Persons renters from this income band will qualify for the subject's units ($2,690 \times 69.8\% = 1,878$). All of Housing For Older Persons renters and owners in the fourth income band ($\$20,000 - \$30,000$) will be income qualified for the subject's units (1,907). Only 97.2 percent of Housing For Older Persons with income in the income band of $\$30,000$ to $\$40,000$ will be income eligible. ($\$39,720 - \$30,000 = \$9,720$) ($\$9,720/\$10,000 = 0.972$, or 97.2 percent). Therefore, the 1,356 housing for older persons renters and owners in this income band with income between $\$30,000$ to $\$40,000$ must be multiplied by 97.2 percent to determine the number of housing for older persons renters and owners from this income band will qualify for the subject's units. ($1,356 \times 97.2\% = 1,318$). The next step is to add the determined number of Housing For Older Persons renter and owner households from each income band together to determine the total number of Housing For Older Persons renter and owner households that will be income eligible for the proposed units. ($1,878 + 1,907 + 1,318 = 5,103$). This calculation is then performed for each proposed unit type's income band.



Renter & Owner Households						
Income Range	1 Person	2 Persons	3 Persons	4 Persons	5+ Persons	Total
\$0-\$10,000	1,487	272	164	57	55	2,035
\$10,000-\$20,000	1,810	489	181	60	150	2,690
\$20,000-\$30,000	1,018	588	214	55	32	1,907
\$30,000-\$40,000	684	337	196	105	34	1,356
\$40,000-\$50,000	449	229	77	166	113	1,034
\$50,000-\$60,000	273	345	91	43	24	776
\$60,000-\$75,000	340	456	112	64	72	1,044
\$75,000-\$100,000	398	363	197	74	116	1,148
\$100,000-\$125,000	167	235	94	73	51	620
\$125,000-\$150,000	73	80	41	24	44	262
\$150,000-\$200,000	122	90	49	40	37	338
\$200,000+	125	104	33	49	17	328
Total	6,946	3,588	1,449	810	745	13,538

Penetration Rate – Elderly Renter and Owner Households

There are 10 vacant senior units that will directly compete with the proposed subject. There are no planned or under construction developments in the market area that will compete with the subject. The subject is an existing development that contains 250 units designated for Housing For Older Persons and is currently 96 percent occupied. If all these units attain full occupancy, they will have an aggregate penetration rate of 0.4 percent.

REQUIRED PENETRATION RATE - HOUSING FOR OLDER PERSONS RENTER & OWNER	
Income Eligible Renter Households	5,103
Existing Vacant LIHTC Units	10
LIHTC Units Planned	0
Vacant Units in Subject	11
Total Inventory	21
Penetration Rate	0.4%



Demand – Elderly Renter and Owner Households

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

The market area indicates an increase of 260 Housing For Older Persons households per year in the market area from 2020 to 2025 as shown on the Households by Tenure table on Page 69. The Housing For Older Persons household growth between 2020 and 2025 (260) was then multiplied by the percent income qualified previously determined on Page 96. The result was then multiplied by the Housing For Older Persons percent in the market area that plan to rent (39.9%) as shown on Page 69. The result is determined to be the new households for all units.

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

The table on Page 73 indicates there are 608 total substandard Housing For Older Persons households in the primary market area. The number of substandard households is multiplied by the percent income qualified as shown on Page 96. The result was determined to be the demand from housing for older persons substandard housing.

The table on Page 74 indicates the number of rent overburdened households within each income sector. The number of rent overburdened households was multiplied by the appropriate percent income qualified within each income sector for units at 30, 50 and 60 percent of the area median income as well as the total proposed tax credit units. The result was determined to be the demand for rent overburdened housing for older persons households.

- c. **Elderly Homeowners likely to convert to rentership:** DCA recognizes that this type of turnover is increasingly becoming a factor in the demand for Elderly tax credit housing. This segment should not account for more than 2% of total demand. Due to the difficulty of extrapolating Housing For Older Persons (55 and over) owner households from elderly renter households, analyst may use the total figure for elderly households in the appropriate income band in order to derive this demand figure. Data from interviews with property managers of active projects regarding renters who have come from homeownership should be used to refine the analysis.

There was insufficient data to determine the percentage of elderly homeowners likely to convert. Therefore, this category was not included in the analysis.



Net Demand, Capture Rate and Stabilization Calculations – Renter and Owner Households

The overall demand components were added together to determine total demand. Any vacant competitive units in the current supply or any units constructed in the past two years must be subtracted from the demand to determine a net demand. Comparable units (vacant or occupied) funded, under construction, or placed in service in 2019 and 2020 must be subtracted to calculate net demand. In addition, vacancies in projects placed in service prior to 2016 which have not reached stabilized occupancy must also be considered as part of the supply. There were 10 vacant LIHTC units in the market area and no new comparable units under construction or funded in 2019 and 2020. Therefore, 10 additional units need to be considered.

The following table contains the summary demand estimates in the primary market area for all units.

REQUIRED DEMAND - ALL UNITS							
	All Units	All Units (30% & Section 8)	All Units (50% & Section 8)	All Units (50% & Homeflex)	All Units (60% & Homeflex)	All Units (60%)	All Units (LIHTC)
Demand from New Household Growth							
Average Annual Senior Household Growth (2020-2025)	260	260	260	260	260	260	260
Percent Income Qualified	37.7%	33.2%	14.8%	14.8%	15.3%	12.7%	37.7%
Percent Plan to Rent	59.7%	59.7%	59.7%	59.7%	59.7%	59.7%	59.7%
Demand from New Household Growth	59	52	23	23	24	20	59
Demand from Renter Substandard Housing							
Total Senior Substandard Households	608	608	608	608	608	608	608
Percent Income Qualified	37.7%	33.2%	14.8%	14.8%	15.3%	12.7%	37.7%
Demand from Substandard Housing	229	202	90	90	93	77	229
Demand from Rent Overburdened							
Total Senior Rent Overburdened Households	1,799	1,938	721	721	607	489	1,799
Demand from Rent Overburdened	1,799	1,938	721	721	607	489	1,799
Total Demand							
Demand from Household Growth	59	52	23	23	24	20	59
Demand from Substandard Housing	229	202	90	90	93	77	229
Demand from Rent Overburdened	1,799	1,938	721	721	607	489	1,799
TOTAL	2,087	2,192	834	834	724	586	2,087
Less Vacant Current Supply and Pipeline	10	6	0	0	0	4	4
NET DEMAND	2,101	2,186	834	834	724	582	2,083

DEMAND BY UNIT TYPE			
Unit Type	Overall Demand by AMI	Appropriate Household Size %	Demand by Unit Type
All Units	2,101	67.7%	1,422
All Unit Types (30% & Section 8)	2,186	67.7%	1,480
All Unit Types (50% & Section 8)	834	67.7%	565
All Unit Types (50% & Homeflex)	834	67.7%	565
All Unit Types (60% & Homeflex)	724	67.7%	490
All Unit Types (60%)	582	64.5%	376
Studio (All)	2,101	3.2%	67
Studio (30% & Section 8)	2,186	3.2%	69
Studio (50% & Section 8)	834	3.2%	26
Studio (50% & Homeflex)	834	3.2%	26
Studio (60% & Homeflex)	724	3.2%	23
Studio (80%)	582	3.2%	18
1 BR (All)	2,101	64.5%	1,355
1 BR (30% & Section 8)	2,186	64.5%	1,410
1 BR (50% & Section 8)	834	64.5%	538
1 BR (50% & Homeflex)	834	64.5%	538
1 BR (60% & Homeflex)	724	64.5%	467
1 BR (60%)	582	64.5%	376



Capture Rate Analysis Chart – Renter and Owner Households

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio	\$13,020-\$17,370	0	69	1	68	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR	\$13,020-\$19,860	4	1,410	5	1,405	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR	\$23,250-\$33,100	0	467	0	467	0.0%	\$1,235	N/A	\$930
60% AMI	Studio	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	7	467	0	467	1.5%	\$1,235	N/A	\$930
Bedroom Overall	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
Bedroom Overall	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,480	6	1,474	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	490	0	490	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons households in the market area. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.

EXISTING COMPETITIVE RENTAL ENVIRONMENT



Comparable Profile Pages

Multi-Family Lease No. 1



Property Identification

Record ID 17560
Property Type Elevator
Property Name Fulton Cotton Mill Lofts
Address 170 Boulevard Southeast, Atlanta, Fulton County, Georgia 30312
Market Type Market
Verification Alysia; 404-522-5638, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	17	707	\$1,045	\$1.48
Studio		780	\$1,150	\$1.47
1/1	131	712	\$1,310	\$1.84
1/1		1,119	\$1,650	\$1.47
2/2	60	1,018	\$1,500	\$1.47
2/2		1,406	\$1,800	\$1.28



Multi-Family Lease No. 1 (Cont.)

Occupancy	100%
Rent Premiums	N
Total Units	208
Unit Size Range	707 - 1,406
Avg. Unit Size	800
Avg. Rent/Unit	\$1,343
Avg. Rent/SF	\$1.68

SF 166,371

Physical Data

No. of Buildings	7
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	8
Utilities with Rent	None
Parking	L/0, G/50
Year Built	1881/1998
Condition	Average
Gas Utilities	Cooking, Hot Water
Electric Utilities	Heating, Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Concrete Floor, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Pull Cords (Select), Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Laundry Facility, On-Site Management, Limited Access Gate, Security Patrol, Video Surveillance, Stainless Steel Appliances (Select)

Remarks

The property does not maintain an active waiting list, and the annual turnover rate is approximately eight percent.



Multi-Family Lease No. 2



Property Identification

Record ID 27043
Property Type Elevator
Property Name The Pad on Harvard
Address 1777 Harvard Avenue, Atlanta, Fulton County, Georgia 30337
Market Type Market

Verification Marcie; 404-882-6998, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	6	535	\$1,112	\$2.08
Studio	8	581	\$1,153	\$1.98
1/1	10	595	\$1,295	\$2.18
1/1	4	615	\$1,229	\$2.00
1/1	5	682	\$1,322	\$1.94
2/2	5	823	\$1,463	\$1.78
2/2	9	915	\$1,408	\$1.54
2/2	31	921	\$1,490	\$1.62
2/2	10	1,000	\$1,490	\$1.49
2/2	21	1,057	\$1,594	\$1.51



Multi-Family Lease No. 2 (Cont.)

Occupancy	98%
Rent Premiums	N
Total Units	109
Unit Size Range	535 - 1,057
Avg. Unit Size	851
Avg. Rent/Unit	\$1,421
Avg. Rent/SF	\$1.67

SF 92,776

Physical Data

Construction Type	Brick/Stucco
HVAC	Central Elec/Central Elec
Stories	4
Utilities with Rent	Water, Sewer, Trash Collection, Flat Fee
Parking	L/0
Year Built	2017
Condition	Good
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Package Receiving, Dog Park, Rooftop Terrace, Meeting Room, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Courtyard, Sundeck, Lounge, Quartz Countertops, Common Area Wi-Fi

Remarks

The property does not maintain an active waiting list. There is a flat fee for water, sewer and trash of \$45 for studio and one-bedroom units and \$80 for two-bedroom units.



Multi-Family Lease No. 3



Property Identification

Record ID 18945
Property Type Elevator
Property Name City View Apartments
Address 433 Highland Avenue Northeast, Atlanta, Fulton County, Georgia 30312
Market Type Market
Verification Monique; 404-223-9260, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	Unknown	693	\$1,399	\$2.02
1/1	Unknown	693	\$1,424	\$2.05
1/1	Unknown	806	\$1,422	\$1.76
1/1	Unknown	904	\$1,517	\$1.68
1/1	Unknown	904	\$1,949	\$2.16
2/1	Unknown	965	\$1,689	\$1.75
2/1	Unknown	965	\$1,606	\$1.66
2/1	Unknown	1,072	\$1,552	\$1.45
2/1	Unknown	1,072	\$1,638	\$1.53
2/2	Unknown	1,058	\$1,666	\$1.57
2/2	Unknown	1,058	\$1,905	\$1.80
2/2	Unknown	1,078	\$1,813	\$1.68
2/2	Unknown	1,078	\$1,880	\$1.74



Multi-Family Lease No. 3 (Cont.)

Occupancy 98%
Rent Premiums N
Total Units 240

Physical Data

No. of Buildings 1
Construction Type Brick
HVAC Central Elec/Central Elec
Stories 5
Utilities with Rent None
Parking G/25
Year Built 2003
Condition Average
Gas Utilities None
Electric Utilities All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer (Select), Dryer (Select), Washer/Dryer Hook-Ups (Select), Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Vaulted Ceilings, Walk-In Closet, Coat Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Extra Storage (\$30), Business Center, Cyber Lounge, Dog Wash Area, Car Wash Center, Laundry Facility, On-Site Management, Intercom/Electronic Entry, Security Patrol, Stainless Steel Appliances (Select), Granite Countertops (Select), Common Area Wi-Fi

Remarks

The contact could not verify the number of units of each unit type. The property does not maintain an active waiting list, and the annual turnover rate is approximately 21 percent.



Multi-Family Lease No. 4



Property Identification

Record ID 24042
Property Type Elevator
Property Name Muse Loft Apartments
Address 50 Peachtree Street Northwest, Atlanta, Fulton County, Georgia 30303
Market Type Market
Verification Tara; 404-523-7344, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	15	530	\$1,200	\$2.26
1/1	17	695	\$1,325	\$1.91
2/1	17	847	\$1,500	\$1.77
2/1.5	8	1,170	\$1,650	\$1.41
2/2	8	1,330	\$1,775	\$1.33



Multi-Family Lease No. 4 (Cont.)

Occupancy	100%
Rent Premiums	N
Total Units	65
Unit Size Range	530 - 1,330
Avg. Unit Size	833
Avg. Rent/Unit	\$1,437
Avg. Rent/SF	\$1.72

SF	54,164
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Physical Data

No. of Buildings	1
Construction Type	Brick/Concrete
HVAC	Central Gas/Central Elec
Stories	8
Utilities with Rent	Water, Sewer, Trash Collection
Parking	S/0, G/0
Year Built	1915/2016
Condition	Average
Gas Utilities	Heating, Cooking, Hot Water
Electric Utilities	Cooling, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Wood Composite (Select), Blinds, Ceiling Fans, Vaulted Ceilings, Exercise Room, Rooftop Terrace, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Concierge Services (Coffee), Stainless Steel Appliances (Select)

Remarks

The property does not maintain an active waitlist, and the annual turnover rate was not disclosed.



Multi-Family Lease No. 5



Property Identification

Record ID 29167
Property Type Elevator
Property Name 935M
Address 935 Marietta Street Northwest, Atlanta, Fulton County, Georgia 30318
Market Type Market
Verification James; 404-876-9356, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	12	520	\$1,195	\$2.30
Studio	42	585	\$1,265	\$2.16
Studio	39	600	\$1,275	\$2.13
1/1	24	685	\$1,290	\$1.88
1/1	13	720	\$1,245	\$1.73
1/1	18	810	\$1,340	\$1.65
1/1	15	815	\$1,390	\$1.71
1/1	30	850	\$1,345	\$1.58
1/2	1	990	Unknown	Unknown
1/2	1	1,080	Unknown	Unknown
1/2	3	1,260	Unknown	Unknown
2/2	30	980	\$1,755	\$1.79



Multi-Family Lease No. 5 (Cont.)

2/2	6	1,165	\$1,840	\$1.58
2/2	12	1,205	\$1,829	\$1.52
2/2	33	1,300	\$1,870	\$1.44
2/3	3	2,415	Unknown	Unknown

Occupancy	98%
Rent Premiums	N
Total Units	282
Unit Size Range	520 - 2,415
Avg. Unit Size	848
Avg. Rent/Unit	\$1,408
Avg. Rent/SF	\$1.66

Net Rentable SF 239,160

Physical Data

No. of Buildings	1
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	7
Utilities with Rent	None
Parking	L/O
Year Built	2010
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Wood Composite, Blinds, Walk-In Closet, Swimming Pool, Exercise Room, Picnic Area, Yoga Studio, Dog Park, Extra Storage (\$25), Laundry Facility, On-Site Management, On-Site Maintenance, Bike Storage, Stainless Steel Appliances, Granite Countertops

Remarks

The property does not maintain an active waiting list, and the annual turnover rate is approximately 40 percent. There is a one-time parking fee of \$25. The contact could not verify the rents with no availability.



Multi-Family Lease No. 6



Property Identification

Record ID 12259
Property Type Elevator
Property Name The Atlantic Aerotropolis
Address 3640 South Fulton Avenue, Atlanta, Fulton County, Georgia
 30354
Market Type Market
Verification Morgan; 404-209-8770, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	9	655	\$1,154	\$1.76
1/1	38	760	\$1,280	\$1.68
1/1	25	785	\$1,402	\$1.79
1/1	20	786	\$1,419	\$1.81
1/1	3	813	\$1,374	\$1.69
1/1	10	849	\$1,390	\$1.64
2/2	88	1,088	\$1,627	\$1.50
2/2	65	1,186	\$1,642	\$1.38
2/2	5	1,246	\$1,767	\$1.42
2/2	1	1,521	\$1,925	\$1.27
3/2.5	5	1,553	\$1,985	\$1.28



Multi-Family Lease No. 6 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	269
Unit Size Range	655 - 1,553
Avg. Unit Size	1,001
Avg. Rent/Unit	\$1,528
Avg. Rent/SF	\$1.53

SF 269,399

Physical Data

No. of Buildings	1
Construction Type	Stucco
HVAC	Central Elec/Central Elec
Stories	5
Utilities with Rent	None
Parking	L/0, G/0
Year Built	2008/2018
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Wood Composite, Concrete Floors (Select), Granite Countertops, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Balcony, Patio, Swimming Pool, Exercise Room, Picnic Area, Business Center, Rooftop Deck, Gaming Room, Common Area Wi-Fi, On-Site Management, On-Site Maintenance, Limited Access Gate

Remarks

The property does not maintain an active waiting list, and the annual turnover rate is approximately 16 percent. The rental range is due to the location of the units and amenities, The corner units have a premium rent compared to the interior units.



Multi-Family Lease No. 7



Property Identification

Record ID 18948
Property Type Walk-Up
Property Name Brookside Park Apartments
Address 565 Southwest Saint Johns Avenue, Atlanta, Fulton County, Georgia 30315
Market Type Market
Verification Erica; 404-767-0555, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	56	830	\$1,233	\$1.49
2/2	102	1,119	\$1,493	\$1.33
3/2	43	1,335	\$1,720	\$1.29

Occupancy 97%
Rent Premiums N
Total Units 201
Unit Size Range 830 - 1,335
Avg. Unit Size 1,085
Avg. Rent/Unit \$1,469
Avg. Rent/SF \$1.35
SF 218,023



Multi-Family Lease No. 7 (Cont.)

Physical Data

No. of Buildings	8
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0
Year Built	2005/2015
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Gazebo, Cabana, Theater, Sundeck, Common Area Wi-Fi, Social Activities

Remarks

This is a Daily Pricing Property, and the property does not maintain an active waiting list. The annual turnover rate is approximately 10 percent.



Multi-Family Lease No. 8



Property Identification

Record ID 24782
Property Type Garden
Property Name Colony Woods Apartments
Address 3030 Continental Colony Parkway Southwest, Atlanta, Fulton County, Georgia 30331
Market Type Market
Verification Anita; 404-344-0460, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	21	288	\$529	\$1.84
1/1	21	576	\$588	\$1.02
2/1	21	864	\$795	\$0.92
2/2	21	900	\$845	\$0.94



Multi-Family Lease No. 8 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	84
Unit Size Range	288 - 900
Avg. Unit Size	657
Avg. Rent/Unit	\$689
Avg. Rent/SF	\$1.05

SF 55,188

Physical Data

No. of Buildings	10
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	1
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1988
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Walk-In Closet, Patio, On-Site Management

Remarks

This property has an active waiting list; however, the contact was not able to disclose the number of applicants. The contact would not disclose the reason for the low occupancy rate. The annual turnover rate is approximately 35 percent.



Multi-Family Lease No. 9



Property Identification

Record ID 26732
Property Type Walk-Up
Property Name Vesta Adams Park Apartments
Address 1991 Delowe Drive Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Christian; 470-264-8911, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	48	696	\$918	\$1.32
2/1.5	174	1,080	\$1,034	\$0.96
3/2.5	76	1,300	\$1,278	\$0.98

Occupancy 95%
Rent Premiums Y
Total Units 298
Unit Size Range 696 - 1,300
Avg. Unit Size 1,074
Avg. Rent/Unit \$1,078
Avg. Rent/SF \$1.00
SF 320,128



Multi-Family Lease No. 9 (Cont.)

Physical Data

No. of Buildings	20
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Gas, Sewer, Trash Collection
Parking	L/O
Year Built	1968/2019
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Wood Composite, Blinds, Balcony, Patio, Swimming Pool, Playground, Basketball Court, Tennis Court, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Perimeter Fencing, Security Patrol, Video Surveillance, Granite Countertops

Remarks

The property does not maintain an active waiting list. Renovations in 2019 included the following: new flooring, appliances, countertops and baths. The annual turnover rate is approximately 16 percent.



Multi-Family Lease No. 10



Property Identification

Record ID 26739
Property Type Townhouse
Property Name Appletree Townhomes
Address 2328 Campbellton Road, Atlanta, Fulton County, Georgia 30311
Market Type Market

Verification Cynthia; 404-349-7988, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	895	\$650	\$0.73
2/1.5	154	1,082	\$775	\$0.72
3/2	16	1,134	\$850	\$0.75

Occupancy 100%
Rent Premiums N
Total Units 210
Unit Size Range 895 - 1,134
Avg. Unit Size 1,050
Avg. Rent/Unit \$757
Avg. Rent/SF \$0.72

SF 220,572



Multi-Family Lease No. 10 (Cont.)

Physical Data

No. of Buildings	16
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1969
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans, Coat Closet, Pantry, Handrails, Island, Stainless Steel Appliances, Sprinkler System, Clubhouse, Exercise Room, Picnic Area, Playground, Basketball Court, Extra Storage, Courtyard, Daycare On Site, Concierge Services, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Security Patrol, Video Surveillance, Library, Laundry Service, On-Site ATM, Media Room, Package Receiving

Remarks

There are four applicants on the waiting list for two-bedroom units, and the annual turnover rate is approximately 17 percent.



Multi-Family Lease No. 11



Property Identification

Record ID 26733
Property Type Walk-Up
Property Name Harmony Plaza I
Address 1871 Plaza Lane Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Selwyn; 404-755-4634, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	36	750	\$769	\$1.03
2/1	19	900	\$849	\$0.94
2/2	18	950	\$849	\$0.89
3/2	8	1,104	\$929	\$0.84

Occupancy 99%
Rent Premiums N
Total Units 81
Unit Size Range 750 - 1,104
Avg. Unit Size 865
Avg. Rent/Unit \$821
Avg. Rent/SF \$0.95
SF 70,032



Multi-Family Lease No. 11 (Cont.)

Physical Data

No. of Buildings	6
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Water, Sewer, Trash Collection, Hot Water
Parking	L/0
Year Built	1963
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Fireplace (Select), Balcony, Patio, Playground, Laundry Facility, On-Site Maintenance, Perimeter Fencing

Remarks

The property does not maintain an active waiting list, and the annual turnover rate is approximately 18 percent.



Multi-Family Lease No. 12



Property Identification

Record ID 26734
Property Type Walk-Up
Property Name Harmony Plaza II
Address 1870 Myrtle Drive Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Selwyn; 404-755-4634, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	44	700	\$769	\$1.10
2/1	44	900	\$849	\$0.94

Occupancy	98%
Rent Premiums	N
Total Units	88
Unit Size Range	700 - 900
Avg. Unit Size	800
Avg. Rent/Unit	\$809
Avg. Rent/SF	\$1.01
SF	70,400



Multi-Family Lease No. 12 (Cont.)

Physical Data

No. of Buildings	10
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Gas, Sewer, Trash Collection
Parking	L/0
Year Built	1960
Condition	Average
Gas Utilities	Hot Water
Electric Utilities	Heating, Cooling, Cooking, Other Elec

Amenities

Refrigerator, Range/Oven, Blinds, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Vinyl, Fireplace (Select), Balcony, Playground, Laundry Facility, On-Site Maintenance

Remarks

The property does not maintain an active waiting list, and the annual turnover rate is approximately 10 percent.



Multi-Family Lease No. 13



Property Identification

Record ID 19423
Property Type Walk-Up
Property Name Brookfield Apartments
Address 3072 Washington Road, East Point, Fulton County, Georgia 30344
Market Type Market
Verification Phillipla; 404-565-2986, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	48	637	\$745	\$1.17
2/2	72	967	\$825	\$0.85

Occupancy 96%
Rent Premiums N
Total Units 120
Unit Size Range 637 - 967
Avg. Unit Size 835
Avg. Rent/Unit \$793
Avg. Rent/SF \$0.95
SF 100,200



Multi-Family Lease No. 13 (Cont.)

Physical Data

No. of Buildings	15
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1965
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Hardwood, Blinds, Ceiling Fans, Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Playground, Laundry Facility, On-Site Management, On-Site Maintenance

Remarks

The property does not maintain an active waiting list.



Multi-Family Lease No. 14



Property Identification

Record ID 26731
Property Type Walk-Up
Property Name Shamrock Gardens
Address 1988 Plaza Lane Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market

Verification Brachell; 404-758-7190, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	40	810	\$800	\$0.99
2/1	165	980	\$900	\$0.92
2/1.5	70	1,080	\$925	\$0.86
3/2	69	1,170	\$1,132	\$0.97

Occupancy 100%
Rent Premiums N
Total Units 344
Unit Size Range 810 - 1,170
Avg. Unit Size 1,019
Avg. Rent/Unit \$940
Avg. Rent/SF \$0.92
SF 350,430



Multi-Family Lease No. 14 (Cont.)

Physical Data

No. of Buildings	46
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1967
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Carpet, Vinyl, Wood Composite, Blinds, Ceiling Fans, Balcony, Picnic Area, Playground, On-Site Daycare, Laundry Facility

Remarks

The property does not maintain an active waiting list, and the annual turnover rate was not disclosed. There is the following flat fee for water and sewer: one- and two-bedroom units - \$80 and three-bedroom units - \$90.



Multi-Family Lease No. 15



Property Identification

Record ID 19425
Property Type Walk-Up
Property Name Dodson Courtyard Apartments
Address 3250 Dodson Drive, East Point, Fulton County, Georgia 30344
Market Type Market

Verification Darleen; 404-767-5322, November 20, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	18	700	\$679	\$0.97
2/1	57	850	\$789	\$0.93

Occupancy	100%
Rent Premiums	N
Total Units	75
Unit Size Range	700 - 850
Avg. Unit Size	814
Avg. Rent/Unit	\$763
Avg. Rent/SF	\$0.94
SF	61,050



Multi-Family Lease No. 15 (Cont.)

Physical Data

No. of Buildings	5
Construction Type	Brick
HVAC	Forced Air Gas/Central Elec
Stories	3
Utilities with Rent	None
Parking	L/0
Year Built	1967/2015
Condition	Average
Gas Utilities	Heating
Electric Utilities	Cooling, Cooking, Hot Water, Other Electric

Amenities

Refrigerator, Range/Oven, Dishwasher, Washer/Dryer Hook-Ups (2 BR), Carpet, Vinyl, Blinds, Ceiling Fans, On-Site Management, Laundry Facility

Remarks

There are five applicants on the waiting list for one-bedroom units.



Multi-Family Lease No. 16



Property Identification

Record ID 19435
Property Type Townhouse
Property Name Phoenix Place Apartments
Address 2420 Heaton Road, East Point, Fulton County, Georgia 30344
Market Type Market

Verification Tina; 404-763-3576, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1.5	31	743	\$865	\$1.16
2/1.5	105	1,120	\$1,000	\$0.89
3/2	8	1,464	\$1,150	\$0.79

Occupancy 99%
Rent Premiums N
Total Units 144
Unit Size Range 743 - 1,464
Avg. Unit Size 1,058
Avg. Rent/Unit \$979
Avg. Rent/SF \$0.93

SF 152,345



Multi-Family Lease No. 16 (Cont.)

Physical Data

No. of Buildings	22
Construction Type	Siding
HVAC	Forced Air Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1971
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

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

Remarks

The property does not maintain a waiting list, and the annual turnover rate is approximately 17 percent.



Multi-Family Lease No. 17



Property Identification

Record ID 25760
Property Type Walk-Up/Duplex
Property Name Aspen Courts Apartments
Address 1631 Stanton Road Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Rhonda; 404-767-0297, November 16, 2020

<u>Unit Type</u>	<u>Unit Mix</u>			<u>Mo. Rent/SF</u>
	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	
Studio	2	364	\$665	\$1.83
2/1	155	850	\$900	\$1.06



Multi-Family Lease No. 17 (Cont.)

Occupancy	98%
Rent Premiums	N
Total Units	157
Unit Size Range	364 - 850
Avg. Unit Size	844
Avg. Rent/Unit	\$897
Avg. Rent/SF	\$1.06

SF 132,478

Physical Data

No. of Buildings	20
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1979/2010
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Wood Composite, Blinds, Ceiling Fans, Balcony, Patio, Laundry Facility, On-Site Management, On-Site Maintenance, Security Patrol

Remarks

The property does not maintain an active waiting list. There is also one four-bedroom unit; however, it is no longer on the market to rent. The annual turnover rate is approximately 27 percent.



Multi-Family Lease No. 18



Property Identification

Record ID 27042
Property Type Walk-Up
Property Name Stonetree Apartments
Address 2414 Stone Road, East Point, Fulton County, Georgia 30344
Market Type Market

Verification Jay; 404-768-2510, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	35	726	\$699	\$0.96
1/1	35	912	\$795	\$0.87
1/1.5 T	46	1,000	\$845	\$0.85
2/1	32	1,050	\$865	\$0.82
2/1.5 T	30	1,150	\$895	\$0.78
2/1.5 T	26	1,200	\$930	\$0.78
3/2.5 T	28	1,230	\$1,025	\$0.83



Multi-Family Lease No. 18 (Cont.)

Occupancy	99%
Rent Premiums	N
Total Units	232
Unit Size Range	726 - 1,230
Avg. Unit Size	1,022
Avg. Rent/Unit	\$856
Avg. Rent/SF	\$0.84

SF 237,070

Physical Data

No. of Buildings	19
Construction Type	Brick
HVAC	Central Gas/Central Elec
Stories	2
Utilities with Rent	Trash Collection
Parking	L/0
Year Built	1973
Condition	Average
Gas Utilities	Heating, Cooking
Electric Utilities	Cooling, Hot Water, Other Elec

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups (Townhouse), Carpet, Vinyl, Blinds, Ceiling Fans, Fireplace (2 BR), Walk-In Closet, Balcony, Patio, Clubhouse, Swimming Pool, Exercise Room, Playground, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Sundeck, Common Area Wi-Fi

Remarks

The property does not maintain an active waiting list. The following flat fee is to cover the costs of water: \$49 for one-bedroom units, \$59 for two-bedroom units and \$69 for three-bedroom units.



Multi-Family Lease No. 19



Property Identification

Record ID 19424
Property Type Walk-Up
Property Name Little Villas Apartments
Address 3100 East Point Street, East Point, Fulton County, Georgia 30344
Market Type Market
Verification Sandra; 404-975-3156, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	18	750	\$690	\$0.92
2/1	16	850	\$755	\$0.89

Occupancy 97%
Rent Premiums N
Total Units 34
Unit Size Range 750 - 850
Avg. Unit Size 797
Avg. Rent/Unit \$721
Avg. Rent/SF \$0.90
SF 27,100



Multi-Family Lease No. 19 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1960
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Carpet, Vinyl, Blinds, Walk-In Closet, Coat Closet, Laundry Facility, On-Site Management

Remarks

The property does not maintain a waiting list.



Multi-Family Lease No. 20



Property Identification

Record ID 19443
Property Type Walk-Up
Property Name Maple Haven Apartments
Address 1900 Stanton Delowe Connector, East Point, Fulton County, Georgia 30344
Market Type Market
Verification Shelear; 404-765-0824, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	17	680	\$857	\$1.26
2/1	130	860	\$982	\$1.14
3/1	17	920	\$1,038	\$1.13

Occupancy 60%
Rent Premiums N
Total Units 164
Unit Size Range 680 - 920
Avg. Unit Size 848
Avg. Rent/Unit \$975
Avg. Rent/SF \$1.15
SF 139,000



Multi-Family Lease No. 20 (Cont.)

Physical Data

No. of Buildings	19
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	None
Parking	L/0
Year Built	1965/2020
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans, Swimming Pool, Picnic Area, Playground, Basketball Court, Limited Access Gate

Remarks

This property was formerly a Section 8 property and known as Hidden Cove Apartments; however, it has since changed to Market-Rate. The occupancy rate is lower than typical due to the property currently being renovated. The property does not maintain an active waiting list.



Multi-Family Lease No. 21



Property Identification

Record ID 26736
Property Type Walk-Up
Property Name Brentwood Creek Apartments
Address 1935 Alison Court Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Barbara; 404-768-6344, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	132	648	\$650	\$1.00
2/2	54	975	\$800	\$0.82
3/2	52	1,028	\$900	\$0.88



Multi-Family Lease No. 21 (Cont.)

Occupancy	97%
Rent Premiums	N
Total Units	238
Unit Size Range	648 - 1,028
Avg. Unit Size	805
Avg. Rent/Unit	\$739
Avg. Rent/SF	\$0.92

SF 191,642

Physical Data

No. of Buildings	45
Construction Type	Siding
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1966/2018
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood, Ceiling Fans, Walk-In Closet, Balcony, Patio, Swimming Pool, Laundry Facility, On-Site Management, On-Site Maintenance, Black Appliances

Remarks

The property does not maintain active waiting list, and the annual turnover rate is approximately 30 percent.



Multi-Family Lease No. 22



Property Identification

Record ID 26722
Property Type Walk-Up
Property Name 1890 House Apartments
Address 1985 Plaza Lane Southwest, Atlanta, Fulton County, Georgia 30311
Market Type Market
Verification Andrea; 678-705-9532, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	88	800	\$840	\$1.05
2/1	88	920	\$950	\$1.03

Occupancy	100%
Rent Premiums	N
Total Units	176
Unit Size Range	800 - 920
Avg. Unit Size	860
Avg. Rent/Unit	\$895
Avg. Rent/SF	\$1.04
SF	151,360



Multi-Family Lease No. 22 (Cont.)

Physical Data

Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1963
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Dishwasher, Carpet, Vinyl, Blinds, Balcony, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance (24-Hour)

Remarks

The property does not maintain an active waiting list.



Multi-Family Lease No. 23



Property Identification

Record ID 19442
Property Type Elevator
Property Name Gateway East Point Apartments
Address 1311 East Cleveland Avenue, East Point, Fulton County, Georgia 30344
Market Type LIHTC
Verification Leshia; 404-343-2958, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (50%)	100	729	\$807	\$1.11
1/1 (60%)		729	\$807	\$1.11

Occupancy 100%
Rent Premiums N
Total Units 100
Unit Size Range 729
Avg. Unit Size 729
Avg. Rent/Unit \$807
Avg. Rent/SF \$1.11
SF 72,900



Multi-Family Lease No. 23 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick/Siding
HVAC	Forced Air Elec/Central Elec
Stories	4
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0, CP/0
Year Built	2012
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Balcony, Meeting Room, Swimming Pool, Exercise Room, Computer Room, Community Garden, Shuffle Board Court, On-Site Management On-Site Maintenance, Limited Access Gate, Library

Remarks

This property is designated for persons 55 and older. There are 250 applicants on the waiting list., and the annual turnover rate is approximately three percent. The utility allowance is as follows: units at 50% AMI - \$62 and units at 60% AMI - \$71.



Multi-Family Lease No. 24



Property Identification

Record ID 27048
Property Type Elevator
Property Name Norman Berry Village Senior
Address 2840 Norman Berry Drive, East Point, Fulton County, Georgia 30344
Market Type LIHTC
Verification Daneeta; 404-767-3441, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1	37	716	\$690	\$0.96
1/1	28	716	\$800	\$1.12
2/1	27	999	\$790	\$0.79
2/1	27	1,011	\$900	\$0.89

Occupancy 100%
Rent Premiums N
Total Units 119
Unit Size Range 716 - 1,011
Avg. Unit Size 847
Avg. Rent/Unit \$786
Avg. Rent/SF \$0.93

SF 100,810



Multi-Family Lease No. 24 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	2006
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups (Select), Carpet, Ceramic Tile, Blinds, Walk-In Closet, Coat Closet, Patio, Emergency Call, Safety Bars, Sprinkler System, Clubhouse, Picnic Area, Exercise Room, Business Center, Wellness Center, Media Room/Theater, Shuffle Board Court, Nature Walk, Planned Social Activities, Computer Room, Laundry Facility, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Library, Gazebo, Gated, Salon/Barber, Garden Plots, Cabana, Courtyard, Common Area Wi-Fi

Remarks

This property is designated for persons 55 and older, and there is a six-month waiting list. The rents are set at 30 and 50 percent of the area median income.



Multi-Family Lease No. 25



Property Identification

Record ID 18958
Property Type Elevator
Property Name Baptist Towers Apartments
Address 1881 Myrtle Drive, Atlanta, Fulton County, Georgia 30311
Market Type Section 8

Verification Tavisha; 404-758-4562, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio	100	425	\$641	\$1.51
1/1	200	550	\$742	\$1.35
Occupancy	98%			
Rent Premiums	N			
Total Units	300			
Unit Size Range	425 - 550			
Avg. Unit Size	508			
Avg. Rent/Unit	\$708			
Avg. Rent/SF	\$1.39			
SF	152,500			



Multi-Family Lease No. 25 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Brick
HVAC	PTAC Elec/PTAC Elec
Stories	11
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	1972/2010
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Microwave, Carpet, Vinyl, Blinds, Walk-In Closet, Pull Cords, Safety Bars, Meeting Room, Picnic Area, Business Center, Educational Classes, Transportation, Service Coordinator, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Security Patrol, Video Surveillance, Library, Gazebo

Remarks

This property is designated for persons 62 and older. There are 12 applicants on the waiting list.



Multi-Family Lease No. 26



Property Identification

Record ID 25804
Property Type Elevator
Property Name Baptist Gardens Apartments
Address 1928 Delowe Drive Southwest, Atlanta, Fulton County, Georgia 30311
Market Type LIHTC
Verification Sherri; 404-753-2500, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (50%)	15	750	\$897	\$1.20
1/1 (60%)	85	750	\$930	\$1.24

Occupancy 100%
Rent Premiums N
Total Units 100
Unit Size Range 750
Avg. Unit Size 750
Avg. Rent/Unit \$925
Avg. Rent/SF \$1.23
SF 75,000



Multi-Family Lease No. 26 (Cont.)

Physical Data

No. of Buildings	1
Construction Type	Stucco
HVAC	Central Elec/Central Elec
Stories	3
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/0
Year Built	2013
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Meeting Room, Exercise Room, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, On-Site Beauty/Barber Shop

Remarks

This property is designated for residents 55 and older. There is a four-month waiting list, and the annual turnover rate is approximately three percent. The rents are set at 50 and 60 percent of the area median income.



Multi-Family Lease No. 27



Property Identification

Record ID 25815
Property Type Elevator
Property Name Lillie R. Campbell House
Address 1830 Campbellton Road Southwest, Atlanta, Fulton County, Georgia 30311
Market Type LIHTC/Market
Verification Anita; 404-766-2929, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1 (Market)	10	626	\$895	\$1.43
1/1 (60%)	14	626	\$725	\$1.16
2/1 (Market)	12	831	\$1,125	\$1.35
2/1 (60%)	22	831	\$830	\$1.00
2/2 (Market)	8	882	\$1,185	\$1.34
2/2 (60%)	14	882	\$955	\$1.08
3/2 (Market)	6	1,108	\$1,275	\$1.15
3/2 (60%)	10	1,108	\$1,095	\$0.99



Multi-Family Lease No. 27 (Cont.)

Occupancy	96%
Rent Premiums	N
Total Units	96
Unit Size Range	626 - 1,108
Avg. Unit Size	838
Avg. Rent/Unit	\$962
Avg. Rent/SF	\$1.15

SF 80,410

Physical Data

No. of Buildings	1
Construction Type	Brick/Siding
HVAC	Central Elec/Central Elec
Stories	4
Utilities with Rent	Electricity, Water, Sewer, Trash Collection
Parking	L/O
Year Built	2008
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Balcony, Patio, Clubhouse, Spa/Hot Tub, Exercise Room, Picnic Area, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Game Room, Media Center/Movie Theater, Pet Play Area, Stainless Steel Appliances, Common Area Wi-Fi

Remarks

This property is designated for residents 55 and older. The property maintains a waiting list of 355 applicants. Of the total units, there are 26 market-rate units. The LIHTC rents are set at 60 percent of the area median income. The annual turnover rate is approximately two percent.



Multi-Family Lease No. 28



Property Identification

Record ID 18950
Property Type Walk-Up
Property Name Heritage Green Apartments
Address 2891 Springdale Road Southwest, Atlanta, Fulton County, Georgia 30315
Market Type Market/LIHTC
Verification Taneesha; 404-768-1158, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
Studio (30%)	Unknown	555	\$273	\$0.49
Studio (50%)	Unknown	555	\$531	\$0.96
Studio Market)	Unknown	555	\$575	\$1.04
1/1 (30%)	Unknown	745	\$313	\$0.42
1/1 (50%)	Unknown	745	\$579	\$0.78
1/1 (Market)	Unknown	745	\$648	\$0.87
2/1 (30%)	Unknown	946	\$327	\$0.35
2/1 (50%)	Unknown	946	\$696	\$0.74
2/1 (Market)	Unknown	946	\$775	\$0.82
3/2 (30%)	Unknown	1,057	\$339	\$0.32
3/2 (Market)	Unknown	1,057	\$900	\$0.85



Multi-Family Lease No. 28 (Cont.)

Occupancy 99%
Rent Premiums N
Total Units 109

Physical Data

No. of Buildings 12
Construction Type Brick/Siding
HVAC Central Elec/Central Elec
Stories 2
Utilities with Rent Water, Sewer, Trash Collection
Parking L/O
Year Built 1971/2004
Condition Average
Gas Utilities None
Electric Utilities All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Carpet, Vinyl, Blinds, Ceiling Fans, Balcony, Patio, Clubhouse, Picnic Area, Playground, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate, Gazebo

Remarks

The contact could not verify the number of units of each unit type. Of the total units, 87 units are LIHTC at 30 and 50 percent of the area median income. The remaining units are market-rate units. There are 23 applicants on the waiting list, and the annual turnover rate is approximately eight percent.



Multi-Family Lease No. 29



Property Identification

Record ID 27051
Property Type Walk-Up/Townhouse
Property Name Greenbriar Commons
Address 3000 Stone Hogan Connector, Atlanta, Fulton County, Georgia 30331
Market Type LIHTC
Verification Erica; 404-344-7330, November 16, 2020

Unit Mix

<u>Unit Type</u>	<u>No. of Units</u>	<u>Size SF</u>	<u>Rent/Mo.</u>	<u>Mo. Rent/SF</u>
1/1.5 (50%)	32	800	\$750	\$0.94
2/1.5 (50%)	33	1,080	\$875	\$0.81
2/2.5 (50%)	33	1,200	\$900	\$0.75
3/2.5 (50%)	76	1,500	\$975	\$0.65

Occupancy 100%
Rent Premiums N
Total Units 174
Unit Size Range 800 - 1,500
Avg. Unit Size 1,235
Avg. Rent/Unit \$900
Avg. Rent/SF \$0.73
SF 214,840



Multi-Family Lease No. 29 (Cont.)

Physical Data

No. of Buildings	20
Construction Type	Brick
HVAC	Central Elec/Central Elec
Stories	2
Utilities with Rent	Water, Sewer, Trash Collection
Parking	L/0
Year Built	1974/1993
Condition	Average
Gas Utilities	None
Electric Utilities	All

Amenities

Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups (Select), Carpet, Wood Composite, Ceramic Tile, Blinds, Ceiling Fans, Walk-In Closet, Coat Closet, Emergency Call, Clubhouse, Swimming Pool, Playground, Communal Kitchen, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Video Surveillance, Common Area Wi-Fi

Remarks

There is a one-year waiting list for this family property. The rents are set at 50 percent of the area median income.



Market-Rate Vacancies

The field survey was completed during the third week of November 2020. There were 126 vacant units at the time of the survey out of 3,819 surveyed, for an overall vacancy rate of 3.3 percent. The market-rate occupancy is 96.7 percent.

MARKET VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Fulton Cotton Mill Lofts	208	0	0.0%
The Pad on Harvard	109	2	2.0%
City View Apartments	240	5	2.0%
Muse Loft Apartments	65	0	0.0%
935M	282	6	2.0%
The Atlantic Aerotropolis	269	3	1.0%
Brookside Park Apartments	201	6	3.0%
Colony Woods Apartments	84	1	1.0%
Vesta Adams Park Apartments	298	15	5.0%
Appletree Townhomes	210	0	0.0%
Harmony Plaza I	81	1	1.0%
Harmony Plaza II	88	2	2.0%
Brookfield Apartments	120	5	4.0%
Shamrock Gardens	344	0	0.0%
Dodson Courtyard Apartments	75	0	0.0%
Phoenix Place Apartments	144	1	1.0%
Aspen Courts Apartments	157	3	2.0%
Stonetree Apartments	232	2	1.0%
Little Villas Apartments	34	1	3.0%
Maple Haven Apartments	164	66	40.0%
Brentwood Creek Apartments	238	7	3.0%
1890 House Apartments	176	0	0.0%
Totals	3,819	126	3.3%



Subsidized/Restricted Vacancies

The field survey was completed during the third week of November 2020. There were 22 vacant units at the time of the survey out of 1,248 surveyed, for an overall vacancy rate of 1.8 percent. The subsidized/restricted occupancy is 98.2 percent.

AFFORDABLE HOUSING VACANCIES			
Name of Property	# of Units	# of Vacant Units	Vacancy Rate
Lakewood Christian Manor	250	11	4.4%
Gateway East Point Apartments	100	0	0.0%
Norman Berry Village Senior	119	0	0.0%
Baptist Towers Apartments	300	6	2.0%
Baptist Gardens Apartments	100	0	0.0%
Lillie R. Campbell House	96	4	4.0%
Heritage Green Apartments	109	1	1.0%
Greenbriar Commons	174	0	0.0%
Totals	1,248	22	1.8%

Overall Vacancy

There was a total of 29 confirmed apartment complexes in the market area. There were 145 vacant units at the time of the survey out of 5,067 surveyed, for an overall vacancy rate of 2.9 percent. Of the surveyed restricted comparables, only one of the restricted developments designated for Housing For Older Persons will compete directly with the subject's units due to the subject's subsidies. Baptist Towers Apartments is a Section 8 development, and the property contains studio and one-bedroom units. However, it is designated for elderly tenants ages 62 and older. This property is currently 98 percent occupied and has 12 applicants on the waiting list. The remaining four restricted properties are LIHTC without subsidies; however, they are designated Housing For Older Persons. Gateway East Point Apartments is a LIHTC property with one-bedroom units set at 50 and 60 percent of the area median income. It is designated for Housing For Older Persons. It is currently 100 percent occupied with 250 applicants on the waiting list. Norman Berry Village Senior is a LIHTC property with rents set at 30 and 50 percent of the area median income. It is designated for tenants age 55 and older and contains one- and two-bedroom units. It is currently 100 percent occupied with more than a six-month waiting list. Baptist Gardens Apartments is a LIHTC development designated for Housing For Older Persons. The property contains one-bedroom units and is 100 percent occupied. In addition, there is a four-month waiting list. Lillie R. Campbell House is a LIHTC/Market development designated for Housing For Older Persons. The property contains one-, two- and three-bedroom units and is 96 percent occupied. In addition, the property maintains a waiting list with 355 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.



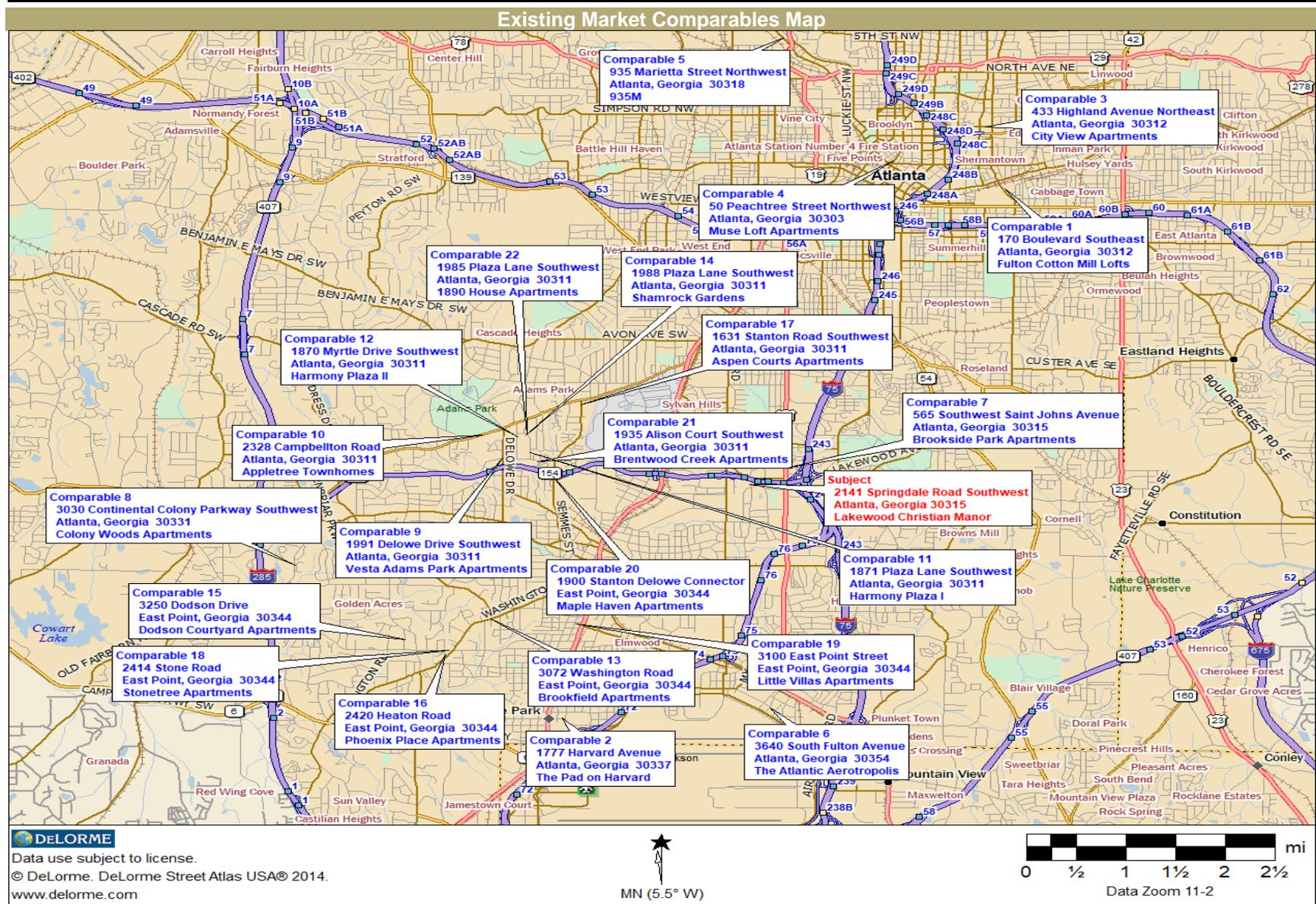
Existing Housing Map Legend

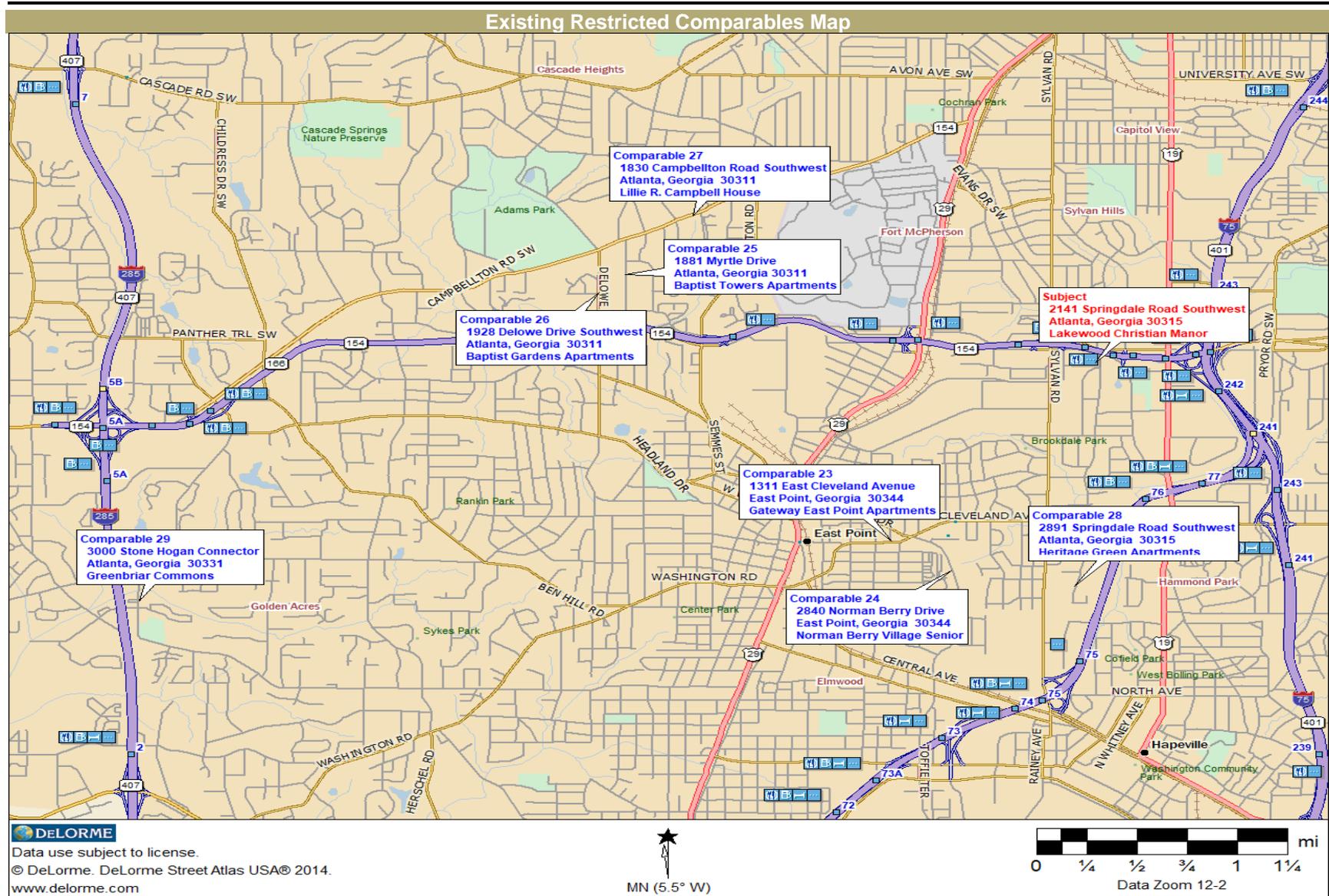
MARKET-RATE MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Fulton Cotton Mill Lofts	Market-Rate	6.2 Miles
The Pad on Harvard	Market-Rate	5.9 Miles
City View Apartments	Market-Rate	6.4 Miles
Muse Loft Apartments	Market-Rate	5.5 Miles
935M	Market-Rate	9.1 Miles
The Atlantic Aerotropolus	Market-Rate	4.4 Miles
Brookside Park Apartments	Market-Rate	1.2 Miles
Colony Woods Apartments	Market-Rate	5.7 Miles
Vesta Adams Park Apartments	Market-Rate	2.6 Miles
Appletree Townhomes	Market-Rate	3.2 Miles
Harmony Plaza I	Market-Rate	2.3 Miles
Harmony Plaza II	Market-Rate	2.6 Miles
Brookfield Apartments	Market-Rate	4.3 Miles
Shamrock Gardens	Market-Rate	2.6 Miles
Dodson Courtyard Apartments	Market-Rate	5.4 Miles
Phoenix Place Apartments	Market-Rate	4.9 Miles
Aspen Courts Apartments	Market-Rate	2.8 Miles
Stonetree Apartments	Market-Rate	4.9 Miles
Little Villas Apartments	Market-Rate	3.2 Miles
Maple Haven Apartments	Market-Rate	2.0 Miles
Brentwood Creek Apartments	Market-Rate	2.3 Miles
1890 House Apartments	Market-Rate	2.7 Miles

RENT-RESTRICTED MAP

<u>Name of Development</u>	<u>Type of Financing</u>	<u>Distance from Subject</u>
Gateway East Point Apartments	LIHTC	2.1 Miles
Norman Berry Village Senior	LIHTC	2.3 Miles
Baptist Towers Apartments	Section 8	2.6 Miles
Baptist Gardens Apartments	LIHTC	2.7 Miles
Lillie R. Campbell House	LIHTC/Market	2.9 Miles
Heritage Green Apartments	Market/LIHTC	1.4 Miles
Greenbriar Commons	LIHTC	6.5 Miles







Directly Competitive/Comparable Developments

Directly Competitive/Comparable Developments											
Name of Development	Distance From Subject	Subsidy	Occupancy	Population Served	Year Built/Effective Age	Bedroom Type	Rent	Determined Condition Adjustment	Landlord-Provided Utilities	Indicated Utility Adjustment	Determined Adjusted Rental Rate
Gateway East Point Apartments	2.1 Miles	LIHTC	100%	Senior 55+	2012; 5 Years	1BR - 50%	\$807	\$0	Water, Sewer, Trash	\$66	\$873
						1BR - 60%	\$807	\$0		\$66	\$873
Norman Berry Village Senior	2.3 Miles	LIHTC	100%	Senior 55+	2006; 10 Years	1BR - 30%	\$690	\$50	Electricity, Water, Sewer, Trash	\$0	\$740
						1BR - 50%	\$800	\$50		\$0	\$850
Baptist Towers Apartments	2.6 Miles	Section 8	98%	Senior 62+	1975/2010; 15 Years	0BR	\$641	\$100	Electricity, Water, Sewer, Trash	\$0	\$741
						1BR	\$742	\$100		\$0	\$842
Baptist Gardens Apartments	2.7 Miles	LIHTC	100%	Senior 55+	2013; 5 Years	1BR - 50%	\$897	\$0	Electricity, Water, Sewer, Trash	\$0	\$897
						1BR - 60%	\$930	\$0		\$0	\$930
Lillie R. Campbell House	2.9 Miles	LIHTC/Market	96%	Senior 55+	2008; 10 Years	1BR - Market	\$895	\$50	Electricity, Water, Sewer, Trash	\$0	\$945
						1BR - 60%	\$725	\$50		\$0	\$775
Fulton Cotton Mill Lofts	6.2 Miles	Market	100%	General	1881/1998; 10 Years	0BR	\$1,045	\$50	None	\$191	\$1,286
						0BR	\$1,150	\$50		\$191	\$1,391
						1BR	\$1,310	\$50		\$191	\$1,551
						1BR	\$1,650	\$50		\$191	\$1,891
The Pad on Harvard	5.9 Miles	Market	98%	General	2017; 1 Year	0BR	\$1,112	-\$55	None	\$191	\$1,248
						0BR	\$1,153	-\$55		\$191	\$1,289
						1BR	\$1,295	-\$55		\$191	\$1,431
						1BR	\$1,229	-\$55		\$191	\$1,365
						1BR	\$1,332	-\$55		\$191	\$1,523
Muse Loft Apartments	5.5 Miles	Market	100%	General	1915/2016; 10 Years	0BR	\$1,200	\$50	Water, Sewer, Trash	\$116	\$1,366
						1BR	\$1,325	\$50		\$116	\$1,491

The chart above shows the comparables deemed the most competitive and comparable to the subject. The subject contains studio and one-bedroom units set at 30, 50 and 60 percent of the area median income. All comparables are within 6.2 miles, with the majority being within 3.0 miles. Gateway East Point Apartments, Norman Berry Village Senior, Baptist Gardens Apartments and Lillie R. Campbell House are designated for Housing For Older Persons; however, they are LIHTC and/or Market-Rate with no subsidies. Baptist Towers Apartments is designated for Elderly tenants (62+) but contains a Section 8 HAP contract. Therefore, the subject is competitive with this property due to subsidies. Fulton Cotton Mill Lofts, The Pad on Harvard and Muse Loft Apartments are market-rate developments and are the most similar in unit mix. Therefore, these developments were considered competitive/comparable to the subject. The unadjusted rents for the studio rents range from \$641 to \$1,200, and the unadjusted rents for the one-bedroom rents range from \$690 to \$1,650.

Due to lack of comparable developments that have been constructed in the last five years, it was necessary to utilize slightly older construction developments for comparison purposes. Therefore, it was necessary to adjust the rental rates of the comparables to determine an appropriate rental range to compare to a new construction development such as the subject. It is difficult to determine adjustment amounts for condition/street appeal as it is difficult to determine rent level fluctuations based on these items. Therefore, it was necessary to rely, to some degree, on a subjective analysis based on the appraiser's judgement and experience analyzing multifamily properties. Gill Group has appraised multifamily properties for years, and that experience has aided in developing guidelines for determining appropriate adjustments when subjective adjustments



are required. While opinions may differ as to what adjustment amount is appropriate, this adjustment applied in this analysis is believed to be conservative. After considering all factors, an adjustment of \$50 per five years of effective age of difference. The subject will have an effective age of five years once rehabilitation is complete. Gateway East Point Apartments and Baptist Gardens Apartments were assessed an effective age of 5 years. Therefore, these properties were not adjusted. Norman Berry Village Senior, Lillie R. Campbell House and Fulton Cotton Mill Lofts were assessed an effective age of 10 years. Therefore, an upward adjustment of \$50 per month was applied to these comparables. The same calculation was then performed for each comparable. Furthermore, the subject will provide all utilities. Therefore, it was necessary to adjust the rental rates for utilities provided for each of the comparables to determine an appropriate rental range to compare to a property that will provide all utilities such as the subject. Once the condition and utility adjustments were applied to each comparable, the adjusted rental range for the studio units was \$741 to \$1,391, and the adjusted rental range for the one-bedroom units was \$842 to \$1,891.

The developer is proposing the affordable rents as follows: \$868 and \$1,075 for the studio units and \$930 and \$1,185 for the one-bedroom units. The subject's proposed rents are within the determined adjusted rental range of the comparables deemed the most competitive and comparable. In addition, the subject's unit and project amenities will remain competitive with the surveyed comparables and the subject's tenant services will be superior to the majority of the surveyed comparables. The market area indicates a need for additional Housing For Older Persons housing as the Housing For Older Persons population is projected to continue to grow through 2025. The need for additional affordable housing is also further supported by the high occupancy rates and lengthy waiting lists of the surveyed comparables. Therefore, the subject's proposed rents will be competitive within the market area.



Contact/Date	Market Type	Structure	Year Built/ Age/ Condition	Tenant Type	Total Units	Unit Breakdown	# Units	% of Total	Size (SF)	Units Vacant/ Vacancy Rate	Rent	Utilities with Rent	Amenities
11/16/2020 Leshia 404-343-2958	LIHTC	Elevator	2012 Eff Age: 5 Good	Sr. 55+	100	1/1 (60%)	40	40.00%	729	0	\$807	Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Balcony, Meeting Room, Swimming Pool, Exercise Room, Computer Room, Community Garden, Shuffleboard Court, On-Site Management On-Site Maintenance, Limited Access Gate, Library
						1/1 (60%)	60	60.00%	729	0	\$807		
Total										0-0%			
11/16/2020 Daneeta 404-767-3441	LIHTC	Elevator	2006 Eff Age: 10 Average	Sr. 55+	119	1/1	37	31.09%	716	0	\$690	Electricity Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups (Select), Carpet, Ceramic Tile, Common Area Wi-Fi, Blinds, Walk-In Closet, Coat Closet, Patio, Emergency Call, Safety Bars, Sprinkler System, Clubhouse, Picnic Area, Exercise Room, Business Center, Wellness Center, Media Room/Theater, Shuffle Board Court, Nature Walk, Planned Social Activities, Computer Room, Laundry Facility, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Library, Gazebo, Gated, Salon/Barber, Garden Plots, Cabana, Courtyard
						1/1	28	23.53%	716	0	\$800		
						2/1	27	22.69%	999	0	\$790		
						2/1	27	22.69%	1,011	0	\$900		
Total										0-0%			
11/16/2020 Tavsha 404-758-4562	Section 8	Elevator	1972/2010 Eff Age: 15 Average	Sr. 62+	300	Studio	100	33.33%	425	1	\$580	Electricity Water Sewer Trash	Refrigerator, Range/Oven, Microwave, Carpet, Vinyl, Blinds, Walk-In Closet, Pull Cords, Safety Bars, Meeting Room, Picnic Area, Business Center, Educational Classes, Transportation, Service Coordinator, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Perimeter Fencing, Security Patrol, Video Surveillance, Library, Gazebo
						1/1	200	66.67%	550	5	\$675		
Total										6-2%			
11/16/2020 Sherri 404-753-2500	LIHTC	Elevator	2013 Eff Age: 5 Good	Sr. 55+	100	1/1 (50%)	15	15.00%	750	0	\$897	Electricity Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Ceiling Fans, Meeting Room, Exercise Room, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Limited Access Gate On-Site Beauty/Barber Shop
						1/1 (60%)	85	85.00%	750	0	\$930		
Total										0-0%			
11/16/2020 Anita 404-766-2929	LIHTC Market	Elevator	2008 Eff Age: 10 Good	Sr. 55+	96	1/1 (Market)	10	10.42%	626	0	\$895	Electricity Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer, Dryer, Carpet, Ceramic Tile, Blinds, Ceiling Fans, Fireplace, Walk-In Closet, Balcony, Patio, Clubhouse, Spa/Hot Tub, Exercise Room, Picnic Area, Extra Storage, Business Center, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Game Room, Media Center/Movie Theatre, Pet Play Area, Stainless Steel Appliances, Common Area Wi-Fi
						2/1 (Market)	14	14.58%	626	0	\$725		
						2/1 (60%)	12	12.50%	831	2	\$1,125		
						2/1 (60%)	22	22.92%	831	0	\$830		
						2/2 (Market)	8	8.33%	882	2	\$1,185		
						2/2 (60%)	14	14.58%	882	0	\$955		
						3/2 (Market)	6	6.25%	1,108	0	\$1,275		
3/2 (60%)	10	10.42%	1,108	0	\$1,095								
Total										4-4%			
11/16/2020 Alysia 404-522-5638	Market	Elevator	1881/1998 Eff Age: 10 Good	General	208	Studio	17	8.17%	707	0	\$1,045	None	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Washer/Dryer Hook-Ups, Concrete Floor, Blinds, Ceiling Fans, Vaulted Ceilings (Select), Walk-In Closet, Coat Closet, Balcony, Patio, Pull Cords (Select), Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Playground, Laundry Facility, On-Site Management, Limited Access Gate, Security Patrol, Video Surveillance, Stainless Steel Appliances (Select)
						Studio	780	0	\$1,150				
						1/1	131	62.98%	712	0	\$1,310		
						1/1	9	4.33%	1,119	0	\$1,650		
						2/2	60	28.85%	1,018	0	\$1,500		
2/2	60	28.85%	1,406	0	\$1,800								
Total										0-0%			
11/16/2020 Marcie 404-763-0999	Market	Elevator	2017 Eff Age: 1 Good	General	109	Studio	6	5.50%	535	0	\$1,112	Flat Fee	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Microwave, Washer/Dryer Hook-Ups, Carpet, Wood Composite, Blinds, Clubhouse, Swimming Pool, Exercise Room, Picnic Area, Package Receiving, Dog Park, Rooftop Terrace, Multi-Use Room, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Limited Access Gate, Courtyard, Sundek, Lounge, Quartz Countertops, Common Area Wi-Fi
						Studio	8	7.34%	581	0	\$1,153		
						1/1	10	9.17%	595	1	\$1,295		
						1/1	4	3.67%	615	0	\$1,229		
						1/1	5	4.59%	682	0	\$1,322		
						2/2	5	4.59%	823	0	\$1,463		
						2/2	9	8.26%	915	1	\$1,408		
						2/2	31	28.44%	921	3	\$1,490		
						2/2	10	9.17%	1,000	1	\$1,490		
						2/2	21	19.27%	1,057	0	\$1,594		
Total										2-2%			
11/16/2020 Tara 404-523-7344	Market	Elevator	1915/2016 Eff Age: 10 Average	General	65	Studio	15	23.08%	530	0	\$1,200	Water Sewer Trash	Refrigerator, Range/Oven, Garbage Disposal, Dishwasher, Carpet, Vinyl, Wood Composite (Select), Blinds, Ceiling Fans, Vaulted Ceilings, Exercise Room, Rooftop Terrace, Laundry Facility, On-Site Management, On-Site Maintenance, Intercom/Electronic Entry, Concierge Services (Coffee), Stainless Steel Appliances (Select)
						1/1	17	26.15%	695	0	\$1,325		
						2/1	17	26.15%	847	0	\$1,500		
						2/1, 5	8	12.31%	1,170	0	\$1,650		
						2/2	8	12.31%	1,330	0	\$1,775		
Total										0-0%			

The above chart indicates the comparables that were deemed the most competitive with the subject.



Comparison of Amenities											
UNIT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS											
	Project Type	Year Built	Microwave	Dishwasher	Washer/ Dryer Hook- Ups	Washer/ Dryer	Walk-In Closet	Ceiling Fans	Blinds	Balcony/ Patio	Special Features
Subject	Sec. 8/PHA/TC	1972/2003, 2017, 2019/2022					x		x		
Comp 1	Market	1881/1998		x	x		x	x	x	x	x (Select)
Comp 2	Market	2017	x	x	x				x		
Comp 3	Market	2003		x	x (Select)	x (Select)	x	x	x	x	x (Select)
Comp 4	Market	1915/2016		x				x	x		x (Select)
Comp 5	Market	2010	x	x	x		x		x		x
Comp 6	Market	2008/2018	x	x	x		x		x	x	x
Comp 7	Market	2005/2015		x	x		x	x	x		
Comp 8	Market	1988		x	x		x	x	x	x	
Comp 9	Market	1968/2019		x					x	x	x
Comp 10	Market	1969	x	x	x			x	x		
Comp 11	Market	1963		x						x	x (Select)
Comp 12	Market	1960	x	x	x					x	x (Select)
Comp 13	Market	1965					x	x	x	x	
Comp 14	Market	1967	x	x				x	x	x	
Comp 15	Market	1967/2015		x	x (2 BR)			x	x		
Comp 16	Market	1971		x	x		x	x	x	x	x
Comp 17	Market	1979/2010		x				x	x	x	
Comp 18	Market	1973		x	x (TH)		x	x	x	x	x (2 BR)
Comp 19	Market	1960					x	x			
Comp 20	Market	1965/2020		x	x			x	x		
Comp 21	Market	1966/2018	x	x	x		x	x		x	
Comp 22	Market	1963		x					x	x	
Comp 23	LIHTC	2012	x	x	x				x	x	
Comp 24	LIHTC	2006	x	x	x (Select)		x		x	x	
Comp 25	LIHTC	2013	x	x	x			x	x		
Comp 26	LIHTC/Market	2008	x	x		x	x	x	x	x	x
Comp 27	Market/LIHTC	1971/2004		x	x			x	x	x	
Comp 28	LIHTC	1974/1993		x	x (Select)		x	x	x		



PROJECT AMENITIES OF COMPARABLE SURVEYED DEVELOPMENTS													
	Project Type	Year Built	Clubhouse/ Meeting Room	Swimming Pool	Exercise Room	Play Area	Sports Court	Other Rec. Area	Garage/ Covered Parking	Extra Storage	Business Center/ Computer Room	Common Area Wi-Fi	Security
Subject	Sec. 8/PHA/TC	1972/2003, 2017, 2019/2022	x					x			x	x	x
Comp 1	Market	1881/1998	x	x	x			x	x (\$50)				x
Comp 2	Market	2017	x	x	x			x				x	x
Comp 3	Market	2003	x	x	x			x	x (\$25)	x (\$30)	x	x	x
Comp 4	Market	1915/2016			x			x	x				x
Comp 5	Market	2010		x	x			x		x (\$25)			
Comp 6	Market	2008/2018		x	x			x	x		x	x	x
Comp 7	Market	2005/2015	x	x	x	x		x			x	x	x
Comp 8	Market	1988											
Comp 9	Market	1968/2019		x		x	x	x			x		x
Comp 10	Market	1969	x		x	x	x	x		x			x
Comp 11	Market	1963				x							
Comp 12	Market	1960				x							
Comp 13	Market	1965	x	x									
Comp 14	Market	1967				x		x					
Comp 15	Market	1967/2015											
Comp 16	Market	1971		x		x							
Comp 17	Market	1979/2010											x
Comp 18	Market	1973	x	x	x	x		x			x	x	
Comp 19	Market	1960											
Comp 20	Market	1965/2020		x		x	x	x					x
Comp 21	Market	1966/2018		x									
Comp 22	Market	1963									x		
Comp 23	LIHTC	2012	x	x	x			x	x		x	x	x
Comp 24	LIHTC	2006	x		x			x		x	x	x	x
Comp 25	LIHTC	2013	x		x								x
Comp 26	LIHTC/Market	2008	x		x			x		x	x	x	x
Comp 27	Market/LIHTC	1971/2004	x			x		x			x		x
Comp 28	LIHTC	1974/1993	x	x		x		x				x	x



Additional Developments

Additional developments located in the market area were considered; however, some comparables were not utilized either due to being unverifiable or non-competitive with the subject property. The following table shows the comparables that were not included in this analysis as they were deemed unverifiable after numerous attempts to contact were proven unsuccessful.

ADDITIONAL COMPARABLES				
Property Name	Year Built/Renovated	Total Number of Units	Unit Types	Market Type
Princeton Court Apartments	1920/2005	116	1BR & 2BR	LIHTC/Market-Rate
Venetian Hills Apartments	1963	120	1BR, 2BR & 3BR	Market-Rate
Clifton Royale Apartments	1959	32	1BR & 2BR	Market-Rate
Wood Court Apartments	1988/2013	52	2BR	Market-Rate
Victory Place Apartments	1966/1979	40	1BR & 2BR	Market-Rate
Martel Homes	1963/2014	146	1BR, 2BR, 3BR, 4BR & 5BR	PHA
OJ Hurd Apartments	1971/2010	34	1BR, 2BR, 3BR & 4BR	PHA
Greenbriar Commons	1974/1993	174	1BR & 2BR	LIHTC
Delowe Village Apartments	1967/1996	64	2BR & 3BR	LIHTC
Stanton Crest Apartments	1958/2013	24	2BR	Section 8

Evaluation of the Proposed Development

Location

The subject site is in a residential neighborhood. Its location provides it with average access and visibility. The properties surrounding the site are in average to good condition. The site's access to major arterials, medical facilities and grocery stores is comparable to that of its competitors. Its overall location is comparable to its competitors because the size of the city confers the same locational attributes to all projects.

Project Design

The existing development contains one three-story elevator building. The property contains 16 studio units with 432 square feet for a total of 6,912 square feet; 16 studio units with 453 square feet for a total of 7,248 square feet; 50 one-bedroom units with 517 square feet for a total of 25,850 square feet; and 168 one-bedroom units with 534 square feet for a total of 89,712 square feet. The total net rentable area is 129,722 square feet. The building will be of wood frame construction with brick and concrete exterior and flat roof.

Project Amenities

Project amenities will include elevator, meeting room, picnic area, lounge, gazebo, beauty salon, courtyard, business center, library, transportation, service coordinator, neighborhood network, laundry facility, leasing office, maintenance area, intercom/electronic entry, limited access gate, perimeter fencing, security patrol and video surveillance and open parking with approximately 136 parking spaces. These amenities are competitive with surveyed properties in the market area.

Unit Amenities

Unit amenities will include a refrigerator, range/oven, garbage disposal, carpet, vinyl and ceramic tile floor coverings, blinds, walk-in closet, coat closet, pull cords, emergency call and safety bars. These amenities are competitive with surveyed properties in the market area.

Tenant Services

According to the developer, the property has a service coordinator and transportation services for the tenants. None of the surveyed properties contain these services. Therefore, the subject is superior to the comparables.



Parking

The subject contains open parking areas with 136 parking spaces, resulting in a parking ratio of 0.54 parking spaces per unit. This arrangement is sufficient for a development that is designated for Housing For Older Persons and will be comparable to other developments in the market area.

Unit Mix

The subject's unit mix of studio and one-bedroom units is suitable in a market area.

Utilities

Heating is gas-fired steam and cooling is central electric. Cooking is electric and hot water is gas. All utilities will be provided by the landlord. Common area Wi-Fi is also provided. This arrangement is superior to most apartment units in the market area.

Unit Size

The average size of the units in the surveyed developments 576 for studio units and 744 square feet for one-bedroom units. The subject's unit sizes are within the range of the surveyed comparables. In addition, the five restricted developments in the market area that will directly compete with the proposed subject maintain lengthy waiting lists, and the subject is a stabilized property. Therefore, the subject's unit sizes do not have a negative impact on the marketability of the units.

AVERAGE APARTMENT SIZE OF COMPARABLE APARTMENTS					
Unit Type	COMPARABLES			Subject (SF)	Subject's Advantage
	Minimum (SF)	Maximum (SF)	Average (SF)		
Studio	364	780	576	443	-23.1%
1 BR	288	1,119	744	530	-28.8%

Source: Gill Group Field Survey

Vacancy Rates/Rental Trends

There was a total of 29 confirmed apartment complexes in the market area. There were 145 vacant units at the time of the survey out of 5,067 surveyed, for an overall vacancy rate of 2.9 percent.

Existing Market-Rate developments within the market area include Fulton Cotton Mill Lofts, The Pad on Harvard, City View Apartments, Muse Loft Apartments, 935M, Colony Woods Apartments, Vesta Adams Park Apartments, Appletree Townhomes, The Atlantic Aerotropolis, Brookside Park Apartments, Brookfield Apartments, Harmony Plaza I, Harmony Plaza II, Shamrock Gardens, Dodson Courtyard Apartments, Phoenix Place Apartments, Aspen Courts Apartments, Stonetree Apartments, Little Villas Apartments, Maple Haven Apartments, Brentwood Creek Apartments and 1890 House Apartments. As renovated, the subject will not contain any Market-Rate units. Therefore, these properties will not directly compete with the subject. Fulton Cotton Mill Lofts, The Pad on Harvard and Muse Loft Apartments are the most similar in unit mix. Therefore, these developments were considered somewhat competitive/comparable to the subject. Of the surveyed restricted comparables, there are five restricted Housing For Older Persons developments which will compete directly with the proposed subject's units. Baptist Towers Apartments is a Section 8 development, and the property contains studio and one-bedroom units. However, it is designated for elderly tenants ages 62 and older. This property is currently 98 percent occupied and has 12 applicants on the waiting list. The remaining four restricted properties are LIHTC without subsidies; however, they are designated Housing For Older Persons. Gateway East Point Apartments is a LIHTC property with one-bedroom units set at 50 and 60 percent of the area median income. It is designated for Housing For Older Persons. It is currently 100 percent occupied with 250 applicants on the waiting list. Norman Berry Village Senior is a LIHTC property with rents set at 30 and 50 percent of the area median income. It is designated for tenants age 55 and older and contains one- and two-bedroom units. It is currently 100 percent occupied with more than a six-month waiting list. Baptist Gardens Apartments is a LIHTC development designated for Housing For Older Persons. The property contains one-bedroom units and is 100 percent occupied. In addition, there is a four-month waiting list. Lillie R. Campbell House is a LIHTC/Market development designated for Housing For Older Persons. The property contains one-, two- and three-bedroom units and is 96 percent occupied. In addition, the



property maintains a waiting list with 355 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area. According to property managers in the area, rental rates have remained stable within the past few years with only small rent increases each year.

The proposed subject will be a Section 8, Public Housing Authority and LIHTC housing for older persons person development set at 30, 50 and 60 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy and the majority of the affordable developments maintain lengthy waiting lists. The subject will be newly renovated; therefore, it will be superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for Housing For Older Persons. Based on the information verified and included within this analysis, it appears that the occupancy rates in the area will remain stable and rental rates will increase slightly within the next two years.

Summary of Developments Strength and Weaknesses

Strengths – The development is located near one major thoroughfare which provides it with good visibility and access. Also, the subject will be in close proximity to all needed services and public transit. In addition, the subject will be a Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons. As indicated by the lengthy waiting lists of the comparables developments, it appears that there is a shortage of affordable housing for older persons housing. Due to the presence of the deep targeting subsidies, the subject will likely draw from a larger tenant base.

Weaknesses – The development has no apparent weaknesses.



HUD-Forms 92273 – Upon Stabilization/Completion

Studio Units (443 SF) – Upon Stabilization/Completion
Estimates of Market Rent
by Comparison - Upon Stabilization/Completion

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

OMB Approval No. 2502-0029
(exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered non-sensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address) Lakewood Christian Manor 2141 Springdale Road Southwest Atlanta, Fulton, GA	A. Comparable Property No. 1 (address) Fulton Cotton Mill Lofts 170 Boulevard Southeast Atlanta, Fulton, GA		B. Comparable Property No. 2 (address) The Pad on Harvard 1777 Harvard Avenue Atlanta, Fulton, GA		C. Comparable Property No. 3 (address) City View Apartments 433 Highland Avenue Northeast Atlanta, Fulton, GA		D. Comparable Property No. 4 (address) Muse Loft Apartments 50 Peachtree Street Northwest Atlanta, Fulton, GA		E. Comparable Property No. 5 (address) 935M 935 Marietta Street Northwest Atlanta, Fulton, GA	
		Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
3. Effective Date of Rental	11/2020	11/2020		11/2020		11/2020		11/2020		11/2020	
4. Type of Project/Stories	E/9	E/8		E/4		E/5		E/8		E/7	
5. Floor of Unit in Building	First	First		First		First		First		First	
6. Project Occupancy %	96%	100%		98%		98%		100%		98%	
7. Concessions	N	N		N		N		N		N	
8. Year Built	1972/2003, 2017, 2019/2023	1881/1998	\$50	2017	(\$75)	2003	(\$75)	1915/2016	\$50	2010	(\$75)
9. Sq. Ft. Area	443	707	(\$135)	535	(\$45)	693	(\$125)	590	(\$75)	520	(\$40)
10. Number of Bedrooms	Studio	Studio		Studio		1	(\$50)	Studio		Studio	
11. Number of Baths	1.0	1.0		1.0		1.0		1.0		1.0	
12. Number of Rooms	2	2		2		3		2		2	
13. Balc./Terrace/Patio	N	Y	(\$5)	Y	(\$5)	Y	(\$5)	N		N	
14. Garage or Carport	L/0	L/0, G/50		L/0		G/25	\$10	S/0, G/0	(\$60)	L/0	
15. Equipment a. A/C	C	C		C		C		C		C	
b. Range/Refrigerator	RF	RF		RF		RF		RF		RF	
c. Disposal	Y	Y		Y		Y		Y		Y	
d. Microwave/Dishwasher	N	D	(\$10)	MD	(\$15)	D	(\$10)	D	(\$10)	MD	(\$15)
e. Washer/Dryer	L	HU	(\$5)	L		L		L		HU	(\$5)
f. Carpet	C	C		C		C		C		WC	
g. Drapes	B	B		B		B		B		B	
h. Pool/Rec. Area	R	PER		PER	(\$20)	PER	(\$5)	ER	\$15	PER	(\$5)
16. Services a. Heat/Type	Y/G	N/G	\$45	N/E	\$13	N/E	\$13	N/G	\$45	N/E	\$13
b. Cooling	Y/E	N/E	\$18	N/E	\$9	N/E	\$9	N/E	\$18	N/E	\$9
c. Cook/Type	Y/E	N/G	\$5	N/E	\$5	N/E	\$9	N/G	\$5	N/E	\$9
d. Electricity	Y	N	\$39	N	\$39	N	\$39	N	\$39	N/E	\$39
e. Hot Water	Y/G	N/G	\$9	N/E	\$18	N/E	\$18	N/G	\$9	N/E	\$18
f. Cold Water/Sewer	Y	N	\$75	Y/\$	\$45	N	\$75	Y		N	\$75
g. Trash	Y	N		Y/\$		N		Y		N	
17. Storage	N	N		N		Y/30		N		Y/25	
18. Project Location	Average	Superior	(\$130)	Similar		Superior	(\$155)	Superior	(\$135)	Superior	(\$115)
19. Security	Y	Y	\$10	Y	\$10	Y	\$15	Y	\$20	N	\$30
20. Clubhouse/Meeting Room	MR	C		C		C		N	\$5	N	\$5
21. Special Features	A/EC/CT	N	\$10	QC	(\$15)	VC		VC		SS, GC	(\$40)
22. Business Center / Nbdw Netwk	NNNW/BC	N	\$10	N	\$10	BC	\$5	N	\$10	N	\$10
23. Cable/Satellite/Internet	I	N	\$10	I		I		N	\$10	N	\$10
24. Unit Rent Per Month		\$1,045		\$1,112		\$1,399		\$1,200		\$1,195	
25. Total Adjustment			(\$4)		(\$26)		(\$232)		(\$54)		(\$77)
26. Indicated Rent		\$1,041		\$1,086		\$1,167		\$1,146		\$1,118	
26. Correlated Subject Rent	\$1,125	<input type="checkbox"/> If there are any Remarks, check here and add the remarks to the back of page.									
	high rent	\$1,167	low rent	\$1,041	60% range	\$1,066	to	\$1,142			

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: *Samuel S. Sieff* Date (mm/dd/yyyy): 11/16/20
Reviewer's Signature: _____ Date (mm/dd/yyyy): _____

Previous editions are obsolete

form HUD-92273 (07/2003)



One-Bedroom Units (530 SF) – Upon Stabilization/Completion
Estimates of Market Rent
by Comparison - Upon Stabilization/Completion

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

OMB Approval No. 2502-0029
(exp. 04/30/2020)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is required by the Housing Appropriation Act of 9/28/1994. The information is needed to analyze the reasonableness of the Annual Adjustment Factor formula, and will be used where rent levels for a specific unit type, in a Substantial Rehabilitation or New Construction Contract, exceed the existing FMR rent. The information is considered nonsensitive and does not require special protection. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

1. Unit Type	2. Subject Property (Address)	A. Comparable Property No. 1 (address)	B. Comparable Property No. 2 (address)	C. Comparable Property No. 3 (address)	D. Comparable Property No. 4 (address)	E. Comparable Property No. 5 (address)				
One-Bedroom	Lakewood Christian Manor 2141 Springdale Road Southwest Atlanta, Fulton, GA	Fulton Cotton Mill Lofts 170 Boulevard Southeast Atlanta, Fulton, GA	The Pad on Harvard 1777 Harvard Avenue Atlanta, Fulton, GA	City View Apartments 433 Highland Avenue Northeast Atlanta, Fulton, GA	Muse Loft Apartments 50 Peachtree Street Northwest Atlanta, Fulton, GA	935M 935 Marietta Street Northwest Atlanta, Fulton, GA				
Characteristics	Data	Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments	
3. Effective Date of Rental	11/2020	11/2020		11/2020		11/2020		11/2020		
4. Type of Project/Stories	E/9	E/8		E/4		E/5		E/8		
5. Floor of Unit in Building	First	First		First		First		First		
6. Project Occupancy %	96%	100%		98%		98%		100%		
7. Concessions	N	N		N		N		N		
8. Year Built	1972/2003, 2017, 2019/2023	1881/1998	\$50	2017	(\$85)	2003	(\$85)	1915/2016	\$50	
9. Sq. Ft. Area	530	712	(\$85)	595	(\$30)	693	(\$75)	788	(\$120)	
10. Number of Bedrooms	1	1		1		1		1		
11. Number of Baths	1.0	1.0		1.0		1.0		1.0		
12. Number of Rooms	3	3		3		3		3		
13. Balc./Terrace/Patio	N	Y	(\$5)	Y	(\$5)	Y	(\$5)	N		
14. Garage or Carport	L/0	L/0, G/50		L/0		G/25	\$10	S/0, G/0	(\$60)	
15. Equipment a. A/C	C	C		C		C		C		
b. Range/Refrigerator	RF	RF		RF		RF		RF		
c. Disposal	Y	Y		Y		Y		Y		
d. Microwave/Dishwasher	N	D	(\$10)	MD	(\$15)	D	(\$10)	D	(\$10)	
e. Washer/Dryer	L	HU	(\$5)	L		L		L		
f. Carpet	C	C		C		C		C		
g. Drapes	B	B		B		B		B		
h. Pool/Rec. Area	R	PER		PER	(\$20)	PER	(\$5)	ER	\$15	
16. Services a. Heat/Type	Y/G	N/G	\$45	N/E	\$13	N/E	\$13	N/G	\$45	
b. Cooling	Y/E	N/E	\$18	N/E	\$9	N/E	\$9	N/E	\$18	
c. Cook/Type	Y/E	N/G	\$5	N/E	\$5	N/E	\$9	N/G	\$5	
d. Electricity	Y	N	\$39	N	\$39	N	\$39	N	\$39	
e. Hot Water	Y/G	N/G	\$9	N/E	\$18	N/E	\$18	N/G	\$9	
f. Cold Water/Sewer	Y	N	\$75	Y/\$	\$45	N	\$75	Y		
g. Trash	Y	N		Y/\$		N		Y		
17. Storage	N	N		N		Y/30		N		
18. Project Location	Average	Superior	(\$160)	Similar		Superior	(\$155)	Superior	(\$150)	
19. Security	Y	Y	\$10	Y	\$10	Y	\$15	Y	\$20	
20. Clubhouse/Meeting Room	MR	C		C		C		N	\$5	
21. Special Features	A/EC/CT	N	\$10	QC	(\$15)	VC		VC		
22. Business Center / Nbd Netwk	NNNW/BC	N	\$10	N	\$10	BC	\$5	N	\$10	
23. Cable/Satellite/Internet	I	N	\$10	I		I		N	\$10	
24. Unit Rent Per Month		\$1,310		\$1,295		\$1,399		\$1,325		
25. Total Adjustment			\$16		(\$21)		(\$142)		(\$114)	
26. Indicated Rent		\$1,326		\$1,274		\$1,257		\$1,211		
26. Correlated Subject Rent	\$1,235	<input type="checkbox"/> If there are any Remarks, check here and add the remarks to the back of page.								
	high rent	\$1,326	low rent	\$1,142	60% range	\$1,179	to	\$1,289		

Note: In the adjustments column, enter dollar amounts by which subject property varies from comparable properties. If subject is better, enter a "Plus" amount and if subject is inferior to the comparable, enter a "Minus" amount. Use back of page to explain adjustments as needed.

Appraiser's Signature: *Samuel J. Hill* Date (mm/dd/yyyy): 11/16/20
Reviewer's Signature: _____ Date (mm/dd/yyyy): _____

Previous editions are obsolete

form HUD-92273 (07/2003)



**Explanation of Adjustments and Market Rent Conclusions –
 Upon Stabilization/Completion**

Lakewood Christian Manor

Primary Unit Types – Studio Units (443 SF) and One-Bedroom Units (530 SF)

Rent comparability grids were prepared for the primary unit types with 443 and 530 square feet. Comparable apartments used include the following: Fulton Cotton Mill Lofts (Comparable 1), The Pad on Harvard (Comparable 2), City View Apartments (Comparable 3), Muse Loft Apartments (Comparable 4) and 935M (Comparable 5).

Structure/Stories – The subject is located in a nine-story elevator building. All comparables are similarly located in elevator-served buildings. No adjustment was needed.

Project Occupancy – The subject is currently 96 percent occupied. The occupancy rates of the comparables range from 98 to 100 percent. No adjustment was needed.

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

Year Built/Year Renovated – The subject was constructed in 1972 and was renovated in 2003, 2017 and 2019. It will undergo a substantial renovation and will be in good condition. Comparable 1 was constructed in 1881 and renovated in 1998. Comparable 2 was built in 2017. Comparable 3 was built in 2003. Comparable 4 was constructed in 1915 and renovated in 2016. Comparable 5 was built in 2010. As rehabilitated, Comparables 1 and 4 will be inferior to the subject, and Comparables 2, 3 and 5 will be superior. Properties in the City of Atlanta were researched to see if renovations warranted an increase in rent. The following table shows properties with their unrenovated rents and the increased post renovated rents:

Property Name	Year Built/ Renovated	Avg. Pre- Renovated Rent	Avg. Renovated Rent	Difference in Rent
Longwood Vista	2006/2019	\$761	\$799	\$38
City View	2003/2018	\$1,283	\$1,381	\$98
Bridge Side Apartments	1995/2018	\$1,161	\$1,208	\$47
Hawthorne at Clairmont	2009/2018	\$1,135	\$1,167	\$32
		\$1,085	\$1,139	\$54

The average pre-renovated rent was \$1,085, and the average renovated rent was \$1,139; a difference of \$54. After considering all factors, a rounded \$50 difference was added to their respective “as is” condition/street appeal adjustments. Therefore, Comparables 1 and 4 were adjusted upward \$50 per month, and Comparables 2, 3 and 5 were adjusted downward \$75 per month.

SF Area – The subject and the comparables vary in square footage. Typically, all other variables being equal, a larger unit is more desirable than a smaller unit. However, the value of the additional square footage is mitigated to some degree by the similarity in perceived unit function. There is a diminishing return of value for additional square footage as each additional square foot does not necessarily equal additional functionality. Additionally, the units at the subject are measured as part of the scope of this assignment. However, the contacts at the comparables are often unwilling to allow interior inspections of the units. Therefore, it is necessary to rely on published unit sizes or verbal confirmation of unit sizes from the property contacts. As such, it is impossible to verify the accuracy of this data. In addition, the subject unit sizes are paint-to-paint measurements, while the contacts often report the “marketing” unit size which is sometimes the gross exterior square footage. Therefore, the unit sizes at the comparables are not always a direct comparison to the unit sizes at the subject. For the purpose of this report, a range of comparable rents per square foot was derived. To determine this adjustment, each comparables’ dollar



per square foot rental rate was determined for each bedroom type. From these results, a median dollar per square foot rental rate is determined. The median dollar per square foot was then multiplied by 25 percent for each comparable to derive an adjusted dollar per square foot rental rate. The 25 percent was used to account for the diminished return of the larger unit sizes and the potential differences in reported unit sizes of the comparables versus the subject. Next, the difference in square footage between the subject and each comparable is determined. The difference is multiplied by the determined adjusted dollar per square foot rate to arrive at the adjustment for each comparable. The selected dollar per square foot for the studio comparison is \$0.51 and for the one-bedroom comparison is \$0.47. The result was rounded to the nearest \$5. No adjustments were made to comparables within 25 square feet of the subject because there is no difference in perceived unit function with 25 square feet. The adjustments are reflected on the HUD-Form 92273-S8, which is attached.

of Bedrooms – The subject contains studio and one-bedroom units. Due to the lack of conventional studio units in the area, one one-bedroom apartment was used to compare to the subject’s studio units. The majority of the difference in number of bedrooms is accounted for in the unit square footage adjustment. However, an adjustment is made here to consider the added convenience of additional bedrooms. The extra room(s) will enhance marketability of a unit even if the square footage remains the same. The amount selected was chosen after a paired rental analysis was used to determine a range. The paired rental analysis ranges are determined by comparing bedroom types within the same comparable and factoring out any other differences (amenities, utilities provided, etc.) if necessary. The resulting difference is assumed to be attributable to the differing number of bedrooms. The results are grouped together in a range. The adjustment is selected based on where the majority of the results fall within the range. If there is no majority, a conservative adjustment at the low end of the range is selected. As can be seen in the following tables, a paired analysis between studio and one-bedroom units indicated a range of -\$88 to \$262 was determined for the additional bedroom, with an average of \$76 per month. A paired analysis was also completed between one-bedroom and two-bedroom units which indicated a range of -\$42 to \$162, with an average of \$44. Therefore, an adjustment of \$50 was determined reasonable.

	Fulton Cotton Mills	The Pad on Harvard	Muse Loft Apartments	935M	Colony Woods
OBR Rent	\$1,045	\$1,112	\$1,200	\$1,195	\$529
0 BR Size	707	535	530	520	288
1 BR Rent	\$1,310	\$1,295	\$1,325	\$1,290	\$588
1 BR Size	712	595	695	685	576
Size Adj Factor	\$0.51	\$0.51	\$0.51	\$0.51	\$0.51
Size Difference	5	60	165	165	288
Indicated Size Adj.	\$3	\$31	\$84	\$84	\$147
Adjusted Rent	\$1,307	\$1,264	\$1,241	\$1,206	\$441
Indicated BR Adj.	\$262	\$152	\$41	\$11	-\$88

	Fulton Cotton Mills	City View Apartments	Muse Loft Apartments	Colony Woods	Harmony Plaza I	Shamrock Gardens	Dodson Courtyard	Phoenix Place	Stonetree Apartments	Little Villas Apartments	1890 House Apartments	Maple Haven
1 BR Rent	\$1,310	\$1,399	\$1,325	\$588	\$769	\$800	\$679	\$865	\$699	\$690	\$840	\$857
1 BR Size	712	693	695	576	750	810	700	743	726	750	800	680
2 BR Rent	\$1,500	\$1,689	\$1,500	\$795	\$849	\$900	\$789	\$1,000	\$865	\$755	\$950	\$982
2 BR Size	1,018	965	847	864	900	980	850	1,120	1,050	850	920	880
Size Adj Factor	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47	\$0.47
Size Difference	306	272	152	288	150	170	150	377	324	100	120	200
Indicated Size Adj.	\$144	\$128	\$71	\$135	\$71	\$80	\$71	\$177	\$152	\$47	\$56	\$94
Adjusted BR Rent	\$1,356	\$1,561	\$1,429	\$660	\$779	\$820	\$719	\$823	\$713	\$708	\$894	\$888
Indicated BR Adj.	\$46	\$162	\$104	\$72	\$10	\$20	\$40	-\$42	\$14	\$18	\$54	\$31



of Baths – The subject contains one bath in all unit types. All comparables are similar. No adjustments were needed.

Balcony/Patio – The subject does not contain balconies and/or patios. Comparables 1, 2 and 3 contain balconies and/or patios and were adjusted downward \$5 per month each. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, the nominal adjustment is reasonable.

Parking – The subject and Comparables 1, 2 and 5 contain parking lots with no additional fee. Comparables 1 and 3 contain garage parking for fees ranging from \$25 to \$50 per month. Comparable 4 includes garage parking in the rent. Comparable 5 charges an initial one-time fee of \$25 per month, or approximately \$2 per month (prorated). Therefore, it was deemed appropriate to value lot parking at \$5 per month. The adjustment for garage parking was calculated using the average of the fees charged at the remaining comparables. Therefore, Comparable 4 was adjusted downward \$60 per month. Comparable 3 does not include lot parking and was adjusted upward \$10 per month.

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

Range/Refrigerator – The subject and all comparables contain both amenities. No adjustments were needed.

Garbage Disposal – The subject and all of the comparables contain garbage disposals. No adjustment was needed.

Microwave/Dishwasher – The subject does not contain microwaves or dishwashers. All of the comparables contain dishwashers in the units. Comparables 2 and 5 also contain microwaves. Microwaves are a relatively inexpensive item and are unlikely to be a deciding factor when a tenant decides which unit to lease. However, because the included amenity is considered an enhancement to the unit, it was considered appropriate to adjust a nominal \$5 per month for microwaves. Dishwashers are more expensive and are more likely to factor into a tenant's decision on which unit to lease. Therefore, it was considered appropriate to adjust \$10 per month for dishwashers. The comparables with both features were adjusted a total \$15 per month (\$10 for dishwashers + \$5 for microwaves = \$15).

Washer/Dryer – The subject and Comparables 2, 3 and 4 contain laundry facilities. Comparables 1 and 5 contain washer/dryer hook-ups in the units. Although there is little market data available concerning units with these features versus those without these features, the added amenity is an enhancement to the unit. Therefore, Comparables 1 and 5 were adjusted downward \$5 per month.

Carpet – The subject and all comparables contain carpet or wood composite floor coverings. The market did not indicate a rent differential based on this item. Therefore, no adjustments were needed.

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

Pool/Recreation Areas – The subject contains a picnic area, lounge, beauty salon, courtyard and library. Comparable 1 contains a swimming pool, exercise room, playground and picnic area. Comparable 2 contains a swimming pool, exercise room, picnic area, dog park, rooftop terrace, courtyard, sundeck and lounge. Comparable 3 contains a swimming pool, exercise room, picnic area, dog wash area and car wash center. Comparable 4 contains an exercise room and rooftop terrace. Lastly, Comparable 5 contains a swimming pool, exercise room, picnic area, yoga studio and dog park. Although there is little market data available concerning units with these features, the added amenities are an enhancement. Swimming pools are typically considered a more desirable feature than other recreation features. Therefore, a \$10 adjustment was determined for swimming pool, a \$5 adjustment was determined for an exercise room and a \$5 adjustment was given to each additional recreation area. The subject received



\$35 for recreational areas (\$5 for picnic area + \$5 for lounge + \$5 for beauty salon + \$5 for courtyard + \$5 for library = \$25). Therefore, Comparable 1 was deemed similar to the subject (\$25 at the subject = \$10 for swimming pool + \$5 for exercise room + \$5 for playground + \$5 for picnic area). Utilizing the same method, the remaining comparables were adjusted as follows: Comparable 2 was adjusted downward \$20 per month; Comparable 3 was adjusted downward \$5 per month; Comparable 4 was adjusted upward \$15 per month, and Comparable 5 was adjusted downward \$5 per month.

***Two utility schedules are included in the addendum of this report: one for properties constructed before 1995 and one for properties constructed after 1995. Therefore, adjustments may vary within a line item for the same utility. It should also be noted, the adjustments in the utility schedules are the same for studio and one-bedroom units.**

Heat – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$13 for electric or \$45 for gas based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta. The gas adjustment includes the natural gas base charge included on this line as indicated on the utility schedule (\$15 + \$30 = \$45).

Cooling – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$9 or \$18 based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta.

Cooking – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$9 for electric or \$5 for gas based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta.

Hot Water – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$18 for electric or \$9 for gas based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta.

Other Electric – The subject includes this utility. None of the comparables have this utility provided. All were adjusted upward \$39 based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta. This amount includes the electric base charge, as indicated on the utility schedule.

Cold Water/Sewer – The subject and Comparable 4 provide cold water and sewer. All remaining comparables were adjusted upward \$75 based on the Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta.

Trash/Recycling – The subject and Comparable 4 provide this utility. The Monthly Allowances for Tenant-Furnished Utilities and Other Services for the City of Atlanta. does not include a fee for this utility. As there was no fee included on the utility schedule, no adjustments were made on this line item.

Extra Storage – The subject does not contain extra storage. None of the comparables include storage. Comparable 3 contains the feature but charges an additional \$30 per month, and Comparable 5 charges an additional \$25 for this feature. Since the subject does not have this amenity and there is an additional fee, Comparables 3 and 5 were not adjusted.

Location – The subject's neighborhood is rated average, with easy access to all services available within the city limits; however, based on the comparables' census tracts, all of the comparables except Comparable 2 are located in areas that are superior to the subject in median income, median home value and median rent. Comparable 2 is located within the subject's primary market area and was considered relatively similar to the subject. Comparable 5's census tract did not indicate a median home value. After considering all factors, approximately 25 percent of the difference in median rent was utilized.



	Subject	Comp 1	% Diff	Comp 2	% Diff	Comp 3	% Diff	Comp 4	% Diff	Comp 5	% Diff
Population	3,412	2,316	-47.32%	2,869	-18.93%	2,518	-35.50%	2,022	-68.74%	7,063	51.69%
Households	1,582	1,183	-33.73%	1,054	-50.09%	1,251	-26.46%	611	-158.92%	494	-220.24%
Median Income	\$26,604	\$99,609	73.29%	\$66,364	59.91%	\$66,687	60.11%	\$57,083	53.39%	\$31,389	15.24%
Median Home Value	\$64,700	\$266,400	75.71%	\$232,000	72.11%	\$327,400	80.24%	\$182,300	64.51%	---	0.00%
Median Rent	\$752	\$1,492	49.60%	\$888	15.32%	\$1,344	44.05%	\$1,362	44.79%	\$1,227	38.71%

The following table shows the required adjustments for location.

Comparable 1			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
Efficiency	\$1,045	-12.4%	-\$130
1 BR	\$1,310	-12.4%	-\$162
Comparable 3			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
Efficiency	\$1,399	-11.0%	-\$154
1 BR	\$1,399	-11.0%	-\$154
Comparable 4			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
Efficiency	\$1,200	-11.2%	-\$134
1 BR	\$1,325	-11.2%	-\$148
Comparable 5			
Bedroom Type	Unadjusted Rent	% Difference	Adjustment
Efficiency	\$1,195	-9.7%	-\$116
1 BR	\$1,290	-9.7%	-\$125

The comparables were adjusted on each rent grid as indicated in the previous table (rounded to the nearest \$5).

Security – The subject contains extensive security features including a limited access gate, intercom/electronic entry, security patrol and video surveillance. Comparable 1 contains a limited access gate, security patrol and video surveillance. Comparable 2 contains intercom/electronic entry and a limited access gate. Comparable 3 contains intercom/electronic entry and security patrol. Comparable 4 contains intercom/electronic entry. Lastly, Comparable 5 reported no security features. No complex in the market area shows a rent differential based on security features. However, security features are an enhancement to an apartment complex, particularly security that limits access to the building or grounds. All security features will provide added protection for residents at the properties. Limited access gates limit access to the grounds, while intercom/electronic entry limits access to the buildings. Therefore, properties with limited access gates and/or intercom/electronic entry are considered superior to properties with video surveillance and/or security patrol which do not limit access. Consequently, limited access gates and intercom/electronic entry are considered \$5 superior to video surveillance and security patrol. The value at each comparable was subtracted from the subject's security value in order to determine adjustments. The subject received \$30 for security (\$10 for intercom/electronic entry + \$10 for limited access gate + \$5 for video surveillance + \$5 for security patrol = \$30). Therefore, Comparables 1 and 2 were adjusted upward \$10 per month. Comparable 3 was adjusted upward \$15 per month, Comparable 4 was adjusted upward \$20 per month, and Comparable 5 was adjusted upward \$30 per month.

Clubhouse/Meeting Room – The subject contains a meeting room. Comparables 1, 2 and 3 each contain a clubhouse. Comparables 4 and 5 do not contain these features and were adjusted upward \$5 per month. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement. Therefore, the nominal adjustment is reasonable.

Special Features – The subject contains ceramic tile, emergency call and safety bars. The market did not indicate a rent differential for ceramic tile or safety bars. However, emergency call is an enhancement, especially for elderly and/or disabled individuals. Therefore, all comparables were adjusted upward \$10 per month for this feature. Comparable 2 contains quartz countertops; Comparables 3 and 4 contain



vaulted ceilings; and Comparable 5 contains stainless steel appliances and granite countertops. Vaulted ceilings are considered an enhancement and were valued at \$10 per month. However, special features such as stainless steel appliances and granite or quartz countertops will typically command a higher rent in the market. Tenants are typically willing to pay a higher premium for these features. Typically, when these features are included in the units, they are considered luxury items, and units are assessed an up-charge from the rent that would be charged if unit did not contain these features. After considering all factors, a \$25 adjustment was applied for stainless steel countertops, and a \$25 adjustment was applied for granite countertops. Therefore, after considering all adjustments, Comparable 1 was adjusted upward \$10 per month, Comparable 2 was adjusted downward \$15 per month, and Comparable 5 was adjusted downward \$40 per month. Comparables 3 and 4 were considered similar to the subject and were not adjusted.

Business Center/Neighborhood Network – The subject contains a HUD-sponsored neighborhood network and a business center. Comparable 3 contains a business center. Although there is little market data available concerning apartments with these features versus those without these features, the added amenity is an enhancement. Therefore, Comparables 1, 2, 4 and 5 were adjusted upward \$10 per month, and Comparable 3 was adjusted upward \$5 per month.

Cable/Satellite/Internet – The subject and all comparables contain access to these services. However, the subject and Comparables 2 and 3 provide common area Wi-Fi. This is a convenience to the property as the feature allows residents access to the Internet without having to deplete data from personal accounts which are typically accompanied by data caps and limits. There is no data for these features that could be extracted from the market area. However, an adjustment was needed for the convenience of the on-site amenity. Therefore, an adjustment of \$10 was selected for Comparables 1, 4 and 5.

Conclusion of Market Rents – Upon Stabilization/Completion

The adjusted rents range from \$1,041 to \$1,167 for the studio comparison and from \$1,142 to \$1,326 for the one-bedroom comparison. All comparables were given consideration. The appraiser concluded the market rent for the units at the subject as follows:

- **443 SF Studio Units** - **\$1,125**
- **530 SF One-Bedroom Units** - **\$1,235**



The developer is proposing the affordable rents as follows:

MAXIMUM LIHTC RENTS AND UTILITY ALLOWANCES							
Unit Type	# of Units	Avg. Square Feet	% of Median Income	Maximum LIHTC Rent	Gross Rent	Utility Allowance	Net Rent
Studio (Section 8)	3	443	30%	\$434	\$1,075	N/A	\$1,075
Studio (Section 8)	5	443	50%	\$723	\$1,075	N/A	\$1,075
Studio (Homeflex)	5	443	50%	\$723	\$868	N/A	\$868
Studio (Homeflex)	13	443	60%	\$868	\$868	N/A	\$868
Studio (NHTF)	6	443	30%	\$434	\$868	N/A	\$868
1/1 (Section 8)	7	530	30%	\$465	\$1,185	N/A	\$1,185
1/1 (Section 8)	35	530	50%	\$775	\$1,185	N/A	\$1,185
1/1 (Homeflex)	109	530	50%	\$775	\$930	N/A	\$930
1/1 (Homeflex)	61	530	60%	\$930	\$930	N/A	\$930
1/1 (LIHTC)	1	530	60%	\$930	\$930	N/A	\$930
1/1 (NHTF)	5	530	30%	\$465	\$930	N/A	\$930

The subject's proposed rents are below the achievable unrestricted market rents determined on the rent grids. Furthermore, the majority of the proposed rents are lower than the maximum allowable LIHTC rents. The rents at 30 and 50 percent AMI are higher than the maximum LIHTC rent; however, tenants in these units will never be required to pay more than 30 percent towards their rent and utilities. In addition, tenants will never be required to pay more than the maximum LIHTC rents. Therefore, the rents were deemed reasonable. In addition, the subject will be newly renovated and will be in good condition. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.



Average Rents for Competing Properties and Rent Advantage

There are eight developments in the market area that were considered competitive/comparable with the subject. Of these eight comparables, studio rents range from \$580 to \$1,200 and one-bedroom rents range from \$675 to \$1,650. The average market rent for studio units in these developments is \$1,132, and the average market rent for one-bedroom units in these developments is \$1,355. The subject's proposed rents are lower than the determined average market rents.

Unit Type	% of AMI	Proposed Rent	Market Rent	\$ Rent Advantage	% Rent Advantage
Studio (Section 8)	30%	\$1,075	\$1,132	\$57	5.0%
Studio (Section 8)	50%	\$1,075	\$1,132	\$57	5.0%
Studio (Homeflex)	50%	\$868	\$1,132	\$264	23.3%
Studio (Homeflex)	60%	\$868	\$1,132	\$264	23.3%
Studio (NHTE)	30%	\$868	\$1,132	\$264	23.3%
1/1 (Section 8)	30%	\$1,185	\$1,355	\$170	12.5%
1/1 (Section 8)	50%	\$1,185	\$1,355	\$170	12.5%
1/1 (Homeflex)	50%	\$930	\$1,355	\$425	31.4%
1/1 (Homeflex)	60%	\$930	\$1,355	\$425	31.4%
1/1 (LIHTC)	60%	\$930	\$1,355	\$425	31.4%
1/1 (NHTE)	30%	\$930	\$1,355	\$425	31.4%

The subject's studio rent advantage for 30% and Section 8 units and the 50% and Section 8 is 5.0 percent ($\$1,132 - \$1,075 = \$57 / \$1,132 = 5.0\%$). The subject's studio rent advantage for units at 50% and Homeflex units and the 60% and Homeflex units is 23.3 percent ($\$1,132 - \$868 = \$264 / \$1,132 = 23.3\%$).

The subject's one-bedroom rent advantage for units at 30% and Section 8 units and the 50% and Section 8 is 12.5 percent ($\$1,355 - \$1,185 = \$170 / \$1,355 = 12.5\%$). The subject's one-bedroom rent advantage for 50% and Homeflex units, for 60% and Homeflex units and for 60% AMI units is 31.4 percent ($\$1,355 - \$930 = \$425 / \$1,355 = 31.4\%$).



Housing Profile

Market Area Overview

The majority of the housing stock was built in the 1960s and 1970s. The market-rate complexes were built between 1881 and 2017. The restricted apartment complexes were built between 1972 and 2013. The market area's rental units have high occupancy rates.

Housing Inventory

From 2005 through September 2020, permit-issuing jurisdictions in Atlanta in Fulton County authorized the construction of 75,455 new single-family and multifamily dwelling units. Multifamily units comprise 84.5 percent of the total construction activity. The number of building permits only included in the primary market area could not be identified.

BUILDING PERMITS ISSUED			
YEAR	SINGLE-FAMILY	MULTIFAMILY	TOTAL
2005	1,564	6,410	7,974
2006	1,842	8,937	10,779
2007	1,247	8,050	9,297
2008	502	1,868	2,370
2009	169	750	919
2010	83	196	279
2011	227	510	737
2012	359	1,764	2,123
2013	473	5,070	5,543
2014	545	3,960	4,505
2015	760	5,937	6,697
2016	855	7,176	8,031
2017	922	4,179	5,101
2018	1,184	5,312	6,496
2019	728	2,555	3,283
2020*	250	1,071	1,321
TOTAL	11,710	63,745	75,455

*Preliminary Numbers through September 2020

Source: SOCDS

Projects Under Construction

According to the City of Atlanta, there are currently no multifamily projects under construction in the market area that would directly compete with the subject. In addition, according to the Georgia Department of Community Affairs website, there are no recent projects in the market area awarded tax credits.

Planned Projects

According to the City of Atlanta, there are currently no multifamily planned projects in the market area that would directly compete with the subject. In addition, according to the Georgia Department of Community Affairs website, there are no recent projects in the market area awarded tax credits.



Age of Rental Units

Rental housing construction in the market area decreased considerably since the 1990s.

AGE OF RENTAL UNITS		
YEAR BUILT	NUMBER	PERCENT
2005 or later	1,314	7.9%
2000-2004	769	4.6%
1990-1999	678	4.1%
1980-1989	1,169	7.0%
1970-1979	3,486	21.0%
1960-1969	4,012	24.1%
1950-1959	3,058	18.4%
1940-1949	1,319	7.9%
1939 or earlier	824	5.0%
TOTAL	16,629	100.0%

Source: U.S. Census Bureau

Unit Condition

The market area's rental housing stock is in varying condition. Overall, the market-rate developments are of average age and are well maintained.

Bedroom Distribution

In 2010, 29.3 percent of the market area's rental units were studio or one-bedroom units and 43.2 percent were two-bedroom units. Dwellings with three or more bedrooms accounted for 27.5 percent of the market area's rental housing.

BEDROOMS IN OCCUPIED RENTAL UNITS		
TYPE	NUMBER	PERCENT
No Bedrooms	517	3.1%
One-Bedrooms	4,362	26.2%
Two-Bedrooms	7,180	43.2%
Three-Bedrooms	3,608	21.7%
Four-Bedrooms	840	5.1%
Five or More Bedrooms	122	0.7%
TOTAL	16,629	100.0%

Source: U.S. Census Bureau

Rental Vacancy Rates

According to the U.S. Census Bureau, the national vacancy rates in the third quarter 2020 were 6.4 percent for rental housing and 0.9 percent for homeowner housing. The rental vacancy rate of 6.4 percent was 0.4 percentage points lower than the rate in the third quarter 2019 (6.8 percent) and 0.7 percentage points higher than the rate in the second quarter 2020 (5.7 percent). The homeowner vacancy rate of 0.9 percent was 0.5 percentage points lower than the rate in the third quarter 2019 (1.4 percent) and virtually unchanged from the rate in the second quarter 2020 (0.9 percent).

The third quarter 2020 rental vacancy rate in principal cities (7.0 percent) was 1.5 percentage points higher than the rate in the suburbs (5.5 percent) and not statistically different from the rate outside Metropolitan Statistical Areas (7.5 percent). The rental vacancy rate in the suburbs (5.5 percent) was 2.0 percentage points lower than the rate outside MSAs (7.5 percent). The rental vacancy rate in the suburbs was lower than the third quarter 2019 rate while the rates inside principal cities and outside MSAs were not statistically different from third quarter 2019.



The third quarter 2020 rental vacancy rate in the Northeast (5.6 percent) was lower than the rates in the Midwest (6.9 percent) and South (7.6 percent), but it was not statistically different from the rate in the West (5.1 percent). The rental vacancy rates in the Midwest and South were higher than the rate in the West, and there was not a significant difference between the rates in the Midwest and South. The rental vacancy rate in the South was lower than the third quarter 2019 rate, while the rental vacancy rates for the Northeast, Midwest, and West were not statistically different from the third quarter 2019 rates.

RESIDENTIAL VACANCY RATES				
QUARTER	3rd Quarter 2020	3rd Quarter 2019	% of 2020 Rate	% of Difference
United States	6.4%	6.8%	0.2%	0.3%
Inside MSAs	6.3%	6.7%	0.3%	0.4%
Outside MSAs	7.5%	7.7%	0.9%	1.0%
In Principal Cities	7.0%	7.1%	0.4%	0.5%
Not In Principal Cities	5.5%	6.1%	0.4%	0.5%
3rd QUARTER 2020 VACANCY RATES BY REGION				
NORTHEAST	MIDWEST	SOUTH	WEST	
5.6%	6.9%	7.6%	5.1%	

Source: U.S. Census Bureau

Lease Terms and Concessions

The typical lease term is 12 months. The subject is not offer any concessions. None of the comparables are currently offering concessions.

Turnover Rates

An estimated turnover rate of 15.0 percent was deemed reasonable for the market area. This was based on the Institute of Real Estate Management (IREM) and comparables in the market area. The table below shows the turnover rates of the comparables verified:

TURNOVER RATES	
Property Name	Avg. Annual Turnover Rate
Fulton Cotton Mill Lofts	8.0%
City View Apartments	21.0%
935M	40.0%
The Atlantic Aerotropolis	16.0%
Brookside Park Apartments	10.0%
Colony Woods Apartments	35.0%
Vesta Adams Park Apartments	16.0%
Appletree Townhomes	17.0%
Harmony Plaza I	18.0%
Harmony Plaza II	10.0%
Phoenix Place Apartments	17.0%
Aspen Courts Apartments	27.0%
Brentwood Creek Apartments	30.0%
Gateway East Point Apartments	3.0%
Baptist Gardens Apartments	3.0%
Lillie R. Campbell House	2.0%
Heritage Green Apartments	8.0%
Average Annual Turnover	16.5%



Likely Impact of Proposed Development on Rental Occupancy Rates

The existing subject is a Section 8, Public Housing Authority and LIHTC Housing For Older Persons development set at 30, 50 and 60 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy and the majority of the affordable developments maintain lengthy waiting lists. The subject will be newly renovated; therefore, it will be superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for elderly persons due to the lengthy waiting lists at the comparables. Therefore, the rehabilitation of the development will not negatively impact on the vacancy rate or rental rates in the market area.

Foreclosure/Abandoned/Vacant Housing

According to www.realtytrac.com, there are currently 71 properties for sale that are in some stage of foreclosure within the subject's zip code. In October 2020, the number of properties that received a foreclosure filing in zip code 30315 was 80 percent lower than the previous month and 90 percent lower than the same time last year. The zip code's foreclosure rate is less than 0.01 percent, and the City of Atlanta's foreclosure rate is less than 0.01 percent. Both are similar to the state's foreclosure rate which is also less than 0.01 percent. Therefore, it appears that the foreclosure rate in the area is declining. There are no known properties within the vicinity of the property that have been foreclosed upon. In addition, there are no known negative factors impacting the occupancy of the subject within the market area.

Primary Housing Voids

There are no significant housing voids in the market area. There is sufficient demand for the proposed housing in the market area as can be seen in the demand portion of this report.

ABSORPTION & STABILIZATION RATES



Absorption Rates

The subject is an existing Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons that contains 250 studio and one-bedroom units. The proposed rehabilitation of the development will not permanently displace residents. In addition, its historical occupancy rate has remained above 95 percent since 2017. Therefore, no additional absorption of units will be needed as the property typically maintains a stabilized occupancy.

INTERVIEWS



Local Interviews

Housing Interview

According to Tracy D. Jones, Vice President of the Atlanta Housing Authority, the authority has 20,301 total vouchers, approximately 8,927 of which have been set aside for the Housing Choice Voucher Program (HCVP). Approximately 4,500 vouchers have not been allocated; however, they are planned for the upcoming fiscal year. The Atlanta Housing Authority only covers the city limits of Atlanta. The authority has 24,400 applicants on the waiting list; however, the waiting list is currently closed and will not re-open for at least five years. Approximately 800 households leave the HCVP per month due to program terminations, voluntary relinquishment or deceased tenants. Ms. Jones indicated there is high demand for one- and two-bedroom units in the city. The telephone number for Tracy D. Jones with the Atlanta Housing Authority is 404-817-7445.

Fulton County Sheriff's Department

According to Leighton Graham, Chief of Administration for the Fulton County Sheriff's Department, the higher crime areas are closer to the downtown area. The subject's neighborhood is safer than the City of Atlanta as a whole. There have not been any violent or drug-related crimes reported in the subject's neighborhood. The telephone number for the Fulton County Sheriff's Department is 404-612-5100.

South Fulton Chamber of Commerce

According to Dyan Matthews, CEO of the South Fulton Chamber of Commerce, residents in the area will be in favor of the subject's renovation. There is a need for all forms of rental housing in the area. The telephone number for the South Fulton Chamber of Commerce is 770-964-1984.

CONCLUSIONS AND RECOMMENDATIONS



Project Evaluation

It is the opinion of the analyst that the proposed improvements, the proposed unit mix of studio and one-bedroom units, the proposed unit size, the proposed unit/project amenities and services will be well suited for the primary market area.

Site Evaluation

The site's location is considered good. It is located near one major thoroughfare in the city which provides the site with good visibility and access. It is located in relatively close proximity to medical facilities, schools, shopping, employment, local government facilities and recreational facilities. The site and its improvements will be similar to those in the area.

Economic and Demographic Profile

The following describes the demographic and economic profile of the primary market area and the surrounding area:

In 2000, this geographic market area contained an estimated population of 79,196. By 2010, population in this market area had decreased by 13.3 percent to 68,673. In 2020, the population in this market area had increased by 7.6 percent to 73,871. It is projected that between 2020 and 2022, population in the market area will increase 1.6 percent to 75,080. It is projected that between 2020 and 2025, population in the market area will increase 2.5 percent to 76,893.

In 2010, this geographic market area contained an estimated Housing For Older Persons Person population of 15,557. By 2020, this population increased 25.1 percent to 19,458. It is estimated that the market area will increase to 21,283, or by 9.4 percent, by 2025 in the same age group.

Between 2000 and 2010, the market area lost 167 households per year. However, the market area gained an additional 349 households between 2010 and 2020 and an additional 329 households per year between 2020 and 2022. The market area is projected to continue to gain households through 2025. The percentage of owner-occupied households in the market area is lower than the percentage of renter-occupied households. These percentages are projected to remain stable through 2025.

In 2020, this geographic market area contained 13,538 Housing For Older Persons households. Of the total 13,538 Housing For Older Persons households, 6,762, or 49.9 percent, are renter households. The market area is expected to gain an additional 1,301 Housing For Older Persons households. The market area is expected to gain an additional 673 Housing For Older Persons renter households.

The economy of the market area is based on retail trade; transportation, communication and utilities; professional and related services; educational, health and social services; and entertainment and recreation sectors. Each of these categories has experienced reasonable growth within the past few years.

Employment in the City of Atlanta has been increasing 1.7 percent per year since 2005. Employment in Fulton County has been increasing an average of 1.7 percent per year since 2005. Employment in the State of Georgia has been increasing an average of 0.9 percent per year since 2005. The unemployment rate for the City of Atlanta has fluctuated from 3.7 percent to 11.3 percent since 2005. These fluctuations are similar to the unemployment rates for Fulton County and the State of Georgia.

According to the City of Atlanta, the following economic development activities have occurred within the past few years in the city:

- In 2016, the Hartsfield-Jackson International Airport announced a 20-year plan for a \$6 billion expansion.
- AthenaHealth, Inc., announced in January 2017 that the business will expand its workforce to nearly 1,000 by 2018. The expansion included an additional 40,000 square feet of office space. The workforce expansion nearly doubled the number of employees at the facility.



- In 2017, Accenture added more than 500 largely tech-related jobs in Atlanta.
- Quest Community Development built a job-training center in northwest Atlanta which provides training for construction, medical and technology jobs.
- NCR, a Fortune 500 maker of software, ATMs and self-serve kiosks plans for a second tower at its new Midtown Atlanta headquarters which could result in over 1,000 new jobs.
- Several new restaurants have recently opened within the city including Holler & Dash, Chicken & Beer, Bon Ton, Das BBQ, Scout, Festivals Jerk Chicken Grill, Jai Ho Indian Kitchen, Double Dragon, Greens & Gravy, C. Elliot's and Petit Chou.
- Atlanta is expected to have \$876 million in hospitality development in the next two years including Clarion Inn & Suites, Atlanta Motor Speedway, Springhill Suites by Marriott, Canopy by Hilton, AC Hotel by Marriott, Intercontinental Hotel and Curio Hotel by Hilton.
- The Fox Club has a new addition called Marquee Club and encompasses 10,000 square feet of premium event space.
- Additional new businesses to the city in 2018 included Calendly; Covetool; Eletype; Seqr; Greenlight Financial Technology, Inc.; Steady; Landing Lion; Sudu; Thingtech; Softgiving; Synapse; Reservoir; Vestigo; Micro C; The Labz; Rimidi; UserIQ; Bark; TopTime Coffee; Bytes; Little Star Provisions; Civil Bikes; Staplehouse; The Beehive; Flexdrive; and iSimu VR.
- The top fastest growing companies in 2018 in the city included Healpros, Though Logic Consulting, Reclim, QASymphony, IT Works Recruitment, Private Label Extensions, Springbot, Peachcap, Birdsey Construction Management and Ally Commerce
- Google announced plans for an expansion of its headquarters in 2019 and will add 500 new jobs.
- Norfolk Southern will open a new headquarters in the city and plans construction to begin late 2019.

Eighteen information technology or software development companies have announced openings or expansions within the city since October 2015, representing approximately 4,500 new jobs. Overall, it is believed that the economy of Atlanta will remain stable.

Existing Housing

There was a total of 29 confirmed apartment complexes in the market area. There were 145 vacant units at the time of the survey out of 5,067 surveyed, for an overall vacancy rate of 2.9 percent. Of the surveyed restricted comparables, only one of the restricted developments designated for Housing For Older Persons will compete directly with the subject's units due to the subject's subsidies. Baptist Towers Apartments is a Section 8 development, and the property contains studio and one-bedroom units. However, it is designated for elderly tenants ages 62 and older. This property is currently 98 percent occupied and has 12 applicants on the waiting list. The remaining four restricted properties are LIHTC without subsidies; however, they are designated Housing For Older Persons. Gateway East Point Apartments is a LIHTC property with one-bedroom units set at 50 and 60 percent of the area median income. It is designated for Housing For Older Persons. It is currently 100 percent occupied with 250 applicants on the waiting list. Norman Berry Village Senior is a LIHTC property with rents set at 30 and 50 percent of the area median income. It is designated for tenants age 55 and older and contains one- and two-bedroom units. It is currently 100 percent occupied with more than a six-month waiting list. Baptist Gardens Apartments is a LIHTC development designated for Housing For Older Persons. The property contains one-bedroom units and is 100 percent occupied. In addition, there is a four-month waiting list. Lillie R. Campbell House is a LIHTC/Market development designated for Housing For Older Persons. The property contains one-, two- and three-bedroom units and is 96 percent occupied. In addition, the property maintains a waiting list with 355 applicants. The amenities of these comparables will be relatively similar to the subject's proposed unit and project amenities. Therefore, it is believed the proposed subject will be competitive within the market area.



Adjusted Market Rental Rates

Market rent grids were completed for the subject. The subject's proposed rents are below the achievable unrestricted market rents determined on the rent grids. Due to the lack of newer conventional properties in the market area, it was necessary to utilize older construction developments in the rent analysis. Therefore, the proposed rents were considered achievable.

Project-Specific Affordability and Demand Analysis – Renter Households

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC and HOME unit. A 30 percent lease rent-to-income was used to determine the minimum target income. The following table lists the number of households within the required target income for each unit type.

INCOME-ELIGIBLE RENTER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	40.8%	2,762
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	42.1%	2,847
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	997
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	14.6%	986
Studio (All)	\$434	\$13,020	\$34,740	38.3%	1,642
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	33.1%	1,419
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.4%	446
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.4%	446
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	9.9%	426
1 BR (All)	\$465	\$13,950	\$39,720	39.4%	2,137
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	42.8%	2,323
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	12.5%	680
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	11.4%	619
1 BR (60%)	\$930	\$27,900	\$39,720	11.4%	619

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio (Section 8)	\$13,020-\$17,370	0	72	1	71	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR (Section 8)	\$13,020-\$19,860	4	1,453	5	1,448	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio (Section 8)	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio (Homeflex)	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR (Section 8)	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR (Homeflex)	\$23,250-\$33,100	0	463	0	463	0.0%	\$1,235	N/A	\$930
60% AMI	Studio (Homeflex)	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR (Homeflex)	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR (LIHTC)	\$27,900-\$39,720	7	463	0	463	1.5%	\$1,235	N/A	\$930
Bedroom	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
Overall	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,526	6	1,520	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	486	0	486	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons person households in the market area. The capture rate is good. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.



Project-Specific Affordability and Demand Analysis – Renter and Owner Households

Per the request of the developer, a capture rate analysis that considers both renter and owner households was also calculated.

The following table uses a 40 percent lease rent-to-income to determine the minimum target income required for each unit and the tax credit income limits to determine the upper range of eligibility for each LIHTC and HOME unit.

INCOME-ELIGIBLE RENTER & OWNER HOUSEHOLDS					
	Gross Rent	Lower Range	Upper Range	% Income Qualified	Income-Eligible Households
All Unit Types (All)	\$434	\$13,020	\$39,720	37.7%	5,103
All Unit Types (30% & Section 8)	\$434	\$13,020	\$19,860	33.2%	4,492
All Unit Types (50% & Section 8)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (50% & Homeflex)	\$723	\$21,690	\$33,100	14.8%	2,005
All Unit Types (60% & Homeflex)	\$868	\$26,040	\$39,720	15.3%	2,073
Studio (All)	\$434	\$13,020	\$34,740	37.5%	2,606
Studio (30% & Section 8)	\$434	\$13,020	\$17,370	30.5%	2,121
Studio (50% & Section 8)	\$723	\$21,690	\$28,950	10.6%	739
Studio (50% & Homeflex)	\$723	\$21,690	\$28,950	10.6%	739
Studio (60% & Homeflex)	\$868	\$26,040	\$34,740	10.5%	727
1 BR (All)	\$465	\$13,950	\$39,720	37.9%	3,989
1 BR (30% & Section 8)	\$465	\$13,950	\$19,860	34.4%	3,626
1 BR (50% & Section 8)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (50% & Homeflex)	\$775	\$23,250	\$33,100	13.3%	1,401
1 BR (60% & Homeflex)	\$930	\$27,900	\$39,720	12.6%	1,330
1 BR (60%)	\$930	\$27,900	\$39,720	12.6%	1,330

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

AMI	Unit Type	Income Units	Vacant Units	Total Demand	Supply	Net Demand	Capture Rate	Avg. Market Rent	Market Rents Band	Proposed Rent
30% AMI	Studio	\$13,020-\$17,370	0	69	1	68	0.0%	\$1,125	N/A	\$1,075
30% AMI	1 BR	\$13,020-\$19,860	4	1,410	5	1,405	0.3%	\$1,235	N/A	\$1,185
50% AMI	Studio	\$21,960-\$28,950	0	26	0	26	0.0%	\$1,125	N/A	\$1,075
50% AMI	Studio	\$21,960-\$28,950	0	23	0	23	0.0%	\$1,125	N/A	\$868
50% AMI	1 BR	\$23,250-\$33,100	0	538	0	538	0.0%	\$1,235	N/A	\$1,185
50% AMI	1 BR	\$23,250-\$33,100	0	467	0	467	0.0%	\$1,235	N/A	\$930
60% AMI	Studio	\$26,040-\$34,740	0	23	0	23	0.0%	\$1,125	N/A	\$868
60% AMI	1 BR	\$27,900-\$39,720	0	538	0	538	0.0%	\$1,235	N/A	\$930
60% AMI	1 BR	\$27,900-\$39,720	7	467	0	467	1.5%	\$1,235	N/A	\$930
Bedroom Overall	Studio	\$13,020-\$34,740	0	67	1	66	0.0%	\$1,125	N/A	\$868-\$1,075
Bedroom Overall	1 BR	\$13,950-\$39,720	0	1,355	5	1,350	0.0%	\$1,235	N/A	\$930-\$1,185
TOTAL for Project	30% AMI	\$13,020-\$19,860	4	1,480	6	1,474	0.3%	\$1,125-\$1,235	N/A	\$1,075-\$1,185
	50% AMI	\$21,690-\$33,100	0	565	0	565	0.0%	\$1,125-\$1,235	N/A	\$868-\$1,185
	60% AMI	\$26,040-\$39,720	7	490	0	490	1.4%	\$1,125-\$1,235	N/A	\$868-\$930
	All	\$13,020-\$39,720	11	1,422	6	1,416	0.8%	\$1,125-\$1,235	N/A	\$868-\$1,185

The subject is an existing Section 8, Public Housing Authority and LIHTC property that is applying for tax credits at 30, 50 and 60 percent of the area median income. The capture rate analysis indicated that the subject would need to capture 0.8 percent of all Housing For Older Persons households in the market area. The subject's proposed rents are below the unrestricted achievable market rent and the determined average market rents. Therefore, it is believed the subject's rent are competitive in the market area. Therefore, it is believed the subject will remain a great asset to the area and will continue to be viable in the market area.

Absorption Rates

The subject is an existing Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons that contains 250 studio and one-bedroom units. The proposed rehabilitation of the development will not permanently displace residents. In addition, its historical occupancy rate has remained above 95 percent since 2017. Therefore, no additional absorption of units will be needed as the property typically maintains a stabilized occupancy.

Gill Group | *Promises Kept. Deadlines Met.*



Conclusion

The subject is an existing Section 8, Public Housing Authority and LIHTC development designated for Housing For Older Persons with LIHTC units to be set at 30, 50 and 60 percent of the area median income. The majority of the market area's developments maintain stabilized occupancy, and the majority of the affordable developments maintain lengthy waiting lists. The subject will be newly renovated; therefore, it will be superior in condition to the majority of the market area's housing stock. There also appears to a shortage of affordable housing designated for housing for older persons. Therefore, it is believed that the subject will remain a great asset to the area and will continue be a viable development.

Data Sources

Information used in the market study was obtained from various sources including; the U.S. Census Bureau, Nielsen Claritas; Ribbon Demographics, U.S. Bureau of Labor Statistics, interviews with local town and government officials and interview with local property owners or managers.



SIGNED STATEMENT REQUIREMENTS

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

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

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

A handwritten signature in black ink that reads "Samuel T. Gill". The signature is written in a cursive, flowing style.

Samuel T. Gill
Market Analyst

ADDENDUM A – NCHMA INDEX

NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

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NCHMA Market Study Index

Introduction: Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

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ADDENDUM B – MARKET STUDY TERMINOLOGY

Absorption Period

The period of time necessary for a newly constructed or renovated property to achieve the Stabilized Level of Occupancy. The Absorption Period begins when the first certificate of occupancy is issued and ends when the last unit to reach the Stabilized Level of Occupancy has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.

Absorption Rate

The average number of units rented each month during the Absorption Period.

Acceptable Rent Burden

The rent-to-income ratio used to qualify tenants for both income restricted and non-income restricted units. The Acceptable Rent Burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.

Affordable Housing

Housing where the tenant household pays no more than 30 percent of its annual income on Gross Rent.

Amenity

Tangible or intangible benefits offered to a tenant at no fee, typically on-site recreational facilities or planned programs, services and activities.

Annual Demand

The total estimated demand present in the market in any one year for the type of units proposed.

Area Median Income (AMI)

One-hundred percent of the gross median household income for a specific metropolitan statistical area, county or non-metropolitan area established annually by HUD.

Assisted Housing

Housing where the monthly costs to the tenants are subsidized by federal, state or other programs.

Attached Housing

Two or more dwelling units connected with party walls (e.g. townhouses or flats).

Basic Rent

The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223 (d)(3) Below Market Interest Rate Program. The Basic Rent is calculated on the rent as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

Below Market Interest Rate Program (BMIR)

Program targeted to renters with income not exceeding 80 percent of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.

Capture Rate

The percentage of age, size, and income qualified renter households in the Primary Market Area that the property must capture to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See Penetration Rate for rate for entire market area.

Census Tract

A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

Central Business District (CBD)

The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.

Community Development Corporation (CDC)

Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.

Comparable Property

A property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, or age. These Comparables and Competitives are generally used to derive market rent.

Competitive Property

A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.

Concession

Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specified lease term or for free amenities which are normally charged separately (i.e. washer/dryer, parking).

Condominium

A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

Contract Rent

1. The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenants, to the owner, inclusive of all terms of the lease (HUD & RD).
2. The monthly rent agreed to between a tenant and a landlord (Census).

Demand

The total number of households in a defined market area that would potentially move into proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

Difficult Development Area (DDA)

An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Detached Housing

A freestanding dwelling unit, typically single-family, situated on its own lot.

Effective Rents

Contract Rent less concessions.

Elderly or Senior Housing

Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80 percent of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.

Extremely Low Income

Person or household with income below 30 percent of Area Median Income adjusted for household size.

Fair Market Rent (FMR)

The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40 percent of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.

Garden Apartments

Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around the buildings, and on-site parking.

Gross Rent

The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.

High-rise

A residential building having more than ten stories.

Household

One or more people who occupy a housing unit as their usual place of residence.

Household Trends

Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation) and in average household size.

Housing Unit

House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

Housing Choice Voucher (Section 8 Program)

Federal rent subsidy program under Section 8 of the U.S. Housing Act which issues rent vouchers to eligible households to use in the housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30 percent of adjusted income (or 10 percent of gross income, whichever is greater). In cases where 30 percent of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

Housing Finance Agency (HFA)

State or local agencies responsible for financing housing and administering Assisted Housing programs.

HUD Section 8 Program

Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants adjusted income.

HUD Section 202 Program

Federal program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30 percent of tenant income.

HUD Section 811 Program

Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50 percent of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

HUD Section 236 Program

Federal program which provides interest reduction payments for loans which finance housing targeted to households with income not exceeding 80 percent of area median income who pay rent equal to the greater of Basic Rent of 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.

Income Band

The range of incomes of households that can pay a specific rent but do not have more income than is allowed by the Income Limits of a particular housing program. The minimum household income typically is based on a defined Acceptable Rent Burden percentage and the maximum typically is pre-defined by specific programmatic requirements or by general market parameters.

Income Limits

Maximum household income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30, 50, 60 or 80 percent of AMI. HUD publishes Income Limits each year for 30 percent median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.

Infrastructure

Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.

Low Income

Person or household with gross household income below 80 percent of Area Median Income adjusted for household size.

Low Income Housing Tax Credit

A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built by restricted for occupancy to households earning 60 percent or less of Area Median Income, and that the rents on these units be restricted accordingly.

Low Rise Building

A building with one to three stories.

Market Advantage

The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.

Market Analysis

A study of real estate market conditions for a specific type of property.

Market Area or Primary Market Area

A geographic area from which a property is expected to draw the majority of its residents.

Market Demand

The total number of households in a defined market area that would potentially move into new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining demand.

Market Rent

The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the open market considering its location, features, amenities. Market rent should be adjusted for concessions and owner paid utilities included in the rent.

Market Study

A comprehensive review of the housing market in a defined market area. A market study can be used to determine the demand for specific proposed development or to examine the overall condition of an area's housing market. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. At a minimum, market studies include a review of location, economic conditions, demographics, and existing and proposed housing stock.

Marketability

The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.

Market Vacancy Rate – Physical

Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same Market Area, excluding units in properties which are in the lease-up stage.

Market Vacancy Rate – Economic

Percentage of rent loss due to concessions and vacancies.

Metropolitan Statistical Area (MSA)

A geographic entity defined by the federal Office of Management and Budget, for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

Mid-rise

A building with four to ten stories.

Mixed Income Property

An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more Income Limits (i.e. Low Income Tax Credit property with income limits of 30, 50 and 60 percent).

Mobility

The ease with which people move from one location to another.

Moderate Income

Person or household with gross household income between 80 and 120 percent of Area Median Income adjusted for household size.

Move-up Demand

An estimate of how many consumers are able and willing to relocate to more expensive or desirable units, such as tenants who move up from Class C properties to Class B; and Class B tenants that move up to Class A properties; and tenants that move from Class C and B properties to a new superior Low Income Tax Credit property.

Multifamily

Structures that contain more than two or more housing units.

Neighborhood

An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

Net Rent (also referred to as Contract or Lease Rent)

Gross Rent less Tenant Paid Utilities.

Penetration Rate

The percentage of age and income qualified renter households in the Primary Market Area that live in all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to achieve the Stabilized Level of Occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. See Capture Rate for property specific rate.

Pent-up Demand

A market in which there is a scarcity of supply and vacancy rates are very low.

Population Trends

Changes in population levels for a particular area over a specific period of time – which is a function of the levels of births, deaths, and net migration.

Primary Market Area

See Market Area

Programmatic Rents

The proposed rents for a Tax Credit or other income restricted property relative to comparable market rate properties and rents being achieved at another Low Income Housing Tax Credit or other income restricted properties in the market. Can be no greater than maximum rents permitted by the Low Income Housing Tax Credit or other program regulations.

Project Based Rent Assistance

Rental assistance from a federal, state or local program that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

Public Housing or Low Income Conventional Public Housing

HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.

Qualified Census Tract (QCT)

Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50 percent of households have an income less than 60 percent of Area Median Income or where the poverty rate is at least 25 percent. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130 percent of eligible basis for the purpose of calculating the Tax Credit allocation.

Rural Development (RD) Market Rent

A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on 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

Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.

Redevelopment

The redesign or rehabilitation of existing properties.

Rent Burden

Gross rent divided by gross monthly household income.

Rent Burdened Households

Households with Rent Burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

Restricted Rent

The rent charged under the restrictions of a specific housing program or subsidy.

Saturation

The point at which there is no longer demand to support additional units.

Secondary Market Area

The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.

Single-Family Housing

A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

Special Needs Population

Specific market niche that is typically not catered to in a conventional apartment property. This population should exhibit certain criteria, which can be well defined, in order, for example, to assess the need and demand from this source. Examples of special needs populations include substance abusers, visually impaired person or persons with mobility limitations.

Stabilized Level of Occupancy

The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.

State Data Center (SDC)

A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.

Subsidy

Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's Contract Rent and the amount paid by the tenant toward rent.

Substandard Conditions

Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

Target Income Band

The Income Band from which the subject property will draw tenants.

Target Population

Market niche a development will appeal or cater to. State agencies often use Target Population to refer to various income set asides, elderly v. family, etc.

Tenant

One who rents real property from another.

Tenant Paid Utilities

The cost of utilities necessary for the habitation of a dwelling unit, which are paid by the tenant. Tenant Paid Utilities do not include costs for telephone or cable service.

Tenure

The distinction between owner-occupied and renter-occupied housing units.

Townhouse (or Row House)

Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

Turnover

1. An estimate of the number of housing units in a Market Area as a percentage of total housing units in the Market Area that will likely change occupants in any one year. See Vacancy Period.
2. **Turnover Period** – The percent of occupants in a given apartment complex that move in one year.

Unmet Housing Need

New units required in the Market Area to accommodate household growth, homeless households, and housing in substandard conditions.

Unrestricted Rents

The recommended rents for the market rate units at a Mixed-Income Property.

Vacancy Period

The amount of time that an apartment remains vacant and available for rent.

Vacancy Rate – Economic

Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue.

Vacancy Rate – Physical

The number of total habitable units that are vacant divided by the total number of units in the property.

Very Low Income

Person or household whose gross household income does not exceed 50 percent of Area Median Income adjusted for household size.

Zoning

Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

ADDENDUM C – SUBJECT DATA

Affordable Rent Roll
 Property: Lakewood Christian Manor (00854)
 As Of Date: 11/23/2020

Unit	Unit Type	Unit Sq Ft	Bed Room	Tenant Name	Program	Contract No.	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	Other Non-Optional Charges	TTP	Utility Rem.
101	854-1x1	534	1	Robinson, Sylvia	Sec 8	GA06M000129	MI-1	01/09/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
102	854-1x1a	534	1	Nelson, JD	Tax Credit		AR	02/01/2020	623	623	453	0	110	513	0	0	513	0
103	854-1x1a	534	1	Ward, Nancy	Tax Credit		AR	09/01/2020	623	623	453	0	291	332	0	0	332	0
104	854-1x1a	534	1	Jones, Samuel	Tax Credit		AR	05/01/2020	623	623	453	0	336	287	0	0	287	0
105	854-1x1	534	1	Gates, Margaret	Sec 8	GA06M000129	GR	01/01/2020	1,185	1,185	1,185	0	908	277	0	0	277	0
106	854-1x1a	534	1	Gibson, Ethel	Tax Credit		AR	10/01/2020	454	454	453	0	108	346	0	0	346	0
107	854-1x1a	534	1	VACANT					623	0	453	0	0	0	0	0	0	0
108	854-1x1a	534	1	Respert, Henry	Tax Credit		AR	07/01/2020	623	623	453	0	67	556	0	0	556	0
109	854-1x1	517	1	Howard, Paul	Sec 8	GA06M000129	AR-1	01/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
110	854-1x1	517	1	Mosley, Lamar	Sec 8	GA06M000129	AR	11/01/2020	1,185	1,185	1,185	0	889	296	0	0	296	0
201	854-1x1	534	1	Marshall, Robert	Sec 8	GA06M000129	MI	04/20/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
202	854-1x1a	534	1	Seagraves, Ivadale	Tax Credit		MI	03/20/2020	623	623	453	0	413	210	0	0	210	0
203	854-1x1a	534	1	Griggs, Juanita	Tax Credit		AR	02/01/2020	623	623	453	0	436	187	0	0	187	0
204	854-1x1a	534	1	Wimberly, Clarence	Tax Credit		AR	01/01/2020	623	623	453	0	407	216	0	0	216	0
205	854-1x1a	534	1	White, Shirley	Tax Credit		AR	12/01/2019	623	623	453	0	119	504	0	0	504	0
206	854-1x1	534	1	Woolfolk, Kathy	Sec 8	GA06M000129	AR-1	01/01/2020	1,185	1,185	1,185	0	953	232	0	0	232	0
207	854-1x1a	534	1	Sims, Carrie	Tax Credit		AR	04/01/2020	623	623	453	0	184	439	0	0	439	0
208	854-1x1a	534	1	Cambric, Debra	Tax Credit		AR	03/01/2020	623	623	453	0	407	216	0	0	216	0
209	854-1x1a	517	1	West, Brenda	Tax Credit		AR	07/01/2020	623	623	453	0	381	242	0	0	242	0
210	854-1x1	517	1	Russell, Mary	Sec 8	GA06M000129	AR-1	02/01/2020	1,185	1,185	1,185	0	945	240	0	0	240	0
211	854-1x1	534	1	VACANT					1,185	0	1,185	0	0	0	0	0	0	0
212	854-1x1a	534	1	Miller, Dorothy	Tax Credit		AR	07/01/2020	623	623	453	0	204	419	0	0	419	0
213	854-1x1	534	1	Solomon, June	Sec 8	GA06M000129	AR	11/01/2020	1,185	1,185	1,185	0	878	307	0	0	307	0
214	854-1x1a	534	1	Word, Fred	Tax Credit		AR	06/01/2020	623	623	453	0	183	440	0	0	440	0
215	854-1x1a	534	1	Hadley, Jeffrey	Tax Credit		AR	01/01/2020	623	623	453	0	351	272	0	0	272	0
216	854-1x1a	534	1	McKnight, Cliff	Tax Credit		AR	11/01/2020	623	623	453	0	225	398	0	0	398	0
217	854-1x1a	534	1	Willis, Calvin	Tax Credit		AR	02/01/2020	623	623	453	0	64	559	0	0	559	0
218	854-1x1a	534	1	VACANT					623	0	453	0	0	0	0	0	0	0
219	854-1x1	517	1	McCracken, Arthur	Sec 8	GA06M000129	MI	05/14/2020	1,185	1,185	1,185	0	937	248	0	0	248	0
220	854-1x1	517	1	McDowell, Mattie	Sec 8	GA06M000129	GR	01/01/2020	1,185	1,185	1,185	0	874	311	0	0	311	0
221	854-0x1	453	0	Jamieson, Wendell	Sec 8	GA06M000129	AR	06/01/2020	1,075	1,075	1,075	0	904	171	0	0	171	0
222	854-0x1a	453	0	Turner, Lacey	Tax Credit		AR	02/01/2020	610	610	369	0	379	231	0	0	231	0
223	854-0x1m	432	0	Johnson, Levon	Tax Credit		AR	10/01/2020	610	610	369	0	256	354	0	0	354	0
224	854-0x1m	432	0	Harris, Stephanie	Tax Credit		AR	11/01/2020	610	610	369	0	356	254	0	0	254	0
225	854-1x1	534	1	Doe, Lilla	Sec 8	GA06M000129	AR-1	03/01/2020	1,185	1,185	1,185	0	814	371	0	0	371	0
226	854-1x1a	534	1	Melson, Robert	Tax Credit		AR	12/01/2019	623	623	453	0	119	504	0	0	504	0
227	854-1x1a	534	1	McIntosh, Thomas	Tax Credit		AR	03/01/2020	623	623	453	0	83	540	0	0	540	0
228	854-1x1	534	1	Lee, Jimmy	Sec 8	GA06M000129	AR	10/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
229	854-1x1a	517	1	Merrell, Ricky	Tax Credit		MI	06/12/2020	623	623	453	0	285	338	0	0	338	0

Affordable Rent Roll
 Property: Lakewood Christian Manor (00854)
 As Of Date: 11/23/2020

Unit	Unit Type	Unit Sq Ft	Bed Room	Tenant Name	Program	Contract No.	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	Other Non-Optional Charges	TTP	Utility Rem.
230	854-1x1a	517	1	Boozman, Don	Tax Credit		AR	02/01/2020	623	623	453	0	297	326	0	0	326	0
301	854-1x1a	534	1	Walker, Wanda	Tax Credit		AR	11/01/2020	623	623	453	0	309	314	0	0	314	0
302	854-1x1m	534	1	Davis, Tracy Blackmon	Tax Credit		MI	03/24/2020	623	623	453	0	413	210	0	0	210	0
303	854-1x1	534	1	Adams, Lana	Sec 8	GA06M000129	MI	05/07/2020	1,185	1,185	1,185	0	802	383	0	0	383	0
304	854-1x1a	534	1	Aversa, Marie	Tax Credit		AR	06/01/2020	623	623	453	0	327	296	0	0	296	0
305	854-1x1a	534	1	George, Clara	Tax Credit		AR	02/01/2020	623	623	453	0	388	235	0	0	235	0
306	854-1x1a	534	1	Carter, Jeanette	Tax Credit		AR	04/01/2020	623	623	453	0	431	192	0	0	192	0
307	854-1x1a	534	1	Gaddis, Debra	Tax Credit		AR	11/01/2020	623	623	453	0	388	235	0	0	235	0
308	854-1x1a	534	1	Tharpe, Laura	Tax Credit		AR	07/01/2020	623	623	453	0	407	216	0	0	216	0
309	854-1x1a	517	1	Douse, Darlene	Tax Credit		AR	05/01/2020	623	623	453	0	370	253	0	0	253	0
310	854-1x1	517	1	Wright, Eileen	Sec 8	GA06M000129	AR	10/01/2020	1,185	1,185	1,185	0	982	203	0	0	203	0
311	854-1x1a	534	1	Johnson, Thomas	Tax Credit		IR	10/01/2020	623	623	453	0	401	222	0	0	222	0
312	854-1x1	534	1	Adams, Phyllistine	Sec 8	GA06M000129	AR-1	04/01/2020	1,185	1,185	1,185	0	891	294	0	0	294	0
313	854-1x1m	534	1	Grimes-Taylor, Maxine	Tax Credit		AR	09/01/2020	623	623	453	0	180	443	0	0	443	0
314	854-1x1a	534	1	Jackson, Jerry	Tax Credit		AR	12/01/2019	623	623	453	0	99	524	0	0	524	0
315	854-1x1m	534	1	Smith, Ludie	Tax Credit		AR	02/01/2020	623	623	453	0	0	623	0	0	623	0
316	854-1x1a	534	1	Malcolm, Lonnie	Tax Credit		AR	12/01/2019	623	623	453	0	210	413	0	0	413	0
317	854-1x1a	534	1	Piice, Sujet	Tax Credit		AR	11/01/2020	623	623	453	0	397	226	0	0	226	0
318	854-1x1a	534	1	Grant, LaTanya	Tax Credit		AR	01/01/2020	623	623	453	0	204	419	0	0	419	0
319	854-1x1a	517	1	Askew, Winifred	Tax Credit		AR	01/01/2020	623	623	453	0	317	306	0	0	306	0
320	854-mgr	517	1	Unit, Manager					682	682	682	0	0	682	0	0	0	0
321	854-0x1a	453	0	Wesson, Terry	Tax Credit		AR	11/01/2020	610	610	369	0	394	216	0	0	216	0
322	854-0x1a	453	0	Flanagan, Valerie	Tax Credit		AR	03/01/2020	610	610	369	0	400	210	0	0	210	0
323	854-0x1m	432	0	Johnson, Patricia	Tax Credit		AR	03/01/2020	610	610	369	0	400	210	0	0	210	0
324	854-0x1a	432	0	Ross, Lanoble	Tax Credit		AR	01/01/2020	610	610	369	0	394	216	0	0	216	0
325	854-1x1a	534	1	Harris, Denise	Tax Credit		AR	08/01/2020	623	623	453	0	0	623	0	0	623	0
326	854-1x1a	534	1	Alexander, Catherine	Tax Credit		AR	05/01/2020	623	623	453	0	256	367	0	0	367	0
327	854-1x1a	534	1	Johnson, Floretta	Tax Credit		AR	11/01/2019	623	623	453	0	352	271	0	0	271	0
328	854-1x1a	534	1	Dossey, Myeart	Tax Credit		AR	08/01/2020	623	623	453	0	2	451	0	0	451	0
329	854-1x1a	517	1	Jones, Priscilla	Tax Credit		AR	07/01/2020	623	623	453	0	410	213	0	0	213	0
330	854-1x1a	517	1	Willingham, Curtis	Tax Credit		AR	07/01/2020	623	623	453	0	376	247	0	0	247	0
401	854-1x1a	534	1	Evans, Ossie	Tax Credit		AR	02/01/2020	623	623	453	0	218	405	0	0	405	0
402	854-1x1a	534	1	Marsh, Elease	Tax Credit		MI	02/28/2020	623	623	453	0	317	306	0	0	306	0
403	854-1x1a	534	1	Harris, Gregory	Tax Credit		AR	09/01/2020	623	623	453	0	380	243	0	0	243	0
404	854-1x1	534	1	VACANT					1,185	0	1,185	0	0	0	0	0	0	0
405	854-1x1a	534	1	Clark, Evelyn	Tax Credit		AR	01/01/2020	623	623	453	0	466	157	0	0	157	0
406	854-1x1a	534	1	Steele, Wilcox	Tax Credit		AR	08/01/2020	623	623	453	0	413	210	0	0	210	0
407	854-1x1m	534	1	Upshaw, Bernard	Tax Credit		AR	09/01/2020	623	623	453	0	467	156	0	0	156	0
408	854-1x1	534	1	Johnson, Patricia	Sec 8	GA06M000129	AR	10/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
409	854-1x1a	517	1	VACANT					623	0	623	0	0	0	0	0	0	0

Affordable Rent Roll
 Property: Lakewood Christian Manor (00854)
 As Of Date: 11/23/2020

Unit	Unit Type	Unit Sq Ft	Bed Room	Tenant Name	Program	Contract No.	Tran Type	Effective Date	Market Rent	Gross Rent	Contract Rent	RD Basic Rent	Subsidy	Tenant Rent	Utility Allowance	Other Non-Optional Charges	TTP	Utility Rem.
410	854-1x1	517	1	Ross, Tony	Sec 8	GA06M000129	AR-1	01/01/2020	1,185	1,185	1,185	0	950	235	0	0	235	0
411	854-1x1a	534	1	Anthony, Earl	Tax Credit		AR	07/01/2020	623	623	453	0	407	216	0	0	216	0
412	854-1x1a	534	1	Curling, Paulette	Tax Credit		AR	07/01/2020	623	623	453	0	407	216	0	0	216	0
413	854-1x1m	534	1	Hunter, June	Tax Credit		AR	03/01/2020	623	623	453	0	54	569	0	0	569	0
414	854-1x1a	534	1	Grimes, Jerry	Tax Credit		AR	05/01/2020	623	623	453	0	94	529	0	0	529	0
415	854-1x1a	534	1	Gary, Winder	Tax Credit		IR	06/01/2020	623	623	453	0	209	414	0	0	414	0
416	854-1x1a	534	1	Belgrave, Shirlette	Tax Credit		AR	08/01/2020	623	623	453	0	413	210	0	0	210	0
417	854-1x1a	534	1	Bellinger, David	Tax Credit		AR	10/01/2020	623	623	453	0	85	538	0	0	538	0
418	854-1x1a	534	1	Wilson, Tyrone	Tax Credit		MI	03/27/2020	623	623	453	0	413	210	0	0	210	0
419	854-1x1a	517	1	Cook, Brenda	Tax Credit		AR	02/01/2020	623	623	453	0	412	211	0	0	211	0
420	854-1x1m	517	1	Barton, Gwendolyn	Tax Credit		AR	09/01/2020	455	455	453	0	197	258	0	0	258	0
421	854-0x1m	453	0	Ford, Anthony	Tax Credit		AR	03/01/2020	610	610	369	0	394	216	0	0	216	0
422	854-0x1	453	0	Wilson, Clarence	Sec 8	GA06M000129	AR	09/01/2020	1,075	1,075	1,075	0	722	353	0	0	353	0
423	854-0x1a	432	0	Bell, Ricky	Tax Credit		AR	07/01/2020	610	610	369	0	375	235	0	0	235	0
424	854-0x1a	432	0	Perry, Charles	Tax Credit		AR	11/01/2020	610	610	0	0	400	210	0	0	210	0
425	854-1x1a	534	1	Brown, Anthony	Tax Credit		AR	12/01/2019	623	623	453	0	348	275	0	0	275	0
426	854-1x1a	534	1	Coleman, Thomas	Tax Credit		AR	07/01/2020	623	623	453	0	344	279	0	0	279	0
427	854-1x1a	534	1	Albert, Juanita	Tax Credit		AR	03/01/2020	623	623	453	0	363	260	0	0	260	0
428	854-1x1a	534	1	Carter, Anthony	Tax Credit		AR	01/01/2020	623	623	453	0	284	339	0	0	339	0
429	854-1x1a	517	1	William, Daryl	Tax Credit		MI	03/27/2020	623	623	453	0	491	132	0	0	132	0
430	854-1x1a	517	1	Williams, Henry	Tax Credit		AR	08/01/2020	623	623	453	0	178	445	0	0	445	0
501	854-1x1	534	1	Jackson, Tommy	Sec 8	GA06M000129	AR	08/01/2020	1,185	1,185	1,185	0	891	294	0	0	294	0
502	854-1x1a	534	1	Hill, Michael	Tax Credit		AR	11/01/2020	623	623	453	0	311	312	0	0	312	0
503	854-1x1a	534	1	Brown, Carl	Tax Credit		AR	08/01/2020	623	623	453	0	384	239	0	0	239	0
504	854-1x1a	534	1	Parker, Cornelia	Tax Credit		AR	02/01/2020	623	623	453	0	286	337	0	0	337	0
505	854-1x1m	534	1	Brown, Sherman	Tax Credit		AR	03/01/2020	623	466	453	0	179	287	0	0	287	0
506	854-1x1a	534	1	Jenkins, Rickey	Tax Credit		MI	03/27/2020	623	623	453	0	413	210	0	0	210	0
507	854-1x1a	534	1	Warner, Thomas	Tax Credit		AR	08/01/2020	623	623	453	0	434	189	0	0	189	0
508	854-1x1a	534	1	Pooler, Jessie	Tax Credit		AR	01/01/2020	623	623	453	0	25	598	0	0	598	0
509	854-1x1a	517	1	Mitchum, Parmesia	Tax Credit		MI	02/21/2020	623	623	453	0	407	216	0	0	216	0
510	854-1x1a	517	1	Davis, Patricia	Tax Credit		AR	01/01/2020	623	623	453	0	336	287	0	0	287	0
511	854-1x1a	534	1	Walker, Ronald	Tax Credit		AR	04/01/2020	623	623	453	0	388	235	0	0	235	0
512	854-1x1a	534	1	Wilbourn, Patricia	Tax Credit		AR	04/01/2020	623	623	453	0	435	188	0	0	188	0
513	854-1x1a	534	1	VACANT					623	0	453	0	0	0	0	0	0	0
514	854-1x1a	534	1	Carter, Edna	Tax Credit		AR	06/01/2020	623	623	453	0	192	431	0	0	431	0
515	854-1x1	534	1	Redmon, Calvin	Sec 8	GA06M000129	AR-1	01/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
516	854-1x1	534	1	Payne, Allen	Sec 8	GA06M000129	AR	06/01/2020	1,185	1,185	1,185	0	864	321	0	0	321	0
517	854-1x1a	534	1	Hagan, Brenda	Tax Credit		AR	12/01/2019	623	623	453	0	411	212	0	0	212	0
518	854-1x1a	534	1	Brown, Tereon	Tax Credit		AR	08/01/2020	623	623	453	0	449	174	0	0	174	0
519	854-1x1a	517	1	Minor, Claretha	Tax Credit		AR	12/01/2019	623	623	453	0	369	254	0	0	254	0

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520	854-1x1a	517	1	Robinson, Carolyn	Tax Credit		AR	06/01/2020	623	623	453	0	407	216	0	0	216	0
521	854-0x1	453	0	Bartlett, Calvin	Sec 8	GA06M000129	AR	05/01/2020	1,075	1,075	1,075	0	844	231	0	0	231	0
522	854-0x1a	453	0	Ferag, Aseya	Tax Credit		AR	08/01/2020	610	610	369	0	394	216	0	0	216	0
523	854-0x1a	432	0	Baldwin, Ruben	Tax Credit		AR	02/01/2020	610	610	369	0	307	303	0	0	303	0
524	854-0x1	432	0	Whitley, Douglas	Sec 8	GA06M000129	AR	05/01/2020	1,075	1,075	1,075	0	844	231	0	0	231	0
525	854-1x1a	534	1	Banks, Charlotline	Tax Credit		AR	08/01/2020	623	623	453	0	392	231	0	0	231	0
526	854-1x1a	534	1	Bibbins, Darrell	Tax Credit		AR	12/01/2019	623	623	453	0	248	375	0	0	375	0
527	854-1x1a	534	1	Cumming, Josephine	Tax Credit		AR	12/01/2019	623	623	453	0	324	299	0	0	299	0
528	854-1x1a	534	1	Teesley, Cynthia	Tax Credit		AR	10/01/2020	623	623	453	0	24	599	0	0	599	0
529	854-1x1m	517	1	Campbell, Marilyn	Tax Credit		AR	04/01/2020	623	623	453	0	342	281	0	0	281	0
530	854-1x1a	517	1	Chester, Charles	Tax Credit		AR	12/01/2019	623	623	453	0	354	269	0	0	269	0
601	854-1x1a	534	1	Colbert, Todd	Tax Credit		AR	09/01/2020	623	623	453	0	345	278	0	0	278	0
602	854-1x1a	534	1	Johnson, Harold	Tax Credit		AR	04/01/2020	623	623	453	0	0	623	0	0	623	0
603	854-1x1a	534	1	Fluker, Mary	Tax Credit		AR	07/01/2020	623	623	453	0	246	377	0	0	377	0
604	854-1x1a	534	1	Simmons, Leroy	Tax Credit		AR	02/01/2020	623	623	453	0	255	368	0	0	368	0
605	854-1x1a	534	1	Alexander, Barry	Tax Credit		AR	01/01/2020	623	623	453	0	290	333	0	0	333	0
606	854-1x1a	534	1	Haven, Margaret	Tax Credit		AR	12/01/2019	623	623	453	0	140	483	0	0	483	0
607	854-1x1a	534	1	Fowler, Catherine	Tax Credit		AR	04/01/2020	623	623	453	0	334	289	0	0	289	0
608	854-1x1	534	1	Ferguson, Franklin	Sec 8	GA06M000129	AR	08/01/2020	1,185	1,185	1,185	0	783	402	0	0	402	0
609	854-1x1m	517	1	Daniel, George	Tax Credit		AR	03/01/2020	623	623	453	0	227	396	0	0	396	0
610	854-1x1a	517	1	Woods, William	Tax Credit		AR	09/01/2020	623	623	453	0	250	373	0	0	373	0
611	854-1x1a	534	1	Roberts, Willin	Tax Credit		AR	02/01/2020	623	623	453	0	348	275	0	0	275	0
612	854-1x1a	534	1	Slack, Lorene	Tax Credit		AR	06/01/2020	623	623	453	0	289	334	0	0	334	0
613	854-1x1a	534	1	Price, Linda	Tax Credit		AR	08/01/2020	623	623	453	0	623	0	0	0	0	0
614	854-1x1a	534	1	Anderson, Jimmie	Tax Credit		AR	08/01/2020	623	623	453	0	413	210	0	0	210	0
615	854-1x1a	534	1	Spraggins, Geneva	Tax Credit		AR	03/01/2020	623	623	453	0	413	210	0	0	210	0
616	854-1x1a	534	1	Lynch, Jennie	Tax Credit		AR	08/01/2020	623	623	453	0	407	216	0	0	216	0
617	854-1x1a	534	1	Cooper, Marcia Smith	Tax Credit		AR	10/01/2020	623	623	453	0	323	300	0	0	300	0
618	854-1x1a	534	1	Curtis, Johnny	Tax Credit		AR	11/01/2020	623	623	453	0	154	469	0	0	469	0
619	854-1x1a	517	1	Richard Jr, Dick	Tax Credit		AR	09/01/2020	623	623	453	0	407	216	0	0	216	0
620	854-1x1m	517	1	Jeffreys, Sheila	Tax Credit		AR	08/01/2020	623	623	453	0	413	210	0	0	210	0
621	854-0x1a	453	0	Ferguson, Willie	Tax Credit		AR	07/01/2020	610	610	369	0	229	381	0	0	381	0
622	854-0x1m	453	0	Newton, Deborah	Tax Credit		AR	04/01/2020	610	610	369	0	429	181	0	0	181	0
623	854-0x1	432	0	Ledbetter Jr, Matthew	Sec 8	GA06M000129	AR	05/01/2020	1,075	1,075	1,075	0	758	317	0	0	317	0
624	854-0x1a	432	0	Conway, Gary	Tax Credit		AR	12/01/2019	610	610	369	0	376	234	0	0	234	0
625	854-1x1a	534	1	Jenkins, Michael	Tax Credit		AR	01/01/2020	623	623	453	0	60	563	0	0	563	0
626	854-1x1	534	1	Kennedy, Chester	Sec 8	GA06M000129	AR-1	01/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
627	854-1x1	534	1	Smith, Virginia	Sec 8	GA06M000129	MI	05/07/2020	1,185	1,185	1,185	0	950	235	0	0	235	0
628	854-1x1a	534	1	Walker, Ida	Tax Credit		AR	11/01/2020	623	623	453	0	351	272	0	0	272	0
629	854-1x1a	517	1	Grayson, Cassandra	Tax Credit		IR	06/01/2020	623	623	453	0	226	397	0	0	397	0

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630	854-1x1	517	1	Thomas, Lucy	Sec 8	GA06M000129	AR-1	04/01/2020	1,185	1,185	1,185	0	942	243	0	0	243	0
701	854-1x1a	534	1	Ridgeway, Bernice	Tax Credit		AR	05/01/2020	623	623	453	0	294	329	0	0	329	0
702	854-1x1m	534	1	Smith, David	Tax Credit		AR	10/01/2020	623	623	453	0	341	282	0	0	282	0
703	854-1x1m	534	1	Harris, Annabel	Tax Credit		IR	06/01/2020	623	623	453	0	192	431	0	0	431	0
704	854-1x1a	534	1	Taylor, Robert	Tax Credit		AR	06/01/2020	623	623	453	0	407	216	0	0	216	0
705	854-1x1	534	1	Beasley, Romel	Sec 8	GA06M000129	AR	05/01/2020	1,185	1,185	1,185	0	1,087	98	0	0	98	0
706	854-1x1a	534	1	Kohler, Dorothy	Tax Credit		AR	11/01/2020	623	623	453	0	215	408	0	0	408	0
707	854-1x1m	534	1	Hatten, Mattie	Tax Credit		AR	12/01/2019	623	623	453	0	337	286	0	0	286	0
708	854-1x1a	534	1	Flowers, Mary	Tax Credit		AR	08/01/2020	623	623	453	0	407	216	0	0	216	0
709	854-1x1	517	1	Wilson, Willie	Sec 8	GA06M000129	AR	10/01/2020	1,185	1,185	1,185	0	1,160	25	0	0	25	0
710	854-1x1a	517	1	Moville, Ivan	Tax Credit		AR	07/01/2020	623	623	453	0	403	220	0	0	220	0
711	854-1x1a	534	1	Bickham, Stephanie	Tax Credit		AR	11/01/2020	623	623	453	0	0	623	0	0	623	0
712	854-1x1	534	1	Pice, Billy	Sec 8	GA06M000129	AR	05/01/2020	1,185	1,185	1,185	0	736	449	0	0	449	0
713	854-1x1a	534	1	Kemp, Ernestine	Tax Credit		AR	05/01/2020	623	623	453	0	311	312	0	0	312	0
714	854-1x1a	534	1	Davenport, Keryn	Tax Credit		AR	07/01/2020	623	623	453	0	413	210	0	0	210	0
715	854-1x1a	534	1	Harris, Tommy	Tax Credit		AR	02/01/2020	623	623	453	0	390	233	0	0	233	0
716	854-1x1a	534	1	Sanitful, Camillus	Tax Credit		AR	03/01/2020	623	623	453	0	125	498	0	0	498	0
717	854-1x1a	534	1	Page, Phyllis	Tax Credit		AR	04/01/2020	623	623	453	0	250	373	0	0	373	0
718	854-1x1a	534	1	Fluker, Dianna	Tax Credit		AR	11/01/2020	623	623	453	0	6	617	0	0	617	0
719	854-1x1a	517	1	White, Larry	Tax Credit		AR	10/01/2020	623	623	453	0	421	202	0	0	202	0
720	854-1x1a	517	1	Schell, Reginald	Tax Credit		AR	12/01/2019	623	623	453	0	195	428	0	0	428	0
721	854-0x1a	453	0	Young, Chandler	Tax Credit		AR	11/01/2020	610	610	369	0	281	329	0	0	329	0
722	854-0x1	453	0	Jones, Helen	Sec 8	GA06M000129	AR	09/01/2020	1,075	1,075	1,075	0	844	231	0	0	231	0
723	854-0x1a	432	0	Montina, Santonia	Tax Credit		AR	04/01/2020	610	610	369	0	400	210	0	0	210	0
724	854-0x1a	432	0	Grimes, Andre	Tax Credit		AR	12/01/2019	610	610	0	0	395	215	0	0	215	0
725	854-1x1a	534	1	Lewis, George	Tax Credit		AR	03/01/2020	623	623	453	0	189	434	0	0	434	0
726	854-1x1a	534	1	Hennor, Marcus	Tax Credit		AR	12/01/2019	623	623	453	0	227	396	0	0	396	0
727	854-1x1a	534	1	Walker, Lula	Tax Credit		IR	02/01/2020	623	623	453	0	399	224	0	0	224	0
728	854-1x1a	534	1	Talalferro, Theresa	Tax Credit		AR	03/01/2020	623	623	453	0	210	413	0	0	413	0
729	854-1x1a	517	1	Smith, Timothy	Tax Credit		AR	08/01/2020	623	623	453	0	12	611	0	0	611	0
730	854-1x1a	517	1	Terry, Fred	Tax Credit		AR	08/01/2020	455	455	453	0	135	320	0	0	320	0
801	854-1x1a	534	1	Hall, Yolanda	Tax Credit		AR	02/01/2020	623	623	453	0	371	252	0	0	252	0
802	854-1x1	534	1	Davis Sr, Bobby	Sec 8	GA06M000129	AR	11/01/2020	1,185	1,185	1,185	0	865	320	0	0	320	0
803	854-1x1a	534	1	Porter, Gladys	Tax Credit		MI	07/16/2020	623	623	453	0	413	210	0	0	210	0
804	854-1x1a	534	1	Corsey, Victor	Tax Credit		AR	03/01/2020	623	623	453	0	318	305	0	0	305	0
805	854-1x1a	534	1	Griffin, Joseph	Tax Credit		AR	09/01/2020	623	623	453	0	0	623	0	0	623	0
806	854-1x1a	534	1	Nalls, Thomas	Tax Credit		AR	11/01/2020	623	623	453	0	344	279	0	0	279	0
807	854-1x1	534	1	Meadows, Anthony	Sec 8	GA06M000129	AR-1	03/01/2020	1,185	1,185	1,185	0	993	192	0	0	192	0
808	854-1x1m	534	1	Howard, Randy	Tax Credit		AR	02/01/2020	623	623	453	0	182	441	0	0	441	0
809	854-1x1a	517	1	Thomas, Ronald	Tax Credit		AR	03/01/2020	623	623	453	0	407	216	0	0	216	0

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810	854-1x1m	517	1	Mosley, Carlos	Tax Credit		MI	02/21/2020	623	623	453	0	326	297	0	0	297	0
811	854-1x1m	534	1	Bentley, Edith	Tax Credit		AR	06/01/2020	623	489	453	0	456	33	0	0	33	0
812	854-1x1a	534	1	Rivera, Cassandra	Tax Credit		AR	10/01/2020	623	623	453	0	135	488	0	0	488	0
813	854-1x1a	534	1	Thomas, Linda	Tax Credit		AR	06/01/2020	623	623	453	0	434	189	0	0	189	0
814	854-1x1	534	1	Smith Jr, Frank	Sec 8	GA06M000129	AR	08/01/2020	1,185	1,185	1,185	0	778	407	0	0	407	0
815	854-1x1	534	1	Bass, Katherine	Sec 8	GA06M000129	AR	11/01/2020	1,185	1,185	1,185	0	862	323	0	0	323	0
816	854-1x1	534	1	Daugherty, Willie	Sec 8	GA06M000129	AR	10/01/2020	1,185	1,185	1,185	0	1,160	25	0	0	25	0
817	854-1x1m	534	1	Borden, Betty	Tax Credit		AR	05/01/2020	623	623	453	0	124	499	0	0	499	0
818	854-1x1a	534	1	Harris, Janet	Tax Credit		AR	01/01/2020	623	623	453	0	367	256	0	0	256	0
819	854-1x1a	517	1	Cole, Marcia	Tax Credit		AR	07/01/2020	623	623	453	0	354	289	0	0	289	0
820	854-1x1a	517	1	Mahaffey, William	Tax Credit		AR	04/01/2020	623	623	453	0	270	353	0	0	353	0
821	854-0x1a	453	0	Taylor, Sheryl	Tax Credit		AR	07/01/2020	610	610	389	0	410	200	0	0	200	0
822	854-0x1	453	0	Porter, William	Sec 8	GA06M000129	AR	06/01/2020	1,075	1,075	1,075	0	391	684	0	0	684	0
823	854-0x1a	432	0	Fant, David	Tax Credit		AR	02/01/2020	610	610	389	0	320	290	0	0	290	0
824	854-0x1a	432	0	Merrill, Marsha	Tax Credit		AR	07/01/2020	610	610	389	0	327	283	0	0	283	0
825	854-1x1a	534	1	Porter, Robert	Tax Credit		AR	02/01/2020	623	623	453	0	0	623	0	0	623	0
826	854-1x1m	534	1	Griffin, Susie	Tax Credit		AR	11/01/2020	623	466	453	0	453	13	0	0	13	0
827	854-1x1	534	1	VACANT	Tax Credit		AR	08/01/2020	1,185	0	1,185	0	0	0	0	0	0	0
828	854-1x1a	534	1	Grable, Martha	Tax Credit		AR	08/01/2020	623	623	453	0	366	257	0	0	257	0
829	854-1x1a	517	1	VACANT	Tax Credit		AR	06/01/2020	623	0	453	0	0	0	0	0	0	0
830	854-1x1a	517	1	Scott, Cynthia	Tax Credit		AR	06/01/2020	623	623	453	0	0	623	0	0	623	0
901	854-1x1a	534	1	Lawson, Priscilla	Tax Credit		AR	05/01/2020	623	623	453	0	421	202	0	0	202	0
902	854-1x1a	534	1	Miller, Luonia	Tax Credit		AR	04/01/2020	623	623	453	0	388	235	0	0	235	0
903	854-1x1a	534	1	McKay, Jerome	Tax Credit		MI	04/01/2020	623	623	0	0	178	445	0	0	445	0
904	854-1x1a	534	1	VACANT	Tax Credit		AR	04/01/2020	623	0	453	0	0	0	0	0	0	0
905	854-1x1	534	1	Fuller, Ann	Sec 8	GA06M000129	AR	04/01/2020	1,185	1,185	1,185	0	954	231	0	0	231	0
906	854-1x1a	534	1	Young, Rosalyn	Tax Credit		AR	01/01/2020	623	623	453	0	356	267	0	0	267	0
907	854-1x1a	534	1	Randle, Lillie	Tax Credit		AR	12/01/2019	623	623	453	0	107	516	0	0	516	0
908	854-1x1a	534	1	Thornton, Jesse	Tax Credit		AR	12/01/2019	623	623	453	0	273	350	0	0	350	0
909	854-1x1a	517	1	Merrweather, Mark	Tax Credit		AR	09/04/2020	623	623	453	0	413	210	0	0	210	0
910	854-1x1a	517	1	VACANT	Tax Credit		AR	09/04/2020	623	0	453	0	0	0	0	0	0	0
911	854-1x1a	534	1	Watts, Shirlene	Tax Credit		MI	04/27/2020	623	623	453	0	360	263	0	0	263	0
912	854-1x1m	534	1	Minter, Harold	Tax Credit		AR	11/01/2020	623	623	453	0	191	432	0	0	432	0
913	854-1x1a	534	1	Young, Mary	Tax Credit		AR	06/01/2020	623	623	453	0	323	300	0	0	300	0
914	854-1x1	534	1	Weems, Howard	Sec 8	GA06M000129	AR	07/01/2020	1,185	1,185	1,185	0	790	395	0	0	395	0
915	854-1x1	534	1	Hickman, Georgia	Sec 8	GA06M000129	AR	09/01/2020	1,185	1,185	1,185	0	912	273	0	0	273	0
916	854-1x1a	534	1	Echols, Gayla	Tax Credit		AR	02/01/2020	623	623	453	0	261	362	0	0	362	0
917	854-1x1a	534	1	Hadley, Bessie	Tax Credit		AR	01/01/2020	623	623	453	0	255	368	0	0	368	0
918	854-1x1	534	1	Maiden, Thomas	Sec 8	GA06M000129	AR	11/01/2020	1,185	1,185	1,185	0	786	399	0	0	399	0
919	854-1x1a	517	1	Evans, Vincent	Tax Credit		MI	02/07/2020	623	623	453	0	437	186	0	0	186	0

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920	854-1x1a	517	1	Stinson, Manvin	Tax Credit		AR	03/01/2020	623	623	453	0	338	285	0	0	285	0
921	854-0x1a	453	0	Brown, Linda	Tax Credit		AR	06/01/2020	610	610	369	0	211	399	0	0	399	0
922	854-0x1	453	0	Dawson, Shirley	Tax Credit		AR	11/01/2019	1,075	610	1,075	0	363	227	0	0	227	0
923	854-0x1a	432	0	Casselberry, Eddie	Tax Credit		AR	04/01/2020	610	610	369	0	400	210	0	0	210	0
924	854-0x1a	432	0	Lupae, Erenst	Tax Credit		AR	10/01/2020	610	610	369	0	279	331	0	0	331	0
925	854-1x1	534	1	Smith, Ronald	Sec 8	GA06M000129	GR	01/01/2020	1,185	1,185	1,185	0	595	590	0	0	590	0
926	854-1x1	534	1	Billups, Ophelia	Sec 8	GA06M000129	AR	06/01/2020	1,185	1,185	1,185	0	919	266	0	0	266	0
927	854-1x1a	534	1	VACANT					623	0	453	0	0	0	0	0	0	0
928	854-1x1m	534	1	Mumford, Willie	Tax Credit		AR	04/01/2020	623	623	453	0	87	536	0	0	536	0
929	854-1x1	517	1	Surratt, Donna	Sec 8	GA06M000129	AR-1	03/01/2020	1,185	1,185	1,185	0	937	248	0	0	248	0
930	854-1x1a	517	1	Hubbard, Darlene	Tax Credit		AR	04/01/2020	623	623	453	0	419	204	0	0	204	0
Total		129,722							182,212	172,590	145,972	0	97,558	75,032	0	0	74,350	0



National Housing Compliance

www.nhcinc.org

Atlanta Corporate Office

1975 Lakeside Parkway, Suite 310 | Tucker, Georgia 30084-5860
Tel 770.939.3939 | Fax 770.939.3886 | TTY (Hearing Impaired) 877.349.8100 | Toll Free 888.530.8266

March 6, 2020

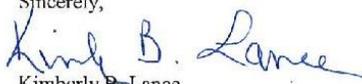
Todd Puhl
National Church Residences
2335 North Bank Drive
Columbus, OH 43220

Subject: **Executed Rent Schedule**
HAP Contract No: GA06M000129
Lakewood Christian Manor
Atlanta, GA

Enclosed is your copy of the approved HUD 92458, Rent Schedule, for the subject property. The new Rent Schedule is effective on January 1, 2020. If applicable, any decrease in a utility allowance requires a proper 30 day notice to the tenants in accordance with 24CFR245. Any tenant balance created due to this requirement must not be collected from the tenant.

If you have any questions or if we can be of additional assistance, please contact Lisa Johnson, Assistant Director-Ga-Asset Manager, at (770) 939-3939 Ext. 2023, or via e-mail at lisa.johnson@nhcinc.org.

Sincerely,


Kimberly B. Lance
Director, Asset Managers

Equal Opportunity Employer

Part G - Information on Mortgagor Entity

Name of Entity

Lakewood Christian Manor Limited Partnership

Type of Entity

- Individual General Partnership Joint Tenancy/Tenants in Common Other (specify)
 Corporation Limited Partnership Trust

List all Principals Comprising Mortgagor Entity: provide name and title of each principal. Use extra sheets, if needed. If mortgagor is a:
• corporation, list: (1) all officers; (2) all directors; and (3) each stockholder having a 10% or more interest.
• partnership, list: (1) all general partners; and (2) limited partners having a 25% or more interest in the partnership.
• trust, list: (1) all managers, directors or trustees and (2) each beneficiary having at least a 10% beneficial interest in the trust.

Name and Title

Steve Bodkin - President

Name and Title

Tanya Hahn - Vice President

Name and Title

Susan DIMickole - Secretary

Name and Title

Julia Fratianne - Treasurer

Name and Title

Gregory Overmyer - Director

Name and Title

Janet Meeks - Director

Name and Title

Virginia Bamey - Director

Name and Title

Name and Title

Name and Title

Name and Title

Part H - Owner Certification

To the best of my knowledge, all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name and Title

Steve Bodkin - President

Authorized Official's Signature

Date (mm/dd/yyyy)

03.04.2020

Part I - HUD/Lender Approval

Acknowledgment Number

HAP Contract Number

GACHM000129

Exhibit Number

Loan Servicer Signature

Kim Johnson NHC

Date (mm/dd/yyyy)

3/6/2020

Branch Chief/Lender Official Signature

Director, Housing Management Division Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

3/6/2020

Previous editions are obsolete

Part G - Information on Mortgagor Entity

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Name and Title

Steve Bodkin - President

Authorized Official's Signature

Date (mm/dd/yyyy)

03-04-2020

Part I - HUD/Lender Approval

Addendum Number

HAP Contract Number

Exhibit Number

Lender/Service Signature

Date (mm/dd/yyyy)

Previous editions are obsolete

Branch Chief/Lender Official Signature

Director, Housing Management Division Signature

Date (mm/dd/yyyy)

Date (mm/dd/yyyy)

Fund Uses - Project Development Budget

Project Name: Lakewood Christian Manor

Sources-Uses Surplus/(Gap): \$0

Cost Item	Total		Cost Per Unit		% of Total		Tax Treatment of Assets			Allocation of Depreciable Basis			Historic Credit Basis		Notes & Other Information	
	Amount	%	Amount	%	Depreciable	Non Depreciable	Amortized	Expensed	Residential Acq.	Rehab / New Constr.	Commercial Acq.	Rehab / New Constr.	Residential Eligible %	Commercial %		
A. ACQUISITION COSTS																
Total Cost	1,470,000		5,880	3.1%	1,470,000	0	1,470,000	0								
Purchase Price: Land	14,280,000		57,120	30.6%	12,847,200	0	12,847,200	0								
Purchase Price: Buildings																
Title Insurance, Recording, Closing Costs																
Acquisition legal fees																
Demolition: Razing of buildings																
Holding Costs																
Other Acq. (Specify):																
Acquired Reserves - Paid to Parent/OP Contribution																
TOTAL ACQUISITION COSTS	15,750,000		63,000	33.7%	12,847,200	1,843,703	0	0	12,847,200	0	0	0	0	0.00%	0.00%	
B. CONSTRUCTION / REHABILITATION COSTS																
Site Work: Off-Site/Non-Depreciable	350,000		1,400	0.7%	350,000	0	350,000	0								
Site Work: On-Site Improvements-15 Year Property																
Demolition: Interior																
New Construction: Residential																
Rehabilitation: Residential																
Rehabilitation: Commercial																
General Requirements	921,053	3,684	2,096	1.2%	307,818	0	307,818	0								
Contractor Overhead	921,053	3,684	2,096	1.2%	307,818	0	307,818	0								
Contractor Profit	65,000	260	0.1%	0.3%	65,000	0	65,000	0								
Payment & Performance Bond	375,000	1,500	0.8%	1.50%	375,000	0	375,000	0								
Appliances																
Furniture, Fixtures and Equipment																
Other Constr. (Specify):																
Other Constr. (Specify):																
Contractors Contingency	1,750,000	7,000	3.7%	3.7%	1,750,000	0	1,750,000	0								
Construction Contingency																
TOTAL CONSTRUCTION COSTS	19,545,000		78,260	41.9%	19,545,000	0	0	0	19,545,000	0	0	0	0	0.00%	0.00%	
C. PROFESSIONAL FEES & OTHER SOFT COSTS																
Architect Design	787,500	3,150	1.7%	1.7%	787,500	0	787,500	0								
Architect Supervision	262,500	1,050	0.6%	0.6%	262,500	0	262,500	0								
Engineering																
Geotechnical/Soils Engineering																
Environmental Site Assessment	30,000	120	0.1%	0.1%	30,000	0	30,000	0								
Survey (Boundary/Topo/As-Built)	15,000	60	0.0%	0.0%	15,000	0	15,000	0								
Building Permits	107,456	430	0.2%	0.2%	107,456	0	107,456	0								
Utility Tap Fees																
Impact Fees																
Hazard & Liability Insurance (Construction Period)	150,000	600	0.3%	0.3%	150,000	0	150,000	0								
Closing Costs/Tie Insurance	70,000	280	0.1%	0.1%	70,000	0	70,000	0								
Real Estate Taxes/Fees																
Market Study	20,000	80	0.0%	0.0%	20,000	0	20,000	0								
Appraisal	15,000	60	0.0%	0.0%	15,000	0	15,000	0								
Accounting/Audit	8,000	32	0.0%	0.0%	8,000	0	8,000	0								
Cost Certification	4,000	16	0.0%	0.0%	4,000	0	4,000	0								
Legal Fees: Real Estate (Developer)	90,000	360	0.2%	0.2%	90,000	0	90,000	0								
Development Consultant Fees																
Construction Management Fees																
Developer Fees	3,500,000	14,000	7.3%	7.3%	3,500,000	0	3,500,000	0								
Developer Overhead																
Soft Cost Contingency	60,000	240	0.1%	0.1%	60,000	0	60,000	0								
Other Soft Cost (Specify):	750,000	3,000	1.6%	1.6%	750,000	0	750,000	0								
Owner PFE																
Other Soft Cost (Specify):																
Investor 3rd Party Reports and Construction Monitoring	35,000	140	0.1%	0.1%	35,000	17,500	17,500	17,500								
TOTAL PROFESSIONAL FEES & OTHER SOFT COSTS	5,904,456	23,618	12.6%	12.6%	5,702,452	17,500	184,304	0	0	0	0	0	0	0	0	

ADDENDUM D – UTILITY ALLOWANCE SCHEDULE



MONTHLY ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

1. Bedroom Size of Rental Unit (Circle One): 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR	4. Tenant's Monthly Allowance <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Utility or Service</th> <th style="text-align: left;">\$ Per Month</th> </tr> </thead> <tbody> <tr><td>Heating</td><td>\$</td></tr> <tr><td>Cooking</td><td></td></tr> <tr><td>Other Electric</td><td></td></tr> <tr><td>Air Conditioning</td><td></td></tr> <tr><td>Water Heating</td><td></td></tr> <tr><td>Water</td><td></td></tr> <tr><td>Sewer</td><td></td></tr> <tr><td>Range/Microwave</td><td></td></tr> <tr><td>Refrigerator</td><td></td></tr> <tr><td>Natural Gas Base Charge</td><td></td></tr> <tr><td>Reasonable Accommodation</td><td></td></tr> <tr> <td>TOTAL ALLOWANCE</td> <td>\$</td> </tr> </tbody> </table>	Utility or Service	\$ Per Month	Heating	\$	Cooking		Other Electric		Air Conditioning		Water Heating		Water		Sewer		Range/Microwave		Refrigerator		Natural Gas Base Charge		Reasonable Accommodation		TOTAL ALLOWANCE	\$
Utility or Service	\$ Per Month																										
Heating	\$																										
Cooking																											
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Natural Gas Base Charge																											
Reasonable Accommodation																											
TOTAL ALLOWANCE	\$																										
2. Tenant Name:																											
3. Unit Address (include apartment number, if applicable):																											

Locality	Unit Type	Year of Construction	Effective Date				
CITY OF ATLANTA	MULTIFAMILY	1996 or NEWER	JULY 1, 2019				
UTILITY OR SERVICE	MONTHLY ALLOWANCES						
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	
Heating Natural Gas	8	8	9	10	11	12	
	Electric	13	13	17	20	24	28
	Heat Pump	7	7	9	11	13	15
	Oil or Bottle Gas	8	8	9	10	11	12
Cooking Natural Gas	5	5	6	8	9	11	
	Electric	9	9	11	14	16	19
	Bottle Gas	5	5	6	8	9	11
Other Electric (Includes Base Chrg)	39	39	48	57	66	75	
Air Conditioning	9	9	16	22	28	34	
Water Heating Natural Gas	9	9	13	16	19	22	
	Electric	18	18	25	32	40	47
	Oil or Bottle Gas	9	9	13	16	19	22
Water	22	22	34	47	61	74	
Sewer	53	53	83	117	150	184	
Range/Microwave	7	7	7	7	7	7	
Refrigerator	9	9	9	9	9	9	
Natural Gas Base Charge	30	30	30	30	30	30	

Previous editions are obsolete



MONTHLY ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

Reasonable Accommodation	This allowance refers to electricity usage related to medical equipment. Each request will be handled on a case by case basis, as required and verified by a medical professional.																										
Instructions: 1. Circle the bedroom size for the rental unit 2. Provide tenant name 3. Provide unit address 4. Select appropriate Monthly Allowances from the table above																											
1. Bedroom Size of Rental Unit (Circle One): 0 BR 1 BR 2 BR 3 BR 4 BR 5 BR	4. Tenant's Monthly Allowance <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Utility or Service</th> <th style="text-align: left;">\$ Per Month</th> </tr> </thead> <tbody> <tr><td>Heating</td><td>\$</td></tr> <tr><td>Cooking</td><td></td></tr> <tr><td>Other Electric</td><td></td></tr> <tr><td>Air Conditioning</td><td></td></tr> <tr><td>Water Heating</td><td></td></tr> <tr><td>Water</td><td></td></tr> <tr><td>Sewer</td><td></td></tr> <tr><td>Range/Microwave</td><td></td></tr> <tr><td>Refrigerator</td><td></td></tr> <tr><td>Natural Gas Base Charge</td><td></td></tr> <tr><td>Reasonable Accommodation</td><td></td></tr> <tr> <td>TOTAL ALLOWANCE</td> <td>\$</td> </tr> </tbody> </table>	Utility or Service	\$ Per Month	Heating	\$	Cooking		Other Electric		Air Conditioning		Water Heating		Water		Sewer		Range/Microwave		Refrigerator		Natural Gas Base Charge		Reasonable Accommodation		TOTAL ALLOWANCE	\$
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2. Tenant Name: 																											
3. Unit Address (include apartment number, if applicable): 																											

Locality	Unit Type	Year of Construction	Effective Date			
CITY OF ATLANTA	DETACHED	1996 or NEWER	JULY 1, 2019			
UTILITY OR SERVICE	MONTHLY ALLOWANCES					
	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating Natural Gas	17	17	23	29	35	41
Electric	21	21	26	31	37	42
Heat Pump	11	11	14	17	19	22
Oil or Bottle Gas	17	17	23	29	35	41
Cooking Natural Gas	5	5	6	8	9	11
Electric	9	9	11	14	18	20
Bottle Gas	5	5	6	8	9	11
Other Electric (Includes Base Chrg)	50	50	62	78	91	103
Air Conditioning	10	10	20	28	36	45
Water Heating Natural Gas	9	9	13	16	19	22

Previous editions are obsolete



MONTHLY ALLOWANCES FOR TENANT-FURNISHED UTILITIES AND OTHER SERVICES

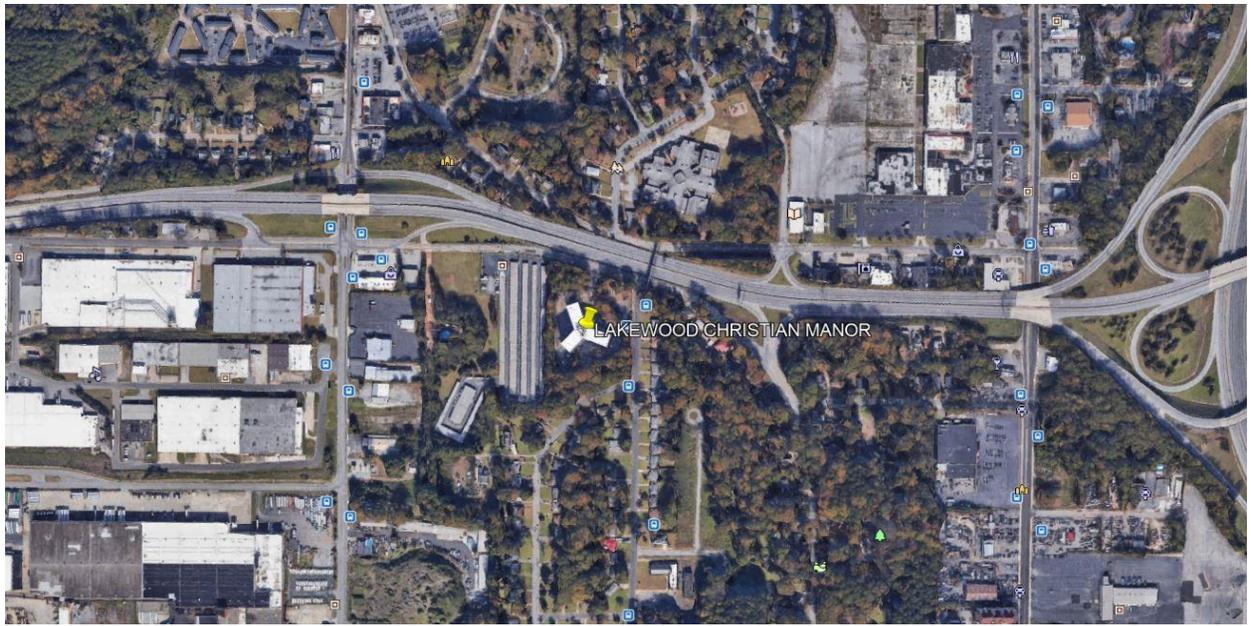
Electric	18	18	25	33	41	48
Oil or Bottle Gas	9	9	13	16	19	22
Water	22	22	34	47	61	74
Sewer	53	53	83	117	150	184
Range/Microwave	7	7	7	7	7	7
Refrigerator	9	9	9	9	9	9
Natural Gas Base Charge	30	30	30	30	30	30
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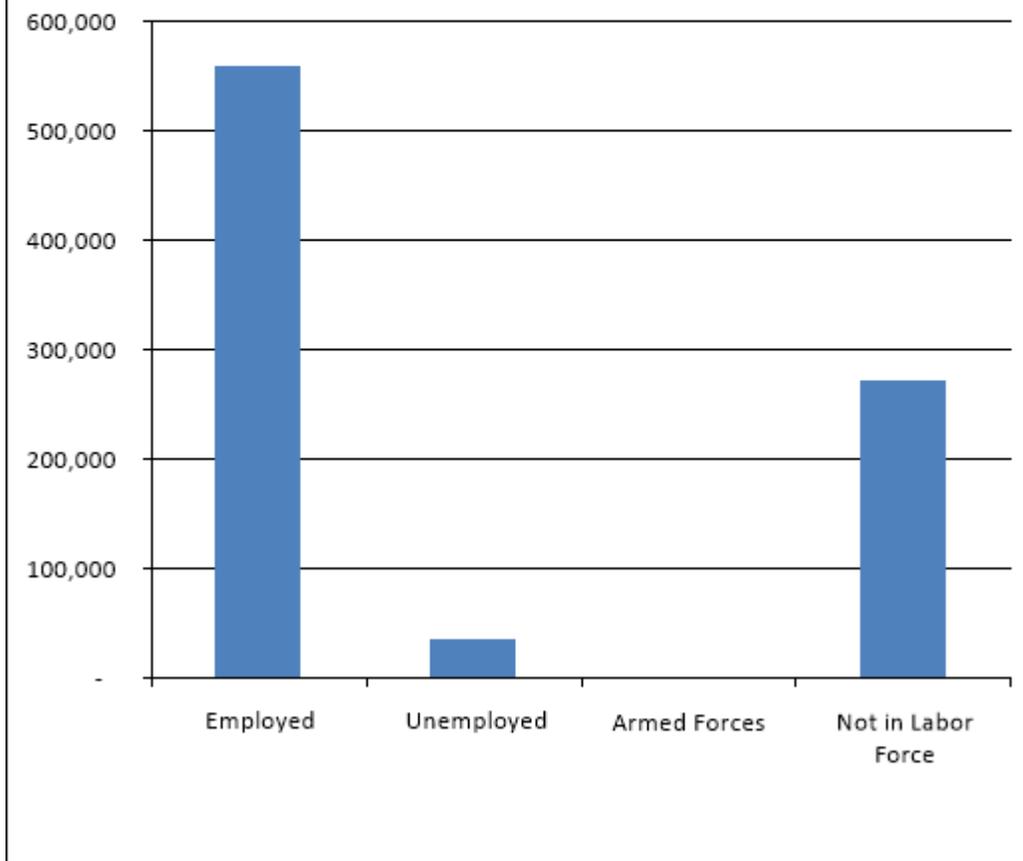
ADDENDUM E – FLOOD MAP

ADDENDUM F – AERIAL MAP

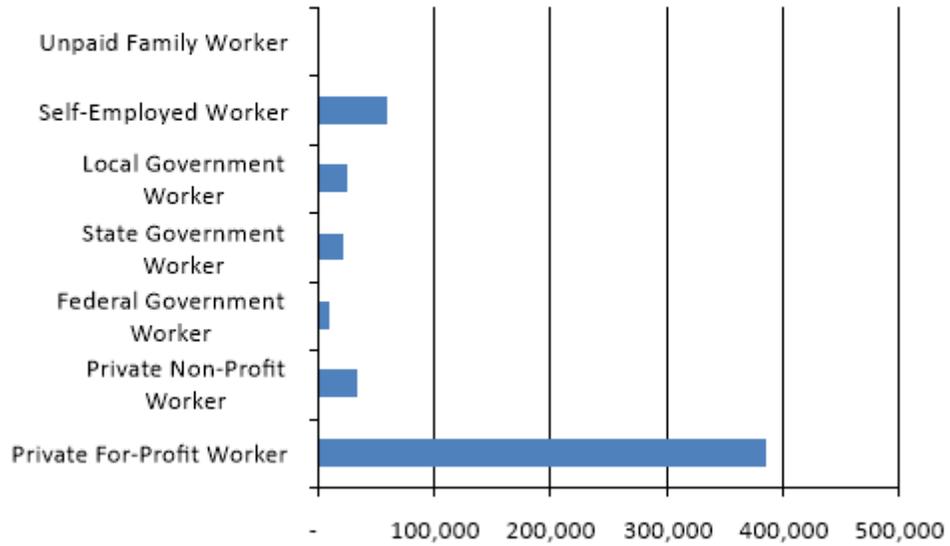


ADDENDUM G – DEMOGRAPHICS DATA

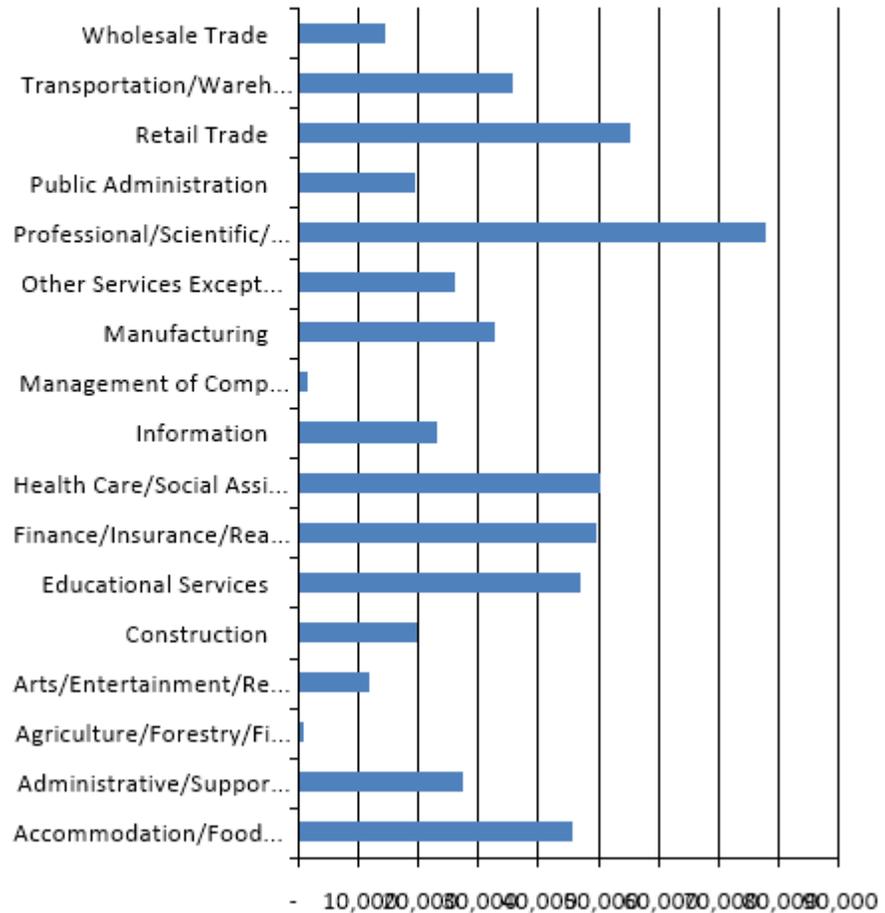
**Employed Civilian Population Aged 16+
Years - Employment Status - 2020
Estimates
Fulton County, Georgia**



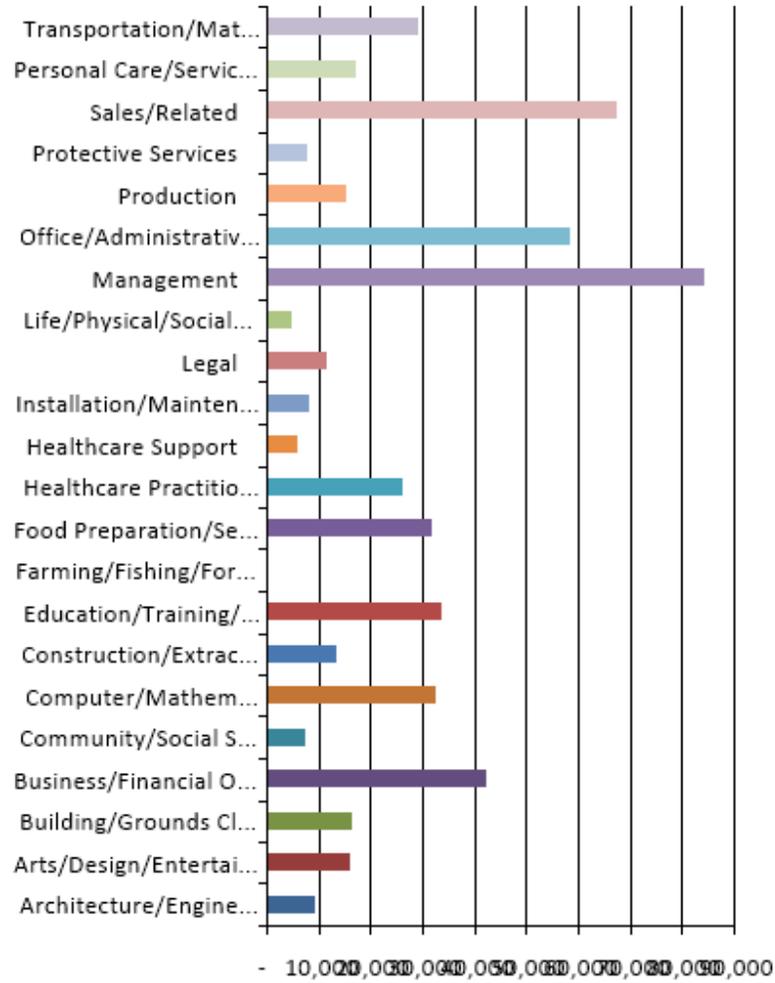
Employed Civilian Population by Class of Worker - 2020 Estimates Fulton County, Georgia



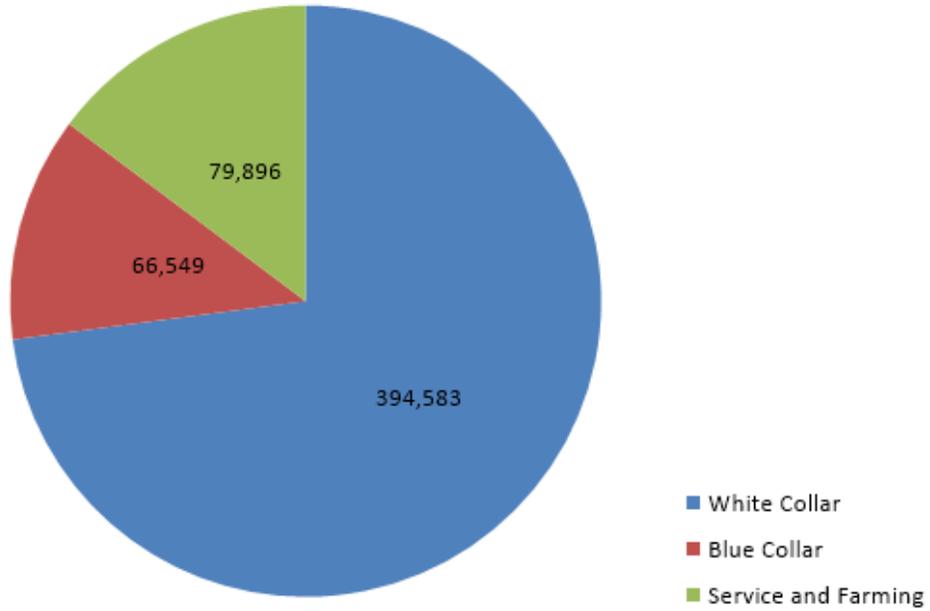
Employed Civilian Population Aged 16+ Years by Industry - 2020 Estimates Fulton County, Georgia



Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates Fulton County, Georgia

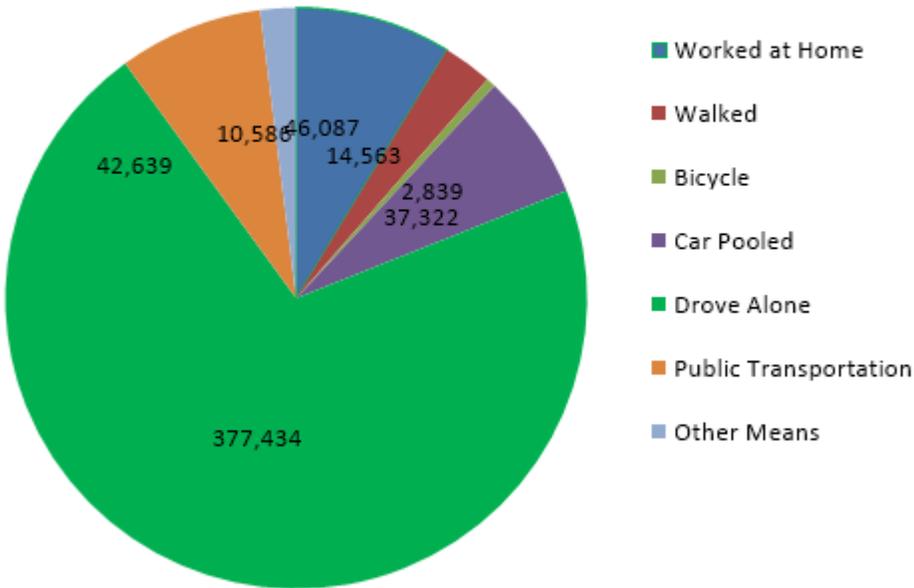


**Employed Civilian Population Aged 16+ Years by
Occupation - 2020 Estimates
Fulton County, Georgia**

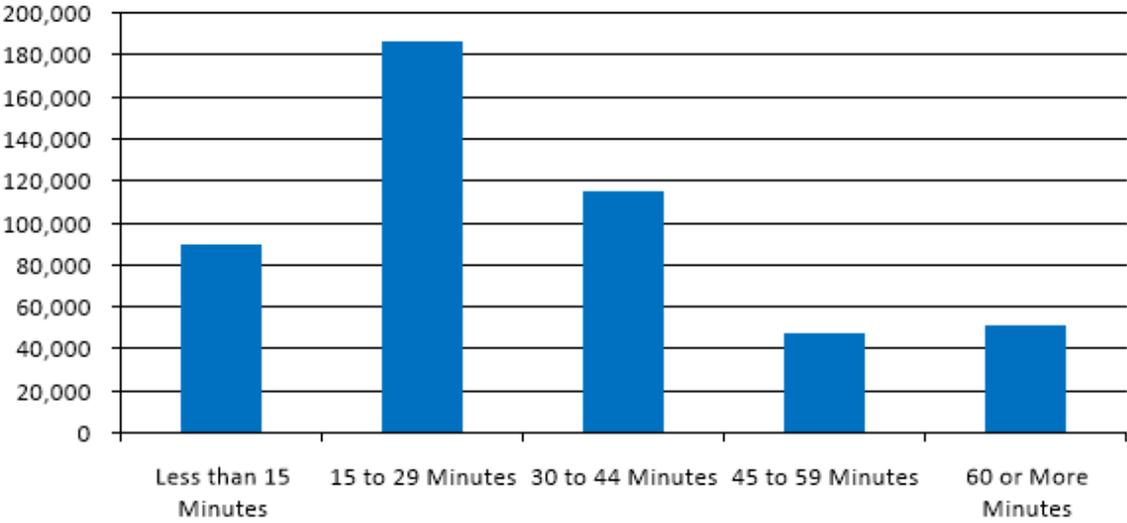


Employed Civilian Population Aged 16+ Years - Transportation to Work - 2020 Estimates

Fulton County, Georgia



Employed Civilian Population Aged 16+ Years - Travel Time to Work - 2020 Estimates Fulton County, Georgia



Source: Ribbon Demographics; Claritas



www.ribbondata.com

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Claritas

Employed Civilian Population Aged 16+ Years		
Employment Status		
Current Year Estimates - 2020		
Fulton County, Georgia		
Status		Number
	Employed	557,360
	Unemployed	34,732
	Armed Forces	703
	Not in Labor Force	271,250
	Unemployed	5.87%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population by Class of Worker			
Current Year Estimates - 2020			
Fulton County, Georgia			
Industry		Number Employed	Percent Employed
	Private For-Profit Worker	386,074	71.4%
	Private Non-Profit Worker	35,112	6.5%
	Federal Government Worker	10,817	2.0%
	State Government Worker	22,085	4.1%
	Local Government Worker	25,404	4.7%
	Self-Employed Worker	60,841	11.2%
	Unpaid Family Worker	695	0.1%
	Total:	541,028	100.0%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years by Industry		
Current Year Estimates - 2020		
Fulton County, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	45,988	8.5%
Administrative/Support/Waste Management	27,478	5.1%
Agriculture/Forestry/Fishing/Hunting/Mining	947	0.2%
Arts/Entertainment/Recreation	12,018	2.2%
Construction	19,910	3.7%
Educational Services	47,110	8.7%
Finance/Insurance/Real Estate/Rent/Lease	49,903	9.2%
Health Care/Social Assistance	50,355	9.3%
Information	23,086	4.3%
Management of Companies and Enterprises	1,820	0.3%
Manufacturing	32,743	6.1%
Other Services Except Public Administration	26,298	4.9%
Professional/Scientific/Technical Services	78,093	14.4%
Public Administration	19,589	3.6%
Retail Trade	55,404	10.2%
Transportation/Warehousing/Utilities	35,753	6.6%
Wholesale Trade	14,533	2.7%
Total:	541,028	100.0%

Source: Ribbon Demographics; Claritas



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Claritas

Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2020 Fulton County, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	9,249	1.7%
Arts/Design/Entertainment/Sports/Media	16,149	3.0%
Building/Grounds Cleaning/Maintenance	16,402	3.0%
Business/Financial Operations	42,386	7.8%
Community/Social Services	7,345	1.4%
Computer/Mathematical	32,458	6.0%
Construction/Extraction	13,521	2.5%
Education/Training/Library	33,911	6.3%
Farming/Fishing/Forestry	477	0.1%
Food Preparation/Serving Related	31,765	5.9%
Healthcare Practitioner/Technician	26,184	4.8%
Healthcare Support	6,049	1.1%
Installation/Maintenance/Repair	8,260	1.5%
Legal	11,725	2.2%
Life/Physical/Social Science	4,954	0.9%
Management	84,386	15.6%
Office/Administrative Support	58,445	10.8%
Production	15,368	2.8%
Protective Services	8,014	1.5%
Sales/Related	67,391	12.5%
Personal Care/Service	17,189	3.2%
Transportation/Material Moving	29,400	5.4%
Total:	541,028	100.0%
White Collar	394,583	72.9%
Blue Collar	66,549	12.3%
Service and Farming	79,896	14.8%
Total:	541,028	100.0%

Source: Ribbon Demographics; Claritas

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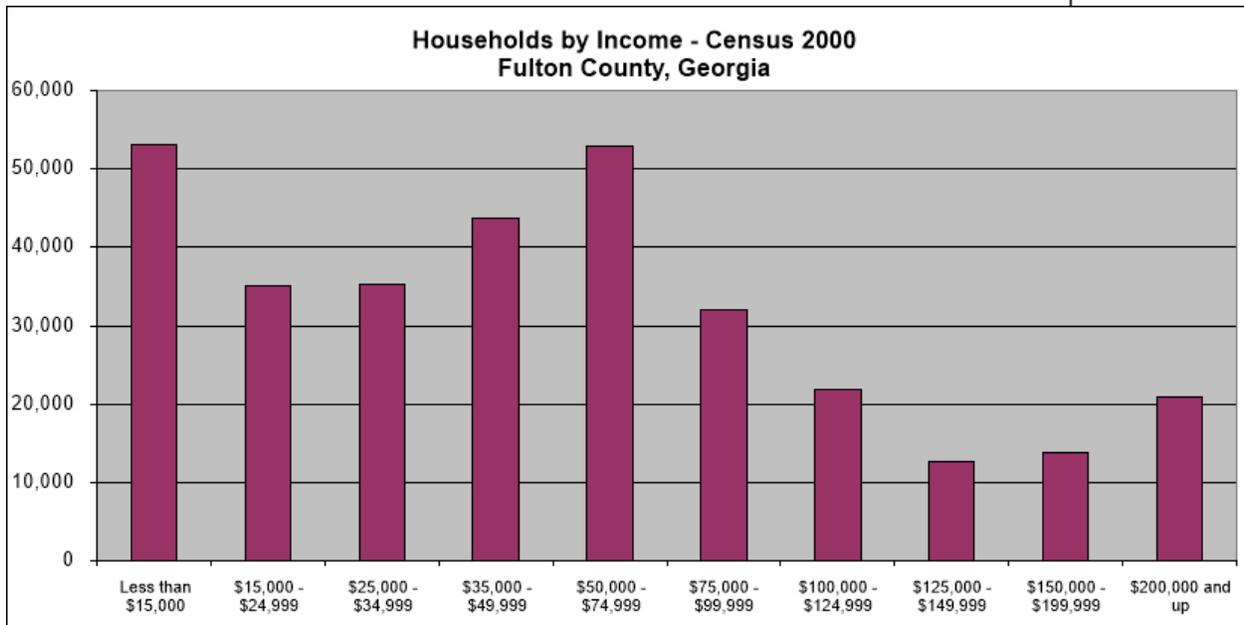
Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2020</i> Fulton County, Georgia		
Transportation Mode	Number	Percent
Worked at Home	46,087	8.7%
Walked	14,563	2.7%
Bicycle	2,839	0.5%
Car Pooled	37,322	7.0%
Drove Alone	377,434	71.0%
Public Transportation	42,639	8.0%
Other Means	<u>10,586</u>	<u>2.0%</u>
Total:	531,470	100.0%

Source: Ribbon Demographics; Claritas

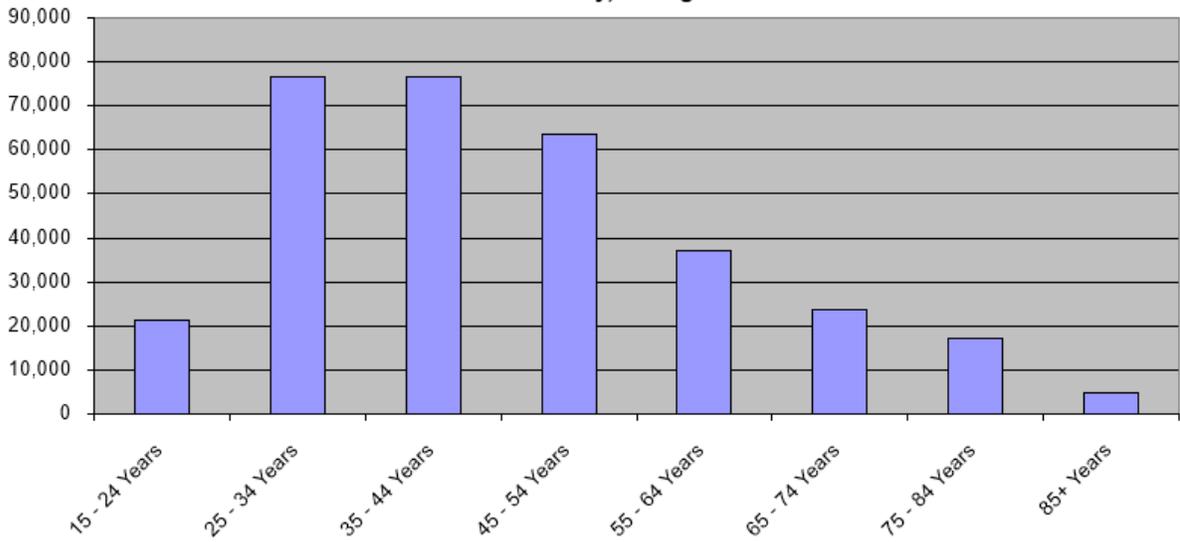
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Employed Civilian Population Aged 16+ Years Travel Time to Work <i>Current Year Estimates - 2020</i> Fulton County, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	89,089	18.3%
15 to 29 Minutes	185,884	38.1%
30 to 44 Minutes	114,568	23.5%
45 to 59 Minutes	47,245	9.7%
60 or More Minutes	50,760	10.4%
Total:	487,546	100.0%

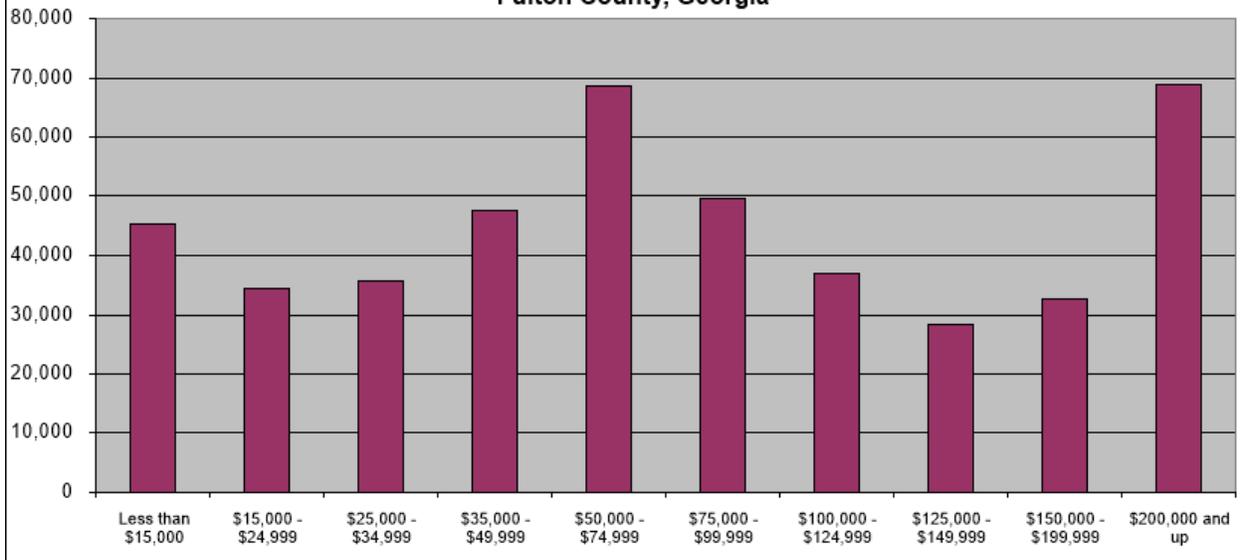
Source: Ribbon Demographics; Claritas



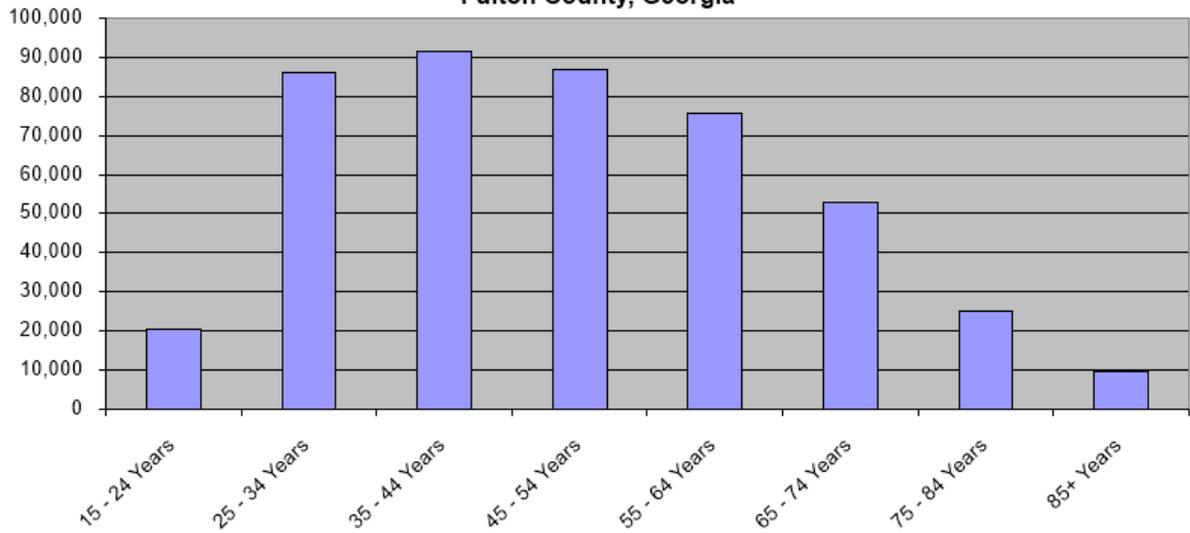
**Households by Age - Census 2000
Fulton County, Georgia**



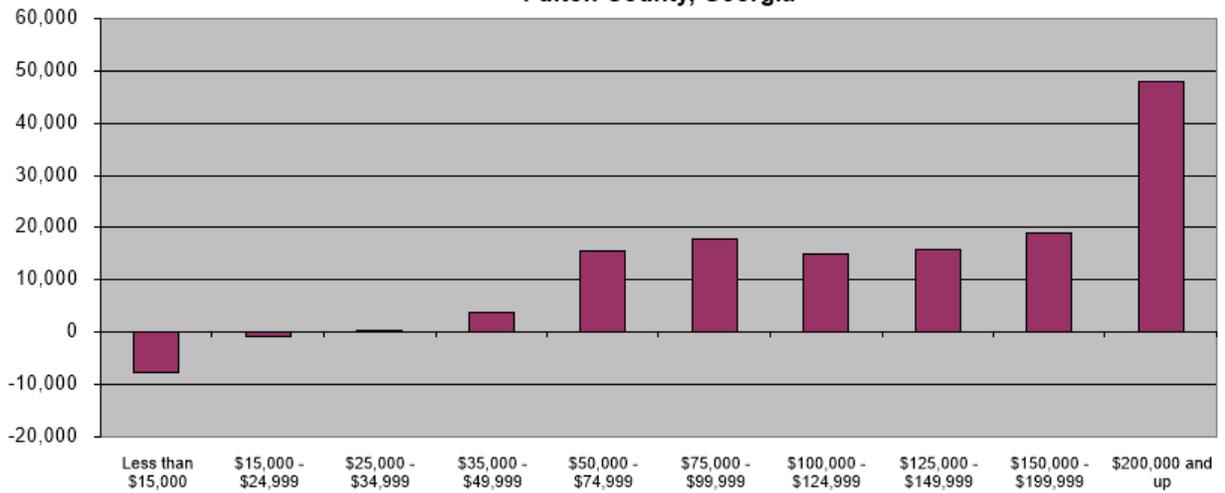
**Estimated Households by Income - 2020
Fulton County, Georgia**



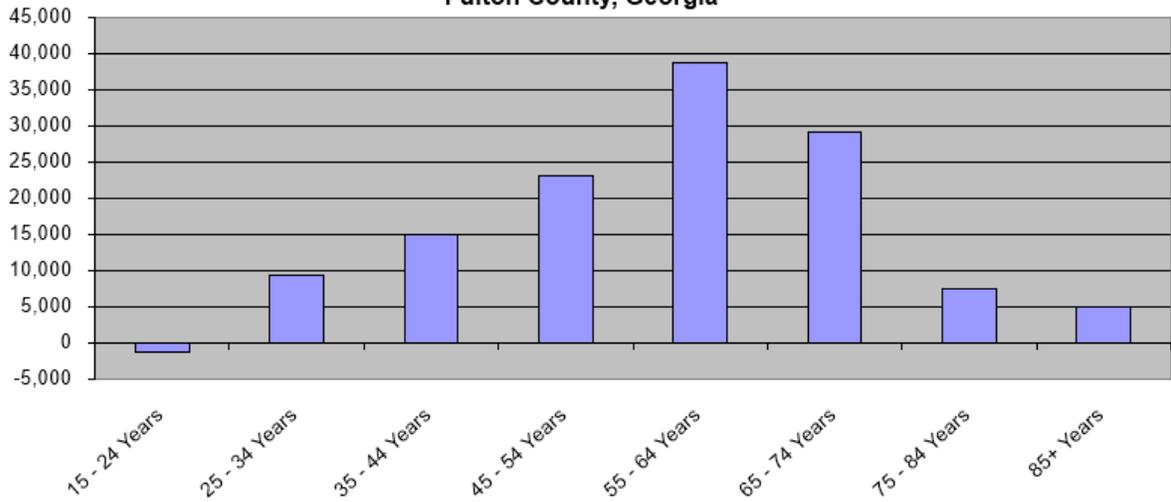
**Estimated Households by Age - 2020
Fulton County, Georgia**



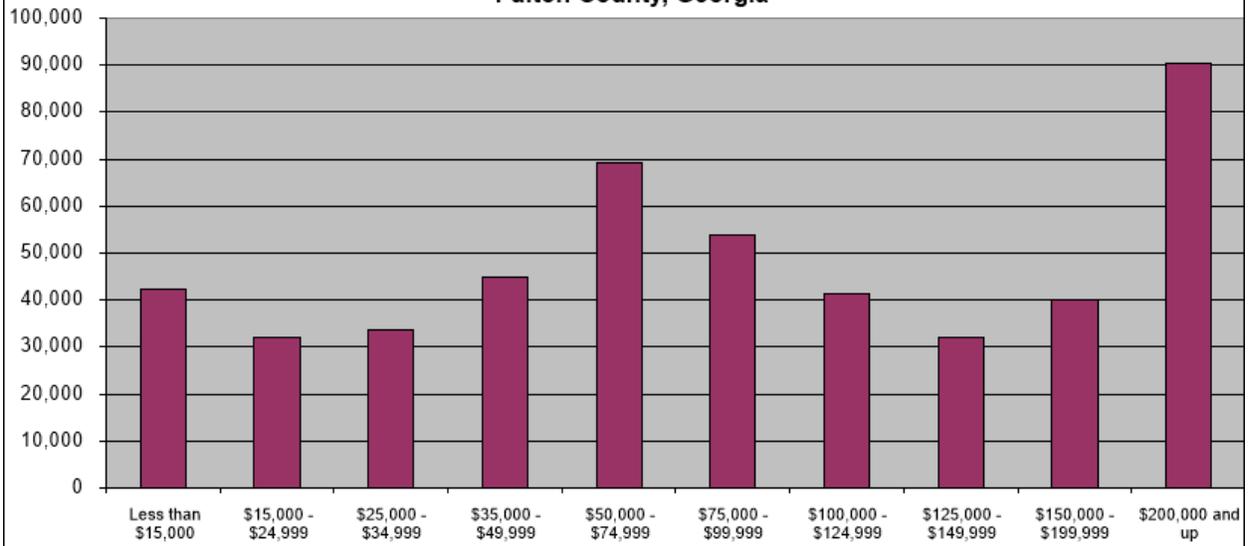
**Estimated Household Income Change 2000 - 2020
Fulton County, Georgia**



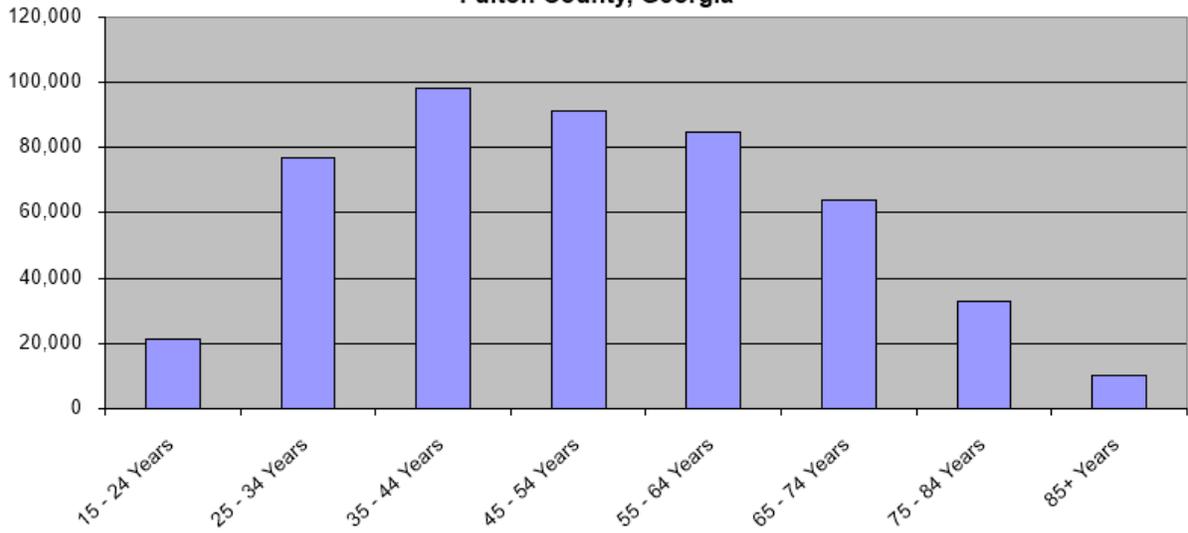
**Estimated Household Age Change 2000 - 2020
Fulton County, Georgia**



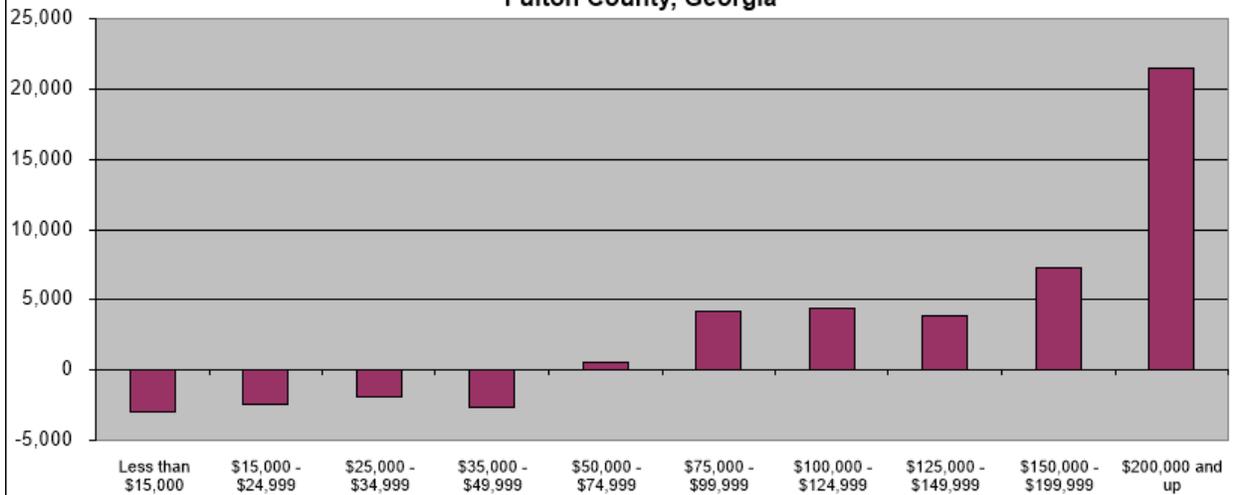
**Projected Households by Income - 2025
Fulton County, Georgia**

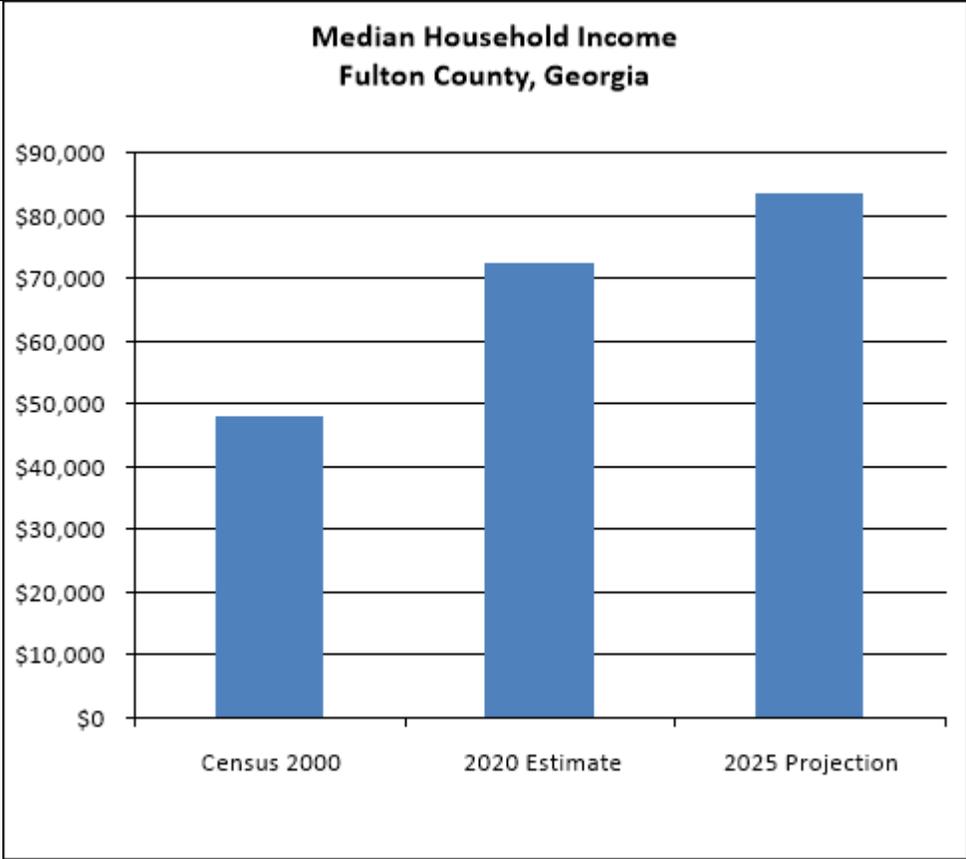
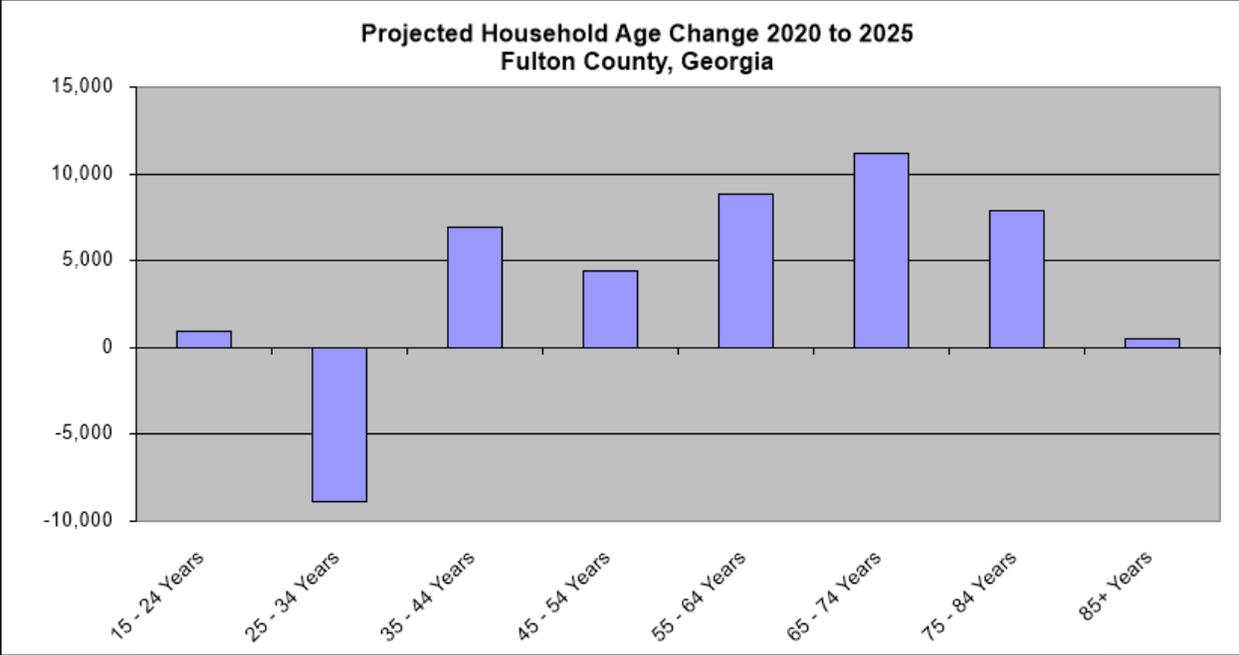


**Projected Households by Age - 2025
Fulton County, Georgia**



**Projected Household Income Change 2020 to 2025
Fulton County, Georgia**





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Households by Income and Age										
Fulton County, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+		
Less than \$15,000	7,566	9,418	8,650	7,282	5,784	6,472	5,726	2,127	53,025	16.5%
\$15,000 - \$24,999	4,054	8,163	7,494	5,128	3,249	3,372	2,861	822	35,143	10.9%
\$25,000 - \$34,999	2,868	10,018	7,813	5,415	3,630	2,765	2,174	537	35,220	11.0%
\$35,000 - \$49,999	3,272	12,551	9,766	8,222	4,235	2,918	2,223	509	43,696	13.6%
\$50,000 - \$74,999	2,288	16,087	12,605	10,427	5,918	3,377	1,864	397	52,963	16.5%
\$75,000 - \$99,999	835	8,485	8,516	7,354	3,926	1,782	949	171	32,018	10.0%
\$100,000 - \$124,999	297	5,036	6,672	5,297	2,844	1,081	527	80	21,834	6.8%
\$125,000 - \$149,999	112	2,560	3,960	3,315	1,871	480	254	69	12,621	3.9%
\$150,000 - \$199,999	85	2,285	4,714	4,133	1,853	516	255	53	13,894	4.3%
\$200,000 and up	86	1,934	6,408	7,070	3,725	1,032	485	89	20,829	6.5%
Total	21,463	76,537	76,598	63,643	37,035	23,795	17,318	4,854	321,243	100.0%
Percent	6.7%	23.8%	23.8%	19.8%	11.5%	7.4%	5.4%	1.5%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Fulton County, Georgia										
Current Year Estimates - 2020										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+		
Less than \$15,000	5,177	6,131	5,245	6,781	9,145	6,316	4,236	2,269	45,300	10.1%
\$15,000 - \$24,999	2,417	5,871	5,466	3,925	4,774	5,495	4,229	2,319	34,496	7.7%
\$25,000 - \$34,999	1,870	8,391	6,242	5,098	4,841	4,587	3,251	1,352	35,632	8.0%
\$35,000 - \$49,999	3,196	11,192	9,483	7,137	6,931	5,540	2,976	1,103	47,558	10.6%
\$50,000 - \$74,999	3,635	17,430	14,375	11,038	9,616	7,891	3,498	1,086	68,569	15.3%
\$75,000 - \$99,999	2,221	11,843	12,049	8,339	7,002	5,786	1,890	601	49,731	11.1%
\$100,000 - \$124,999	383	6,981	9,131	8,460	6,242	4,066	1,343	272	36,878	8.2%
\$125,000 - \$149,999	1,033	4,967	6,421	6,234	4,844	3,401	1,188	262	28,350	6.3%
\$150,000 - \$199,999	214	5,468	8,389	8,046	5,853	3,624	939	218	32,751	7.3%
\$200,000 and up	131	7,719	14,729	21,731	16,521	6,290	1,358	301	68,780	15.4%
Total	20,277	85,993	91,530	86,789	75,769	52,996	24,908	9,783	448,045	100.0%
Percent	4.5%	19.2%	20.4%	19.4%	16.9%	11.8%	5.6%	2.2%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Fulton County, Georgia										
Estimated Change - 2000 to 2020										
Income	Age	Total	Percent Change							
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-2,389	-3,287	-3,405	-501	3,361	-156	-1,490	142	-7,725	-14.6%
\$15,000 - \$24,999	-1,637	-2,292	-2,028	-1,203	1,525	2,123	1,368	1,497	-647	-1.8%
\$25,000 - \$34,999	-998	-1,627	-1,571	-317	1,211	1,822	1,077	815	412	1.2%
\$35,000 - \$49,999	-76	-1,359	-283	-1,085	2,696	2,622	753	594	3,862	8.8%
\$50,000 - \$74,999	1,347	1,343	1,770	611	3,698	4,514	1,634	689	15,606	29.5%
\$75,000 - \$99,999	1,386	3,358	3,533	985	3,076	4,004	941	430	17,713	55.3%
\$100,000 - \$124,999	86	1,945	2,459	3,163	3,398	2,985	816	192	15,044	68.9%
\$125,000 - \$149,999	921	2,407	2,461	2,919	2,973	2,921	934	193	15,729	124.6%
\$150,000 - \$199,999	129	3,183	3,675	3,913	4,000	3,108	684	165	18,857	135.7%
\$200,000 and up	45	5,785	8,321	14,661	12,796	5,258	873	212	47,951	230.2%
Total	-1,186	9,456	14,932	23,146	38,734	29,201	7,590	4,929	126,802	39.5%
Percent Change	-5.5%	12.4%	19.5%	36.4%	104.6%	122.7%	43.8%	101.5%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Fulton County, Georgia										
Five Year Projections - 2025										
Income	Age	Total	Percent							
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	4,990	4,727	4,630	5,744	8,413	6,538	5,032	2,216	42,290	8.8%
\$15,000 - \$24,999	2,284	4,454	4,810	3,305	4,367	5,659	4,944	2,235	32,058	6.7%
\$25,000 - \$34,999	1,868	6,670	5,754	4,496	4,617	4,960	4,003	1,376	33,744	7.0%
\$35,000 - \$49,999	3,213	9,084	8,911	6,296	6,669	5,941	3,696	1,133	44,943	9.4%
\$50,000 - \$74,999	3,990	15,081	14,384	10,576	10,061	9,130	4,657	1,195	69,074	14.4%
\$75,000 - \$99,999	2,601	11,037	13,012	8,602	7,838	7,324	2,743	718	53,875	11.2%
\$100,000 - \$124,999	486	6,745	10,199	9,021	7,215	5,327	1,997	335	41,325	8.6%
\$125,000 - \$149,999	1,255	4,808	7,224	6,683	5,639	4,456	1,781	317	32,163	6.7%
\$150,000 - \$199,999	299	5,755	10,222	9,341	7,400	5,174	1,521	303	40,015	8.3%
\$200,000 and up	193	8,738	19,293	27,128	22,412	9,652	2,376	435	90,227	18.8%
Total	21,179	77,099	98,439	91,192	84,631	64,161	32,750	10,263	479,714	100.0%
Percent	4.4%	16.1%	20.5%	19.0%	17.6%	13.4%	6.8%	2.1%		

Source: Claritas; Ribbon Demographics

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Households by Income and Age Fulton County, Georgia Projected Change - 2020 to 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-187	-1,404	-615	-1,037	-732	222	796	-53	-3,010	-6.6%
\$15,000 - \$24,999	-133	-1,417	-656	-620	-407	164	715	-84	-2,438	-7.1%
\$25,000 - \$34,999	-2	-1,721	-488	-602	-224	373	752	24	-1,888	-5.3%
\$35,000 - \$49,999	17	-2,108	-572	-841	-262	401	720	30	-2,615	-5.5%
\$50,000 - \$74,999	355	-2,349	9	-462	445	1,239	1,159	109	505	0.7%
\$75,000 - \$99,999	380	-806	963	263	836	1,538	853	117	4,144	8.3%
\$100,000 - \$124,999	103	-236	1,068	561	973	1,261	654	63	4,447	12.1%
\$125,000 - \$149,999	222	-159	803	449	795	1,055	593	55	3,813	13.4%
\$150,000 - \$199,999	85	287	1,833	1,295	1,547	1,550	582	85	7,264	22.2%
\$200,000 and up	<u>62</u>	<u>1,019</u>	<u>4,564</u>	<u>5,397</u>	<u>5,891</u>	<u>3,362</u>	<u>1,018</u>	<u>134</u>	21,447	31.2%
Total	902	-8,894	6,909	4,403	8,862	11,165	7,842	480	31,669	7.1%
Percent Change	4.4%	-10.3%	7.5%	5.1%	11.7%	21.1%	31.5%	4.9%	7.1%	

Source: Claritas; Ribbon Demographics

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Median Household Income Fulton County, Georgia		
Census 2000	2020 Estimate	2025 Projection
\$47,782	\$72,254	\$83,236

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Median Household Income by Area			
Fulton County, Georgia			
Geography ID	Census 2000	2020 Estimate	2025 Projection
13121	\$47,762	\$72,254	\$83,236

HISTA 2.2 Summary Data **Fulton County, Georgia**

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	8,114	3,530	2,394	1,480	1,699	17,217
\$10,000-20,000	5,728	3,557	2,345	1,277	2,042	14,949
\$20,000-30,000	6,792	3,434	2,159	1,513	1,868	15,766
\$30,000-40,000	8,047	3,694	1,885	1,442	1,396	16,464
\$40,000-50,000	6,089	2,775	1,653	841	1,133	12,491
\$50,000-60,000	5,483	2,837	1,289	1,084	709	11,402
\$60,000-75,000	5,303	3,661	2,116	1,102	1,053	13,235
\$75,000-100,000	4,512	4,603	1,676	943	979	12,713
\$100,000-125,000	2,169	2,815	1,110	815	698	7,607
\$125,000-150,000	1,045	1,620	527	548	350	4,090
\$150,000-200,000	624	1,577	645	537	257	3,640
\$200,000+	1,024	1,198	549	402	469	3,642
Total	54,930	35,301	18,348	11,984	12,653	133,216

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	5,259	1,194	329	190	197	7,169
\$10,000-20,000	6,408	1,432	617	316	371	9,144
\$20,000-30,000	3,317	1,400	636	233	204	5,790
\$30,000-40,000	1,883	845	474	215	181	3,598
\$40,000-50,000	1,482	774	417	251	207	3,131
\$50,000-60,000	1,325	773	315	132	166	2,711
\$60,000-75,000	1,289	609	253	98	175	2,424
\$75,000-100,000	1,106	612	264	107	292	2,381
\$100,000-125,000	790	509	223	131	128	1,781
\$125,000-150,000	480	298	117	72	79	1,046
\$150,000-200,000	633	345	123	96	135	1,332
\$200,000+	802	577	176	71	82	1,708
Total	24,774	9,368	3,944	1,912	2,217	42,215

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,134	588	160	117	131	4,130
\$10,000-20,000	4,585	778	299	182	280	6,124
\$20,000-30,000	2,350	793	372	162	140	3,817
\$30,000-40,000	1,269	507	194	103	111	2,184
\$40,000-50,000	938	378	230	135	131	1,812
\$50,000-60,000	918	392	170	102	99	1,681
\$60,000-75,000	672	268	116	74	90	1,220
\$75,000-100,000	682	337	159	64	113	1,355
\$100,000-125,000	463	249	100	93	72	977
\$125,000-150,000	307	141	58	44	42	592
\$150,000-200,000	357	137	68	35	44	641
\$200,000+	494	165	95	44	49	847
Total	16,169	4,733	2,021	1,155	1,302	25,380

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	13,373	4,724	2,723	1,670	1,896	24,386
\$10,000-20,000	12,136	4,989	2,962	1,593	2,413	24,093
\$20,000-30,000	10,109	4,834	2,795	1,746	2,072	21,556
\$30,000-40,000	9,930	4,539	2,359	1,657	1,577	20,062
\$40,000-50,000	7,571	3,549	2,070	1,092	1,340	15,622
\$50,000-60,000	6,808	3,610	1,604	1,216	875	14,113
\$60,000-75,000	6,592	4,270	2,369	1,200	1,228	15,659
\$75,000-100,000	5,618	5,215	1,940	1,050	1,271	15,094
\$100,000-125,000	2,959	3,324	1,333	946	826	9,388
\$125,000-150,000	1,525	1,918	644	620	429	5,136
\$150,000-200,000	1,257	1,922	768	633	392	4,972
\$200,000+	1,826	1,775	725	473	551	5,350
Total	79,704	44,669	22,292	13,896	14,870	175,431

HISTA 2.2 Summary Data **Fulton County, Georgia**

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6.1%	2.6%	1.8%	1.1%	1.3%	12.9%
\$10,000-20,000	4.3%	2.7%	1.8%	1.0%	1.5%	11.2%
\$20,000-30,000	5.1%	2.6%	1.6%	1.1%	1.4%	11.8%
\$30,000-40,000	6.0%	2.8%	1.4%	1.1%	1.0%	12.4%
\$40,000-50,000	4.6%	2.1%	1.2%	0.6%	0.9%	9.4%
\$50,000-60,000	4.1%	2.1%	1.0%	0.8%	0.5%	8.6%
\$60,000-75,000	4.0%	2.7%	1.6%	0.8%	0.8%	9.9%
\$75,000-100,000	3.4%	3.5%	1.3%	0.7%	0.7%	9.5%
\$100,000-125,000	1.6%	2.1%	0.8%	0.6%	0.5%	5.7%
\$125,000-150,000	0.8%	1.2%	0.4%	0.4%	0.3%	3.1%
\$150,000-200,000	0.5%	1.2%	0.5%	0.4%	0.2%	2.7%
\$200,000+	0.8%	0.9%	0.4%	0.3%	0.4%	2.7%
Total	41.2%	26.5%	13.8%	9.0%	9.5%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12.5%	2.8%	0.8%	0.5%	0.5%	17.0%
\$10,000-20,000	15.2%	3.4%	1.5%	0.7%	0.9%	21.7%
\$20,000-30,000	7.9%	3.3%	1.5%	0.6%	0.5%	13.7%
\$30,000-40,000	4.5%	2.0%	1.1%	0.5%	0.4%	8.5%
\$40,000-50,000	3.5%	1.8%	1.0%	0.6%	0.5%	7.4%
\$50,000-60,000	3.1%	1.8%	0.7%	0.3%	0.4%	6.4%
\$60,000-75,000	3.1%	1.4%	0.6%	0.2%	0.4%	5.7%
\$75,000-100,000	2.6%	1.4%	0.6%	0.3%	0.7%	5.6%
\$100,000-125,000	1.9%	1.2%	0.5%	0.3%	0.3%	4.2%
\$125,000-150,000	1.1%	0.7%	0.3%	0.2%	0.2%	2.5%
\$150,000-200,000	1.5%	0.8%	0.3%	0.2%	0.3%	3.2%
\$200,000+	1.9%	1.4%	0.4%	0.2%	0.2%	4.0%
Total	58.7%	22.2%	9.3%	4.5%	5.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	12.3%	2.3%	0.6%	0.5%	0.5%	16.3%
\$10,000-20,000	18.1%	3.1%	1.2%	0.7%	1.1%	24.1%
\$20,000-30,000	9.3%	3.1%	1.5%	0.6%	0.6%	15.0%
\$30,000-40,000	5.0%	2.0%	0.8%	0.4%	0.4%	8.6%
\$40,000-50,000	3.7%	1.5%	0.9%	0.5%	0.5%	7.1%
\$50,000-60,000	3.6%	1.5%	0.7%	0.4%	0.4%	6.6%
\$60,000-75,000	2.6%	1.1%	0.5%	0.3%	0.4%	4.8%
\$75,000-100,000	2.7%	1.3%	0.6%	0.3%	0.4%	5.3%
\$100,000-125,000	1.8%	1.0%	0.4%	0.4%	0.3%	3.8%
\$125,000-150,000	1.2%	0.6%	0.2%	0.2%	0.2%	2.3%
\$150,000-200,000	1.4%	0.5%	0.3%	0.1%	0.2%	2.5%
\$200,000+	1.9%	0.7%	0.4%	0.2%	0.2%	3.3%
Total	63.7%	18.6%	8.0%	4.6%	5.1%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	7.6%	2.7%	1.6%	1.0%	1.1%	13.9%
\$10,000-20,000	6.9%	2.8%	1.7%	0.9%	1.4%	13.7%
\$20,000-30,000	5.8%	2.8%	1.6%	1.0%	1.2%	12.3%
\$30,000-40,000	5.7%	2.6%	1.3%	0.9%	0.9%	11.4%
\$40,000-50,000	4.3%	2.0%	1.2%	0.6%	0.8%	8.9%
\$50,000-60,000	3.9%	2.1%	0.9%	0.7%	0.5%	8.0%
\$60,000-75,000	3.8%	2.4%	1.4%	0.7%	0.7%	8.9%
\$75,000-100,000	3.2%	3.0%	1.1%	0.6%	0.7%	8.6%
\$100,000-125,000	1.7%	1.9%	0.8%	0.5%	0.5%	5.4%
\$125,000-150,000	0.9%	1.1%	0.4%	0.4%	0.2%	2.9%
\$150,000-200,000	0.7%	1.1%	0.4%	0.4%	0.2%	2.8%
\$200,000+	1.0%	1.0%	0.4%	0.3%	0.3%	3.0%
Total	45.4%	25.5%	12.7%	7.9%	8.5%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,460	639	698	404	210	3,411
\$10,000-20,000	1,094	807	663	412	554	3,530
\$20,000-30,000	1,764	910	781	476	445	4,376
\$30,000-40,000	1,995	859	1,173	1,275	588	5,890
\$40,000-50,000	2,769	1,506	987	915	730	6,907
\$50,000-60,000	2,816	1,396	1,237	785	711	6,945
\$60,000-75,000	3,359	2,621	1,913	1,956	1,193	11,042
\$75,000-100,000	3,602	3,925	2,769	3,186	1,837	15,319
\$100,000-125,000	2,534	3,964	2,002	2,670	1,682	12,852
\$125,000-150,000	992	2,141	2,057	2,565	1,393	9,148
\$150,000-200,000	1,610	4,039	2,124	3,885	1,344	13,002
\$200,000+	1,594	4,468	4,910	6,622	3,600	21,194
Total	25,589	27,275	21,314	25,151	14,287	113,616

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,781	1,748	550	261	318	5,658
\$10,000-20,000	4,589	2,657	723	377	396	8,742
\$20,000-30,000	3,664	2,772	818	320	319	7,893
\$30,000-40,000	3,082	3,007	715	438	371	7,613
\$40,000-50,000	2,565	2,784	590	410	613	6,962
\$50,000-60,000	2,156	2,789	764	287	253	6,249
\$60,000-75,000	2,095	3,282	917	493	453	7,240
\$75,000-100,000	2,638	4,104	1,442	665	489	9,338
\$100,000-125,000	1,919	3,749	1,138	632	439	7,877
\$125,000-150,000	957	2,597	694	294	276	4,818
\$150,000-200,000	1,144	3,080	1,098	471	315	6,108
\$200,000+	1,513	6,945	2,270	1,201	496	12,425
Total	29,103	39,514	11,719	5,849	4,738	90,923

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,714	1,142	345	165	261	3,627
\$10,000-20,000	3,815	2,152	535	288	274	7,064
\$20,000-30,000	3,087	2,194	580	198	260	6,319
\$30,000-40,000	2,413	2,069	504	241	276	5,503
\$40,000-50,000	1,833	2,128	401	218	368	4,948
\$50,000-60,000	1,477	1,936	382	143	198	4,136
\$60,000-75,000	1,221	2,107	496	218	288	4,330
\$75,000-100,000	1,505	2,724	629	330	207	5,395
\$100,000-125,000	1,106	2,180	619	197	250	4,352
\$125,000-150,000	479	1,414	253	127	75	2,348
\$150,000-200,000	656	1,656	326	116	110	2,864
\$200,000+	939	3,762	477	351	117	5,646
Total	20,245	25,464	5,547	2,592	2,684	56,532

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4,241	2,387	1,248	665	528	9,069
\$10,000-20,000	5,683	3,464	1,386	789	950	12,272
\$20,000-30,000	5,428	3,682	1,599	796	764	12,269
\$30,000-40,000	5,077	3,866	1,888	1,713	959	13,503
\$40,000-50,000	5,334	4,290	1,577	1,325	1,343	13,869
\$50,000-60,000	4,972	4,185	2,001	1,072	964	13,194
\$60,000-75,000	5,454	5,903	2,830	2,449	1,646	18,282
\$75,000-100,000	6,240	8,029	4,211	3,851	2,326	24,657
\$100,000-125,000	4,453	7,713	3,140	3,302	2,121	20,729
\$125,000-150,000	1,949	4,738	2,751	2,859	1,669	13,966
\$150,000-200,000	2,754	7,119	3,222	4,356	1,659	19,110
\$200,000+	3,107	11,413	7,180	7,823	4,096	33,619
Total	54,692	66,789	33,033	31,000	19,025	204,539

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.3%	0.6%	0.6%	0.4%	0.2%	3.0%
\$10,000-20,000	1.0%	0.7%	0.6%	0.4%	0.5%	3.1%
\$20,000-30,000	1.6%	0.8%	0.7%	0.4%	0.4%	3.9%
\$30,000-40,000	1.8%	0.8%	1.0%	1.1%	0.5%	5.2%
\$40,000-50,000	2.4%	1.3%	0.9%	0.8%	0.6%	6.1%
\$50,000-60,000	2.5%	1.2%	1.1%	0.7%	0.6%	6.1%
\$60,000-75,000	3.0%	2.3%	1.7%	1.7%	1.1%	9.7%
\$75,000-100,000	3.2%	3.5%	2.4%	2.8%	1.6%	13.5%
\$100,000-125,000	2.2%	3.5%	1.8%	2.4%	1.5%	11.3%
\$125,000-150,000	0.9%	1.9%	1.8%	2.3%	1.2%	8.1%
\$150,000-200,000	1.4%	3.6%	1.9%	3.4%	1.2%	11.4%
\$200,000+	1.4%	3.9%	4.3%	5.8%	3.2%	18.7%
Total	22.5%	24.0%	18.8%	22.1%	12.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.1%	1.9%	0.6%	0.3%	0.3%	6.2%
\$10,000-20,000	5.0%	2.9%	0.8%	0.4%	0.4%	9.6%
\$20,000-30,000	4.0%	3.0%	0.9%	0.4%	0.4%	8.7%
\$30,000-40,000	3.4%	3.3%	0.8%	0.5%	0.4%	8.4%
\$40,000-50,000	2.8%	3.1%	0.6%	0.5%	0.7%	7.7%
\$50,000-60,000	2.4%	3.1%	0.8%	0.3%	0.3%	6.9%
\$60,000-75,000	2.3%	3.6%	1.0%	0.5%	0.5%	8.0%
\$75,000-100,000	2.9%	4.5%	1.6%	0.7%	0.5%	10.3%
\$100,000-125,000	2.1%	4.1%	1.3%	0.7%	0.5%	8.7%
\$125,000-150,000	1.1%	2.9%	0.8%	0.3%	0.3%	5.3%
\$150,000-200,000	1.3%	3.4%	1.2%	0.5%	0.3%	6.7%
\$200,000+	1.7%	7.6%	2.5%	1.3%	0.5%	13.7%
Total	32.0%	43.5%	12.9%	6.4%	5.2%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.0%	2.0%	0.6%	0.3%	0.5%	6.4%
\$10,000-20,000	6.7%	3.8%	0.9%	0.5%	0.5%	12.5%
\$20,000-30,000	5.5%	3.9%	1.0%	0.4%	0.5%	11.2%
\$30,000-40,000	4.3%	3.7%	0.9%	0.4%	0.5%	9.7%
\$40,000-50,000	3.2%	3.8%	0.7%	0.4%	0.7%	8.8%
\$50,000-60,000	2.6%	3.4%	0.7%	0.3%	0.4%	7.3%
\$60,000-75,000	2.2%	3.7%	0.9%	0.4%	0.5%	7.7%
\$75,000-100,000	2.7%	4.8%	1.1%	0.6%	0.4%	9.5%
\$100,000-125,000	2.0%	3.9%	1.1%	0.3%	0.4%	7.7%
\$125,000-150,000	0.8%	2.5%	0.4%	0.2%	0.1%	4.2%
\$150,000-200,000	1.2%	2.9%	0.6%	0.2%	0.2%	5.1%
\$200,000+	1.7%	6.7%	0.8%	0.6%	0.2%	10.0%
Total	35.8%	45.0%	9.8%	4.6%	4.7%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.1%	1.2%	0.6%	0.3%	0.3%	4.4%
\$10,000-20,000	2.8%	1.7%	0.7%	0.4%	0.5%	6.0%
\$20,000-30,000	2.7%	1.8%	0.8%	0.4%	0.4%	6.0%
\$30,000-40,000	2.5%	1.9%	0.9%	0.8%	0.5%	6.6%
\$40,000-50,000	2.6%	2.1%	0.8%	0.6%	0.7%	6.8%
\$50,000-60,000	2.4%	2.0%	1.0%	0.5%	0.5%	6.5%
\$60,000-75,000	2.7%	2.9%	1.4%	1.2%	0.8%	8.9%
\$75,000-100,000	3.1%	3.9%	2.1%	1.9%	1.1%	12.1%
\$100,000-125,000	2.2%	3.8%	1.5%	1.6%	1.0%	10.1%
\$125,000-150,000	1.0%	2.3%	1.3%	1.4%	0.8%	6.8%
\$150,000-200,000	1.3%	3.5%	1.6%	2.1%	0.8%	9.3%
\$200,000+	1.5%	5.6%	3.5%	3.8%	2.0%	16.4%
Total	26.7%	32.7%	16.1%	15.2%	9.3%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6,509	2,545	1,941	1,196	1,247	13,438
\$10,000-20,000	5,398	2,974	2,203	1,140	1,786	13,501
\$20,000-30,000	7,383	3,677	2,159	1,576	2,003	16,798
\$30,000-40,000	8,044	3,491	1,921	1,385	1,347	16,188
\$40,000-50,000	7,229	2,883	1,763	977	1,427	14,279
\$50,000-60,000	6,105	3,025	1,477	1,185	841	12,633
\$60,000-75,000	7,393	4,129	2,484	1,170	1,324	16,500
\$75,000-100,000	7,593	5,691	2,374	1,245	1,524	18,427
\$100,000-125,000	3,687	3,621	1,678	1,069	998	11,053
\$125,000-150,000	2,531	2,856	967	788	546	7,688
\$150,000-200,000	1,304	2,463	1,209	722	396	6,094
\$200,000+	2,859	3,020	1,181	670	818	8,548
Total	66,035	40,375	21,357	13,123	14,257	155,147

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6,148	1,092	333	161	170	7,904
\$10,000-20,000	6,962	1,346	574	296	303	9,481
\$20,000-30,000	4,401	1,617	757	264	223	7,262
\$30,000-40,000	2,540	882	502	216	197	4,337
\$40,000-50,000	1,899	848	486	312	219	3,764
\$50,000-60,000	1,551	788	308	130	123	2,900
\$60,000-75,000	2,049	809	355	134	183	3,530
\$75,000-100,000	1,807	878	405	175	391	3,656
\$100,000-125,000	1,167	659	261	168	148	2,403
\$125,000-150,000	1,243	495	187	120	117	2,162
\$150,000-200,000	1,215	479	170	120	181	2,165
\$200,000+	1,569	922	320	121	148	3,080
Total	32,551	10,815	4,658	2,217	2,403	52,644

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4,291	622	185	108	111	5,317
\$10,000-20,000	5,469	871	271	176	214	7,001
\$20,000-30,000	3,384	1,096	544	186	163	5,373
\$30,000-40,000	1,912	571	243	110	104	2,940
\$40,000-50,000	1,275	475	266	198	144	2,358
\$50,000-60,000	1,057	365	196	105	60	1,783
\$60,000-75,000	1,405	448	196	99	91	2,239
\$75,000-100,000	1,318	584	239	136	170	2,447
\$100,000-125,000	791	371	124	134	77	1,497
\$125,000-150,000	925	277	103	72	59	1,436
\$150,000-200,000	845	238	89	66	63	1,301
\$200,000+	971	259	177	75	81	1,563
Total	23,643	6,177	2,633	1,465	1,337	35,255

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12,657	3,637	2,274	1,357	1,417	21,342
\$10,000-20,000	12,360	4,320	2,777	1,436	2,089	22,982
\$20,000-30,000	11,784	5,294	2,916	1,840	2,226	24,060
\$30,000-40,000	10,584	4,373	2,423	1,601	1,544	20,525
\$40,000-50,000	9,128	3,731	2,249	1,289	1,646	18,043
\$50,000-60,000	7,656	3,813	1,785	1,315	964	15,533
\$60,000-75,000	9,442	4,938	2,839	1,304	1,507	20,030
\$75,000-100,000	9,400	6,569	2,779	1,420	1,915	22,083
\$100,000-125,000	4,854	4,280	1,939	1,237	1,146	13,456
\$125,000-150,000	3,774	3,351	1,154	908	663	9,850
\$150,000-200,000	2,519	2,942	1,379	842	577	8,259
\$200,000+	4,428	3,942	1,501	791	966	11,628
Total	98,586	51,190	26,015	15,340	16,660	207,791

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.2%	1.6%	1.3%	0.8%	0.8%	8.7%
\$10,000-20,000	3.5%	1.9%	1.4%	0.7%	1.2%	8.7%
\$20,000-30,000	4.8%	2.4%	1.4%	1.0%	1.3%	10.8%
\$30,000-40,000	5.2%	2.3%	1.2%	0.9%	0.9%	10.4%
\$40,000-50,000	4.7%	1.9%	1.1%	0.6%	0.9%	9.2%
\$50,000-60,000	3.9%	1.9%	1.0%	0.8%	0.5%	8.1%
\$60,000-75,000	4.8%	2.7%	1.6%	0.8%	0.9%	10.6%
\$75,000-100,000	4.9%	3.7%	1.5%	0.8%	1.0%	11.9%
\$100,000-125,000	2.4%	2.3%	1.1%	0.7%	0.6%	7.1%
\$125,000-150,000	1.6%	1.8%	0.6%	0.5%	0.4%	5.0%
\$150,000-200,000	0.8%	1.6%	0.8%	0.5%	0.3%	3.9%
\$200,000+	1.8%	1.9%	0.8%	0.4%	0.5%	5.5%
Total	42.6%	26.0%	13.8%	8.5%	9.2%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	11.7%	2.1%	0.6%	0.3%	0.3%	15.0%
\$10,000-20,000	13.2%	2.6%	1.1%	0.6%	0.6%	18.0%
\$20,000-30,000	8.4%	3.1%	1.4%	0.5%	0.4%	13.8%
\$30,000-40,000	4.8%	1.7%	1.0%	0.4%	0.4%	8.2%
\$40,000-50,000	3.6%	1.6%	0.9%	0.6%	0.4%	7.1%
\$50,000-60,000	2.9%	1.5%	0.6%	0.2%	0.2%	5.5%
\$60,000-75,000	3.9%	1.5%	0.7%	0.3%	0.3%	6.7%
\$75,000-100,000	3.4%	1.7%	0.8%	0.3%	0.7%	6.9%
\$100,000-125,000	2.2%	1.3%	0.5%	0.3%	0.3%	4.6%
\$125,000-150,000	2.4%	0.9%	0.4%	0.2%	0.2%	4.1%
\$150,000-200,000	2.3%	0.9%	0.3%	0.2%	0.3%	4.1%
\$200,000+	3.0%	1.8%	0.6%	0.2%	0.3%	5.9%
Total	61.8%	20.5%	8.8%	4.2%	4.6%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	12.2%	1.8%	0.5%	0.3%	0.3%	15.1%
\$10,000-20,000	15.5%	2.5%	0.8%	0.5%	0.6%	19.9%
\$20,000-30,000	9.6%	3.1%	1.5%	0.5%	0.5%	15.2%
\$30,000-40,000	5.4%	1.6%	0.7%	0.3%	0.3%	8.3%
\$40,000-50,000	3.6%	1.3%	0.8%	0.6%	0.4%	6.7%
\$50,000-60,000	3.0%	1.0%	0.6%	0.3%	0.2%	5.1%
\$60,000-75,000	4.0%	1.3%	0.6%	0.3%	0.3%	6.4%
\$75,000-100,000	3.7%	1.7%	0.7%	0.4%	0.5%	6.9%
\$100,000-125,000	2.2%	1.1%	0.4%	0.4%	0.2%	4.2%
\$125,000-150,000	2.6%	0.8%	0.3%	0.2%	0.2%	4.1%
\$150,000-200,000	2.4%	0.7%	0.3%	0.2%	0.2%	3.7%
\$200,000+	2.8%	0.7%	0.5%	0.2%	0.2%	4.4%
Total	67.1%	17.5%	7.5%	4.2%	3.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	6.1%	1.8%	1.1%	0.7%	0.7%	10.3%
\$10,000-20,000	5.9%	2.1%	1.3%	0.7%	1.0%	11.1%
\$20,000-30,000	5.7%	2.5%	1.4%	0.9%	1.1%	11.6%
\$30,000-40,000	5.1%	2.1%	1.2%	0.8%	0.7%	9.9%
\$40,000-50,000	4.4%	1.8%	1.1%	0.6%	0.8%	8.7%
\$50,000-60,000	3.7%	1.8%	0.9%	0.6%	0.5%	7.5%
\$60,000-75,000	4.5%	2.4%	1.4%	0.6%	0.7%	9.6%
\$75,000-100,000	4.5%	3.2%	1.3%	0.7%	0.9%	10.6%
\$100,000-125,000	2.3%	2.1%	0.9%	0.6%	0.6%	6.5%
\$125,000-150,000	1.8%	1.6%	0.6%	0.4%	0.3%	4.7%
\$150,000-200,000	1.2%	1.4%	0.7%	0.4%	0.3%	4.0%
\$200,000+	2.1%	1.9%	0.7%	0.4%	0.5%	5.6%
Total	47.4%	24.6%	12.5%	7.4%	8.0%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	879	363	472	190	144	2,048
\$10,000-20,000	825	662	436	268	484	2,675
\$20,000-30,000	1,543	604	586	302	388	3,423
\$30,000-40,000	1,632	709	880	1,062	499	4,782
\$40,000-50,000	2,875	1,348	960	645	662	6,490
\$50,000-60,000	2,883	1,198	1,154	669	629	6,533
\$60,000-75,000	3,594	2,612	1,855	1,705	1,046	10,812
\$75,000-100,000	4,343	3,973	2,864	2,923	1,922	16,025
\$100,000-125,000	3,375	4,248	2,068	2,569	1,642	13,902
\$125,000-150,000	1,771	2,818	2,272	2,487	1,619	10,967
\$150,000-200,000	2,752	4,983	2,750	4,014	1,524	16,023
\$200,000+	3,781	8,014	8,014	10,363	5,590	35,762
Total	30,253	31,532	24,311	27,197	16,149	129,442

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,871	1,528	591	245	317	5,552
\$10,000-20,000	4,349	2,197	557	294	282	7,679
\$20,000-30,000	4,261	2,626	735	278	282	8,182
\$30,000-40,000	3,403	2,631	677	339	333	7,383
\$40,000-50,000	3,323	2,920	617	383	577	7,820
\$50,000-60,000	2,170	2,333	738	241	242	5,724
\$60,000-75,000	3,325	4,373	1,149	546	544	9,937
\$75,000-100,000	3,623	4,927	1,675	821	577	11,623
\$100,000-125,000	2,633	4,309	1,374	721	483	9,520
\$125,000-150,000	1,956	3,699	1,008	412	458	7,533
\$150,000-200,000	1,953	3,874	1,468	609	565	8,469
\$200,000+	3,008	11,288	3,988	2,293	813	21,390
Total	36,875	46,705	14,577	7,182	5,473	110,812

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,975	1,055	431	165	243	3,869
\$10,000-20,000	3,714	1,852	416	227	184	6,393
\$20,000-30,000	3,733	2,181	569	197	226	6,906
\$30,000-40,000	2,761	1,877	499	191	238	5,566
\$40,000-50,000	2,555	2,381	435	237	391	5,999
\$50,000-60,000	1,501	1,642	362	128	194	3,827
\$60,000-75,000	2,509	3,512	756	320	389	7,486
\$75,000-100,000	2,464	3,722	831	506	240	7,763
\$100,000-125,000	1,701	2,770	797	248	291	5,807
\$125,000-150,000	1,307	2,387	473	204	229	4,600
\$150,000-200,000	1,350	2,493	587	193	259	4,882
\$200,000+	1,966	6,634	860	740	214	10,414
Total	27,536	32,506	7,016	3,356	3,098	73,512

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,750	1,891	1,063	435	461	7,600
\$10,000-20,000	5,174	2,859	993	562	766	10,354
\$20,000-30,000	5,804	3,230	1,321	580	670	11,605
\$30,000-40,000	5,035	3,340	1,557	1,401	832	12,165
\$40,000-50,000	6,198	4,268	1,577	1,028	1,239	14,310
\$50,000-60,000	5,053	3,531	1,892	910	871	12,257
\$60,000-75,000	6,919	6,985	3,004	2,251	1,590	20,749
\$75,000-100,000	7,966	8,900	4,539	3,744	2,499	27,648
\$100,000-125,000	6,008	8,557	3,442	3,290	2,125	23,422
\$125,000-150,000	3,727	6,517	3,280	2,899	2,077	18,500
\$150,000-200,000	4,705	8,857	4,218	4,623	2,089	24,492
\$200,000+	6,789	19,302	12,002	12,656	6,403	57,152
Total	67,128	78,237	38,888	34,379	21,622	240,254

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.7%	0.3%	0.4%	0.1%	0.1%	1.6%
\$10,000-20,000	0.6%	0.5%	0.3%	0.2%	0.4%	2.1%
\$20,000-30,000	1.2%	0.5%	0.5%	0.2%	0.3%	2.6%
\$30,000-40,000	1.3%	0.5%	0.7%	0.8%	0.4%	3.7%
\$40,000-50,000	2.2%	1.0%	0.7%	0.5%	0.5%	5.0%
\$50,000-60,000	2.2%	0.9%	0.9%	0.5%	0.5%	5.0%
\$60,000-75,000	2.8%	2.0%	1.4%	1.3%	0.8%	8.4%
\$75,000-100,000	3.4%	3.1%	2.2%	2.3%	1.5%	12.4%
\$100,000-125,000	2.6%	3.3%	1.6%	2.0%	1.3%	10.7%
\$125,000-150,000	1.4%	2.2%	1.8%	1.9%	1.3%	8.5%
\$150,000-200,000	2.1%	3.8%	2.1%	3.1%	1.2%	12.4%
\$200,000+	2.9%	6.2%	6.2%	8.0%	4.3%	27.6%
Total	23.4%	24.4%	18.8%	21.0%	12.5%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.6%	1.4%	0.5%	0.2%	0.3%	5.0%
\$10,000-20,000	3.9%	2.0%	0.5%	0.3%	0.3%	6.9%
\$20,000-30,000	3.8%	2.4%	0.7%	0.3%	0.3%	7.4%
\$30,000-40,000	3.1%	2.4%	0.6%	0.3%	0.3%	6.7%
\$40,000-50,000	3.0%	2.6%	0.6%	0.3%	0.5%	7.1%
\$50,000-60,000	2.0%	2.1%	0.7%	0.2%	0.2%	5.2%
\$60,000-75,000	3.0%	3.9%	1.0%	0.5%	0.5%	9.0%
\$75,000-100,000	3.3%	4.4%	1.5%	0.7%	0.5%	10.5%
\$100,000-125,000	2.4%	3.9%	1.2%	0.7%	0.4%	8.6%
\$125,000-150,000	1.8%	3.3%	0.9%	0.4%	0.4%	6.8%
\$150,000-200,000	1.8%	3.5%	1.3%	0.5%	0.5%	7.6%
\$200,000+	2.7%	10.2%	3.6%	2.1%	0.7%	19.3%
Total	33.3%	42.1%	13.2%	6.5%	4.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.7%	1.4%	0.6%	0.2%	0.3%	5.3%
\$10,000-20,000	5.1%	2.5%	0.6%	0.3%	0.3%	8.7%
\$20,000-30,000	5.1%	3.0%	0.8%	0.3%	0.3%	9.4%
\$30,000-40,000	3.8%	2.6%	0.7%	0.3%	0.3%	7.6%
\$40,000-50,000	3.5%	3.2%	0.6%	0.3%	0.5%	8.2%
\$50,000-60,000	2.0%	2.2%	0.5%	0.2%	0.3%	5.2%
\$60,000-75,000	3.4%	4.8%	1.0%	0.4%	0.5%	10.2%
\$75,000-100,000	3.4%	5.1%	1.1%	0.7%	0.3%	10.6%
\$100,000-125,000	2.3%	3.8%	1.1%	0.3%	0.4%	7.9%
\$125,000-150,000	1.8%	3.2%	0.6%	0.3%	0.3%	6.3%
\$150,000-200,000	1.8%	3.4%	0.8%	0.3%	0.4%	6.6%
\$200,000+	2.7%	9.0%	1.2%	1.0%	0.3%	14.2%
Total	37.5%	44.2%	9.5%	4.6%	4.2%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.6%	0.8%	0.4%	0.2%	0.2%	3.2%
\$10,000-20,000	2.2%	1.2%	0.4%	0.2%	0.3%	4.3%
\$20,000-30,000	2.4%	1.3%	0.5%	0.2%	0.3%	4.8%
\$30,000-40,000	2.1%	1.4%	0.6%	0.6%	0.3%	5.1%
\$40,000-50,000	2.6%	1.8%	0.7%	0.4%	0.5%	6.0%
\$50,000-60,000	2.1%	1.5%	0.8%	0.4%	0.4%	5.1%
\$60,000-75,000	2.9%	2.9%	1.3%	0.9%	0.7%	8.6%
\$75,000-100,000	3.3%	3.7%	1.9%	1.6%	1.0%	11.5%
\$100,000-125,000	2.5%	3.6%	1.4%	1.4%	0.9%	9.7%
\$125,000-150,000	1.6%	2.7%	1.4%	1.2%	0.9%	7.7%
\$150,000-200,000	2.0%	3.7%	1.8%	1.9%	0.9%	10.2%
\$200,000+	2.8%	8.0%	5.0%	5.3%	2.7%	23.8%
Total	27.9%	32.6%	16.2%	14.3%	9.0%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5,945	2,172	1,754	1,060	1,104	12,035
\$10,000-20,000	4,675	2,403	1,893	1,026	1,493	11,490
\$20,000-30,000	6,256	3,075	1,878	1,387	1,911	14,507
\$30,000-40,000	7,717	3,458	1,931	1,447	1,351	15,904
\$40,000-50,000	6,221	2,295	1,529	799	1,405	12,249
\$50,000-60,000	6,481	3,137	1,606	1,356	978	13,558
\$60,000-75,000	6,951	3,630	2,260	1,218	1,327	15,386
\$75,000-100,000	8,834	5,793	2,635	1,426	1,861	20,549
\$100,000-125,000	4,522	4,005	2,077	1,267	1,257	13,128
\$125,000-150,000	3,243	3,187	1,169	997	694	9,290
\$150,000-200,000	1,960	3,336	1,612	903	518	8,329
\$200,000+	4,514	4,616	1,701	895	1,028	12,754
Total	67,319	41,107	22,045	13,781	14,927	159,179

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6,399	1,099	351	185	188	8,222
\$10,000-20,000	7,204	1,349	589	306	323	9,771
\$20,000-30,000	4,845	1,697	801	257	210	7,810
\$30,000-40,000	3,231	1,065	623	253	232	5,404
\$40,000-50,000	2,113	828	499	312	214	3,966
\$50,000-60,000	2,132	997	395	170	174	3,868
\$60,000-75,000	2,448	913	407	169	185	4,122
\$75,000-100,000	2,580	1,189	560	208	507	5,044
\$100,000-125,000	1,826	842	370	233	191	3,462
\$125,000-150,000	1,916	691	289	156	168	3,220
\$150,000-200,000	2,030	714	295	164	249	3,452
\$200,000+	2,742	1,423	508	195	232	5,100
Total	39,466	12,807	5,687	2,608	2,873	63,441

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4,599	670	206	128	123	5,726
\$10,000-20,000	5,801	916	299	206	247	7,469
\$20,000-30,000	3,819	1,189	605	193	150	5,956
\$30,000-40,000	2,513	700	317	142	137	3,809
\$40,000-50,000	1,500	469	262	187	139	2,557
\$50,000-60,000	1,489	466	255	137	93	2,440
\$60,000-75,000	1,750	549	243	126	108	2,776
\$75,000-100,000	1,918	796	351	159	231	3,455
\$100,000-125,000	1,241	481	195	182	99	2,198
\$125,000-150,000	1,454	386	175	102	90	2,207
\$150,000-200,000	1,420	357	170	92	92	2,131
\$200,000+	1,736	441	288	129	123	2,717
Total	29,240	7,420	3,366	1,783	1,632	43,441

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	12,344	3,271	2,105	1,245	1,292	20,257
\$10,000-20,000	11,879	3,752	2,482	1,332	1,816	21,261
\$20,000-30,000	11,101	4,772	2,679	1,644	2,121	22,317
\$30,000-40,000	10,948	4,523	2,554	1,700	1,583	21,308
\$40,000-50,000	8,334	3,123	2,028	1,111	1,619	16,215
\$50,000-60,000	8,613	4,134	2,001	1,526	1,152	17,426
\$60,000-75,000	9,399	4,543	2,667	1,387	1,512	19,508
\$75,000-100,000	11,414	6,982	3,195	1,634	2,368	25,593
\$100,000-125,000	6,348	4,847	2,447	1,500	1,448	16,590
\$125,000-150,000	5,159	3,878	1,458	1,153	862	12,510
\$150,000-200,000	3,990	4,050	1,907	1,067	767	11,781
\$200,000+	7,256	6,039	2,209	1,090	1,260	17,854
Total	106,785	53,914	27,732	16,389	17,800	222,620

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.7%	1.4%	1.1%	0.7%	0.7%	7.6%
\$10,000-20,000	2.9%	1.5%	1.2%	0.6%	0.9%	7.2%
\$20,000-30,000	3.9%	1.9%	1.2%	0.9%	1.2%	9.1%
\$30,000-40,000	4.8%	2.2%	1.2%	0.9%	0.8%	10.0%
\$40,000-50,000	3.9%	1.4%	1.0%	0.5%	0.9%	7.7%
\$50,000-60,000	4.1%	2.0%	1.0%	0.9%	0.6%	8.5%
\$60,000-75,000	4.4%	2.3%	1.4%	0.8%	0.8%	9.7%
\$75,000-100,000	5.5%	3.6%	1.7%	0.9%	1.2%	12.9%
\$100,000-125,000	2.8%	2.5%	1.3%	0.8%	0.8%	8.2%
\$125,000-150,000	2.0%	2.0%	0.7%	0.6%	0.4%	5.8%
\$150,000-200,000	1.2%	2.1%	1.0%	0.6%	0.3%	5.2%
\$200,000+	2.8%	2.9%	1.1%	0.6%	0.6%	8.0%
Total	42.3%	25.8%	13.8%	8.7%	9.4%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.1%	1.7%	0.6%	0.3%	0.3%	13.0%
\$10,000-20,000	11.4%	2.1%	0.9%	0.5%	0.5%	15.4%
\$20,000-30,000	7.6%	2.7%	1.3%	0.4%	0.3%	12.3%
\$30,000-40,000	5.1%	1.7%	1.0%	0.4%	0.4%	8.5%
\$40,000-50,000	3.3%	1.3%	0.8%	0.5%	0.3%	6.3%
\$50,000-60,000	3.4%	1.6%	0.6%	0.3%	0.3%	6.1%
\$60,000-75,000	3.9%	1.4%	0.6%	0.3%	0.3%	6.5%
\$75,000-100,000	4.1%	1.9%	0.9%	0.3%	0.8%	8.0%
\$100,000-125,000	2.9%	1.3%	0.6%	0.4%	0.3%	5.5%
\$125,000-150,000	3.0%	1.1%	0.5%	0.2%	0.3%	5.1%
\$150,000-200,000	3.2%	1.1%	0.5%	0.3%	0.4%	5.4%
\$200,000+	4.3%	2.2%	0.8%	0.3%	0.4%	8.0%
Total	62.2%	20.2%	9.0%	4.1%	4.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.6%	1.5%	0.5%	0.3%	0.3%	13.2%
\$10,000-20,000	13.4%	2.1%	0.7%	0.5%	0.6%	17.2%
\$20,000-30,000	8.8%	2.7%	1.4%	0.4%	0.3%	13.7%
\$30,000-40,000	5.8%	1.6%	0.7%	0.3%	0.3%	8.8%
\$40,000-50,000	3.5%	1.1%	0.6%	0.4%	0.3%	5.9%
\$50,000-60,000	3.4%	1.1%	0.6%	0.3%	0.2%	5.6%
\$60,000-75,000	4.0%	1.3%	0.6%	0.3%	0.2%	6.4%
\$75,000-100,000	4.4%	1.8%	0.8%	0.4%	0.5%	8.0%
\$100,000-125,000	2.9%	1.1%	0.4%	0.4%	0.2%	5.1%
\$125,000-150,000	3.3%	0.9%	0.4%	0.2%	0.2%	5.1%
\$150,000-200,000	3.3%	0.8%	0.4%	0.2%	0.2%	4.9%
\$200,000+	4.0%	1.0%	0.7%	0.3%	0.3%	6.3%
Total	67.3%	17.1%	7.7%	4.1%	3.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.5%	1.5%	0.9%	0.6%	0.6%	9.1%
\$10,000-20,000	5.3%	1.7%	1.1%	0.6%	0.8%	9.6%
\$20,000-30,000	5.0%	2.1%	1.2%	0.7%	1.0%	10.0%
\$30,000-40,000	4.9%	2.0%	1.1%	0.8%	0.7%	9.6%
\$40,000-50,000	3.7%	1.4%	0.9%	0.5%	0.7%	7.3%
\$50,000-60,000	3.9%	1.9%	0.9%	0.7%	0.5%	7.8%
\$60,000-75,000	4.2%	2.0%	1.2%	0.6%	0.7%	8.8%
\$75,000-100,000	5.1%	3.1%	1.4%	0.7%	1.1%	11.5%
\$100,000-125,000	2.9%	2.2%	1.1%	0.7%	0.7%	7.5%
\$125,000-150,000	2.3%	1.7%	0.7%	0.5%	0.4%	5.6%
\$150,000-200,000	1.8%	1.8%	0.9%	0.5%	0.3%	5.3%
\$200,000+	3.3%	2.7%	1.0%	0.5%	0.6%	8.0%
Total	48.0%	24.2%	12.5%	7.4%	8.0%	100.0%

HISTA 2.2 Summary Data **Fulton County, Georgia**

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	664	269	318	134	118	1,503
\$10,000-20,000	613	508	309	232	371	2,033
\$20,000-30,000	1,155	476	414	200	328	2,573
\$30,000-40,000	1,386	567	717	921	434	4,025
\$40,000-50,000	2,221	998	755	434	509	4,917
\$50,000-60,000	2,759	1,097	1,028	604	565	6,053
\$60,000-75,000	3,013	2,135	1,646	1,329	911	9,034
\$75,000-100,000	4,113	3,477	2,607	2,636	1,870	14,703
\$100,000-125,000	3,465	4,009	1,999	2,359	1,491	13,323
\$125,000-150,000	1,809	2,732	2,181	2,307	1,651	10,680
\$150,000-200,000	3,364	5,203	2,964	4,224	1,533	17,288
\$200,000+	5,259	9,304	9,464	11,986	6,585	42,598
Total	29,821	30,775	24,402	27,366	16,366	128,730

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,985	1,454	567	250	308	5,564
\$10,000-20,000	4,373	2,088	493	253	258	7,465
\$20,000-30,000	4,380	2,480	732	248	269	8,109
\$30,000-40,000	3,853	2,736	730	362	371	8,052
\$40,000-50,000	3,296	2,699	584	328	529	7,436
\$50,000-60,000	2,648	2,657	779	265	288	6,637
\$60,000-75,000	3,692	4,389	1,205	564	566	10,416
\$75,000-100,000	4,504	5,691	1,838	868	678	13,579
\$100,000-125,000	3,389	4,943	1,651	832	597	11,412
\$125,000-150,000	2,552	4,267	1,145	471	538	8,973
\$150,000-200,000	2,776	4,770	1,819	816	765	10,946
\$200,000+	4,611	15,113	5,549	3,323	1,179	29,775
Total	43,059	53,287	17,092	8,580	6,346	128,364

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,159	1,059	432	182	247	4,079
\$10,000-20,000	3,814	1,807	378	195	174	6,368
\$20,000-30,000	3,892	2,143	593	180	220	7,028
\$30,000-40,000	3,184	2,053	561	226	278	6,302
\$40,000-50,000	2,619	2,313	445	213	378	5,968
\$50,000-60,000	1,959	1,921	422	157	229	4,688
\$60,000-75,000	2,823	3,636	851	330	423	8,063
\$75,000-100,000	3,149	4,474	1,022	562	283	9,490
\$100,000-125,000	2,295	3,325	1,030	313	373	7,336
\$125,000-150,000	1,779	2,855	564	249	285	5,732
\$150,000-200,000	1,971	3,204	810	294	375	6,654
\$200,000+	3,018	9,559	1,244	1,087	311	15,219
Total	32,662	38,349	8,352	3,988	3,576	86,927

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3,649	1,723	885	384	426	7,067
\$10,000-20,000	4,986	2,596	802	485	629	9,498
\$20,000-30,000	5,535	2,956	1,146	448	597	10,682
\$30,000-40,000	5,239	3,303	1,447	1,283	805	12,077
\$40,000-50,000	5,517	3,697	1,339	762	1,038	12,353
\$50,000-60,000	5,407	3,754	1,807	869	853	12,690
\$60,000-75,000	6,705	6,524	2,851	1,893	1,477	19,450
\$75,000-100,000	8,617	9,168	4,445	3,504	2,548	28,282
\$100,000-125,000	6,854	8,952	3,650	3,191	2,088	24,735
\$125,000-150,000	4,361	6,999	3,326	2,778	2,189	19,653
\$150,000-200,000	6,140	9,973	4,783	5,040	2,298	28,234
\$200,000+	9,870	24,417	15,013	15,309	7,764	72,373
Total	72,880	84,062	41,494	35,946	22,712	257,094

HISTA 2.2 Summary Data **Fulton County, Georgia**

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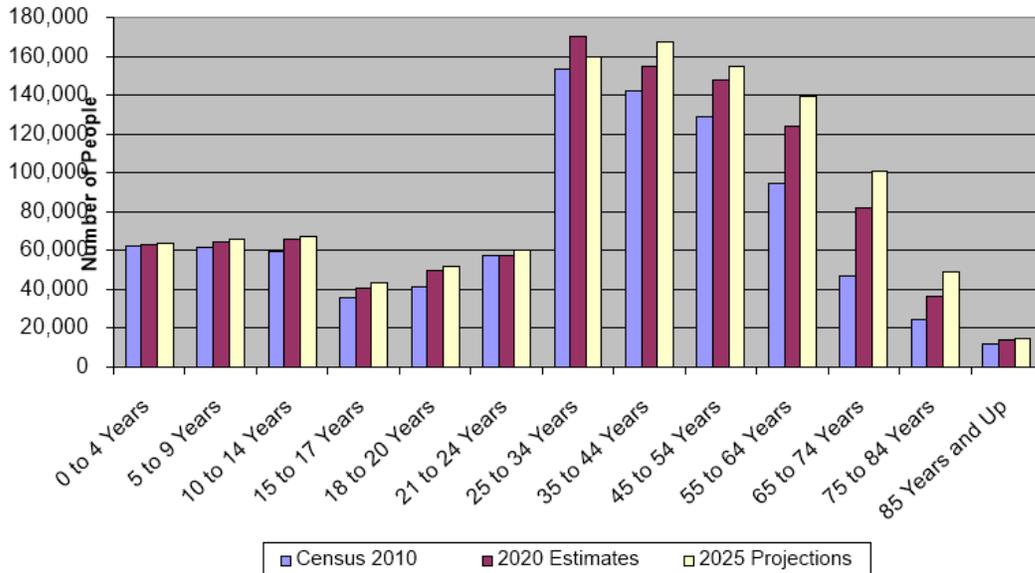
Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	0.5%	0.2%	0.2%	0.1%	0.1%	1.2%
\$10,000-20,000	0.5%	0.4%	0.2%	0.2%	0.3%	1.6%
\$20,000-30,000	0.9%	0.4%	0.3%	0.2%	0.3%	2.0%
\$30,000-40,000	1.1%	0.4%	0.6%	0.7%	0.3%	3.1%
\$40,000-50,000	1.7%	0.8%	0.6%	0.3%	0.4%	3.8%
\$50,000-60,000	2.1%	0.9%	0.8%	0.5%	0.4%	4.7%
\$60,000-75,000	2.3%	1.7%	1.3%	1.0%	0.7%	7.0%
\$75,000-100,000	3.2%	2.7%	2.0%	2.0%	1.5%	11.4%
\$100,000-125,000	2.7%	3.1%	1.6%	1.8%	1.2%	10.3%
\$125,000-150,000	1.4%	2.1%	1.7%	1.8%	1.3%	8.3%
\$150,000-200,000	2.6%	4.0%	2.3%	3.3%	1.2%	13.4%
\$200,000+	4.1%	7.2%	7.4%	9.3%	5.1%	33.1%
Total	23.2%	23.9%	19.0%	21.3%	12.7%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.3%	1.1%	0.4%	0.2%	0.2%	4.3%
\$10,000-20,000	3.4%	1.6%	0.4%	0.2%	0.2%	5.8%
\$20,000-30,000	3.4%	1.9%	0.6%	0.2%	0.2%	6.3%
\$30,000-40,000	3.0%	2.1%	0.6%	0.3%	0.3%	6.3%
\$40,000-50,000	2.6%	2.1%	0.5%	0.3%	0.4%	5.8%
\$50,000-60,000	2.1%	2.1%	0.6%	0.2%	0.2%	5.2%
\$60,000-75,000	2.9%	3.4%	0.9%	0.4%	0.4%	8.1%
\$75,000-100,000	3.5%	4.4%	1.4%	0.7%	0.5%	10.6%
\$100,000-125,000	2.6%	3.9%	1.3%	0.6%	0.5%	8.9%
\$125,000-150,000	2.0%	3.3%	0.9%	0.4%	0.4%	7.0%
\$150,000-200,000	2.2%	3.7%	1.4%	0.6%	0.6%	8.5%
\$200,000+	3.6%	11.8%	4.3%	2.6%	0.9%	23.2%
Total	33.5%	41.5%	13.3%	6.7%	4.9%	100.0%

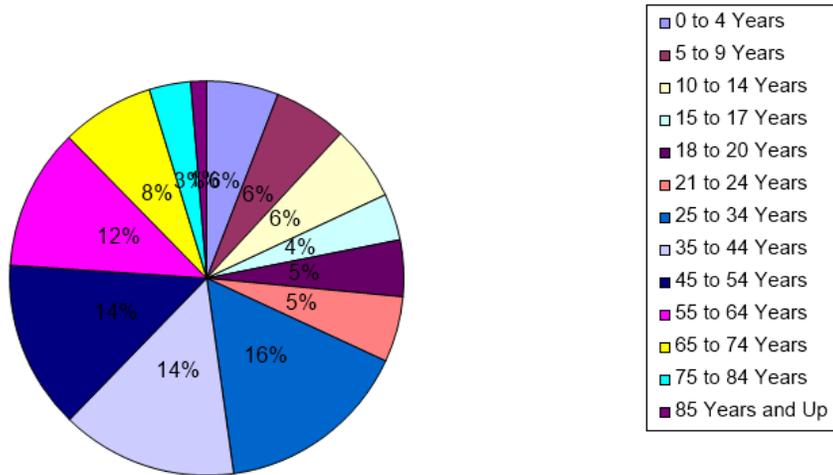
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.5%	1.2%	0.5%	0.2%	0.3%	4.7%
\$10,000-20,000	4.4%	2.1%	0.4%	0.2%	0.2%	7.3%
\$20,000-30,000	4.5%	2.5%	0.7%	0.2%	0.3%	8.1%
\$30,000-40,000	3.7%	2.4%	0.6%	0.3%	0.3%	7.2%
\$40,000-50,000	3.0%	2.7%	0.5%	0.2%	0.4%	6.9%
\$50,000-60,000	2.3%	2.2%	0.5%	0.2%	0.3%	5.4%
\$60,000-75,000	3.2%	4.2%	1.0%	0.4%	0.5%	9.3%
\$75,000-100,000	3.6%	5.1%	1.2%	0.6%	0.3%	10.9%
\$100,000-125,000	2.6%	3.8%	1.2%	0.4%	0.4%	8.4%
\$125,000-150,000	2.0%	3.3%	0.6%	0.3%	0.3%	6.6%
\$150,000-200,000	2.3%	3.7%	0.9%	0.3%	0.4%	7.7%
\$200,000+	3.5%	11.0%	1.4%	1.3%	0.4%	17.5%
Total	37.6%	44.1%	9.6%	4.6%	4.1%	100.0%

Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.4%	0.7%	0.3%	0.1%	0.2%	2.7%
\$10,000-20,000	1.9%	1.0%	0.3%	0.2%	0.2%	3.7%
\$20,000-30,000	2.2%	1.1%	0.4%	0.2%	0.2%	4.2%
\$30,000-40,000	2.0%	1.3%	0.6%	0.5%	0.3%	4.7%
\$40,000-50,000	2.1%	1.4%	0.5%	0.3%	0.4%	4.8%
\$50,000-60,000	2.1%	1.5%	0.7%	0.3%	0.3%	4.9%
\$60,000-75,000	2.6%	2.5%	1.1%	0.7%	0.6%	7.6%
\$75,000-100,000	3.4%	3.6%	1.7%	1.4%	1.0%	11.0%
\$100,000-125,000	2.7%	3.5%	1.4%	1.2%	0.8%	9.6%
\$125,000-150,000	1.7%	2.7%	1.3%	1.1%	0.9%	7.6%
\$150,000-200,000	2.4%	3.9%	1.9%	2.0%	0.9%	11.0%
\$200,000+	3.8%	9.5%	5.8%	6.0%	3.0%	28.2%
Total	28.3%	32.7%	16.1%	14.0%	8.8%	100.0%

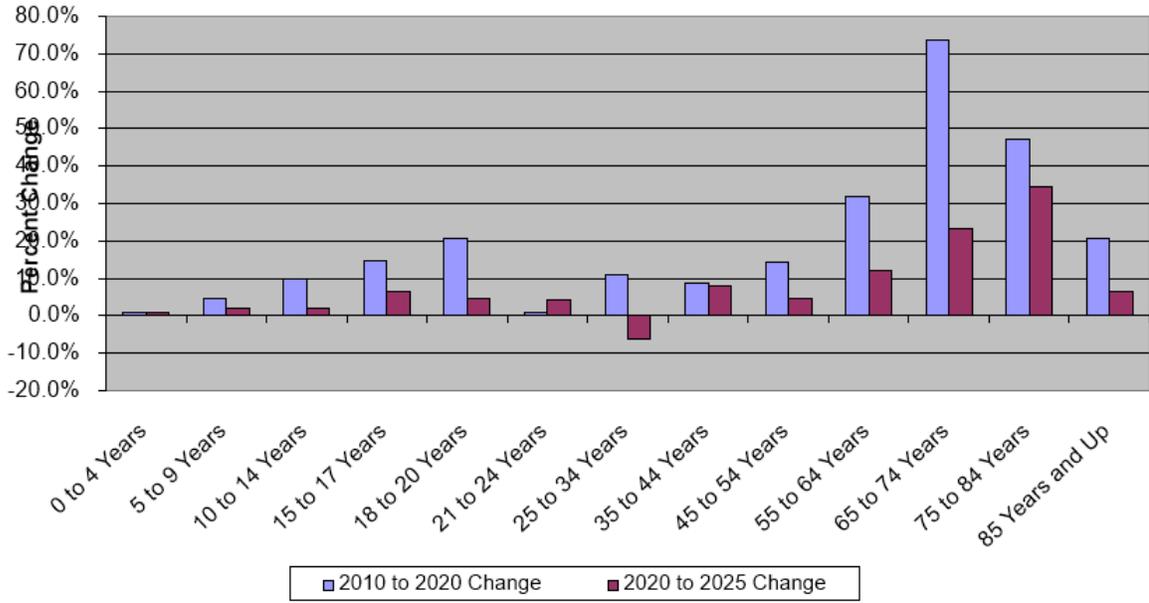
**Population by Age
Fulton County, Georgia**



**2020 Population by Age
Fulton County, Georgia**



Population Change by Age Fulton County, Georgia



ribbon demographics

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Population by Age & Sex Fulton County, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	32,023	30,558	62,581	0 to 4 Years	32,199	30,859	63,058	0 to 4 Years	32,554	31,148	63,702
5 to 9 Years	31,076	30,434	61,510	5 to 9 Years	32,772	31,532	64,304	5 to 9 Years	33,528	32,154	65,682
10 to 14 Years	30,305	29,572	59,877	10 to 14 Years	33,518	32,366	65,884	10 to 14 Years	34,240	32,945	67,185
15 to 17 Years	17,981	17,737	35,718	15 to 17 Years	20,643	20,301	40,944	15 to 17 Years	22,076	21,563	43,639
18 to 20 Years	21,029	19,986	41,015	18 to 20 Years	25,553	24,014	49,567	18 to 20 Years	26,870	24,933	51,803
21 to 24 Years	28,580	28,646	57,226	21 to 24 Years	29,397	28,345	57,742	21 to 24 Years	31,090	29,039	60,129
25 to 34 Years	74,541	79,060	153,601	25 to 34 Years	83,116	87,355	170,471	25 to 34 Years	77,872	81,990	159,862
35 to 44 Years	71,063	71,208	142,271	35 to 44 Years	74,658	80,105	154,763	35 to 44 Years	82,212	85,057	167,269
45 to 54 Years	63,571	65,456	129,027	45 to 54 Years	72,124	75,457	147,581	45 to 54 Years	74,143	80,324	154,467
55 to 64 Years	44,312	50,019	94,331	55 to 64 Years	59,262	64,979	124,241	55 to 64 Years	67,117	72,325	139,442
65 to 74 Years	21,019	26,089	47,108	65 to 74 Years	36,194	45,584	81,778	65 to 74 Years	45,140	55,555	100,695
75 to 84 Years	9,486	15,259	24,745	75 to 84 Years	14,996	21,401	36,397	75 to 84 Years	20,148	28,767	48,915
85 Years and Up	<u>3,281</u>	<u>8,290</u>	<u>11,571</u>	85 Years and Up	<u>4,476</u>	<u>9,487</u>	<u>13,963</u>	85 Years and Up	<u>4,906</u>	<u>9,941</u>	<u>14,847</u>
Total	448,267	472,314	920,581	Total	518,908	551,785	1,070,693	Total	551,896	585,741	1,137,637
62+ Years	n/a	n/a	107,608	62+ Years	n/a	n/a	165,466	62+ Years	n/a	n/a	202,499
Median Age:			34.3	Median Age:			36.5	Median Age:			38.4

Source: Claritas; Ribbon Demographics

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

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Percent Population by Age & Sex											
Fulton County, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.3%	6.8%	0 to 4 Years	3.0%	2.9%	5.9%	0 to 4 Years	2.9%	2.7%	5.6%
5 to 9 Years	3.4%	3.3%	6.7%	5 to 9 Years	3.1%	2.9%	6.0%	5 to 9 Years	2.9%	2.8%	5.8%
10 to 14 Years	3.3%	3.2%	6.5%	10 to 14 Years	3.1%	3.0%	6.2%	10 to 14 Years	3.0%	2.9%	5.9%
15 to 17 Years	2.0%	1.9%	3.9%	15 to 17 Years	1.9%	1.9%	3.8%	15 to 17 Years	1.9%	1.9%	3.8%
18 to 20 Years	2.3%	2.2%	4.5%	18 to 20 Years	2.4%	2.2%	4.6%	18 to 20 Years	2.4%	2.2%	4.6%
21 to 24 Years	3.1%	3.1%	6.2%	21 to 24 Years	2.7%	2.6%	5.4%	21 to 24 Years	2.7%	2.6%	5.3%
25 to 34 Years	8.1%	8.6%	16.7%	25 to 34 Years	7.8%	8.2%	15.9%	25 to 34 Years	6.8%	7.2%	14.1%
35 to 44 Years	7.7%	7.7%	15.5%	35 to 44 Years	7.0%	7.5%	14.5%	35 to 44 Years	7.2%	7.5%	14.7%
45 to 54 Years	6.9%	7.1%	14.0%	45 to 54 Years	6.7%	7.0%	13.8%	45 to 54 Years	6.5%	7.1%	13.6%
55 to 64 Years	4.8%	5.4%	10.2%	55 to 64 Years	5.5%	6.1%	11.6%	55 to 64 Years	5.9%	6.4%	12.3%
65 to 74 Years	2.3%	2.8%	5.1%	65 to 74 Years	3.4%	4.3%	7.6%	65 to 74 Years	4.0%	4.9%	8.9%
75 to 84 Years	1.0%	1.7%	2.7%	75 to 84 Years	1.4%	2.0%	3.4%	75 to 84 Years	1.8%	2.5%	4.3%
85 Years and Up	0.4%	0.9%	1.3%	85 Years and Up	0.4%	0.9%	1.3%	85 Years and Up	0.4%	0.9%	1.3%
Total	48.7%	51.3%	100.0%	Total	48.5%	51.5%	100.0%	Total	48.5%	51.5%	100.0%
62+ Years	n/a	n/a	11.7%	62+ Years	n/a	n/a	15.5%	62+ Years	n/a	n/a	17.8%

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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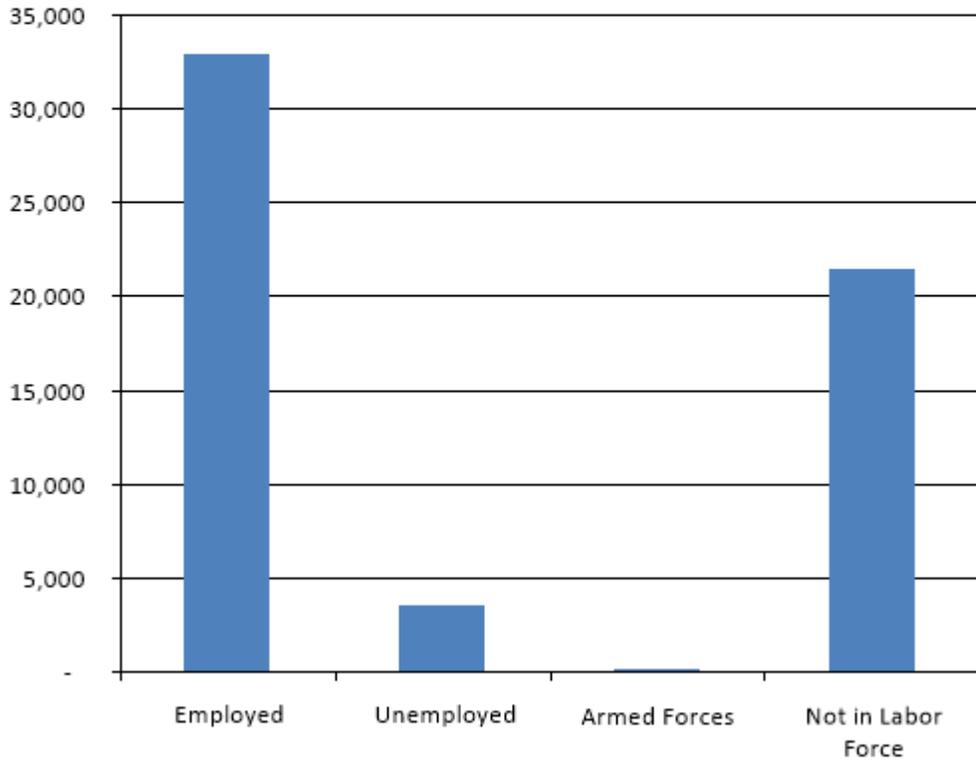
Claritas

Changes in Population by Age & Sex									
Fulton County, Georgia									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	176	301	477	0.8%	0 to 4 Years	355	289	644	1.0%
5 to 9 Years	1,696	1,098	2,794	4.5%	5 to 9 Years	756	622	1,378	2.1%
10 to 14 Years	3,213	2,794	6,007	10.0%	10 to 14 Years	722	579	1,301	2.0%
15 to 17 Years	2,662	2,564	5,226	14.6%	15 to 17 Years	1,433	1,262	2,695	6.6%
18 to 20 Years	4,524	4,028	8,552	20.9%	18 to 20 Years	1,317	919	2,236	4.5%
21 to 24 Years	817	-301	516	0.9%	21 to 24 Years	1,693	694	2,387	4.1%
25 to 34 Years	8,575	8,295	16,870	11.0%	25 to 34 Years	-5,244	-5,365	-10,609	-6.2%
35 to 44 Years	3,595	8,897	12,492	8.8%	35 to 44 Years	7,554	4,952	12,506	8.1%
45 to 54 Years	8,553	10,001	18,554	14.4%	45 to 54 Years	2,019	4,867	6,886	4.7%
55 to 64 Years	14,950	14,960	29,910	31.7%	55 to 64 Years	7,855	7,346	15,201	12.2%
65 to 74 Years	15,175	19,495	34,670	73.6%	65 to 74 Years	8,946	9,971	18,917	23.1%
75 to 84 Years	5,510	6,142	11,652	47.1%	75 to 84 Years	5,152	7,366	12,518	34.4%
85 Years and Up	1,195	1,197	2,392	20.7%	85 Years and Up	430	454	884	6.3%
Total	70,641	79,471	150,112	16.3%	Total	32,988	33,956	66,944	6.3%
62+ Years	n/a	n/a	57,858	53.8%	62+ Years	n/a	n/a	37,033	22.4%

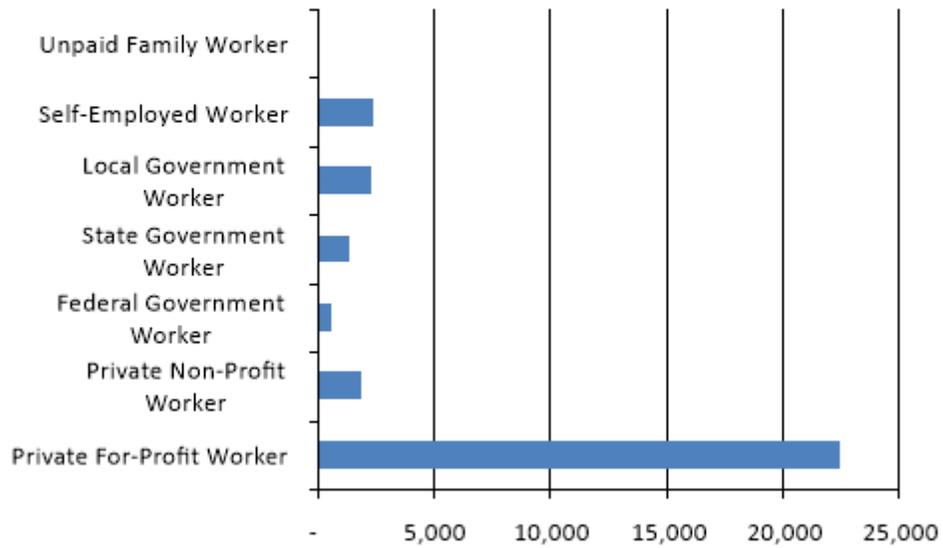
Source: Claritas; Ribbon Demographics

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

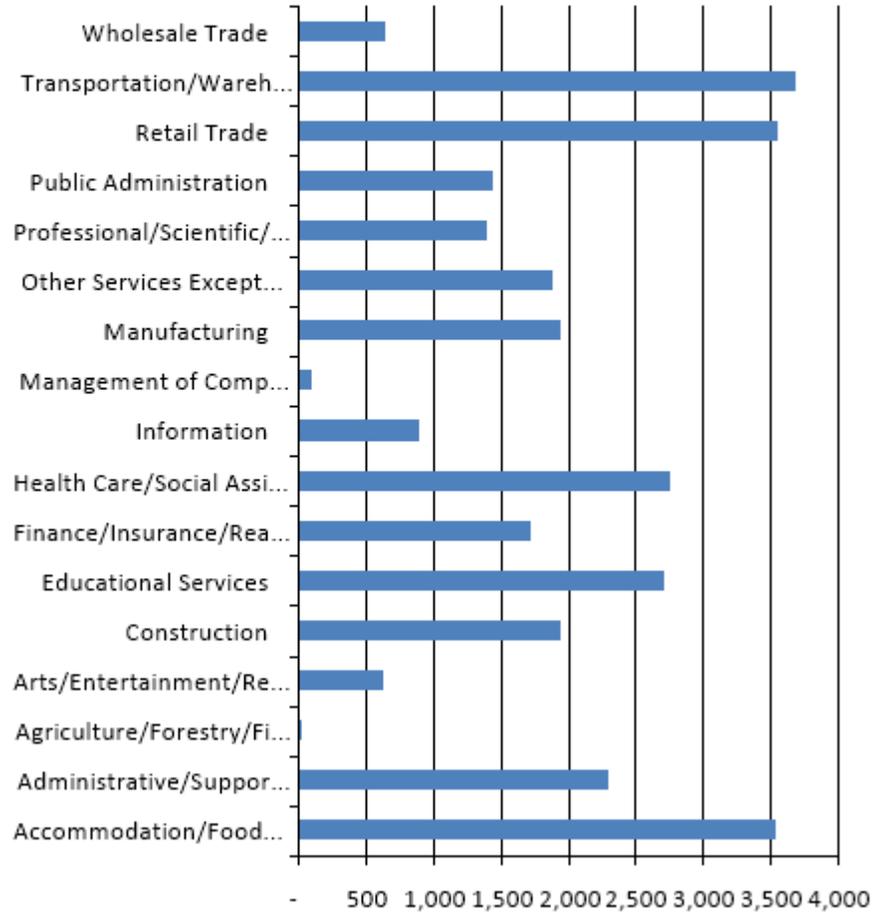
**Employed Civilian Population Aged 16+
Years - Employment Status - 2020
Estimates
Market Area**



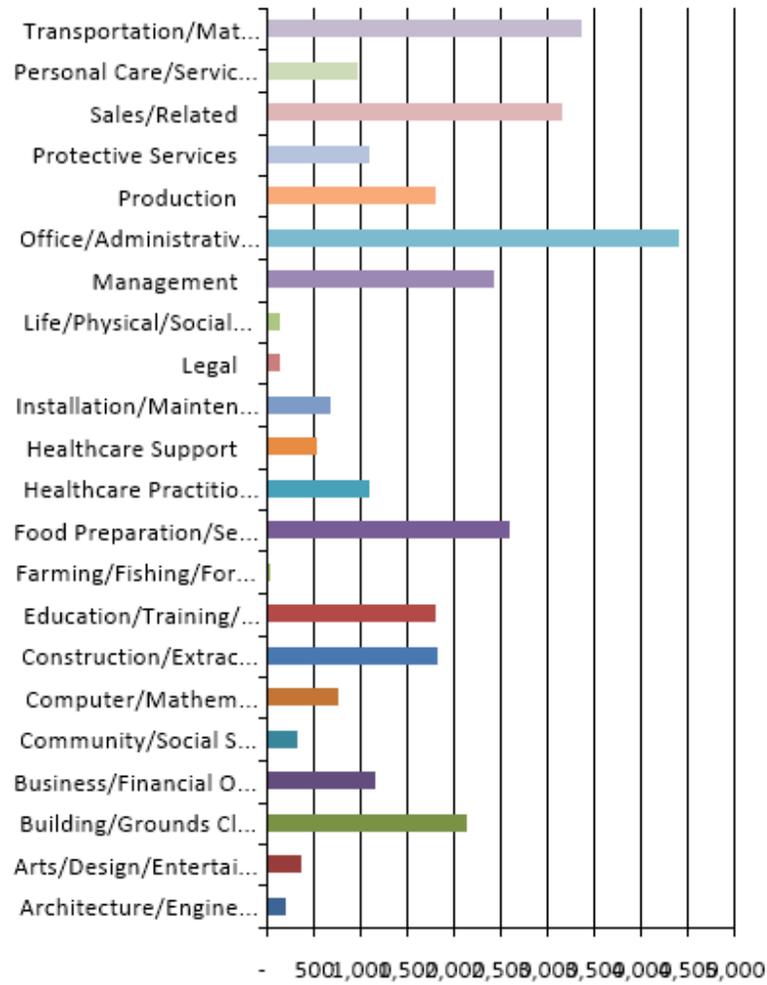
Employed Civilian Population by Class of Worker - 2020 Estimates Market Area



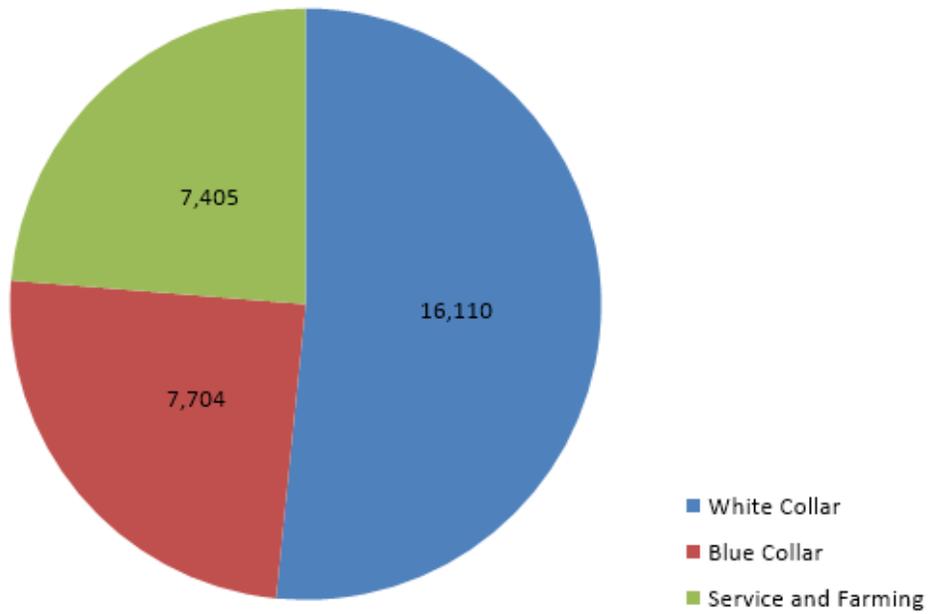
Employed Civilian Population Aged 16+ Years by Industry - 2020 Estimates Market Area



Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates Market Area

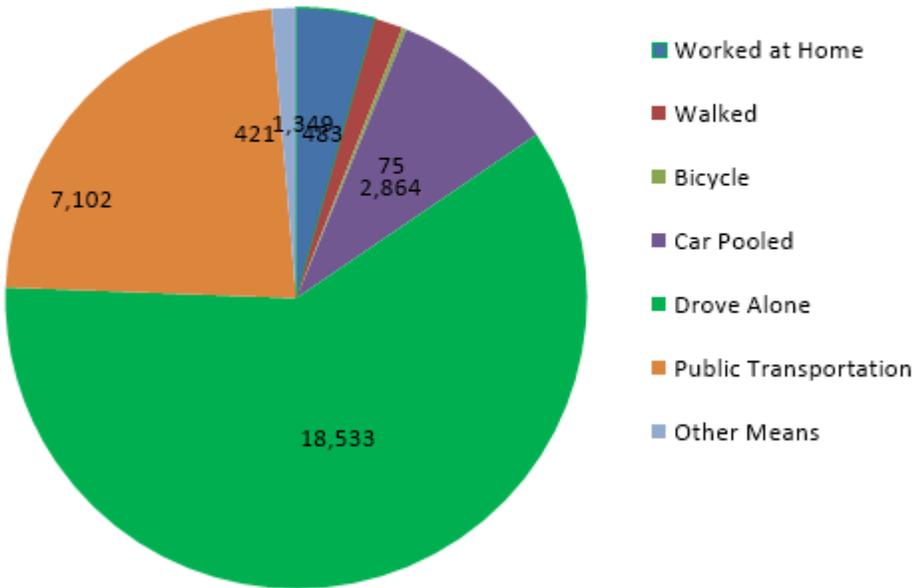


**Employed Civilian Population Aged 16+ Years by
Occupation - 2020 Estimates
Market Area**

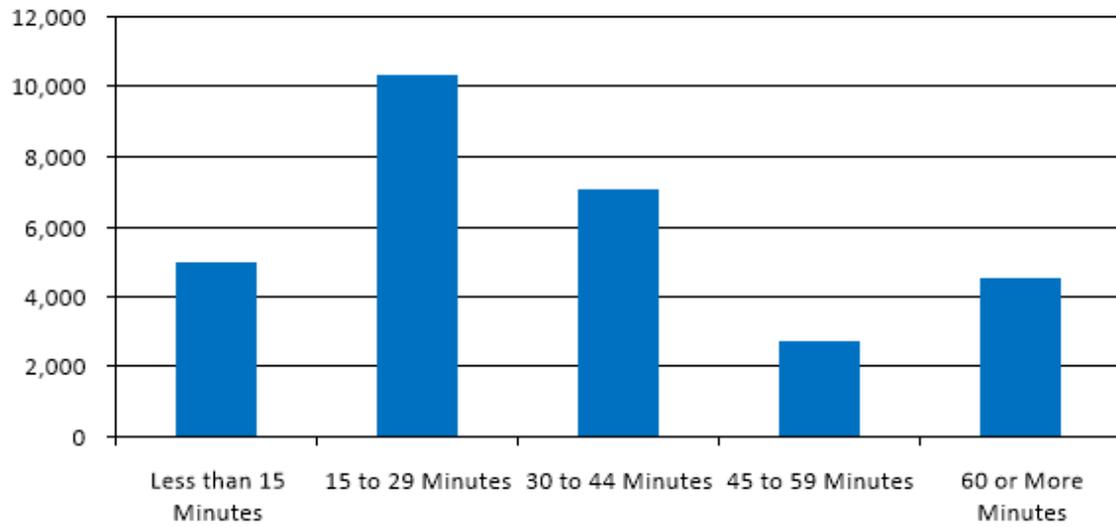


Employed Civilian Population Aged 16+ Years - Transportation to Work - 2020 Estimates

Market Area



Employed Civilian Population Aged 16+ Years - Travel Time to Work - 2020 Estimates Market Area



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years		
Employment Status		
Current Year Estimates - 2020		
Market Area		
Status		Number
	Employed	32,847
	Unemployed	3,546
	Armed Forces	111
	Not in Labor Force	21,434
	Unemployed	9.74%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker			
Current Year Estimates - 2020			
Market Area			
Industry		Number Employed	Percent Employed
	Private For-Profit Worker	22,536	72.2%
	Private Non-Profit Worker	1,870	6.0%
	Federal Government Worker	615	2.0%
	State Government Worker	1,386	4.4%
	Local Government Worker	2,339	7.5%
	Self-Employed Worker	2,424	7.8%
	Unpaid Family Worker	49	0.2%
	Total:	31,219	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry Current Year Estimates - 2020		
Market Area		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	3,539	11.3%
Administrative/Support/Waste Management	2,299	7.4%
Agriculture/Forestry/Fishing/Hunting/Mining	25	0.1%
Arts/Entertainment/Recreation	638	2.0%
Construction	1,944	6.2%
Educational Services	2,710	8.7%
Finance/Insurance/Real Estate/Rent/Lease	1,722	5.5%
Health Care/Social Assistance	2,761	8.8%
Information	901	2.9%
Management of Companies and Enterprises	110	0.4%
Manufacturing	1,943	6.2%
Other Services Except Public Administration	1,890	6.1%
Professional/Scientific/Technical Services	1,397	4.5%
Public Administration	1,441	4.6%
Retail Trade	3,554	11.4%
Transportation/Warehousing/Utilities	3,695	11.8%
Wholesale Trade	650	2.1%
Total:	31,219	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2020		
Market Area		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	216	0.7%
Arts/Design/Entertainment/Sports/Media	384	1.2%
Building/Grounds Cleaning/Maintenance	2,143	6.9%
Business/Financial Operations	1,177	3.8%
Community/Social Services	335	1.1%
Computer/Mathematical	777	2.5%
Construction/Extraction	1,828	5.9%
Education/Training/Library	1,807	5.8%
Farming/Fishing/Forestry	34	0.1%
Food Preparation/Serving Related	2,598	8.3%
Healthcare Practitioner/Technician	1,106	3.5%
Healthcare Support	548	1.8%
Installation/Maintenance/Repair	694	2.2%
Legal	148	0.5%
Life/Physical/Social Science	153	0.5%
Management	2,429	7.8%
Office/Administrative Support	4,408	14.1%
Production	1,803	5.8%
Protective Services	1,105	3.5%
Sales/Related	3,170	10.2%
Personal Care/Service	977	3.1%
Transportation/Material Moving	3,379	10.8%
Total:	31,219	100.0%
White Collar	16,110	51.6%
Blue Collar	7,704	24.7%
Service and Farming	7,405	23.7%
Total:	31,219	100.0%

Source: Ribbon Demographics; Claritas

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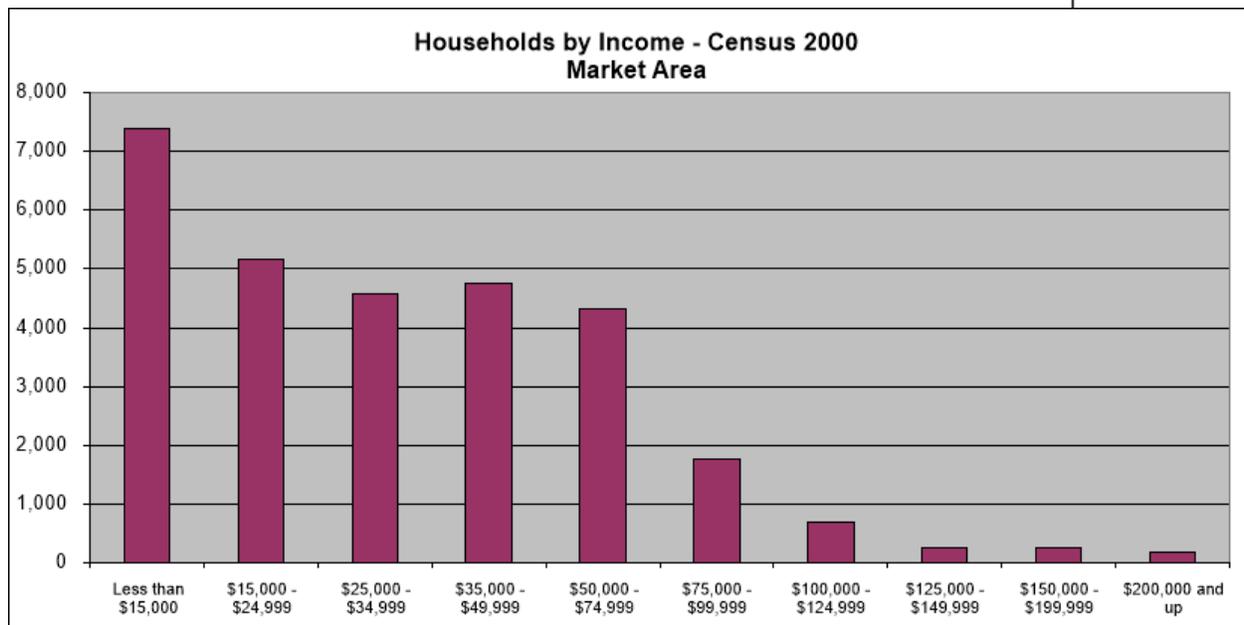
Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2020</i>		
Market Area		
Transportation Mode	Number	Percent
Worked at Home	1,349	4.4%
Walked	483	1.6%
Bicycle	75	0.2%
Car Pooled	2,864	9.3%
Drove Alone	18,533	60.1%
Public Transportation	7,102	23.0%
Other Means	<u>421</u>	<u>1.4%</u>
Total:	30,827	100.0%

Source: Ribbon Demographics; Claritas

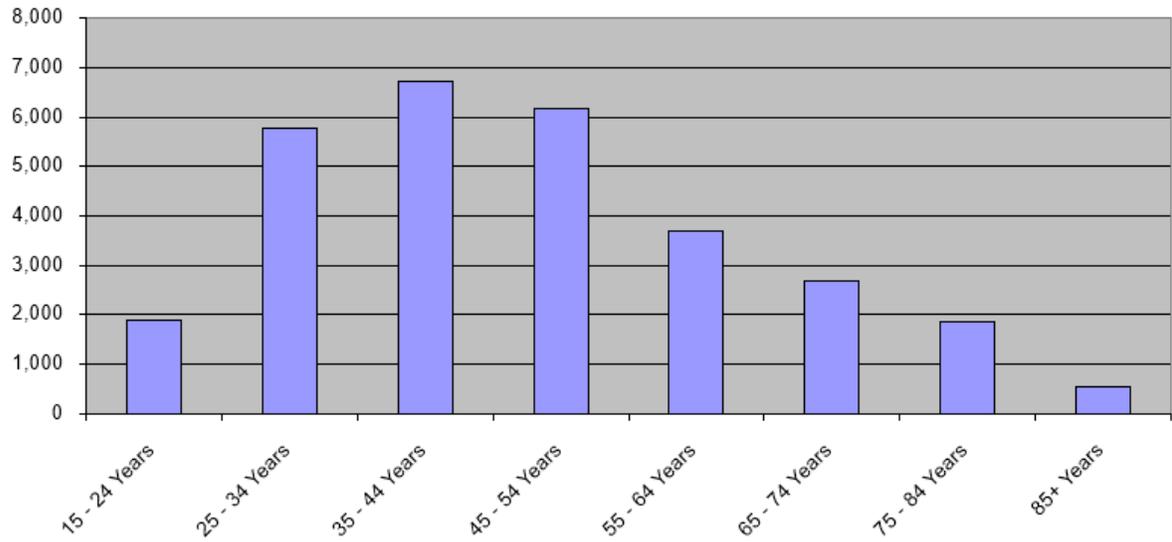
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Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2020 Market Area		
Travel Time	Number	Percent
Less than 15 Minutes	4,967	16.8%
15 to 29 Minutes	10,299	34.9%
30 to 44 Minutes	7,061	23.9%
45 to 59 Minutes	2,696	9.1%
60 or More Minutes	4,488	15.2%
Total:	29,511	100.0%

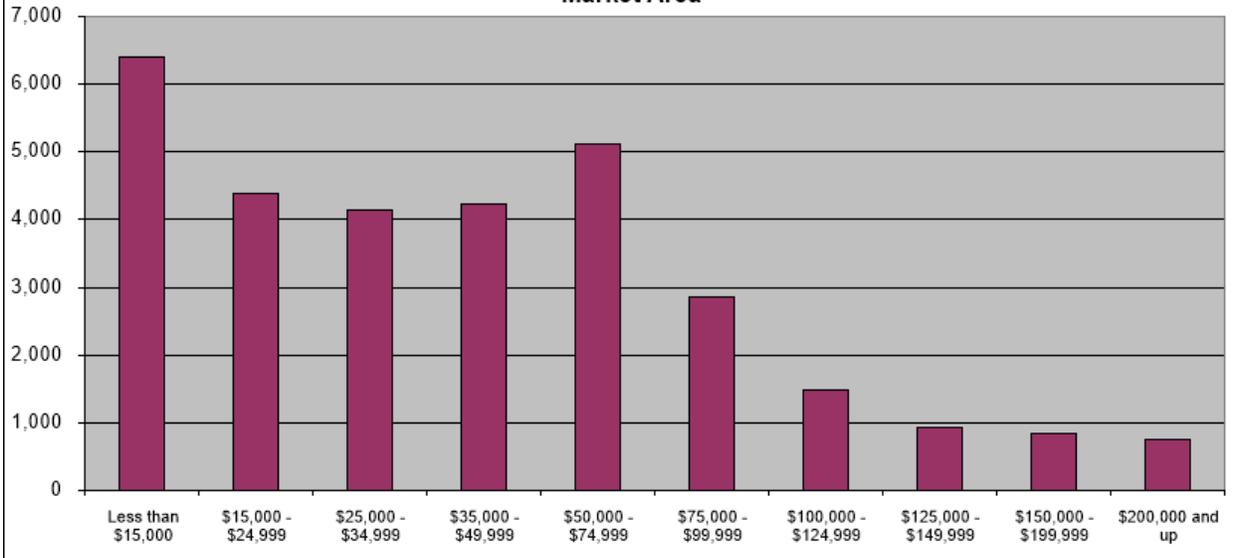
Source: Ribbon Demographics; Claritas



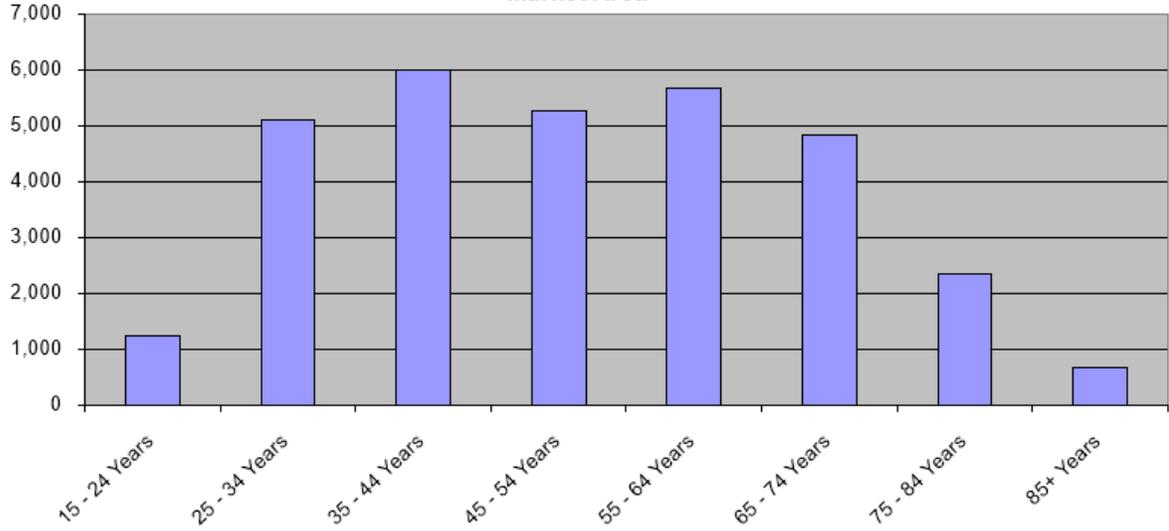
**Households by Age - Census 2000
Market Area**



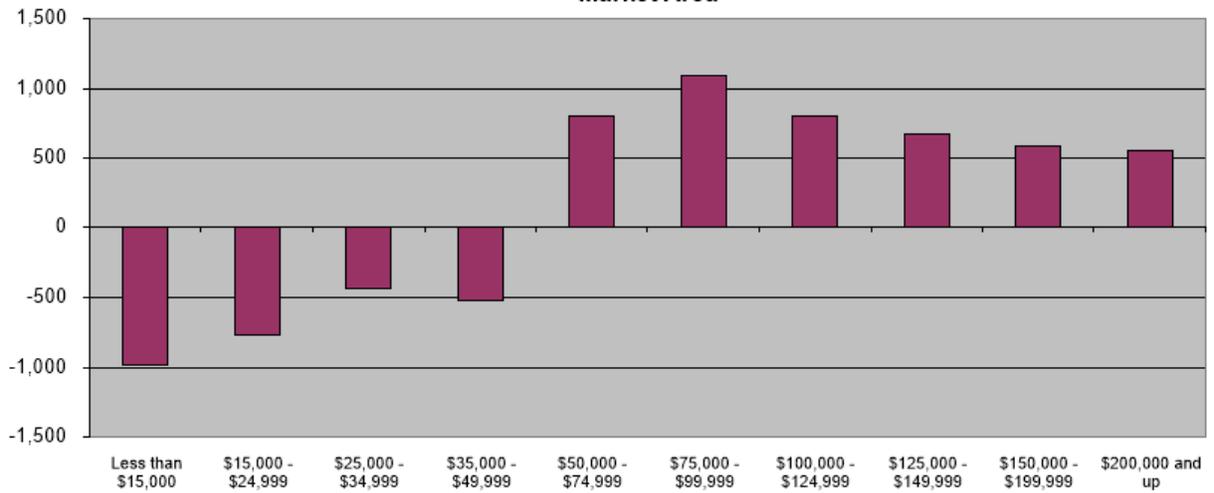
**Estimated Households by Income - 2020
Market Area**



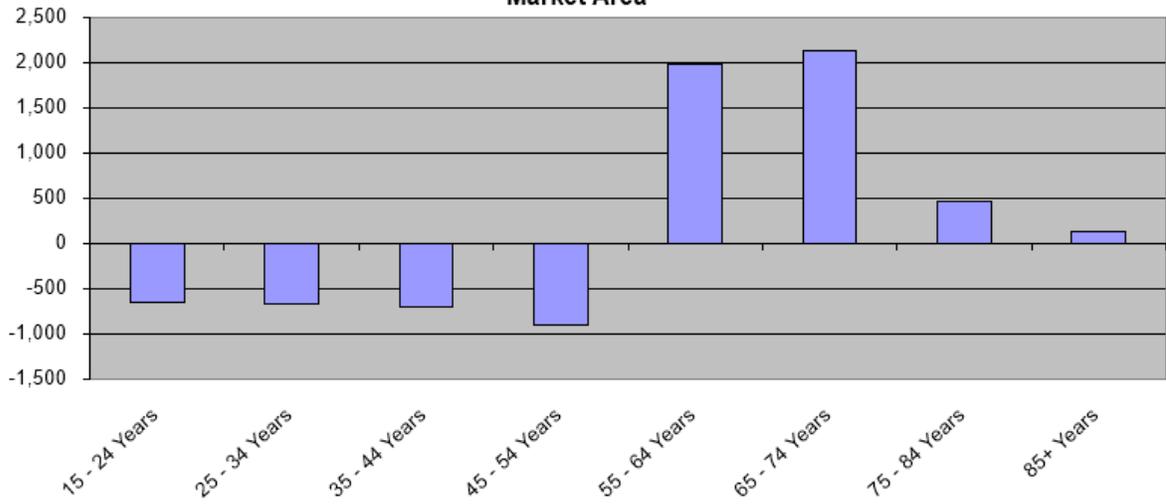
**Estimated Households by Age - 2020
Market Area**



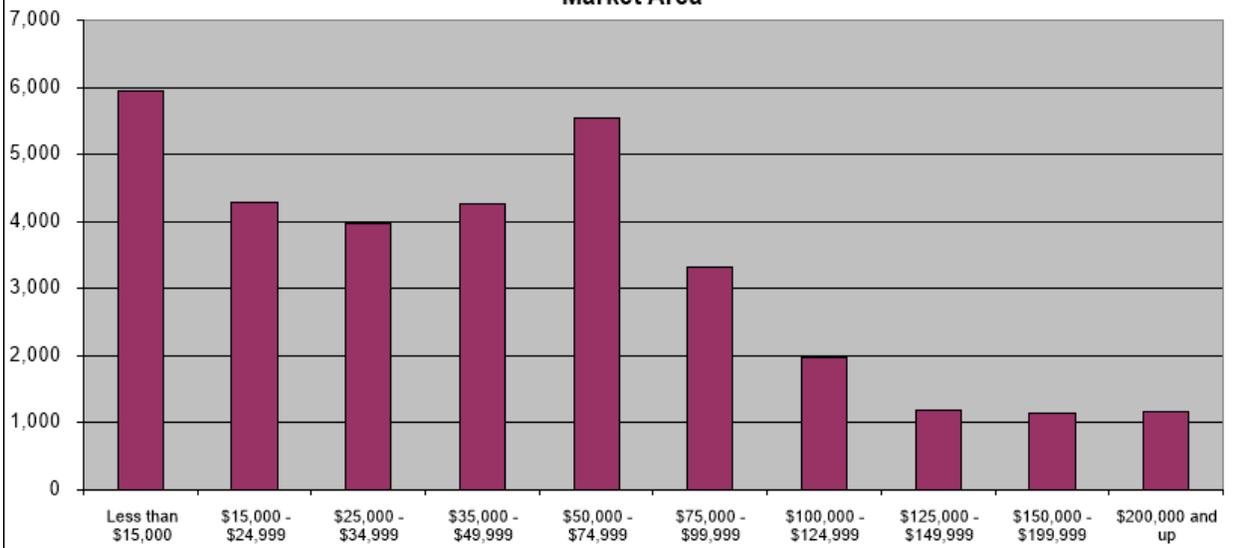
**Estimated Household Income Change 2000 - 2020
Market Area**



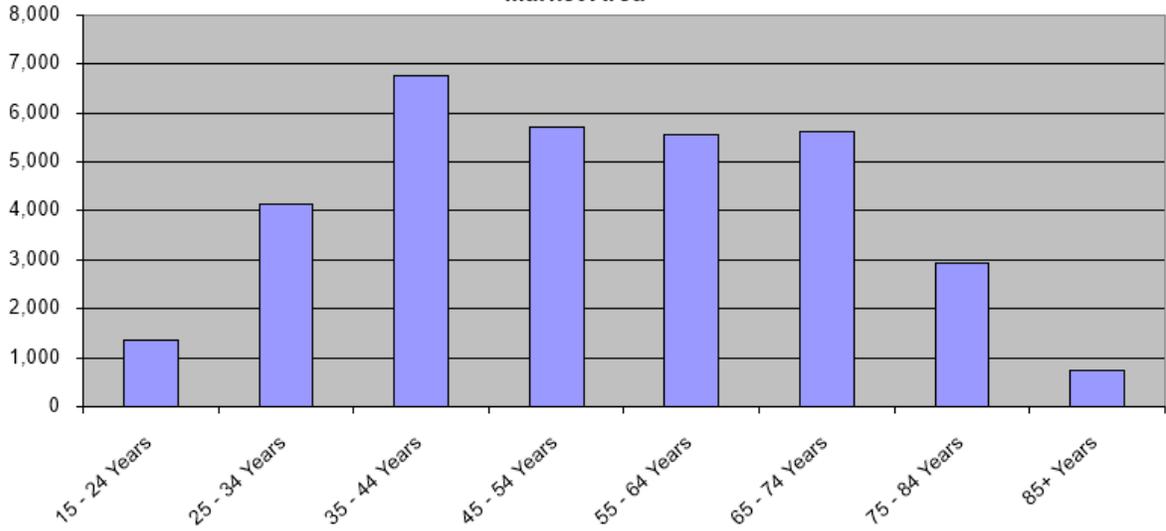
**Estimated Household Age Change 2000 - 2020
Market Area**



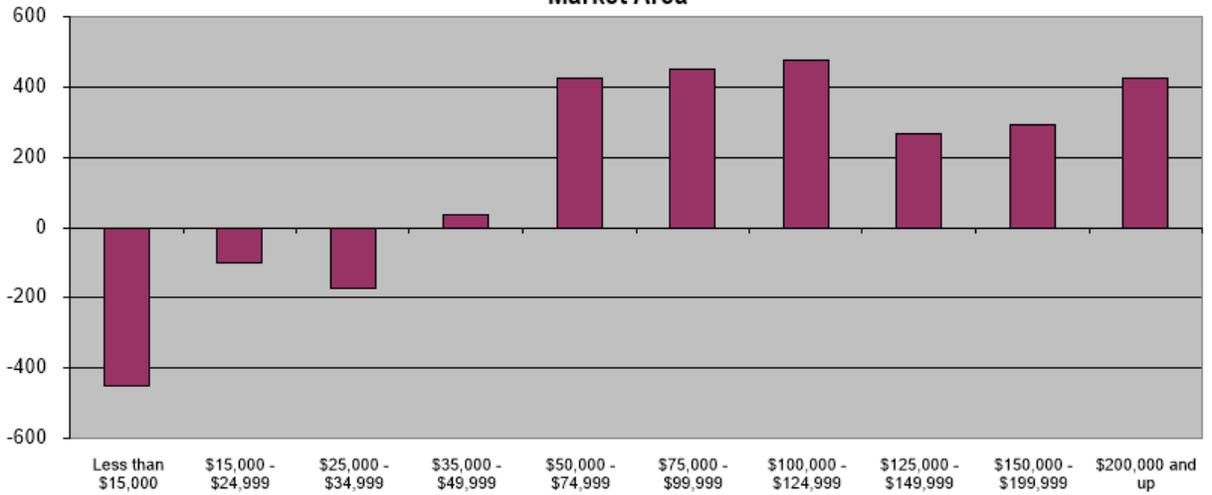
**Projected Households by Income - 2025
Market Area**

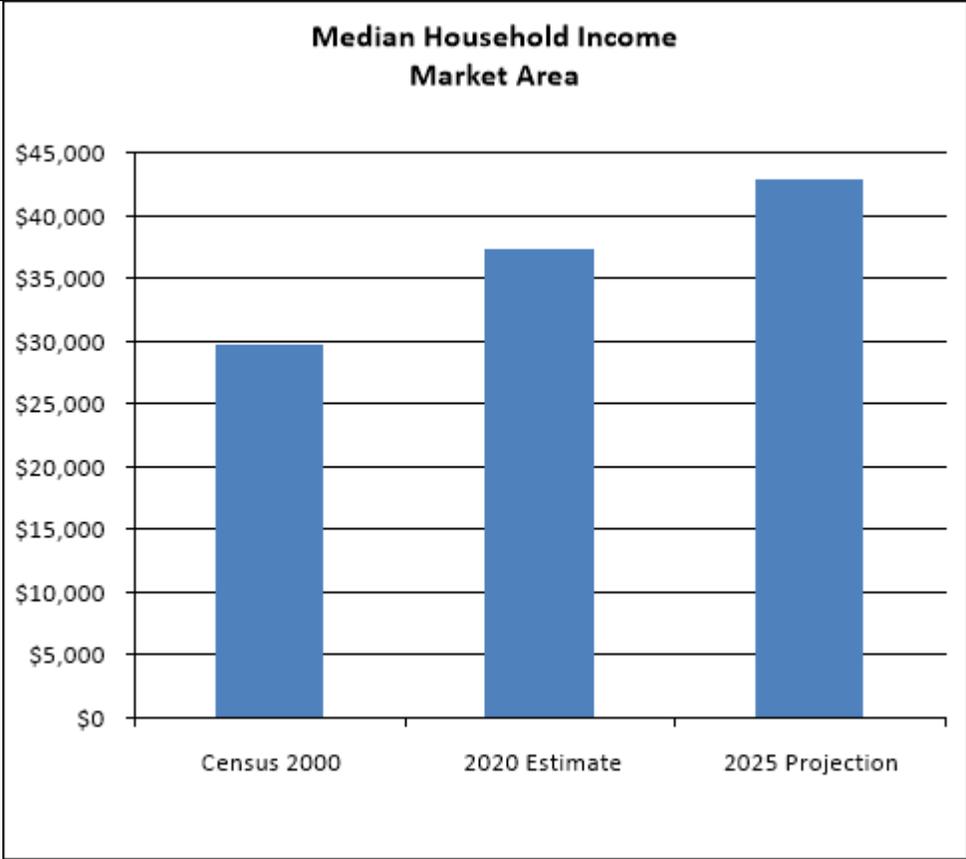
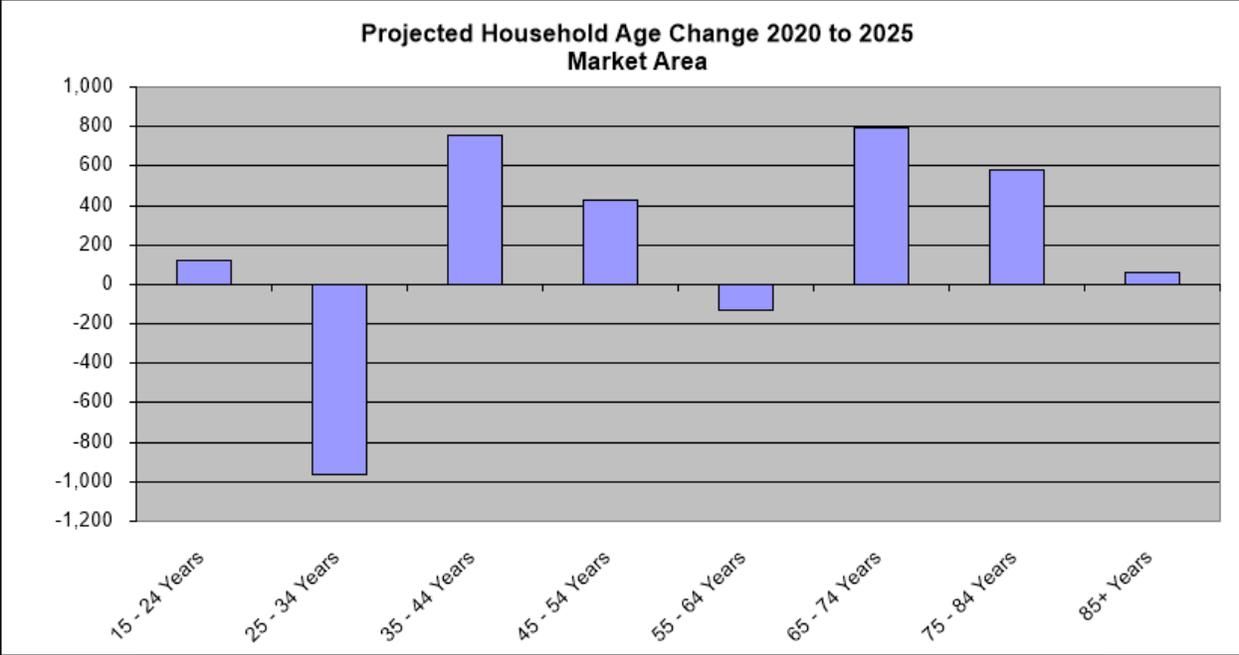


**Projected Households by Age - 2025
Market Area**



**Projected Household Income Change 2020 to 2025
Market Area**





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Households by Income and Age										
Market Area										
Census Data - 2000										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+	Total	Percent
Less than \$15,000	876	1,226	1,271	1,079	940	1,011	710	266	7,379	25.1%
\$15,000 - \$24,999	472	1,191	1,286	948	467	430	290	81	5,165	17.6%
\$25,000 - \$34,999	221	1,154	1,135	788	538	377	297	71	4,581	15.6%
\$35,000 - \$49,999	160	1,009	1,368	1,179	484	302	204	47	4,753	16.2%
\$50,000 - \$74,999	121	803	1,087	1,076	609	356	222	45	4,319	14.7%
\$75,000 - \$99,999	8	267	291	643	370	102	75	17	1,773	6.0%
\$100,000 - \$124,999	5	65	125	242	158	36	48	9	688	2.3%
\$125,000 - \$149,999	9	10	72	77	71	6	7	2	254	0.9%
\$150,000 - \$199,999	11	25	68	80	31	24	17	3	259	0.9%
\$200,000 and up	0	29	13	61	33	46	6	1	189	0.6%
Total	1,883	5,779	6,716	6,173	3,701	2,690	1,876	542	29,360	100.0%
Percent	6.4%	19.7%	22.9%	21.0%	12.6%	9.2%	6.4%	1.8%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Current Year Estimates - 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+	Total	Percent
Less than \$15,000	266	821	862	1,014	1,569	1,020	608	235	6,395	20.5%
\$15,000 - \$24,999	201	651	722	491	670	859	587	215	4,396	14.1%
\$25,000 - \$34,999	137	929	856	525	559	659	382	98	4,145	13.3%
\$35,000 - \$49,999	332	826	932	582	631	588	280	62	4,233	13.6%
\$50,000 - \$74,999	147	1,035	1,166	953	928	633	225	34	5,121	16.4%
\$75,000 - \$99,999	96	414	587	615	557	448	124	19	2,860	9.2%
\$100,000 - \$124,999	3	162	293	416	316	231	65	8	1,494	4.8%
\$125,000 - \$149,999	18	131	262	252	175	64	21	2	925	3.0%
\$150,000 - \$199,999	3	106	243	159	104	196	35	3	849	2.7%
\$200,000 and up	27	33	89	268	178	129	17	4	745	2.4%
Total	1,230	5,108	6,012	5,275	5,687	4,827	2,344	680	31,163	100.0%
Percent	3.9%	16.4%	19.3%	16.9%	18.2%	15.5%	7.5%	2.2%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Estimated Change - 2000 to 2020										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent Change
Less than \$15,000	-610	-405	-409	-65	629	9	-102	-31	-984	-13.3%
\$15,000 - \$24,999	-271	-540	-564	-457	203	429	297	134	-769	-14.9%
\$25,000 - \$34,999	-84	-225	-279	-263	21	282	85	27	-436	-9.5%
\$35,000 - \$49,999	172	-183	-436	-597	147	286	76	15	-520	-10.9%
\$50,000 - \$74,999	26	232	79	-123	319	277	3	-11	802	18.6%
\$75,000 - \$99,999	88	147	296	-28	187	346	49	2	1,087	61.3%
\$100,000 - \$124,999	-2	97	168	174	158	195	17	-1	806	117.2%
\$125,000 - \$149,999	9	121	190	175	104	58	14	0	671	264.2%
\$150,000 - \$199,999	-8	81	175	79	73	172	18	0	590	227.8%
\$200,000 and up	27	4	76	207	145	83	11	3	556	294.2%
Total	-653	-671	-704	-898	1,986	2,137	468	138	1,803	6.1%
Percent Change	-34.7%	-11.6%	-10.5%	-14.5%	53.7%	79.4%	24.9%	25.5%	6.1%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Five Year Projections - 2025										
Income	Age 15 - 24 Years	Age 25 - 34 Years	Age 35 - 44 Years	Age 45 - 54 Years	Age 55 - 64 Years	Age 65 - 74 Years	Age 75 - 84 Years	Age 85+ Years	Total	Percent
Less than \$15,000	300	590	835	879	1,328	1,074	705	233	5,944	18.1%
\$15,000 - \$24,999	201	508	731	442	574	923	685	230	4,294	13.1%
\$25,000 - \$34,999	136	702	836	475	500	738	474	109	3,970	12.1%
\$35,000 - \$49,999	354	690	1,014	560	592	642	343	75	4,270	13.0%
\$50,000 - \$74,999	164	873	1,317	1,053	989	796	317	36	5,545	16.9%
\$75,000 - \$99,999	115	371	747	727	594	552	177	28	3,311	10.1%
\$100,000 - \$124,999	5	162	435	561	387	311	99	12	1,972	6.0%
\$125,000 - \$149,999	31	115	363	332	223	91	33	4	1,192	3.6%
\$150,000 - \$199,999	6	100	337	228	124	285	55	5	1,140	3.5%
\$200,000 and up	43	35	152	443	247	205	36	8	1,169	3.6%
Total	1,355	4,146	6,767	5,700	5,558	5,617	2,924	740	32,807	100.0%
Percent	4.1%	12.6%	20.6%	17.4%	16.9%	17.1%	8.9%	2.3%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Market Area										
Projected Change - 2020 to 2025										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	34	-231	-27	-135	-241	54	97	-2	-451	-7.1%
\$15,000 - \$24,999	0	-143	9	-49	-96	64	98	15	-102	-2.3%
\$25,000 - \$34,999	-1	-227	-20	-50	-59	79	92	11	-175	-4.2%
\$35,000 - \$49,999	22	-136	82	-22	-39	54	63	13	37	0.9%
\$50,000 - \$74,999	17	-162	151	100	61	163	92	2	424	8.3%
\$75,000 - \$99,999	19	-43	160	112	37	104	53	9	451	15.8%
\$100,000 - \$124,999	2	0	142	145	71	80	34	4	478	32.0%
\$125,000 - \$149,999	13	-16	101	80	48	27	12	2	267	28.9%
\$150,000 - \$199,999	3	-6	94	69	20	89	20	2	291	34.3%
\$200,000 and up	16	2	63	175	69	76	19	4	424	56.9%
Total	125	-962	755	425	-129	790	580	60	1,644	5.3%
Percent Change	10.2%	-18.8%	12.6%	8.1%	-2.3%	16.4%	24.7%	8.8%	5.3%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Market Area		
Census 2000	2020 Estimate	2025 Projection
\$29,663	\$37,287	\$42,713

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Median Household Income by Area			
Market Area			
Geography ID	Census 2000	2020 Estimate	2025 Projection
13121012300	\$28,466	\$46,357	\$56,751
13121011303	\$42,539	\$51,468	\$56,075
13121011301	\$46,308	\$53,201	\$58,274
13121011202	\$31,733	\$42,500	\$50,409
13121011201	\$25,347	\$38,561	\$42,203
13121011100	\$34,690	\$53,825	\$61,659
13121011000	\$20,699	\$37,563	\$43,284
13121010800	\$33,518	\$47,285	\$57,974
13121010601	\$24,983	\$41,932	\$48,641
13121007705	\$28,276	\$25,753	\$28,498
13121007704	\$29,030	\$34,479	\$40,388
13121007604	\$17,646	\$20,957	\$23,420
13121007603	\$20,992	\$17,780	\$19,411
13121007602	\$33,608	\$40,153	\$44,257
13121007500	\$18,754	\$28,375	\$31,756
13121007400	\$25,103	\$23,408	\$25,850
13121006601	\$32,111	\$42,146	\$47,361
13121006500	\$32,706	\$41,750	\$50,195

HISTA 2.2 Summary Data

Market Area

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	884	774	355	256	201	2,470
\$10,000-20,000	659	380	427	88	324	1,878
\$20,000-30,000	524	477	281	193	349	1,824
\$30,000-40,000	309	385	182	180	186	1,242
\$40,000-50,000	454	235	236	59	162	1,146
\$50,000-60,000	97	301	144	59	49	650
\$60,000-75,000	272	166	129	167	215	949
\$75,000-100,000	87	211	29	78	69	474
\$100,000-125,000	34	69	105	40	75	323
\$125,000-150,000	4	38	29	19	26	116
\$150,000-200,000	51	14	5	4	11	85
\$200,000+	17	40	15	9	21	102
Total	3,392	3,090	1,937	1,152	1,688	11,259

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	982	186	90	26	34	1,318
\$10,000-20,000	1,011	227	79	42	102	1,461
\$20,000-30,000	392	137	106	32	32	699
\$30,000-40,000	313	100	61	48	15	537
\$40,000-50,000	208	32	33	52	62	387
\$50,000-60,000	94	86	30	21	16	247
\$60,000-75,000	102	82	37	13	30	264
\$75,000-100,000	76	58	38	33	18	223
\$100,000-125,000	61	26	16	16	16	135
\$125,000-150,000	36	12	4	5	5	62
\$150,000-200,000	16	7	1	1	4	29
\$200,000+	29	3	3	8	3	46
Total	3,320	956	498	297	337	5,408

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	502	95	35	23	29	684
\$10,000-20,000	686	106	71	39	89	991
\$20,000-30,000	248	92	50	21	16	427
\$30,000-40,000	183	45	44	12	11	295
\$40,000-50,000	95	22	20	27	26	190
\$50,000-60,000	60	25	18	18	8	129
\$60,000-75,000	60	33	12	12	6	123
\$75,000-100,000	44	21	14	17	6	102
\$100,000-125,000	32	8	11	11	5	67
\$125,000-150,000	21	5	1	2	2	31
\$150,000-200,000	9	3	1	0	2	15
\$200,000+	13	1	2	2	2	23
Total	1,953	456	279	187	202	3,077

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,866	960	445	282	235	3,788
\$10,000-20,000	1,670	607	506	130	426	3,339
\$20,000-30,000	916	614	387	225	381	2,523
\$30,000-40,000	622	485	243	228	201	1,779
\$40,000-50,000	662	267	269	111	224	1,533
\$50,000-60,000	191	387	174	80	65	897
\$60,000-75,000	374	248	166	180	245	1,213
\$75,000-100,000	163	269	67	111	87	697
\$100,000-125,000	95	95	121	56	91	458
\$125,000-150,000	40	50	33	24	31	178
\$150,000-200,000	67	21	6	5	15	114
\$200,000+	46	43	18	17	24	148
Total	6,712	4,046	2,435	1,449	2,025	16,667

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	7.9%	6.9%	3.2%	2.3%	1.8%	21.9%
\$10,000-20,000	5.9%	3.4%	3.8%	0.8%	2.9%	16.7%
\$20,000-30,000	4.7%	4.2%	2.5%	1.7%	3.1%	16.2%
\$30,000-40,000	2.7%	3.4%	1.6%	1.6%	1.7%	11.0%
\$40,000-50,000	4.0%	2.1%	2.1%	0.5%	1.4%	10.2%
\$50,000-60,000	0.9%	2.7%	1.3%	0.5%	0.4%	5.8%
\$60,000-75,000	2.4%	1.5%	1.1%	1.5%	1.9%	8.4%
\$75,000-100,000	0.8%	1.9%	0.3%	0.7%	0.6%	4.2%
\$100,000-125,000	0.3%	0.6%	0.9%	0.4%	0.7%	2.9%
\$125,000-150,000	0.0%	0.3%	0.3%	0.2%	0.2%	1.0%
\$150,000-200,000	0.5%	0.1%	0.0%	0.0%	0.1%	0.8%
\$200,000+	0.2%	0.4%	0.1%	0.1%	0.2%	0.9%
Total	30.1%	27.4%	17.2%	10.2%	15.0%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	18.2%	3.4%	1.7%	0.5%	0.6%	24.4%
\$10,000-20,000	18.7%	4.2%	1.5%	0.8%	1.9%	27.0%
\$20,000-30,000	7.2%	2.5%	2.0%	0.6%	0.6%	12.9%
\$30,000-40,000	5.8%	1.8%	1.1%	0.9%	0.3%	9.9%
\$40,000-50,000	3.8%	0.6%	0.6%	1.0%	1.1%	7.2%
\$50,000-60,000	1.7%	1.6%	0.6%	0.4%	0.3%	4.6%
\$60,000-75,000	1.9%	1.5%	0.7%	0.2%	0.6%	4.9%
\$75,000-100,000	1.4%	1.1%	0.7%	0.6%	0.3%	4.1%
\$100,000-125,000	1.1%	0.5%	0.3%	0.3%	0.3%	2.5%
\$125,000-150,000	0.7%	0.2%	0.1%	0.1%	0.1%	1.1%
\$150,000-200,000	0.3%	0.1%	0.0%	0.0%	0.1%	0.5%
\$200,000+	0.5%	0.1%	0.1%	0.1%	0.1%	0.9%
Total	61.4%	17.7%	9.2%	5.5%	6.2%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16.3%	3.1%	1.1%	0.7%	0.9%	22.2%
\$10,000-20,000	22.3%	3.4%	2.3%	1.3%	2.9%	32.2%
\$20,000-30,000	8.1%	3.0%	1.6%	0.7%	0.5%	13.9%
\$30,000-40,000	5.9%	1.5%	1.4%	0.4%	0.4%	9.6%
\$40,000-50,000	3.1%	0.7%	0.6%	0.9%	0.8%	6.2%
\$50,000-60,000	1.9%	0.8%	0.6%	0.6%	0.3%	4.2%
\$60,000-75,000	1.9%	1.1%	0.4%	0.4%	0.2%	4.0%
\$75,000-100,000	1.4%	0.7%	0.5%	0.6%	0.2%	3.3%
\$100,000-125,000	1.0%	0.3%	0.4%	0.4%	0.2%	2.2%
\$125,000-150,000	0.7%	0.2%	0.0%	0.1%	0.1%	1.0%
\$150,000-200,000	0.3%	0.1%	0.0%	0.0%	0.1%	0.5%
\$200,000+	0.4%	0.0%	0.1%	0.2%	0.1%	0.7%
Total	63.5%	14.8%	9.1%	6.1%	6.6%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	11.2%	5.8%	2.7%	1.7%	1.4%	22.7%
\$10,000-20,000	10.0%	3.6%	3.0%	0.8%	2.6%	20.0%
\$20,000-30,000	5.5%	3.7%	2.3%	1.3%	2.3%	15.1%
\$30,000-40,000	3.7%	2.9%	1.5%	1.4%	1.2%	10.7%
\$40,000-50,000	4.0%	1.6%	1.6%	0.7%	1.3%	9.2%
\$50,000-60,000	1.1%	2.3%	1.0%	0.5%	0.4%	5.4%
\$60,000-75,000	2.2%	1.5%	1.0%	1.1%	1.5%	7.3%
\$75,000-100,000	1.0%	1.6%	0.4%	0.7%	0.5%	4.2%
\$100,000-125,000	0.6%	0.6%	0.7%	0.3%	0.5%	2.7%
\$125,000-150,000	0.2%	0.3%	0.2%	0.1%	0.2%	1.1%
\$150,000-200,000	0.4%	0.1%	0.0%	0.0%	0.1%	0.7%
\$200,000+	0.3%	0.3%	0.1%	0.1%	0.1%	0.9%
Total	40.3%	24.3%	14.6%	8.7%	12.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	191	63	45	4	12	315
\$10,000-20,000	186	31	87	103	32	439
\$20,000-30,000	140	102	8	47	17	314
\$30,000-40,000	85	186	81	146	138	636
\$40,000-50,000	197	127	59	79	85	547
\$50,000-60,000	189	180	111	107	117	704
\$60,000-75,000	230	155	122	78	71	656
\$75,000-100,000	93	300	76	77	63	609
\$100,000-125,000	104	109	158	8	17	396
\$125,000-150,000	6	89	55	49	8	207
\$150,000-200,000	7	91	72	16	9	195
\$200,000+	10	24	56	95	9	194
Total	1,438	1,457	930	809	578	5,212

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	279	144	69	27	40	559
\$10,000-20,000	631	286	114	52	87	1,170
\$20,000-30,000	327	419	102	35	24	907
\$30,000-40,000	249	238	127	37	30	681
\$40,000-50,000	148	199	24	49	76	496
\$50,000-60,000	145	228	79	24	18	494
\$60,000-75,000	137	324	75	42	56	634
\$75,000-100,000	182	248	120	33	43	626
\$100,000-125,000	45	132	69	35	31	312
\$125,000-150,000	23	55	33	19	28	158
\$150,000-200,000	15	32	13	6	10	76
\$200,000+	15	36	8	16	9	84
Total	2,196	2,341	833	375	452	6,197

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	165	84	38	25	35	347
\$10,000-20,000	499	202	78	48	42	869
\$20,000-30,000	277	338	85	11	18	729
\$30,000-40,000	201	165	86	23	24	499
\$40,000-50,000	113	132	14	34	44	337
\$50,000-60,000	81	137	50	23	15	306
\$60,000-75,000	89	159	58	29	36	371
\$75,000-100,000	98	158	91	31	19	397
\$100,000-125,000	24	73	55	7	27	186
\$125,000-150,000	9	25	21	14	10	79
\$150,000-200,000	8	22	8	5	8	51
\$200,000+	8	18	2	9	2	43
Total	1,572	1,513	589	259	281	4,214

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	470	207	114	31	52	874
\$10,000-20,000	817	317	201	155	119	1,609
\$20,000-30,000	467	521	110	82	41	1,221
\$30,000-40,000	334	424	208	183	168	1,317
\$40,000-50,000	345	326	83	128	161	1,043
\$50,000-60,000	334	408	190	151	135	1,198
\$60,000-75,000	367	479	197	120	127	1,290
\$75,000-100,000	275	548	196	110	106	1,235
\$100,000-125,000	149	241	227	43	48	708
\$125,000-150,000	29	144	88	68	36	365
\$150,000-200,000	22	123	85	22	19	271
\$200,000+	25	60	64	111	18	278
Total	3,634	3,798	1,763	1,184	1,030	11,409

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.7%	1.2%	0.9%	0.1%	0.2%	6.0%
\$10,000-20,000	3.6%	0.6%	1.7%	2.0%	0.6%	8.4%
\$20,000-30,000	2.7%	2.0%	0.2%	0.9%	0.3%	6.0%
\$30,000-40,000	1.6%	3.6%	1.6%	2.8%	2.6%	12.2%
\$40,000-50,000	3.8%	2.4%	1.1%	1.5%	1.6%	10.5%
\$50,000-60,000	3.6%	3.5%	2.1%	2.1%	2.2%	13.5%
\$60,000-75,000	4.4%	3.0%	2.3%	1.5%	1.4%	12.6%
\$75,000-100,000	1.8%	5.8%	1.5%	1.5%	1.2%	11.7%
\$100,000-125,000	2.0%	2.1%	3.0%	0.2%	0.3%	7.6%
\$125,000-150,000	0.1%	1.7%	1.1%	0.9%	0.2%	4.0%
\$150,000-200,000	0.1%	1.7%	1.4%	0.3%	0.2%	3.7%
\$200,000+	0.2%	0.5%	1.1%	1.8%	0.2%	3.7%
Total	27.6%	28.0%	17.8%	15.5%	11.1%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	2.3%	1.1%	0.4%	0.6%	9.0%
\$10,000-20,000	10.2%	4.6%	1.8%	0.8%	1.4%	18.9%
\$20,000-30,000	5.3%	6.8%	1.6%	0.6%	0.4%	14.6%
\$30,000-40,000	4.0%	3.8%	2.0%	0.6%	0.5%	11.0%
\$40,000-50,000	2.4%	3.2%	0.4%	0.8%	1.2%	8.0%
\$50,000-60,000	2.3%	3.7%	1.3%	0.4%	0.3%	8.0%
\$60,000-75,000	2.2%	5.2%	1.2%	0.7%	0.9%	10.2%
\$75,000-100,000	2.9%	4.0%	1.9%	0.5%	0.7%	10.1%
\$100,000-125,000	0.7%	2.1%	1.1%	0.6%	0.5%	5.0%
\$125,000-150,000	0.4%	0.9%	0.5%	0.3%	0.5%	2.5%
\$150,000-200,000	0.2%	0.5%	0.2%	0.1%	0.2%	1.2%
\$200,000+	0.2%	0.6%	0.1%	0.3%	0.1%	1.4%
Total	35.4%	37.8%	13.4%	6.1%	7.3%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.9%	2.0%	0.9%	0.6%	0.8%	8.2%
\$10,000-20,000	11.8%	4.8%	1.9%	1.1%	1.0%	20.6%
\$20,000-30,000	6.6%	8.0%	2.0%	0.3%	0.4%	17.3%
\$30,000-40,000	4.8%	3.9%	2.0%	0.5%	0.6%	11.8%
\$40,000-50,000	2.7%	3.1%	0.3%	0.8%	1.0%	8.0%
\$50,000-60,000	1.9%	3.3%	1.2%	0.5%	0.4%	7.3%
\$60,000-75,000	2.1%	3.8%	1.4%	0.7%	0.9%	8.8%
\$75,000-100,000	2.3%	3.7%	2.2%	0.7%	0.5%	9.4%
\$100,000-125,000	0.6%	1.7%	1.3%	0.2%	0.6%	4.4%
\$125,000-150,000	0.2%	0.6%	0.5%	0.3%	0.2%	1.9%
\$150,000-200,000	0.2%	0.5%	0.2%	0.1%	0.2%	1.2%
\$200,000+	0.2%	0.4%	0.1%	0.2%	0.1%	1.0%
Total	37.3%	35.9%	14.0%	6.1%	6.7%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.1%	1.8%	1.0%	0.3%	0.5%	7.7%
\$10,000-20,000	7.2%	2.8%	1.8%	1.4%	1.0%	14.1%
\$20,000-30,000	4.1%	4.6%	1.0%	0.7%	0.4%	10.7%
\$30,000-40,000	2.9%	3.7%	1.8%	1.6%	1.5%	11.5%
\$40,000-50,000	3.0%	2.9%	0.7%	1.1%	1.4%	9.1%
\$50,000-60,000	2.9%	3.6%	1.7%	1.1%	1.2%	10.5%
\$60,000-75,000	3.2%	4.2%	1.7%	1.1%	1.1%	11.3%
\$75,000-100,000	2.4%	4.8%	1.7%	1.0%	0.9%	10.8%
\$100,000-125,000	1.3%	2.1%	2.0%	0.4%	0.4%	6.2%
\$125,000-150,000	0.3%	1.3%	0.8%	0.6%	0.3%	3.2%
\$150,000-200,000	0.2%	1.1%	0.7%	0.2%	0.2%	2.4%
\$200,000+	0.2%	0.5%	0.6%	1.0%	0.2%	2.4%
Total	31.9%	33.3%	15.5%	10.4%	9.0%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	617	466	227	176	109	1,595
\$10,000-20,000	737	380	418	98	281	1,914
\$20,000-30,000	616	621	297	167	346	2,047
\$30,000-40,000	428	479	225	220	233	1,585
\$40,000-50,000	450	294	202	73	179	1,198
\$50,000-60,000	133	344	237	122	45	881
\$60,000-75,000	297	183	120	123	264	987
\$75,000-100,000	194	250	56	78	95	673
\$100,000-125,000	35	109	131	33	86	394
\$125,000-150,000	16	68	104	30	65	283
\$150,000-200,000	63	48	13	9	10	143
\$200,000+	28	67	20	9	31	155
Total	3,614	3,309	2,050	1,138	1,744	11,855

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,179	155	93	21	28	1,476
\$10,000-20,000	1,211	262	110	32	90	1,705
\$20,000-30,000	615	178	129	33	14	969
\$30,000-40,000	384	82	72	67	15	620
\$40,000-50,000	242	52	56	77	46	473
\$50,000-60,000	138	147	52	24	11	372
\$60,000-75,000	144	74	33	12	38	301
\$75,000-100,000	125	76	48	41	60	350
\$100,000-125,000	85	58	13	25	16	197
\$125,000-150,000	43	16	10	6	7	82
\$150,000-200,000	54	15	11	10	8	98
\$200,000+	73	15	13	9	9	119
Total	4,293	1,130	640	357	342	6,762

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	767	77	36	19	25	924
\$10,000-20,000	956	150	100	30	79	1,315
\$20,000-30,000	466	126	95	24	8	719
\$30,000-40,000	286	41	62	21	13	423
\$40,000-50,000	130	38	43	56	25	292
\$50,000-60,000	83	43	43	20	6	195
\$60,000-75,000	101	30	20	10	10	171
\$75,000-100,000	70	35	23	30	28	186
\$100,000-125,000	48	18	11	22	5	104
\$125,000-150,000	21	6	4	1	4	36
\$150,000-200,000	39	8	5	7	6	65
\$200,000+	31	7	10	7	5	60
Total	2,998	579	452	247	214	4,490

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,796	621	320	197	137	3,071
\$10,000-20,000	1,948	642	528	130	371	3,619
\$20,000-30,000	1,231	799	426	200	360	3,016
\$30,000-40,000	812	561	297	287	248	2,205
\$40,000-50,000	692	346	258	150	225	1,671
\$50,000-60,000	271	491	289	146	56	1,253
\$60,000-75,000	441	257	153	135	302	1,288
\$75,000-100,000	319	326	104	119	155	1,023
\$100,000-125,000	120	167	144	58	102	591
\$125,000-150,000	59	84	114	36	72	365
\$150,000-200,000	117	63	24	19	18	241
\$200,000+	101	82	33	18	40	274
Total	7,907	4,439	2,690	1,495	2,086	18,617

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.2%	3.9%	1.9%	1.5%	0.9%	13.5%
\$10,000-20,000	6.2%	3.2%	3.5%	0.8%	2.4%	16.1%
\$20,000-30,000	5.2%	5.2%	2.5%	1.4%	2.9%	17.3%
\$30,000-40,000	3.6%	4.0%	1.9%	1.9%	2.0%	13.4%
\$40,000-50,000	3.8%	2.5%	1.7%	0.6%	1.5%	10.1%
\$50,000-60,000	1.1%	2.9%	2.0%	1.0%	0.4%	7.4%
\$60,000-75,000	2.5%	1.5%	1.0%	1.0%	2.2%	8.3%
\$75,000-100,000	1.6%	2.1%	0.5%	0.7%	0.8%	5.7%
\$100,000-125,000	0.3%	0.9%	1.1%	0.3%	0.7%	3.3%
\$125,000-150,000	0.1%	0.6%	0.9%	0.3%	0.5%	2.4%
\$150,000-200,000	0.5%	0.4%	0.1%	0.1%	0.1%	1.2%
\$200,000+	0.2%	0.6%	0.2%	0.1%	0.3%	1.3%
Total	30.5%	27.9%	17.3%	9.6%	14.7%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	17.4%	2.3%	1.4%	0.3%	0.4%	21.8%
\$10,000-20,000	17.9%	3.9%	1.6%	0.5%	1.3%	25.2%
\$20,000-30,000	9.1%	2.6%	1.9%	0.5%	0.2%	14.3%
\$30,000-40,000	5.7%	1.2%	1.1%	1.0%	0.2%	9.2%
\$40,000-50,000	3.6%	0.8%	0.8%	1.1%	0.7%	7.0%
\$50,000-60,000	2.0%	2.2%	0.8%	0.4%	0.2%	5.5%
\$60,000-75,000	2.1%	1.1%	0.5%	0.2%	0.6%	4.5%
\$75,000-100,000	1.8%	1.1%	0.7%	0.6%	0.9%	5.2%
\$100,000-125,000	1.3%	0.9%	0.2%	0.4%	0.2%	2.9%
\$125,000-150,000	0.6%	0.2%	0.1%	0.1%	0.1%	1.2%
\$150,000-200,000	0.8%	0.2%	0.2%	0.1%	0.1%	1.4%
\$200,000+	1.1%	0.2%	0.2%	0.1%	0.1%	1.8%
Total	63.5%	16.7%	9.5%	5.3%	5.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	17.1%	1.7%	0.8%	0.4%	0.6%	20.6%
\$10,000-20,000	21.3%	3.3%	2.2%	0.7%	1.8%	29.3%
\$20,000-30,000	10.4%	2.8%	2.1%	0.5%	0.2%	16.0%
\$30,000-40,000	6.4%	0.9%	1.4%	0.5%	0.3%	9.4%
\$40,000-50,000	2.9%	0.8%	1.0%	1.2%	0.6%	6.5%
\$50,000-60,000	1.8%	1.0%	1.0%	0.4%	0.1%	4.3%
\$60,000-75,000	2.2%	0.7%	0.4%	0.2%	0.2%	3.8%
\$75,000-100,000	1.6%	0.8%	0.5%	0.7%	0.6%	4.1%
\$100,000-125,000	1.1%	0.4%	0.2%	0.5%	0.1%	2.3%
\$125,000-150,000	0.5%	0.1%	0.1%	0.0%	0.1%	0.8%
\$150,000-200,000	0.9%	0.2%	0.1%	0.2%	0.1%	1.4%
\$200,000+	0.7%	0.2%	0.2%	0.2%	0.1%	1.3%
Total	66.8%	12.9%	10.1%	5.5%	4.8%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9.6%	3.3%	1.7%	1.1%	0.7%	16.5%
\$10,000-20,000	10.5%	3.4%	2.8%	0.7%	2.0%	19.4%
\$20,000-30,000	6.6%	4.3%	2.3%	1.1%	1.9%	16.2%
\$30,000-40,000	4.4%	3.0%	1.6%	1.5%	1.3%	11.8%
\$40,000-50,000	3.7%	1.9%	1.4%	0.8%	1.2%	9.0%
\$50,000-60,000	1.5%	2.6%	1.6%	0.8%	0.3%	6.7%
\$60,000-75,000	2.4%	1.4%	0.8%	0.7%	1.6%	6.9%
\$75,000-100,000	1.7%	1.8%	0.6%	0.6%	0.8%	5.5%
\$100,000-125,000	0.6%	0.9%	0.8%	0.3%	0.5%	3.2%
\$125,000-150,000	0.3%	0.5%	0.6%	0.2%	0.4%	2.0%
\$150,000-200,000	0.6%	0.3%	0.1%	0.1%	0.1%	1.3%
\$200,000+	0.5%	0.4%	0.2%	0.1%	0.2%	1.5%
Total	42.5%	23.8%	14.4%	8.0%	11.2%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	100	29	27	4	4	164
\$10,000-20,000	109	29	52	81	23	294
\$20,000-30,000	154	67	4	31	12	268
\$30,000-40,000	93	192	74	133	95	587
\$40,000-50,000	182	143	71	26	73	495
\$50,000-60,000	188	108	100	87	113	596
\$60,000-75,000	261	162	176	91	147	837
\$75,000-100,000	195	466	128	156	94	1,039
\$100,000-125,000	157	125	170	12	16	480
\$125,000-150,000	12	163	84	112	9	380
\$150,000-200,000	11	206	113	26	12	368
\$200,000+	18	44	97	90	13	262
Total	1,480	1,734	1,096	849	611	5,770

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	308	117	71	36	27	559
\$10,000-20,000	599	227	71	28	60	985
\$20,000-30,000	403	410	85	22	18	938
\$30,000-40,000	300	255	124	38	19	736
\$40,000-50,000	207	177	21	89	67	561
\$50,000-60,000	135	198	39	19	13	404
\$60,000-75,000	196	382	79	52	34	743
\$75,000-100,000	273	287	149	33	56	798
\$100,000-125,000	82	177	81	48	35	423
\$125,000-150,000	30	64	31	18	37	180
\$150,000-200,000	68	75	38	30	29	240
\$200,000+	52	89	20	40	8	209
Total	2,653	2,458	809	453	403	6,776

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	207	79	47	34	25	392
\$10,000-20,000	480	182	53	28	28	771
\$20,000-30,000	355	355	66	9	12	797
\$30,000-40,000	263	177	91	26	15	572
\$40,000-50,000	179	142	11	77	51	460
\$50,000-60,000	79	116	26	17	10	248
\$60,000-75,000	156	256	69	45	30	556
\$75,000-100,000	174	207	116	32	29	558
\$100,000-125,000	56	113	64	18	31	282
\$125,000-150,000	15	32	20	17	8	92
\$150,000-200,000	51	60	29	28	25	193
\$200,000+	35	56	9	28	4	132
Total	2,050	1,775	601	359	268	5,053

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	408	146	98	40	31	723
\$10,000-20,000	708	256	123	109	83	1,279
\$20,000-30,000	557	477	89	53	30	1,206
\$30,000-40,000	393	447	198	171	114	1,323
\$40,000-50,000	389	320	92	115	140	1,056
\$50,000-60,000	323	306	139	106	126	1,000
\$60,000-75,000	457	544	255	143	181	1,580
\$75,000-100,000	468	753	277	189	150	1,837
\$100,000-125,000	239	302	251	60	51	903
\$125,000-150,000	42	227	115	130	46	560
\$150,000-200,000	79	281	151	56	41	608
\$200,000+	70	133	117	130	21	471
Total	4,133	4,192	1,905	1,302	1,014	12,546

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.7%	0.5%	0.5%	0.1%	0.1%	2.8%
\$10,000-20,000	1.9%	0.5%	0.9%	1.4%	0.4%	5.1%
\$20,000-30,000	2.7%	1.2%	0.1%	0.5%	0.2%	4.6%
\$30,000-40,000	1.6%	3.3%	1.3%	2.3%	1.6%	10.2%
\$40,000-50,000	3.2%	2.5%	1.2%	0.5%	1.3%	8.6%
\$50,000-60,000	3.3%	1.9%	1.7%	1.5%	2.0%	10.3%
\$60,000-75,000	4.5%	2.8%	3.1%	1.6%	2.5%	14.5%
\$75,000-100,000	3.4%	8.1%	2.2%	2.7%	1.6%	18.0%
\$100,000-125,000	2.7%	2.2%	2.9%	0.2%	0.3%	8.3%
\$125,000-150,000	0.2%	2.8%	1.5%	1.9%	0.2%	6.6%
\$150,000-200,000	0.2%	3.6%	2.0%	0.5%	0.2%	6.4%
\$200,000+	0.3%	0.8%	1.7%	1.6%	0.2%	4.5%
Total	25.6%	30.1%	19.0%	14.7%	10.6%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	1.7%	1.0%	0.5%	0.4%	8.2%
\$10,000-20,000	8.8%	3.4%	1.0%	0.4%	0.9%	14.5%
\$20,000-30,000	5.9%	6.1%	1.3%	0.3%	0.3%	13.8%
\$30,000-40,000	4.4%	3.8%	1.8%	0.6%	0.3%	10.9%
\$40,000-50,000	3.1%	2.6%	0.3%	1.3%	1.0%	8.3%
\$50,000-60,000	2.0%	2.9%	0.6%	0.3%	0.2%	6.0%
\$60,000-75,000	2.9%	5.6%	1.2%	0.8%	0.5%	11.0%
\$75,000-100,000	4.0%	4.2%	2.2%	0.5%	0.8%	11.8%
\$100,000-125,000	1.2%	2.6%	1.2%	0.7%	0.5%	6.2%
\$125,000-150,000	0.4%	0.9%	0.5%	0.3%	0.5%	2.7%
\$150,000-200,000	1.0%	1.1%	0.6%	0.4%	0.4%	3.5%
\$200,000+	0.8%	1.3%	0.3%	0.6%	0.1%	3.1%
Total	39.2%	36.3%	11.9%	6.7%	5.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.1%	1.6%	0.9%	0.7%	0.5%	7.8%
\$10,000-20,000	9.5%	3.6%	1.0%	0.6%	0.6%	15.3%
\$20,000-30,000	7.0%	7.0%	1.3%	0.2%	0.2%	15.8%
\$30,000-40,000	5.2%	3.5%	1.8%	0.5%	0.3%	11.3%
\$40,000-50,000	3.5%	2.8%	0.2%	1.5%	1.0%	9.1%
\$50,000-60,000	1.6%	2.3%	0.5%	0.3%	0.2%	4.9%
\$60,000-75,000	3.1%	5.1%	1.4%	0.9%	0.6%	11.0%
\$75,000-100,000	3.4%	4.1%	2.3%	0.6%	0.6%	11.0%
\$100,000-125,000	1.1%	2.2%	1.3%	0.4%	0.6%	5.6%
\$125,000-150,000	0.3%	0.6%	0.4%	0.3%	0.2%	1.8%
\$150,000-200,000	1.0%	1.2%	0.6%	0.6%	0.5%	3.8%
\$200,000+	0.7%	1.1%	0.2%	0.6%	0.1%	2.6%
Total	40.6%	35.1%	11.9%	7.1%	5.3%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.3%	1.2%	0.8%	0.3%	0.2%	5.8%
\$10,000-20,000	5.6%	2.0%	1.0%	0.9%	0.7%	10.2%
\$20,000-30,000	4.4%	3.8%	0.7%	0.4%	0.2%	9.6%
\$30,000-40,000	3.1%	3.6%	1.6%	1.4%	0.9%	10.5%
\$40,000-50,000	3.1%	2.6%	0.7%	0.9%	1.1%	8.4%
\$50,000-60,000	2.6%	2.4%	1.1%	0.8%	1.0%	8.0%
\$60,000-75,000	3.6%	4.3%	2.0%	1.1%	1.4%	12.6%
\$75,000-100,000	3.7%	6.0%	2.2%	1.5%	1.2%	14.6%
\$100,000-125,000	1.9%	2.4%	2.0%	0.5%	0.4%	7.2%
\$125,000-150,000	0.3%	1.8%	0.9%	1.0%	0.4%	4.5%
\$150,000-200,000	0.6%	2.2%	1.2%	0.4%	0.3%	4.8%
\$200,000+	0.6%	1.1%	0.9%	1.0%	0.2%	3.8%
Total	32.9%	33.4%	15.2%	10.4%	8.1%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	609	395	210	158	98	1,470
\$10,000-20,000	672	335	377	83	241	1,708
\$20,000-30,000	570	534	281	156	305	1,846
\$30,000-40,000	456	536	224	238	267	1,721
\$40,000-50,000	400	227	181	92	171	1,071
\$50,000-60,000	207	371	259	125	46	1,008
\$60,000-75,000	288	183	133	136	268	1,008
\$75,000-100,000	294	315	86	80	137	912
\$100,000-125,000	77	169	184	62	116	608
\$125,000-150,000	33	103	126	40	83	385
\$150,000-200,000	93	50	19	15	17	194
\$200,000+	51	124	25	15	43	258
Total	3,750	3,342	2,105	1,200	1,792	12,189

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,160	153	91	19	25	1,448
\$10,000-20,000	1,224	254	105	34	100	1,717
\$20,000-30,000	677	185	136	26	14	1,038
\$30,000-40,000	522	92	92	70	13	789
\$40,000-50,000	226	50	45	53	45	419
\$50,000-60,000	181	198	68	40	15	502
\$60,000-75,000	183	79	46	11	30	349
\$75,000-100,000	154	97	62	58	63	434
\$100,000-125,000	117	74	19	31	20	261
\$125,000-150,000	68	32	10	6	8	124
\$150,000-200,000	92	18	26	15	10	161
\$200,000+	118	26	18	17	14	193
Total	4,722	1,258	718	380	357	7,435

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	803	88	38	18	24	971
\$10,000-20,000	1,004	159	96	33	91	1,383
\$20,000-30,000	542	137	105	21	11	816
\$30,000-40,000	414	48	82	27	11	582
\$40,000-50,000	131	41	34	38	22	266
\$50,000-60,000	119	56	57	37	6	275
\$60,000-75,000	128	34	31	9	10	212
\$75,000-100,000	87	54	28	41	37	247
\$100,000-125,000	71	23	14	25	8	141
\$125,000-150,000	35	11	4	4	6	60
\$150,000-200,000	70	8	19	10	8	115
\$200,000+	59	12	15	14	9	109
Total	3,463	671	523	277	243	5,177

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1,769	548	301	177	123	2,918
\$10,000-20,000	1,896	589	482	117	341	3,425
\$20,000-30,000	1,247	719	417	182	319	2,884
\$30,000-40,000	978	628	316	308	280	2,510
\$40,000-50,000	626	277	226	145	216	1,490
\$50,000-60,000	388	569	327	165	61	1,510
\$60,000-75,000	471	262	179	147	298	1,357
\$75,000-100,000	448	412	148	138	200	1,346
\$100,000-125,000	194	243	203	93	136	869
\$125,000-150,000	101	135	136	46	91	509
\$150,000-200,000	185	68	45	30	27	355
\$200,000+	169	150	43	32	57	451
Total	8,472	4,600	2,823	1,580	2,149	19,624

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.0%	3.2%	1.7%	1.3%	0.8%	12.1%
\$10,000-20,000	5.5%	2.7%	3.1%	0.7%	2.0%	14.0%
\$20,000-30,000	4.7%	4.4%	2.3%	1.3%	2.5%	15.1%
\$30,000-40,000	3.7%	4.4%	1.8%	2.0%	2.2%	14.1%
\$40,000-50,000	3.3%	1.9%	1.5%	0.8%	1.4%	8.8%
\$50,000-60,000	1.7%	3.0%	2.1%	1.0%	0.4%	8.3%
\$60,000-75,000	2.4%	1.5%	1.1%	1.1%	2.2%	8.3%
\$75,000-100,000	2.4%	2.6%	0.7%	0.7%	1.1%	7.5%
\$100,000-125,000	0.6%	1.4%	1.5%	0.5%	1.0%	5.0%
\$125,000-150,000	0.3%	0.8%	1.0%	0.3%	0.7%	3.2%
\$150,000-200,000	0.8%	0.4%	0.2%	0.1%	0.1%	1.6%
\$200,000+	0.4%	1.0%	0.2%	0.1%	0.4%	2.1%
Total	30.8%	27.4%	17.3%	9.8%	14.7%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.6%	2.1%	1.2%	0.3%	0.3%	19.5%
\$10,000-20,000	16.5%	3.4%	1.4%	0.5%	1.3%	23.1%
\$20,000-30,000	9.1%	2.5%	1.8%	0.3%	0.2%	14.0%
\$30,000-40,000	7.0%	1.2%	1.2%	0.9%	0.2%	10.6%
\$40,000-50,000	3.0%	0.7%	0.6%	0.7%	0.6%	5.6%
\$50,000-60,000	2.4%	2.7%	0.9%	0.5%	0.2%	6.8%
\$60,000-75,000	2.5%	1.1%	0.6%	0.1%	0.4%	4.7%
\$75,000-100,000	2.1%	1.3%	0.8%	0.8%	0.8%	5.8%
\$100,000-125,000	1.6%	1.0%	0.3%	0.4%	0.3%	3.5%
\$125,000-150,000	0.9%	0.4%	0.1%	0.1%	0.1%	1.7%
\$150,000-200,000	1.2%	0.2%	0.3%	0.2%	0.1%	2.2%
\$200,000+	1.6%	0.3%	0.2%	0.2%	0.2%	2.6%
Total	63.5%	16.9%	9.7%	5.1%	4.8%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.5%	1.7%	0.7%	0.3%	0.5%	18.8%
\$10,000-20,000	19.4%	3.1%	1.9%	0.6%	1.8%	26.7%
\$20,000-30,000	10.5%	2.6%	2.0%	0.4%	0.2%	15.8%
\$30,000-40,000	8.0%	0.9%	1.6%	0.5%	0.2%	11.2%
\$40,000-50,000	2.5%	0.8%	0.7%	0.7%	0.4%	5.1%
\$50,000-60,000	2.3%	1.1%	1.1%	0.7%	0.1%	5.3%
\$60,000-75,000	2.5%	0.7%	0.6%	0.2%	0.2%	4.1%
\$75,000-100,000	1.7%	1.0%	0.5%	0.8%	0.7%	4.8%
\$100,000-125,000	1.4%	0.4%	0.3%	0.5%	0.2%	2.7%
\$125,000-150,000	0.7%	0.2%	0.1%	0.1%	0.1%	1.2%
\$150,000-200,000	1.4%	0.2%	0.4%	0.2%	0.2%	2.2%
\$200,000+	1.1%	0.2%	0.3%	0.3%	0.2%	2.1%
Total	66.9%	13.0%	10.1%	5.4%	4.7%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9.0%	2.8%	1.5%	0.9%	0.6%	14.9%
\$10,000-20,000	9.7%	3.0%	2.5%	0.6%	1.7%	17.5%
\$20,000-30,000	6.4%	3.7%	2.1%	0.9%	1.6%	14.7%
\$30,000-40,000	5.0%	3.2%	1.6%	1.6%	1.4%	12.8%
\$40,000-50,000	3.2%	1.4%	1.2%	0.7%	1.1%	7.6%
\$50,000-60,000	2.0%	2.9%	1.7%	0.8%	0.3%	7.7%
\$60,000-75,000	2.4%	1.3%	0.9%	0.7%	1.5%	6.9%
\$75,000-100,000	2.3%	2.1%	0.8%	0.7%	1.0%	6.9%
\$100,000-125,000	1.0%	1.2%	1.0%	0.5%	0.7%	4.4%
\$125,000-150,000	0.5%	0.7%	0.7%	0.2%	0.5%	2.6%
\$150,000-200,000	0.9%	0.3%	0.2%	0.2%	0.1%	1.8%
\$200,000+	0.9%	0.8%	0.2%	0.2%	0.3%	2.3%
Total	43.2%	23.4%	14.4%	8.1%	11.0%	100.0%

HISTA 2.2 Summary Data

Market Area

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	77	20	9	3	3	112
\$10,000-20,000	85	22	39	67	16	229
\$20,000-30,000	108	45	2	25	11	191
\$30,000-40,000	82	161	57	97	82	479
\$40,000-50,000	152	109	71	26	68	426
\$50,000-60,000	209	115	97	90	97	608
\$60,000-75,000	249	153	167	66	148	783
\$75,000-100,000	198	474	114	159	103	1,048
\$100,000-125,000	196	151	179	10	19	555
\$125,000-150,000	20	198	93	131	14	456
\$150,000-200,000	18	241	183	25	10	477
\$200,000+	37	85	142	140	11	415
Total	1,431	1,774	1,153	839	582	5,779

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	321	116	65	40	36	578
\$10,000-20,000	591	205	57	28	51	932
\$20,000-30,000	437	408	69	14	17	945
\$30,000-40,000	352	268	131	34	25	810
\$40,000-50,000	205	198	19	65	62	549
\$50,000-60,000	166	251	54	19	13	503
\$60,000-75,000	218	391	82	57	36	784
\$75,000-100,000	340	335	145	37	60	917
\$100,000-125,000	119	233	86	61	49	548
\$125,000-150,000	42	79	43	28	35	227
\$150,000-200,000	93	88	38	57	32	308
\$200,000+	89	113	40	45	16	303
Total	2,973	2,685	829	485	432	7,404

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	232	80	44	39	31	426
\$10,000-20,000	499	178	43	27	24	771
\$20,000-30,000	396	368	52	6	11	833
\$30,000-40,000	313	188	98	25	17	641
\$40,000-50,000	187	169	14	51	52	473
\$50,000-60,000	105	169	40	18	10	342
\$60,000-75,000	182	282	76	47	30	617
\$75,000-100,000	234	258	109	36	36	673
\$100,000-125,000	89	157	68	24	44	382
\$125,000-150,000	23	38	32	26	3	122
\$150,000-200,000	73	74	31	56	27	261
\$200,000+	59	81	21	30	10	201
Total	2,392	2,042	628	385	295	5,742

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	398	136	74	43	39	690
\$10,000-20,000	676	227	96	95	67	1,161
\$20,000-30,000	545	453	71	39	28	1,136
\$30,000-40,000	434	429	188	131	107	1,289
\$40,000-50,000	357	307	90	91	130	975
\$50,000-60,000	375	366	151	109	110	1,111
\$60,000-75,000	467	544	249	123	184	1,567
\$75,000-100,000	538	809	259	196	163	1,965
\$100,000-125,000	315	384	265	71	68	1,103
\$125,000-150,000	62	277	136	159	49	683
\$150,000-200,000	111	329	221	82	42	785
\$200,000+	126	198	182	185	27	718
Total	4,404	4,459	1,982	1,324	1,014	13,183

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Market Area

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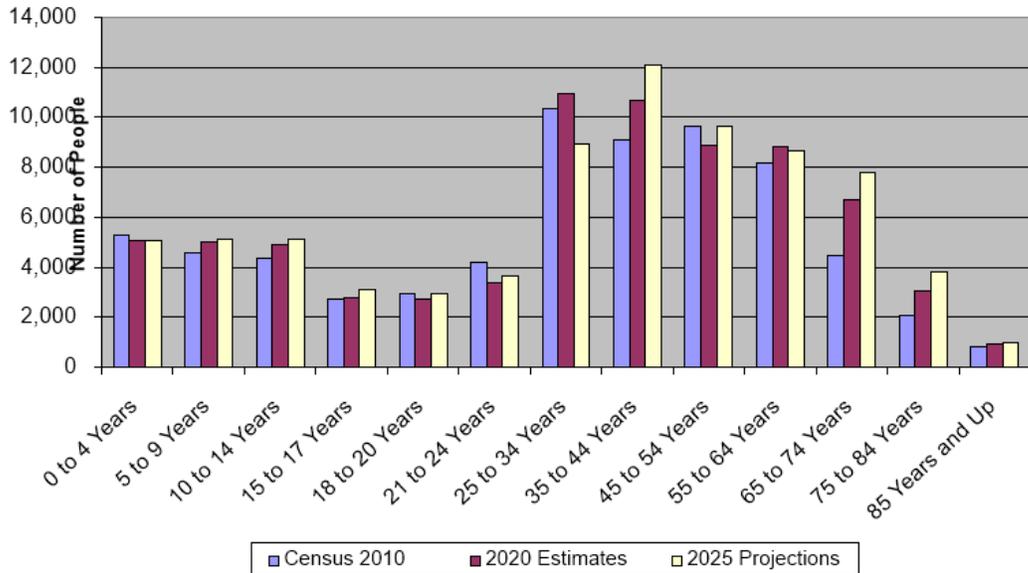
Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.3%	0.3%	0.2%	0.1%	0.1%	1.9%
\$10,000-20,000	1.5%	0.4%	0.7%	1.2%	0.3%	4.0%
\$20,000-30,000	1.9%	0.8%	0.0%	0.4%	0.2%	3.3%
\$30,000-40,000	1.4%	2.8%	1.0%	1.7%	1.4%	8.3%
\$40,000-50,000	2.6%	1.9%	1.2%	0.4%	1.2%	7.4%
\$50,000-60,000	3.6%	2.0%	1.7%	1.6%	1.7%	10.5%
\$60,000-75,000	4.3%	2.6%	2.9%	1.1%	2.6%	13.5%
\$75,000-100,000	3.4%	8.2%	2.0%	2.8%	1.8%	18.1%
\$100,000-125,000	3.4%	2.6%	3.1%	0.2%	0.3%	9.6%
\$125,000-150,000	0.3%	3.4%	1.6%	2.3%	0.2%	7.9%
\$150,000-200,000	0.3%	4.2%	3.2%	0.4%	0.2%	8.3%
\$200,000+	0.6%	1.5%	2.5%	2.4%	0.2%	7.2%
Total	24.8%	30.7%	20.0%	14.5%	10.1%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.3%	1.6%	0.9%	0.5%	0.5%	7.8%
\$10,000-20,000	8.0%	2.8%	0.8%	0.4%	0.7%	12.6%
\$20,000-30,000	5.9%	5.5%	0.9%	0.2%	0.2%	12.8%
\$30,000-40,000	4.8%	3.6%	1.8%	0.5%	0.3%	10.9%
\$40,000-50,000	2.8%	2.7%	0.3%	0.9%	0.8%	7.4%
\$50,000-60,000	2.2%	3.4%	0.7%	0.3%	0.2%	6.8%
\$60,000-75,000	2.9%	5.3%	1.1%	0.8%	0.5%	10.6%
\$75,000-100,000	4.6%	4.5%	2.0%	0.5%	0.8%	12.4%
\$100,000-125,000	1.6%	3.1%	1.2%	0.8%	0.7%	7.4%
\$125,000-150,000	0.6%	1.1%	0.6%	0.4%	0.5%	3.1%
\$150,000-200,000	1.3%	1.2%	0.5%	0.8%	0.4%	4.2%
\$200,000+	1.2%	1.5%	0.5%	0.6%	0.2%	4.1%
Total	40.2%	36.3%	11.2%	6.6%	5.8%	100.0%

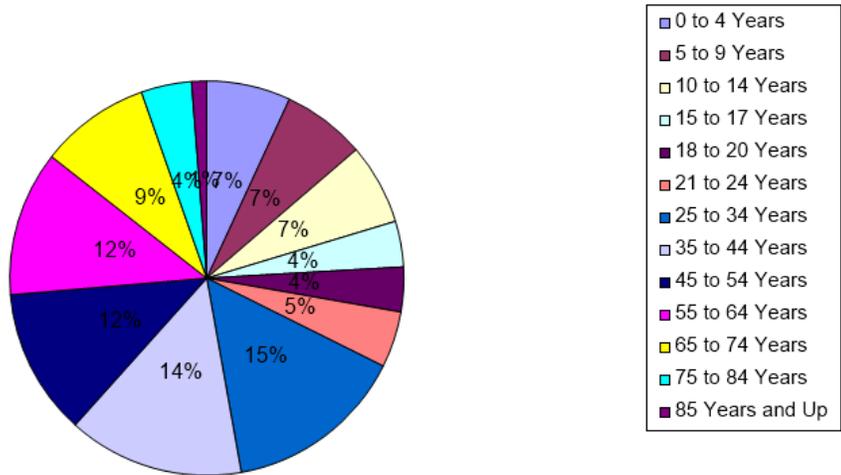
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4.0%	1.4%	0.8%	0.7%	0.5%	7.4%
\$10,000-20,000	8.7%	3.1%	0.7%	0.5%	0.4%	13.4%
\$20,000-30,000	6.9%	6.4%	0.9%	0.1%	0.2%	14.5%
\$30,000-40,000	5.5%	3.3%	1.7%	0.4%	0.3%	11.2%
\$40,000-50,000	3.3%	2.9%	0.2%	0.9%	0.9%	8.2%
\$50,000-60,000	1.8%	2.9%	0.7%	0.3%	0.2%	6.0%
\$60,000-75,000	3.2%	4.9%	1.3%	0.8%	0.5%	10.7%
\$75,000-100,000	4.1%	4.5%	1.9%	0.6%	0.6%	11.7%
\$100,000-125,000	1.5%	2.7%	1.2%	0.4%	0.8%	6.7%
\$125,000-150,000	0.4%	0.7%	0.6%	0.5%	0.1%	2.1%
\$150,000-200,000	1.3%	1.3%	0.5%	1.0%	0.5%	4.5%
\$200,000+	1.0%	1.4%	0.4%	0.5%	0.2%	3.5%
Total	41.7%	35.6%	10.9%	6.7%	5.1%	100.0%

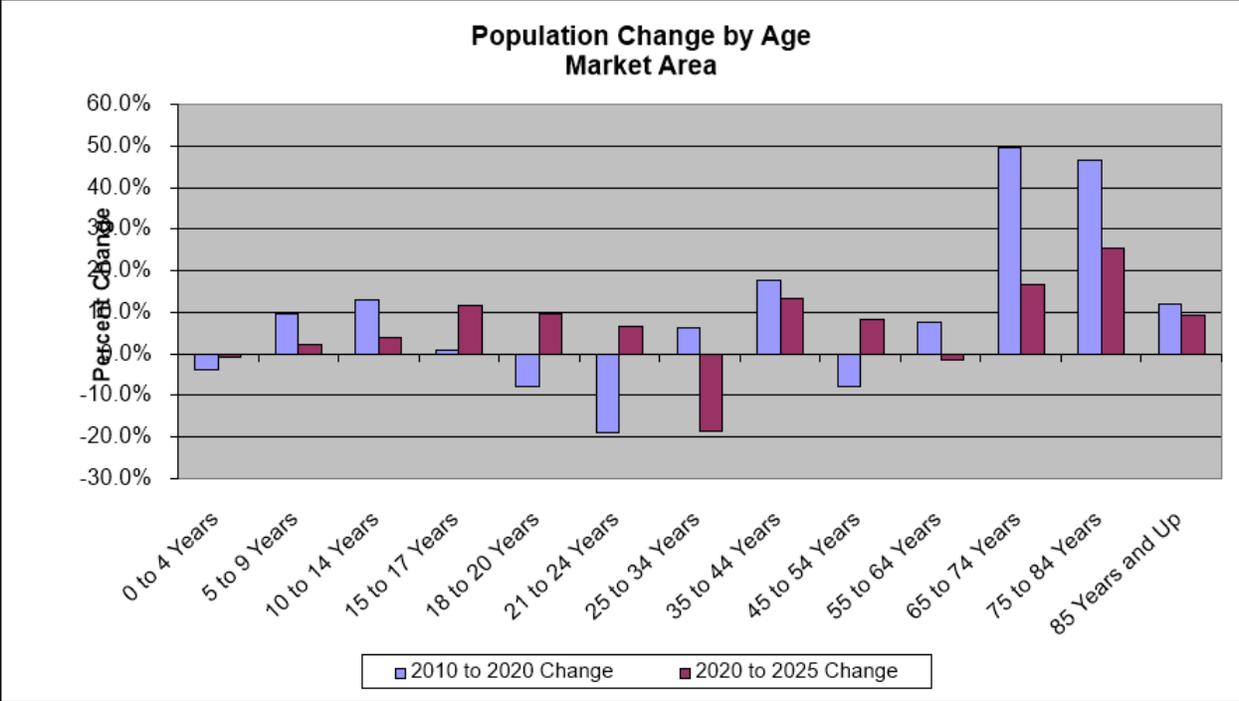
Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.0%	1.0%	0.6%	0.3%	0.3%	5.2%
\$10,000-20,000	5.1%	1.7%	0.7%	0.7%	0.5%	8.8%
\$20,000-30,000	4.1%	3.4%	0.5%	0.3%	0.2%	8.6%
\$30,000-40,000	3.3%	3.3%	1.4%	1.0%	0.8%	9.8%
\$40,000-50,000	2.7%	2.3%	0.7%	0.7%	1.0%	7.4%
\$50,000-60,000	2.8%	2.8%	1.1%	0.8%	0.8%	8.4%
\$60,000-75,000	3.5%	4.1%	1.9%	0.9%	1.4%	11.9%
\$75,000-100,000	4.1%	6.1%	2.0%	1.5%	1.2%	14.9%
\$100,000-125,000	2.4%	2.9%	2.0%	0.5%	0.5%	8.4%
\$125,000-150,000	0.5%	2.1%	1.0%	1.2%	0.4%	5.2%
\$150,000-200,000	0.8%	2.5%	1.7%	0.6%	0.3%	6.0%
\$200,000+	1.0%	1.5%	1.4%	1.4%	0.2%	5.4%
Total	33.4%	33.8%	15.0%	10.0%	7.7%	100.0%

Population by Age Market Area



2020 Population by Age Market Area






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Population by Age & Sex Market Area											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2,663	2,638	5,301	0 to 4 Years	2,580	2,511	5,091	0 to 4 Years	2,562	2,496	5,058
5 to 9 Years	2,352	2,232	4,584	5 to 9 Years	2,566	2,463	5,029	5 to 9 Years	2,635	2,506	5,141
10 to 14 Years	2,246	2,090	4,336	10 to 14 Years	2,466	2,436	4,902	10 to 14 Years	2,589	2,513	5,102
15 to 17 Years	1,398	1,351	2,749	15 to 17 Years	1,401	1,370	2,771	15 to 17 Years	1,549	1,546	3,095
18 to 20 Years	1,479	1,454	2,933	18 to 20 Years	1,394	1,311	2,705	18 to 20 Years	1,528	1,436	2,964
21 to 24 Years	1,930	2,254	4,184	21 to 24 Years	1,643	1,754	3,397	21 to 24 Years	1,762	1,863	3,625
25 to 34 Years	4,961	5,362	10,323	25 to 34 Years	5,254	5,713	10,967	25 to 34 Years	4,277	4,643	8,920
35 to 44 Years	4,519	4,562	9,081	35 to 44 Years	5,137	5,537	10,674	35 to 44 Years	5,894	6,184	12,078
45 to 54 Years	4,456	5,169	9,625	45 to 54 Years	4,293	4,584	8,877	45 to 54 Years	4,654	4,973	9,627
55 to 64 Years	3,605	4,580	8,185	55 to 64 Years	3,891	4,909	8,800	55 to 64 Years	3,975	4,683	8,658
65 to 74 Years	1,899	2,571	4,470	65 to 74 Years	2,796	3,890	6,686	65 to 74 Years	3,205	4,590	7,795
75 to 84 Years	690	1,395	2,085	75 to 84 Years	1,223	1,834	3,057	75 to 84 Years	1,553	2,277	3,830
85 Years and Up	201	616	817	85 Years and Up	255	660	915	85 Years and Up	307	693	1,000
Total	32,399	36,274	68,673	Total	34,899	38,972	73,871	Total	36,490	40,403	76,893
62+ Years	n/a	n/a	9,385	62+ Years	n/a	n/a	13,167	62+ Years	n/a	n/a	15,139
Median Age:			34.9	Median Age:			36.9	Median Age:			38.8

Source: Claritas; Ribbon Demographics

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

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Percent Population by Age & Sex											
Market Area											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.9%	3.8%	7.7%	0 to 4 Years	3.5%	3.4%	6.9%	0 to 4 Years	3.3%	3.2%	6.6%
5 to 9 Years	3.4%	3.3%	6.7%	5 to 9 Years	3.5%	3.3%	6.8%	5 to 9 Years	3.4%	3.3%	6.7%
10 to 14 Years	3.3%	3.0%	6.3%	10 to 14 Years	3.3%	3.3%	6.6%	10 to 14 Years	3.4%	3.3%	6.6%
15 to 17 Years	2.0%	2.0%	4.0%	15 to 17 Years	1.9%	1.9%	3.8%	15 to 17 Years	2.0%	2.0%	4.0%
18 to 20 Years	2.2%	2.1%	4.3%	18 to 20 Years	1.9%	1.8%	3.7%	18 to 20 Years	2.0%	1.9%	3.9%
21 to 24 Years	2.8%	3.3%	6.1%	21 to 24 Years	2.2%	2.4%	4.6%	21 to 24 Years	2.3%	2.4%	4.7%
25 to 34 Years	7.2%	7.8%	15.0%	25 to 34 Years	7.1%	7.7%	14.8%	25 to 34 Years	5.6%	6.0%	11.6%
35 to 44 Years	6.6%	6.6%	13.2%	35 to 44 Years	7.0%	7.5%	14.4%	35 to 44 Years	7.7%	8.0%	15.7%
45 to 54 Years	6.5%	7.5%	14.0%	45 to 54 Years	5.8%	6.2%	12.0%	45 to 54 Years	6.1%	6.5%	12.5%
55 to 64 Years	5.2%	6.7%	11.9%	55 to 64 Years	5.3%	6.6%	11.9%	55 to 64 Years	5.2%	6.1%	11.3%
65 to 74 Years	2.8%	3.7%	6.5%	65 to 74 Years	3.8%	5.3%	9.1%	65 to 74 Years	4.2%	6.0%	10.1%
75 to 84 Years	1.0%	2.0%	3.0%	75 to 84 Years	1.7%	2.5%	4.1%	75 to 84 Years	2.0%	3.0%	5.0%
85 Years and Up	0.3%	0.9%	1.2%	85 Years and Up	0.3%	0.9%	1.2%	85 Years and Up	0.4%	0.9%	1.3%
Total	47.2%	52.8%	100.0%	Total	47.2%	52.8%	100.0%	Total	47.5%	52.5%	100.0%
62+ Years	n/a	n/a	13.7%	62+ Years	n/a	n/a	17.8%	62+ Years	n/a	n/a	19.7%

Source: Claritas; Ribbon Demographics

Ribbon Demographics, LLC
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Tel: 916-880-1644

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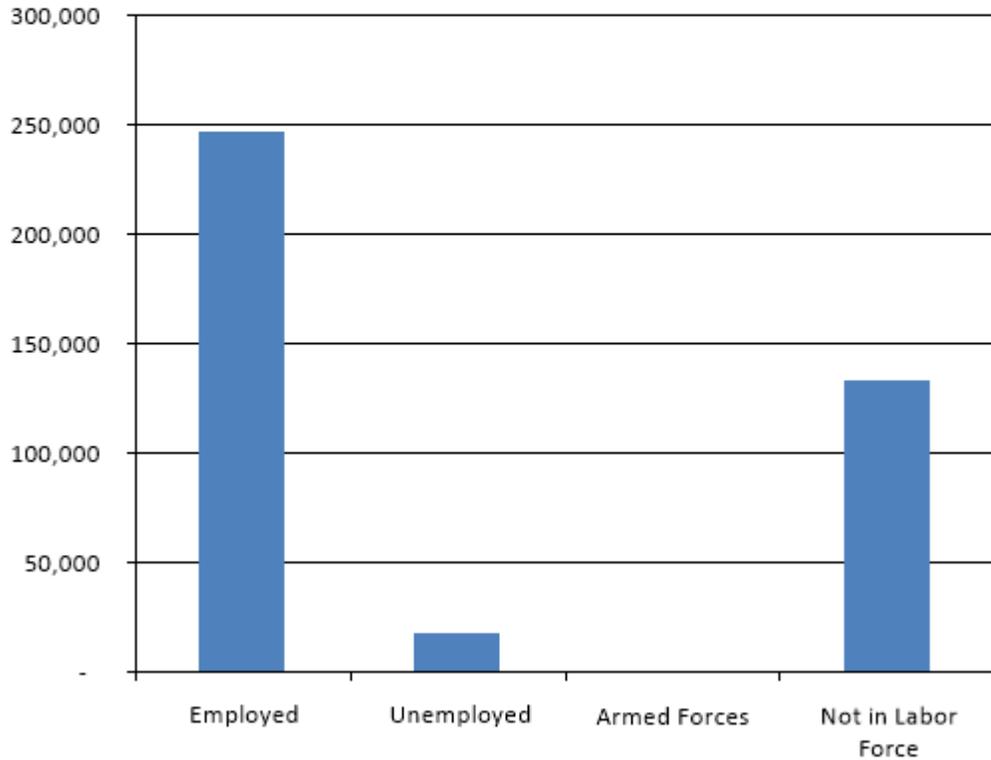
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Changes in Population by Age & Sex									
Market Area									
Estimated Change - 2010 to 2020					Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change	Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-83	-127	-210	-4.0%	0 to 4 Years	-18	-15	-33	-0.6%
5 to 9 Years	214	231	445	9.7%	5 to 9 Years	69	43	112	2.2%
10 to 14 Years	220	346	566	13.1%	10 to 14 Years	123	77	200	4.1%
15 to 17 Years	3	19	22	0.8%	15 to 17 Years	148	176	324	11.7%
18 to 20 Years	-85	-143	-228	-7.8%	18 to 20 Years	134	125	259	9.6%
21 to 24 Years	-287	-500	-787	-18.8%	21 to 24 Years	119	109	228	6.7%
25 to 34 Years	293	351	644	6.2%	25 to 34 Years	-977	-1,070	-2,047	-18.7%
35 to 44 Years	618	975	1,593	17.5%	35 to 44 Years	757	647	1,404	13.2%
45 to 54 Years	-163	-585	-748	-7.8%	45 to 54 Years	361	389	750	8.4%
55 to 64 Years	286	329	615	7.5%	55 to 64 Years	84	-226	-142	-1.6%
65 to 74 Years	897	1,319	2,216	49.6%	65 to 74 Years	409	700	1,109	16.6%
75 to 84 Years	533	439	972	46.6%	75 to 84 Years	330	443	773	25.3%
85 Years and Up	34	44	98	12.0%	85 Years and Up	32	33	85	9.3%
Total	2,500	2,698	5,198	7.6%	Total	1,591	1,431	3,022	4.1%
62+ Years	n/a	n/a	3,782	40.3%	62+ Years	n/a	n/a	1,972	15.0%

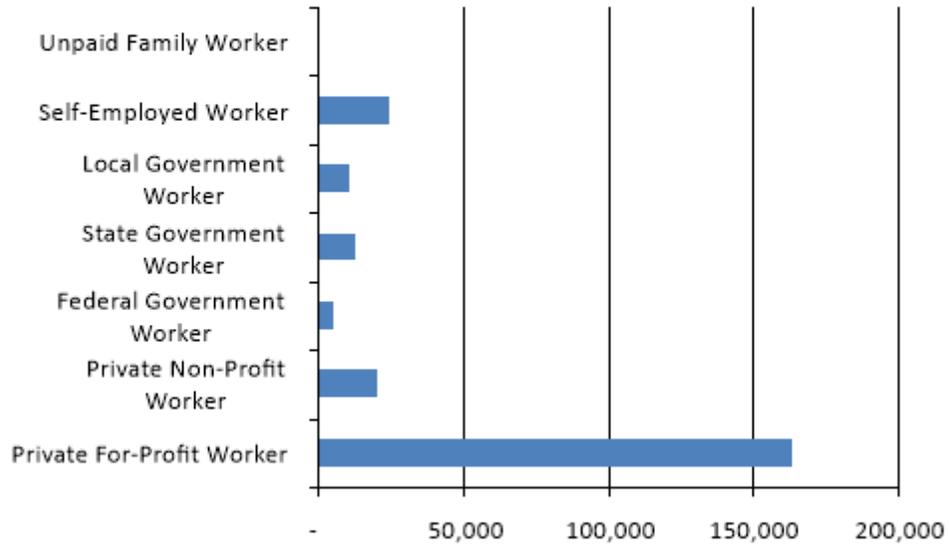
Source: Claritas; Ribbon Demographics

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

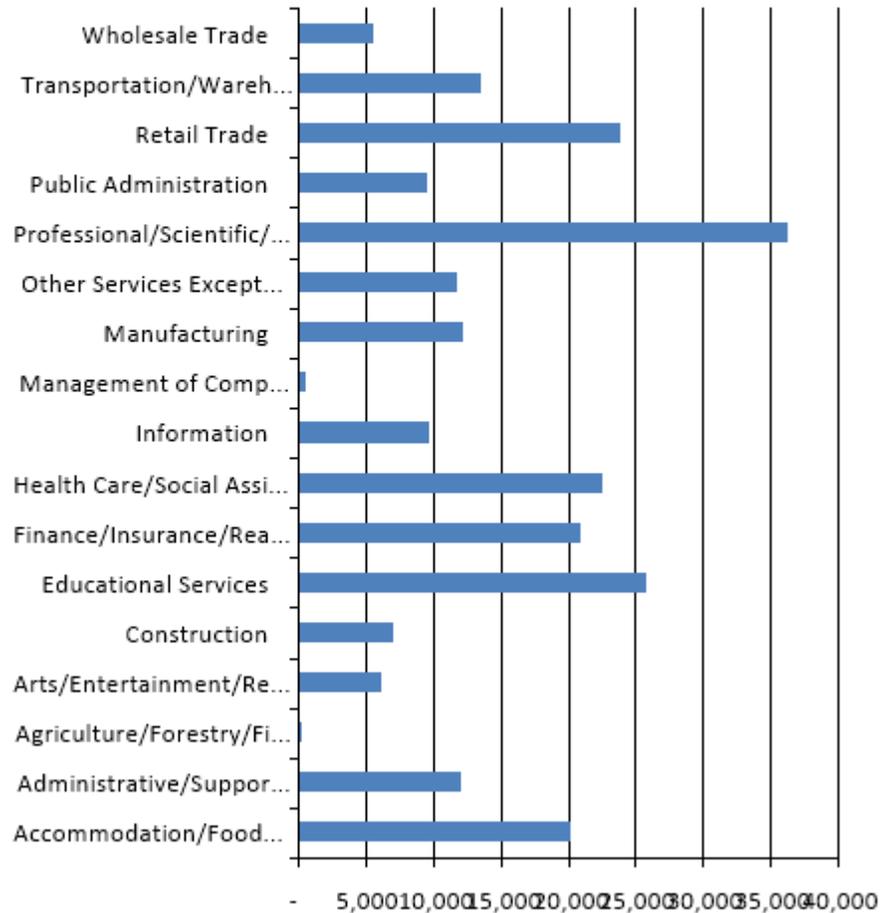
**Employed Civilian Population Aged 16+
Years - Employment Status - 2020
Estimates
Atlanta city, Georgia**



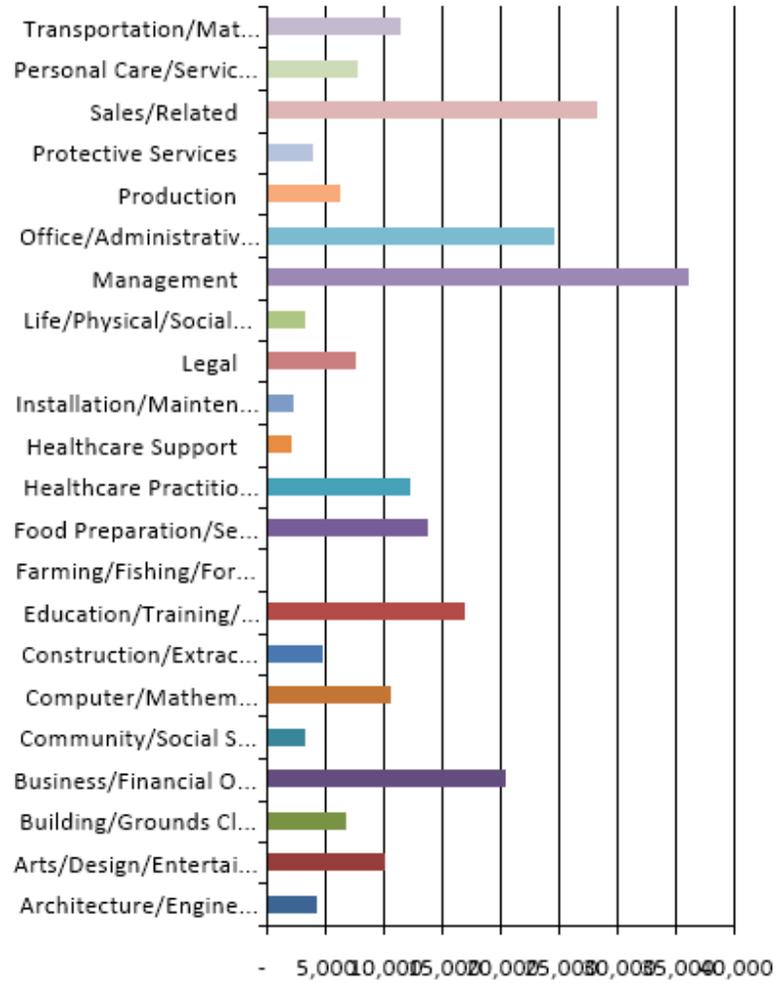
Employed Civilian Population by Class of Worker - 2020 Estimates Atlanta city, Georgia



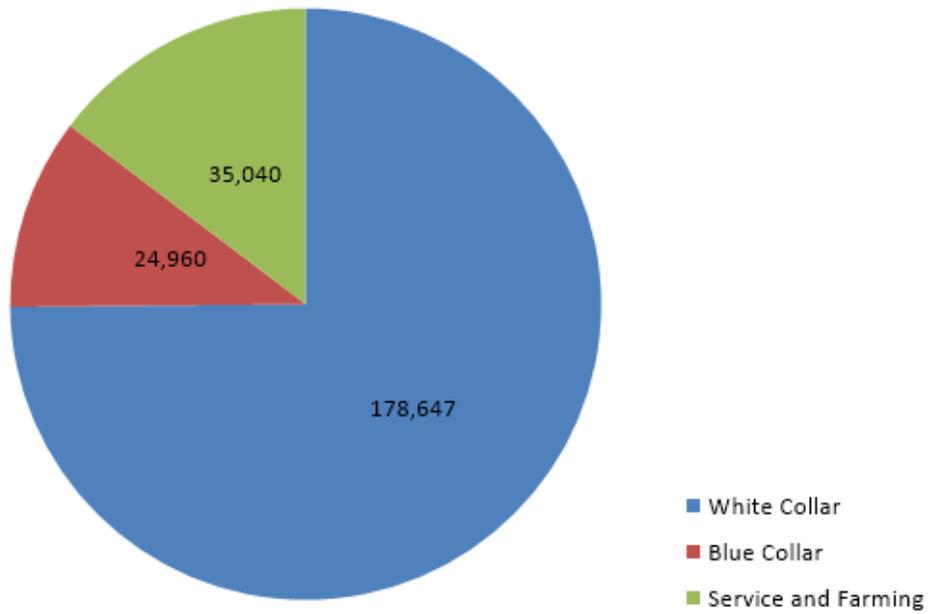
Employed Civilian Population Aged 16+ Years by Industry - 2020 Estimates Atlanta city, Georgia



Employed Civilian Population Aged 16+ Years by Occupation - 2020 Estimates Atlanta city, Georgia

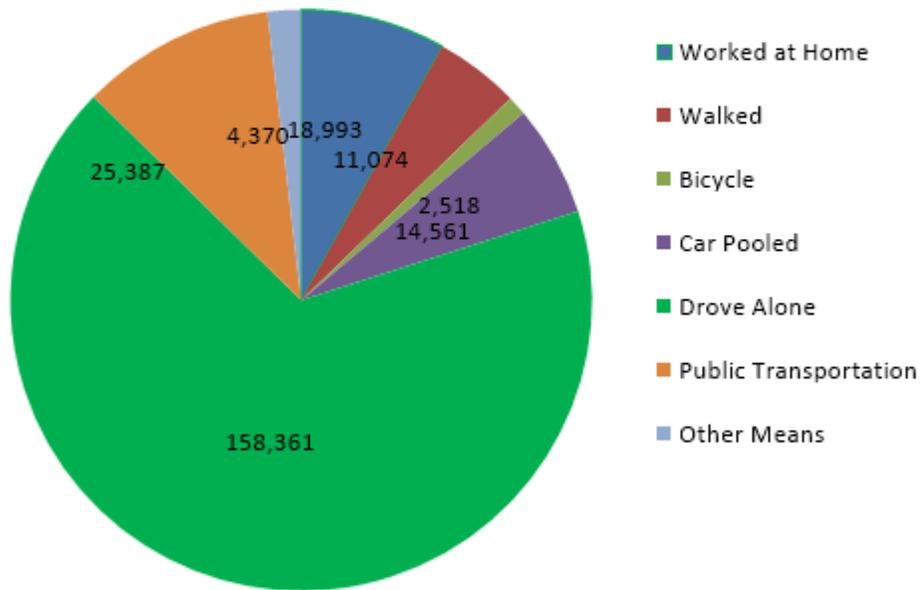


**Employed Civilian Population Aged 16+ Years by
Occupation - 2020 Estimates
Atlanta city, Georgia**

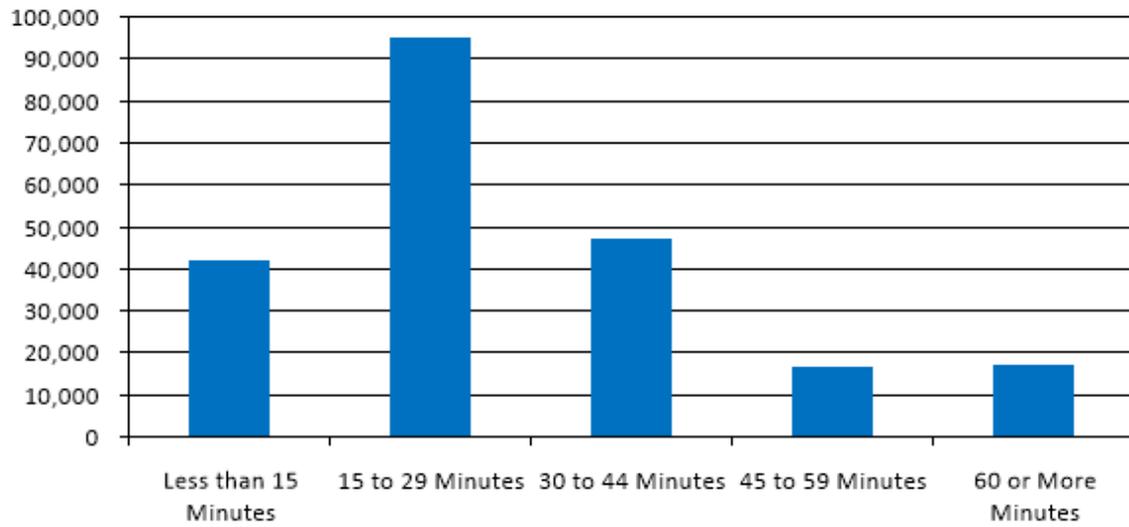


Employed Civilian Population Aged 16+ Years - Transportation to Work - 2020 Estimates

Atlanta city, Georgia



Employed Civilian Population Aged 16+ Years - Travel Time to Work - 2020 Estimates Atlanta city, Georgia



Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years		
Employment Status		
Current Year Estimates - 2020		
Atlanta city, Georgia		
Status		Number
	Employed	246,463
	Unemployed	17,469
	Armed Forces	317
	Not in Labor Force	132,701
	Unemployed	6.62%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population by Class of Worker			
Current Year Estimates - 2020			
Atlanta city, Georgia			
Industry		Number Employed	Percent Employed
	Private For-Profit Worker	163,405	68.5%
	Private Non-Profit Worker	20,817	8.7%
	Federal Government Worker	5,380	2.3%
	State Government Worker	12,852	5.4%
	Local Government Worker	11,250	4.7%
	Self-Employed Worker	24,688	10.3%
	Unpaid Family Worker	255	0.1%
	Total:	238,647	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Industry Current Year Estimates - 2020 Atlanta city, Georgia		
Industry	Number Employed	Percent Employed
Accommodation/Food Services	20,154	8.4%
Administrative/Support/Waste Management	12,075	5.1%
Agriculture/Forestry/Fishing/Hunting/Mining	259	0.1%
Arts/Entertainment/Recreation	6,221	2.6%
Construction	7,123	3.0%
Educational Services	25,786	10.8%
Finance/Insurance/Real Estate/Rent/Lease	20,969	8.8%
Health Care/Social Assistance	22,587	9.5%
Information	9,780	4.1%
Management of Companies and Enterprises	533	0.2%
Manufacturing	12,283	5.1%
Other Services Except Public Administration	11,857	5.0%
Professional/Scientific/Technical Services	36,272	15.2%
Public Administration	9,639	4.0%
Retail Trade	23,842	10.0%
Transportation/Warehousing/Utilities	13,614	5.7%
Wholesale Trade	5,653	2.4%
Total:	238,647	100.0%

Source: Ribbon Demographics; Claritas



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Employed Civilian Population Aged 16+ Years by Occupation Current Year Estimates - 2020 Atlanta city, Georgia		
Occupation	Number Employed	Percent Employed
Architecture/Engineering	4,409	1.8%
Arts/Design/Entertainment/Sports/Media	10,232	4.3%
Building/Grounds Cleaning/Maintenance	6,823	2.9%
Business/Financial Operations	20,545	8.6%
Community/Social Services	3,376	1.4%
Computer/Mathematical	10,629	4.5%
Construction/Extraction	4,790	2.0%
Education/Training/Library	17,025	7.1%
Farming/Fishing/Forestry	219	0.1%
Food Preparation/Serving Related	13,884	5.8%
Healthcare Practitioner/Technician	12,255	5.1%
Healthcare Support	2,170	0.9%
Installation/Maintenance/Repair	2,398	1.0%
Legal	7,746	3.2%
Life/Physical/Social Science	3,334	1.4%
Management	36,135	15.1%
Office/Administrative Support	24,701	10.4%
Production	6,262	2.6%
Protective Services	4,047	1.7%
Sales/Related	28,260	11.8%
Personal Care/Service	7,897	3.3%
Transportation/Material Moving	11,510	4.8%
Total:	238,647	100.0%
White Collar	178,647	74.9%
Blue Collar	24,960	10.5%
Service and Farming	35,040	14.7%
Total:	238,647	100.0%

Source: Ribbon Demographics; Claritas

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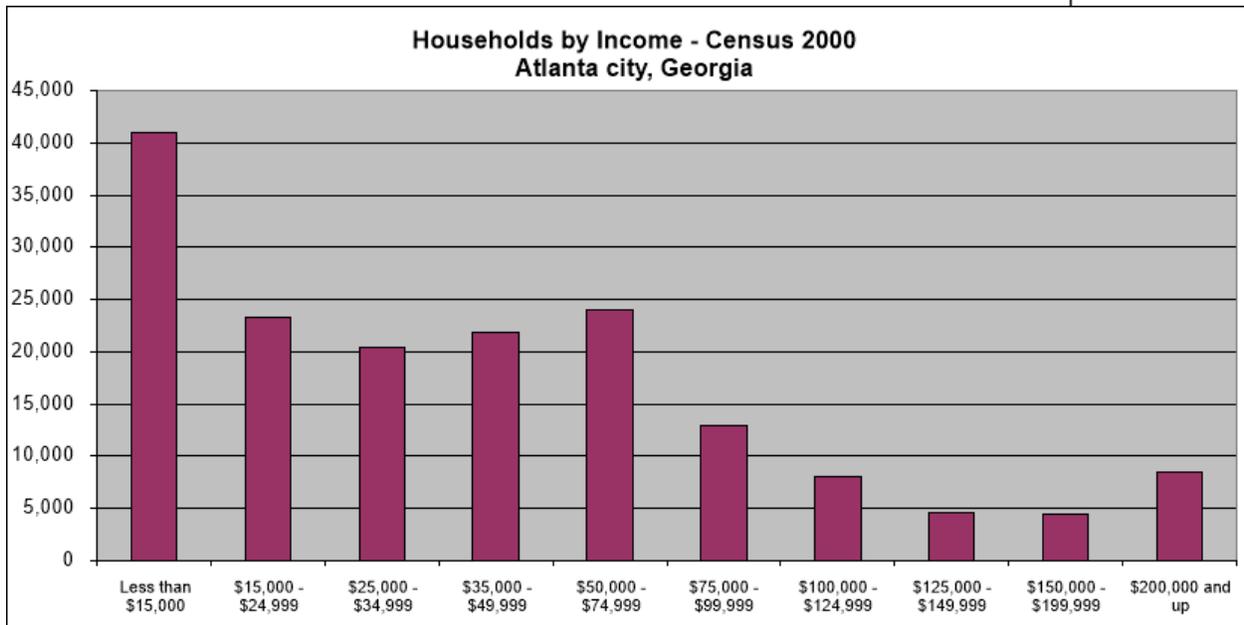
Employed Civilian Population Aged 16+ Years Transportation to Work <i>Current Year Estimates - 2020</i> Atlanta city, Georgia		
Transportation Mode	Number	Percent
Worked at Home	18,993	8.1%
Walked	11,074	4.7%
Bicycle	2,518	1.1%
Car Pooled	14,561	6.2%
Drove Alone	158,361	67.3%
Public Transportation	25,387	10.8%
Other Means	<u>4,370</u>	<u>1.9%</u>
Total:	235,264	100.0%

Source: Ribbon Demographics; Claritas

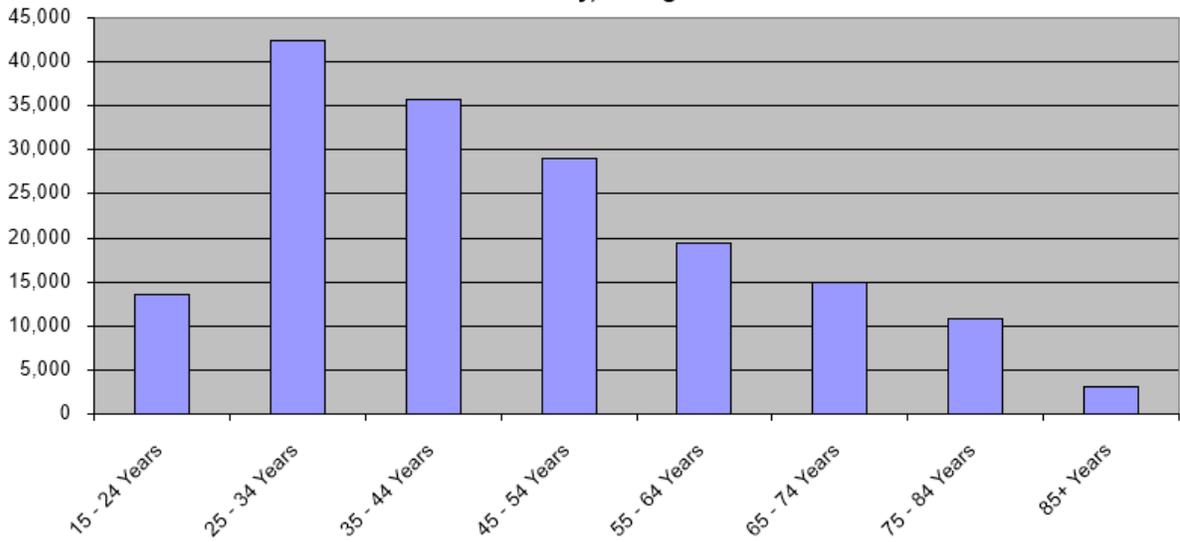
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Employed Civilian Population Aged 16+ Years Travel Time to Work Current Year Estimates - 2020 Atlanta city, Georgia		
Travel Time	Number	Percent
Less than 15 Minutes	41,895	19.3%
15 to 29 Minutes	95,041	43.8%
30 to 44 Minutes	47,017	21.6%
45 to 59 Minutes	16,303	7.5%
60 or More Minutes	16,953	7.8%
Total:	217,209	100.0%

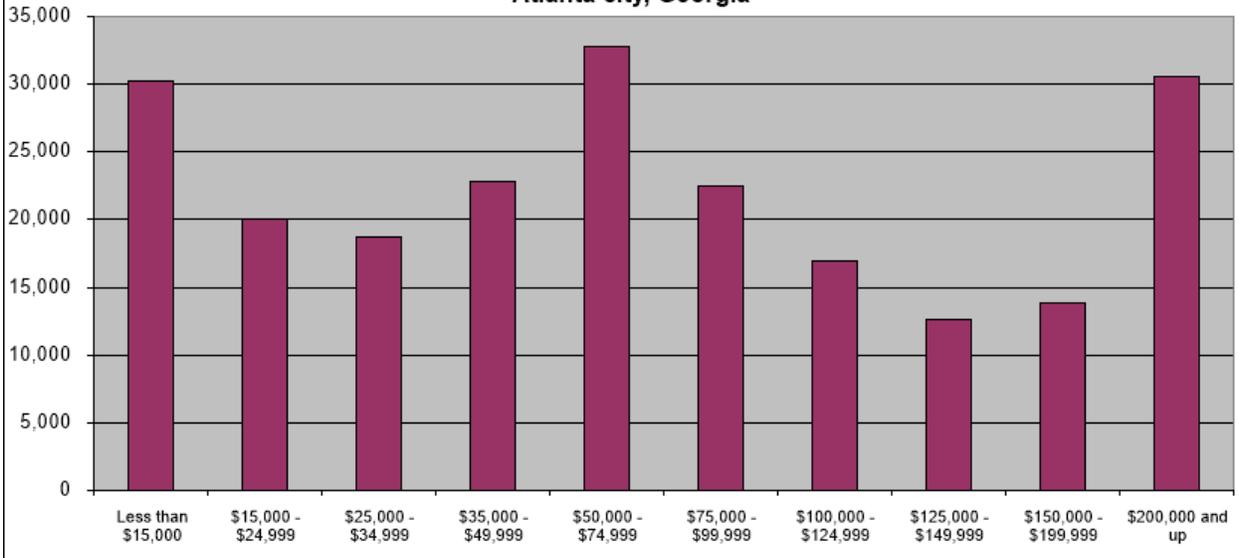
Source: Ribbon Demographics; Claritas



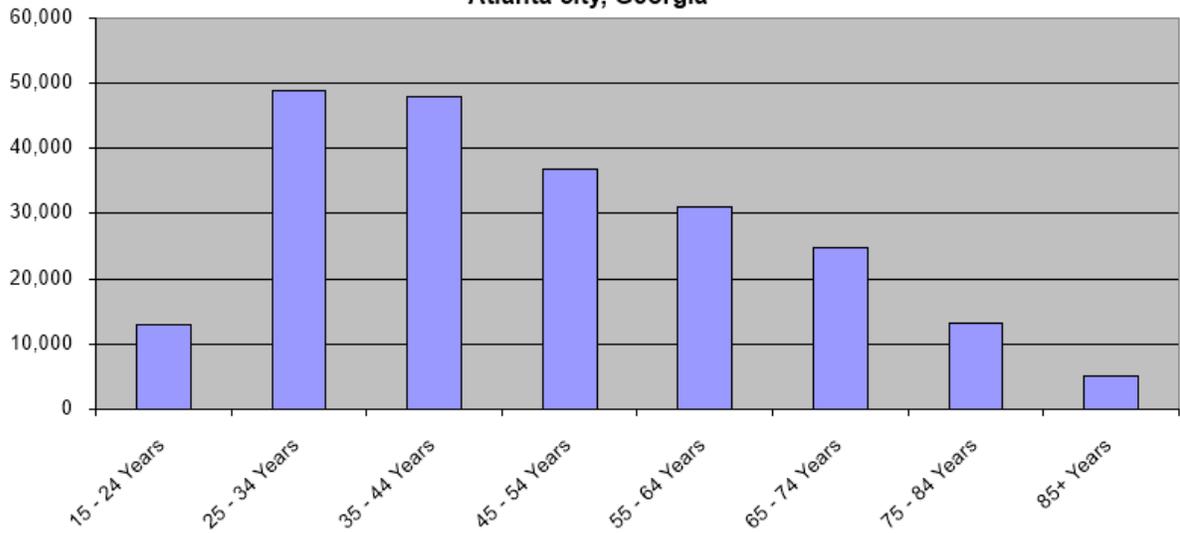
Households by Age - Census 2000
Atlanta city, Georgia



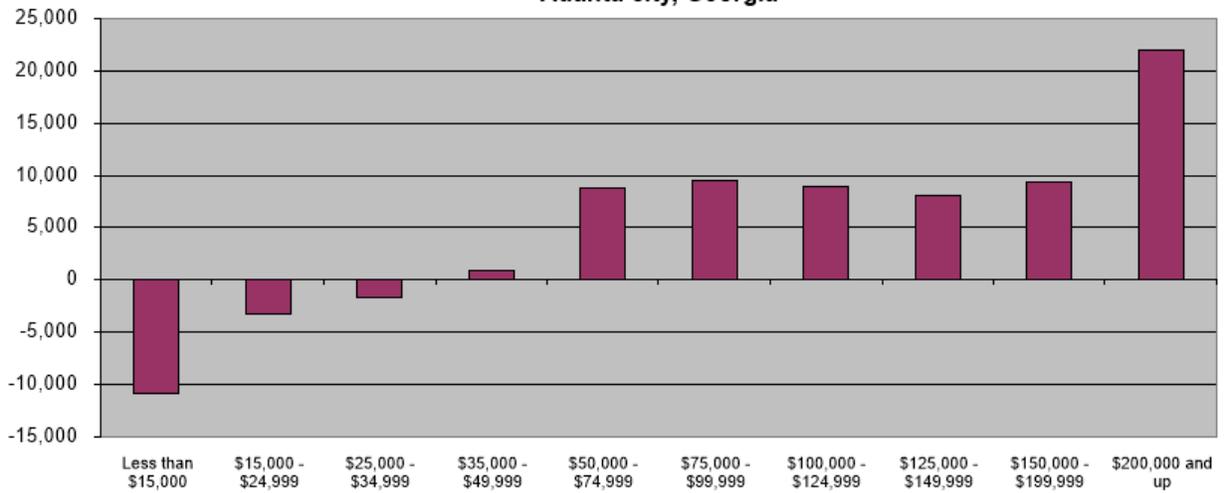
Estimated Households by Income - 2020
Atlanta city, Georgia



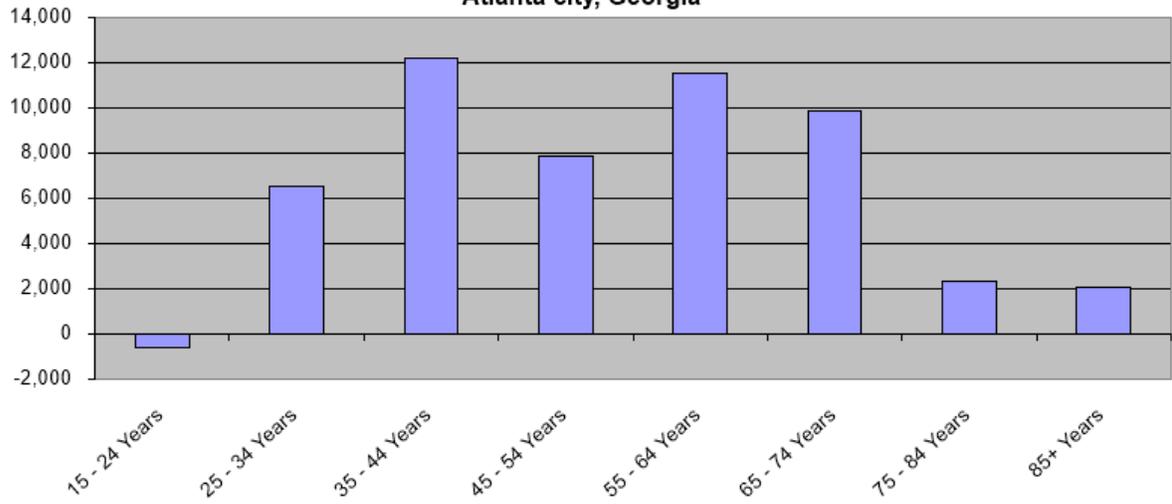
**Estimated Households by Age - 2020
Atlanta city, Georgia**



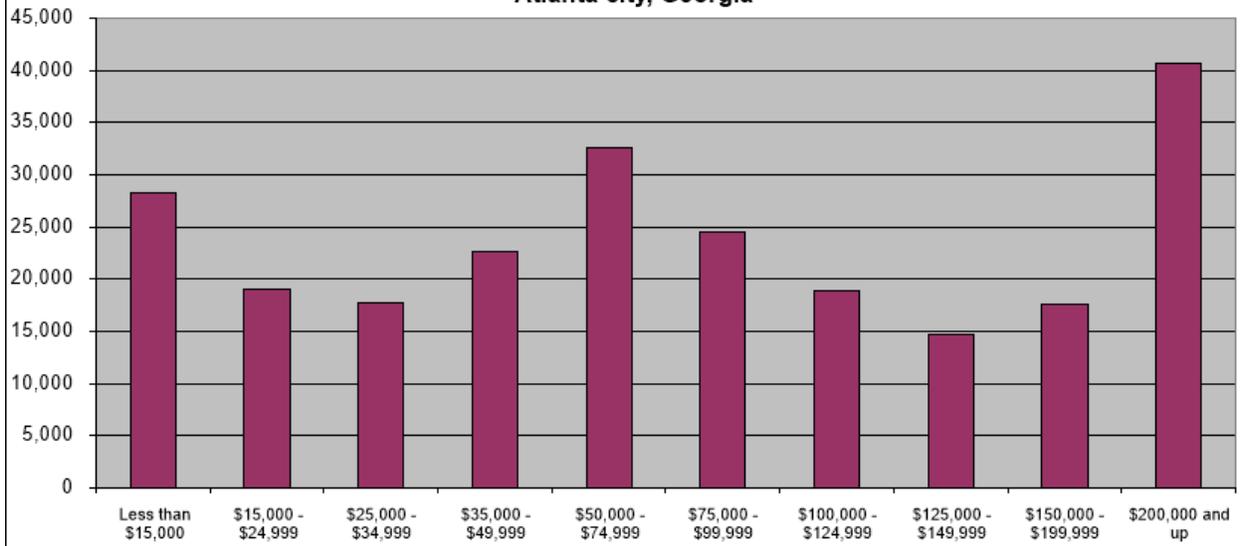
**Estimated Household Income Change 2000 - 2020
Atlanta city, Georgia**



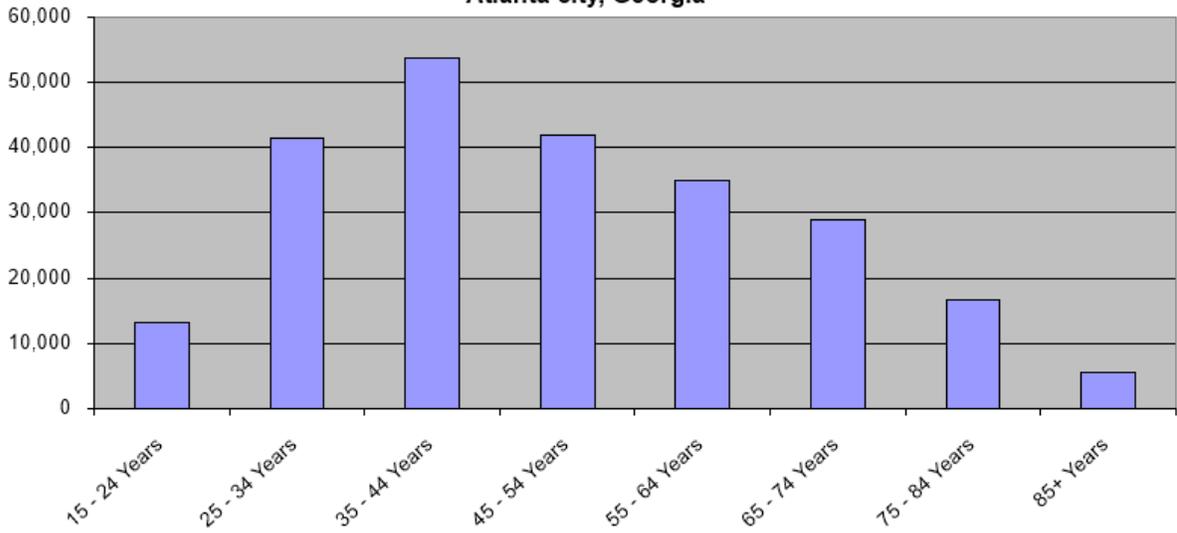
**Estimated Household Age Change 2000 - 2020
Atlanta city, Georgia**



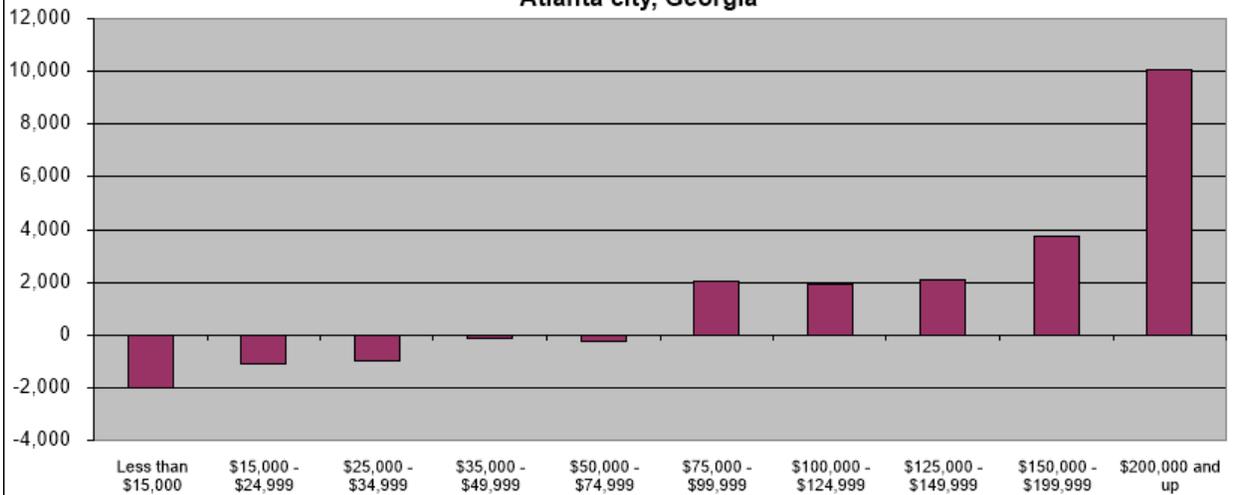
**Projected Households by Income - 2025
Atlanta city, Georgia**

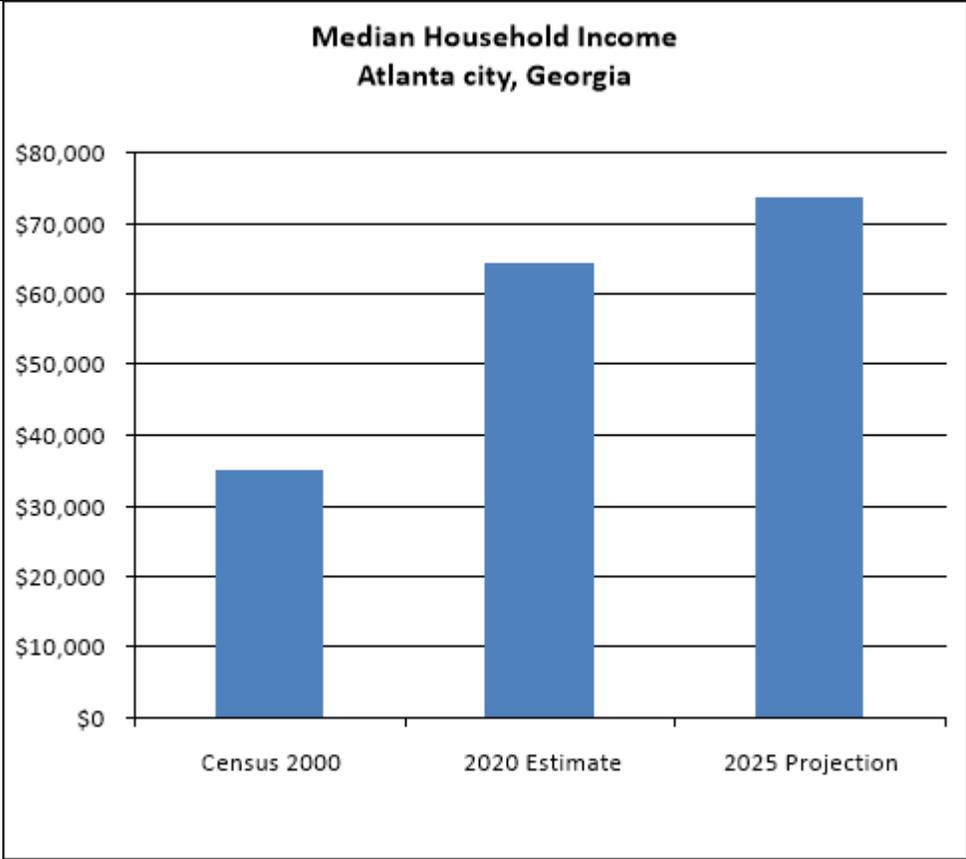
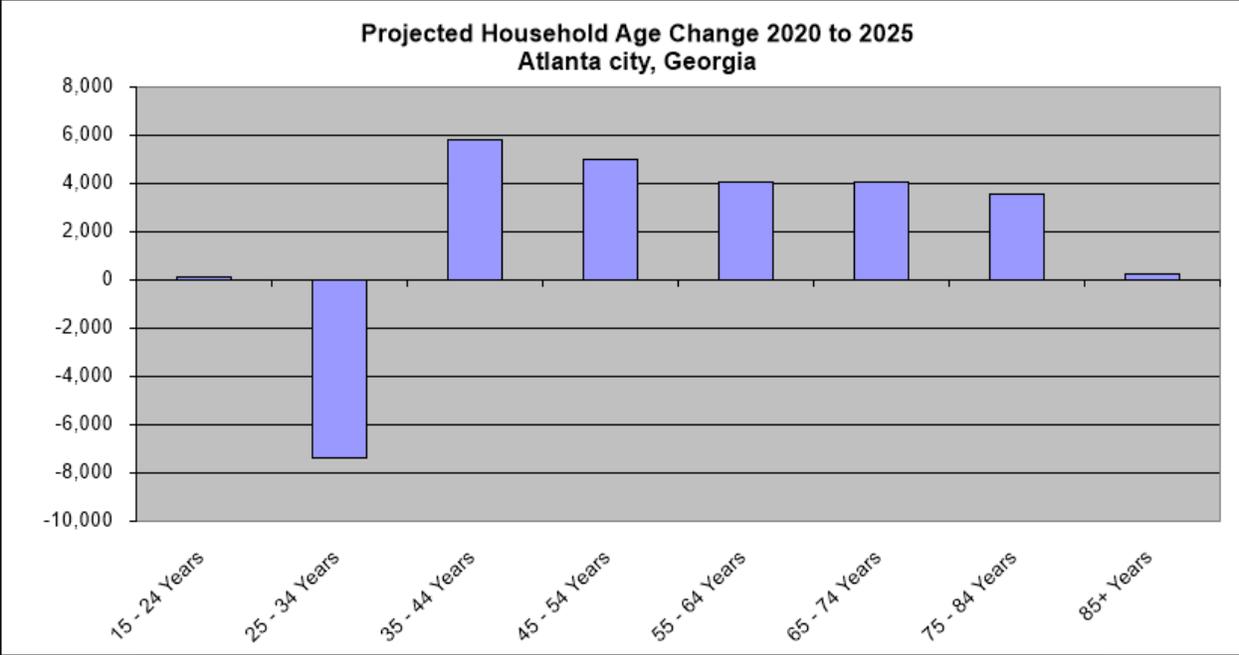


Projected Households by Age - 2025
Atlanta city, Georgia



Projected Household Income Change 2020 to 2025
Atlanta city, Georgia





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Households by Income and Age										
Atlanta city, Georgia										
Census Data - 2000										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+		
Less than \$15,000	6,024	7,149	6,426	5,488	4,702	5,336	4,271	1,599	40,995	24.2%
\$15,000 - \$24,999	2,580	5,429	5,134	3,278	2,270	2,204	1,836	525	23,256	13.7%
\$25,000 - \$34,999	1,635	5,830	4,537	3,223	2,092	1,692	1,149	283	20,441	12.1%
\$35,000 - \$49,999	1,539	6,546	4,647	3,880	2,207	1,694	1,141	256	21,910	13.0%
\$50,000 - \$74,999	1,068	7,760	5,008	4,460	2,835	1,609	1,019	222	23,981	14.2%
\$75,000 - \$99,999	413	3,933	2,860	2,633	1,733	843	463	84	12,962	7.7%
\$100,000 - \$124,999	163	2,410	2,216	1,516	844	527	310	50	8,036	4.7%
\$125,000 - \$149,999	61	1,314	1,213	892	666	232	129	37	4,544	2.7%
\$150,000 - \$199,999	66	1,010	1,223	1,136	616	252	173	36	4,512	2.7%
\$200,000 and up	68	1,002	2,483	2,482	1,470	604	370	66	8,545	5.1%
Total	13,617	42,383	35,747	28,988	19,435	14,993	10,861	3,158	169,182	100.0%
Percent	8.0%	25.1%	21.1%	17.1%	11.5%	8.9%	6.4%	1.9%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Atlanta city, Georgia										
Current Year Estimates - 2020										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+		
Less than \$15,000	4,042	4,115	3,271	4,407	5,921	4,195	2,910	1,356	30,217	13.7%
\$15,000 - \$24,999	1,334	3,402	2,945	2,233	2,728	3,361	2,699	1,380	20,082	9.1%
\$25,000 - \$34,999	1,029	4,696	3,160	2,582	2,490	2,374	1,747	688	18,766	8.5%
\$35,000 - \$49,999	1,853	6,204	4,778	2,826	2,773	2,481	1,388	492	22,795	10.3%
\$50,000 - \$74,999	2,347	9,674	6,940	4,542	3,771	3,325	1,639	524	32,762	14.8%
\$75,000 - \$99,999	1,373	6,460	5,683	3,302	2,547	2,094	733	240	22,432	10.1%
\$100,000 - \$124,999	216	4,109	4,874	3,424	2,227	1,467	508	119	16,944	7.7%
\$125,000 - \$149,999	684	2,866	3,356	2,269	1,484	1,355	494	124	12,632	5.7%
\$150,000 - \$199,999	79	3,050	4,380	2,823	1,642	1,368	380	102	13,824	6.3%
\$200,000 and up	81	4,362	8,567	8,467	5,405	2,850	688	173	30,593	13.8%
Total	13,038	48,938	47,954	36,875	30,988	24,870	13,186	5,198	221,047	100.0%
Percent	5.9%	22.1%	21.7%	16.7%	14.0%	11.3%	6.0%	2.4%		100.0%

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Atlanta city, Georgia										
Estimated Change - 2000 to 2020										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-1,982	-3,034	-3,155	-1,081	1,219	-1,141	-1,361	-243	-10,778	-26.3%
\$15,000 - \$24,999	-1,246	-2,027	-2,189	-1,045	458	1,157	863	855	-3,174	-13.6%
\$25,000 - \$34,999	-606	-1,134	-1,377	-641	398	682	598	405	-1,675	-8.2%
\$35,000 - \$49,999	314	-342	131	-1,054	566	787	247	236	885	4.0%
\$50,000 - \$74,999	1,279	1,914	1,932	82	936	1,716	620	302	8,781	36.6%
\$75,000 - \$99,999	960	2,527	2,823	669	814	1,251	270	156	9,470	73.1%
\$100,000 - \$124,999	53	1,699	2,658	1,908	1,383	940	198	69	8,908	110.9%
\$125,000 - \$149,999	623	1,552	2,143	1,377	818	1,123	365	87	8,088	178.0%
\$150,000 - \$199,999	13	2,040	3,157	1,687	1,026	1,116	207	66	9,312	206.4%
\$200,000 and up	<u>13</u>	<u>3,360</u>	<u>6,084</u>	<u>5,985</u>	<u>3,935</u>	<u>2,246</u>	<u>318</u>	<u>107</u>	<u>22,048</u>	<u>258.0%</u>
Total	-579	6,555	12,207	7,887	11,553	9,877	2,325	2,040	51,865	30.7%
Percent Change	-4.3%	15.5%	34.1%	27.2%	59.4%	65.9%	21.4%	64.6%	30.7%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Atlanta city, Georgia										
Five Year Projections - 2025										
Income	Age	Age	Total	Percent						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	3,805	3,124	3,018	3,897	5,446	4,293	3,339	1,307	28,229	11.9%
\$15,000 - \$24,999	1,242	2,627	2,780	2,009	2,484	3,438	3,053	1,362	18,995	8.0%
\$25,000 - \$34,999	968	3,667	3,029	2,366	2,375	2,587	2,107	712	17,811	7.5%
\$35,000 - \$49,999	1,887	5,118	4,813	2,850	2,926	2,725	1,779	552	22,650	9.6%
\$50,000 - \$74,999	2,359	8,046	7,051	4,597	4,061	3,754	2,107	556	32,531	13.8%
\$75,000 - \$99,999	1,564	5,758	6,397	3,734	3,076	2,591	1,076	296	24,492	10.4%
\$100,000 - \$124,999	299	3,653	5,505	3,930	2,728	1,840	747	146	18,848	8.0%
\$125,000 - \$149,999	806	2,562	3,923	2,809	1,935	1,753	774	155	14,717	6.2%
\$150,000 - \$199,999	110	2,900	5,647	3,895	2,390	1,895	619	140	17,596	7.4%
\$200,000 and up	<u>114</u>	<u>4,079</u>	<u>11,612</u>	<u>11,811</u>	<u>7,608</u>	<u>4,036</u>	<u>1,158</u>	<u>240</u>	<u>40,658</u>	<u>17.2%</u>
Total	13,154	41,534	53,775	41,898	35,029	28,912	16,759	5,466	236,527	100.0%
Percent	5.6%	17.6%	22.7%	17.7%	14.8%	12.2%	7.1%	2.3%	100.0%	

Source: Claritas; Ribbon Demographics

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Households by Income and Age										
Atlanta city, Georgia										
Projected Change - 2020 to 2025										
Income	Age	Age	Total	Percent Change						
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75 - 84 Years	85+ Years		
Less than \$15,000	-237	-991	-253	-510	-475	98	429	-49	-1,988	-6.6%
\$15,000 - \$24,999	-92	-775	-165	-224	-244	77	354	-18	-1,087	-5.4%
\$25,000 - \$34,999	-61	-1,029	-131	-216	-115	213	360	24	-955	-5.1%
\$35,000 - \$49,999	34	-1,086	35	24	153	244	391	60	-145	-0.6%
\$50,000 - \$74,999	12	-1,628	111	55	290	429	468	32	-231	-0.7%
\$75,000 - \$99,999	191	-702	714	432	529	497	343	56	2,060	9.2%
\$100,000 - \$124,999	83	-456	631	506	501	373	239	27	1,904	11.2%
\$125,000 - \$149,999	122	-304	567	540	451	398	280	31	2,085	16.5%
\$150,000 - \$199,999	31	-150	1,267	1,072	748	527	239	38	3,772	27.3%
\$200,000 and up	<u>33</u>	<u>-283</u>	<u>3,045</u>	<u>3,344</u>	<u>2,203</u>	<u>1,186</u>	<u>470</u>	<u>67</u>	<u>10,065</u>	<u>32.9%</u>
Total	116	-7,404	5,821	5,023	4,041	4,042	3,573	268	15,480	7.0%
Percent Change	0.9%	-15.1%	12.1%	13.6%	13.0%	16.3%	27.1%	5.2%	7.0%	

Source: Claritas; Ribbon Demographics

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Median Household Income		
Atlanta city, Georgia		
Census 2000	2020 Estimate	2025 Projection
\$34,951	\$64,242	\$73,500



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Median Household Income by Area			
Atlanta city, Georgia			
Geography ID	Census 2000	2020 Estimate	2025 Projection
1304000	\$34,951	\$64,242	\$73,500

HISTA 2.2 Summary Data Atlanta city, Georgia

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Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	6,314	2,280	1,754	932	1,157	12,437
\$10,000-20,000	3,686	2,423	1,484	784	1,237	9,614
\$20,000-30,000	3,916	1,924	1,164	529	930	8,463
\$30,000-40,000	4,970	1,988	981	659	583	9,181
\$40,000-50,000	4,207	1,506	534	346	464	7,057
\$50,000-60,000	3,677	1,308	344	611	295	6,235
\$60,000-75,000	3,434	1,986	677	301	422	6,820
\$75,000-100,000	2,872	2,851	805	259	360	7,147
\$100,000-125,000	1,419	1,752	519	195	223	4,108
\$125,000-150,000	787	1,164	295	152	80	2,478
\$150,000-200,000	514	949	268	180	76	1,987
\$200,000+	625	851	312	241	257	2,286
Total	36,421	20,982	9,137	5,189	6,084	77,813

Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4,090	930	210	169	160	5,559
\$10,000-20,000	4,287	995	400	233	177	6,092
\$20,000-30,000	1,931	691	290	179	135	3,226
\$30,000-40,000	1,083	368	203	187	112	1,953
\$40,000-50,000	743	460	208	131	147	1,689
\$50,000-60,000	668	307	165	89	96	1,325
\$60,000-75,000	651	270	141	61	120	1,243
\$75,000-100,000	674	268	77	63	102	1,184
\$100,000-125,000	434	194	72	52	82	834
\$125,000-150,000	234	90	48	28	51	451
\$150,000-200,000	324	156	43	31	53	607
\$200,000+	460	281	58	45	61	905
Total	15,579	5,010	1,915	1,268	1,296	25,068

Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,575	410	104	99	111	3,299
\$10,000-20,000	3,171	572	202	141	128	4,214
\$20,000-30,000	1,305	419	152	119	83	2,078
\$30,000-40,000	693	245	81	107	61	1,187
\$40,000-50,000	510	254	120	103	87	1,074
\$50,000-60,000	455	183	106	67	47	858
\$60,000-75,000	381	123	47	47	53	651
\$75,000-100,000	395	121	43	43	52	654
\$100,000-125,000	259	92	39	30	35	455
\$125,000-150,000	139	38	20	18	20	235
\$150,000-200,000	169	74	24	20	18	305
\$200,000+	310	58	29	25	25	447
Total	10,362	2,589	967	819	720	15,457

Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	10,404	3,210	1,964	1,101	1,317	17,996
\$10,000-20,000	7,973	3,418	1,884	1,017	1,414	15,706
\$20,000-30,000	5,847	2,615	1,454	708	1,065	11,689
\$30,000-40,000	6,053	2,356	1,184	846	695	11,134
\$40,000-50,000	4,950	1,966	742	477	611	8,746
\$50,000-60,000	4,345	1,615	509	700	391	7,560
\$60,000-75,000	4,085	2,256	818	362	542	8,063
\$75,000-100,000	3,546	3,119	882	322	462	8,331
\$100,000-125,000	1,853	1,946	591	247	305	4,942
\$125,000-150,000	1,021	1,254	343	180	131	2,929
\$150,000-200,000	838	1,105	311	211	129	2,594
\$200,000+	1,085	1,132	370	286	318	3,191
Total	52,000	25,992	11,052	6,457	7,380	102,881

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Percent Renter Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.1%	2.9%	2.3%	1.2%	1.5%	16.0%
\$10,000-20,000	4.7%	3.1%	1.9%	1.0%	1.6%	12.4%
\$20,000-30,000	5.0%	2.5%	1.5%	0.7%	1.2%	10.9%
\$30,000-40,000	6.4%	2.6%	1.3%	0.8%	0.7%	11.8%
\$40,000-50,000	5.4%	1.9%	0.7%	0.4%	0.6%	9.1%
\$50,000-60,000	4.7%	1.7%	0.4%	0.8%	0.4%	8.0%
\$60,000-75,000	4.4%	2.6%	0.9%	0.4%	0.5%	8.8%
\$75,000-100,000	3.7%	3.7%	1.0%	0.3%	0.5%	9.2%
\$100,000-125,000	1.8%	2.3%	0.7%	0.3%	0.3%	5.3%
\$125,000-150,000	1.0%	1.5%	0.4%	0.2%	0.1%	3.2%
\$150,000-200,000	0.7%	1.2%	0.3%	0.2%	0.1%	2.6%
\$200,000+	0.8%	1.1%	0.4%	0.3%	0.3%	2.9%
Total	46.8%	27.0%	11.7%	6.7%	7.8%	100.0%

Percent Renter Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16.3%	3.7%	0.8%	0.7%	0.6%	22.2%
\$10,000-20,000	17.1%	4.0%	1.6%	0.9%	0.7%	24.3%
\$20,000-30,000	7.7%	2.8%	1.2%	0.7%	0.5%	12.9%
\$30,000-40,000	4.3%	1.5%	0.8%	0.7%	0.4%	7.8%
\$40,000-50,000	3.0%	1.8%	0.8%	0.5%	0.6%	6.7%
\$50,000-60,000	2.7%	1.2%	0.7%	0.4%	0.4%	5.3%
\$60,000-75,000	2.6%	1.1%	0.6%	0.2%	0.5%	5.0%
\$75,000-100,000	2.7%	1.1%	0.3%	0.3%	0.4%	4.7%
\$100,000-125,000	1.7%	0.8%	0.3%	0.2%	0.3%	3.3%
\$125,000-150,000	0.9%	0.4%	0.2%	0.1%	0.2%	1.8%
\$150,000-200,000	1.3%	0.6%	0.2%	0.1%	0.2%	2.4%
\$200,000+	1.8%	1.1%	0.2%	0.2%	0.2%	3.6%
Total	62.1%	20.0%	7.6%	5.1%	5.2%	100.0%

Percent Renter Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	16.7%	2.7%	0.7%	0.6%	0.7%	21.3%
\$10,000-20,000	20.5%	3.7%	1.3%	0.9%	0.8%	27.3%
\$20,000-30,000	8.4%	2.7%	1.0%	0.8%	0.5%	13.4%
\$30,000-40,000	4.5%	1.6%	0.5%	0.7%	0.4%	7.7%
\$40,000-50,000	3.3%	1.6%	0.8%	0.7%	0.6%	6.9%
\$50,000-60,000	2.9%	1.2%	0.7%	0.4%	0.3%	5.6%
\$60,000-75,000	2.5%	0.8%	0.3%	0.3%	0.3%	4.2%
\$75,000-100,000	2.6%	0.8%	0.3%	0.3%	0.3%	4.2%
\$100,000-125,000	1.7%	0.6%	0.3%	0.2%	0.2%	2.9%
\$125,000-150,000	0.9%	0.2%	0.1%	0.1%	0.1%	1.5%
\$150,000-200,000	1.1%	0.5%	0.2%	0.1%	0.1%	2.0%
\$200,000+	2.0%	0.4%	0.2%	0.2%	0.2%	2.9%
Total	67.0%	16.7%	6.3%	5.3%	4.7%	100.0%

Percent Renter Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	10.1%	3.1%	1.9%	1.1%	1.3%	17.5%
\$10,000-20,000	7.7%	3.3%	1.8%	1.0%	1.4%	15.3%
\$20,000-30,000	5.7%	2.5%	1.4%	0.7%	1.0%	11.4%
\$30,000-40,000	5.9%	2.3%	1.2%	0.8%	0.7%	10.8%
\$40,000-50,000	4.8%	1.9%	0.7%	0.5%	0.6%	8.5%
\$50,000-60,000	4.2%	1.6%	0.5%	0.7%	0.4%	7.3%
\$60,000-75,000	4.0%	2.2%	0.8%	0.4%	0.5%	7.8%
\$75,000-100,000	3.4%	3.0%	0.9%	0.3%	0.4%	8.1%
\$100,000-125,000	1.8%	1.9%	0.6%	0.2%	0.3%	4.8%
\$125,000-150,000	1.0%	1.2%	0.3%	0.2%	0.1%	2.8%
\$150,000-200,000	0.8%	1.1%	0.3%	0.2%	0.1%	2.5%
\$200,000+	1.1%	1.1%	0.4%	0.3%	0.3%	3.1%
Total	50.5%	25.3%	10.7%	6.3%	7.2%	100.0%

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Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	994	325	352	104	159	1,934
\$10,000-20,000	503	370	308	138	181	1,500
\$20,000-30,000	976	548	297	166	148	2,135
\$30,000-40,000	1,184	491	358	222	152	2,407
\$40,000-50,000	1,607	724	251	284	278	3,144
\$50,000-60,000	1,556	565	537	135	333	3,126
\$60,000-75,000	1,783	1,141	642	435	167	4,168
\$75,000-100,000	2,516	2,068	734	666	224	6,208
\$100,000-125,000	1,765	2,109	732	665	247	5,518
\$125,000-150,000	616	1,176	668	468	145	3,073
\$150,000-200,000	1,139	2,076	632	779	287	4,913
\$200,000+	1,189	2,604	1,722	2,065	1,046	8,626
Total	15,828	14,197	7,233	6,127	3,367	46,752

Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,693	975	296	165	209	3,338
\$10,000-20,000	2,636	1,257	407	230	192	4,722
\$20,000-30,000	1,837	1,255	473	184	210	3,959
\$30,000-40,000	1,381	1,184	356	188	213	3,322
\$40,000-50,000	1,046	1,097	258	181	356	2,938
\$50,000-60,000	834	948	284	139	168	2,373
\$60,000-75,000	901	956	291	245	174	2,567
\$75,000-100,000	1,049	1,314	388	243	143	3,137
\$100,000-125,000	1,033	773	310	91	113	2,320
\$125,000-150,000	381	589	159	67	76	1,272
\$150,000-200,000	512	907	209	107	49	1,784
\$200,000+	913	2,639	456	270	71	4,349
Total	14,216	13,894	3,887	2,110	1,974	36,081

Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,097	624	207	111	168	2,207
\$10,000-20,000	2,248	1,107	320	187	171	4,033
\$20,000-30,000	1,464	1,065	353	134	175	3,191
\$30,000-40,000	1,015	873	260	146	143	2,437
\$40,000-50,000	699	862	192	134	241	2,128
\$50,000-60,000	560	705	157	92	134	1,648
\$60,000-75,000	528	669	160	147	114	1,618
\$75,000-100,000	528	858	202	169	99	1,856
\$100,000-125,000	548	495	191	41	74	1,349
\$125,000-150,000	230	383	90	41	42	786
\$150,000-200,000	212	532	56	52	38	890
\$200,000+	508	1,343	100	140	25	2,316
Total	9,637	9,716	2,288	1,394	1,424	24,459

Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,687	1,300	648	269	368	5,272
\$10,000-20,000	3,139	1,627	715	368	373	6,222
\$20,000-30,000	2,813	1,803	770	350	358	6,094
\$30,000-40,000	2,565	1,675	714	410	365	5,729
\$40,000-50,000	2,653	1,821	509	465	634	6,082
\$50,000-60,000	2,390	1,513	821	274	501	5,499
\$60,000-75,000	2,684	2,097	933	680	341	6,735
\$75,000-100,000	3,565	3,382	1,122	909	367	9,345
\$100,000-125,000	2,798	2,882	1,042	756	360	7,838
\$125,000-150,000	997	1,765	827	535	221	4,345
\$150,000-200,000	1,651	2,983	841	886	336	6,697
\$200,000+	2,102	5,243	2,178	2,335	1,117	12,975
Total	30,044	28,091	11,120	8,237	5,341	82,833

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Percent Owner Households						
Age 15 to 54 Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.1%	0.7%	0.8%	0.2%	0.3%	4.1%
\$10,000-20,000	1.1%	0.8%	0.7%	0.3%	0.4%	3.2%
\$20,000-30,000	2.1%	1.2%	0.6%	0.4%	0.3%	4.6%
\$30,000-40,000	2.5%	1.1%	0.8%	0.5%	0.3%	5.1%
\$40,000-50,000	3.4%	1.5%	0.5%	0.6%	0.6%	6.7%
\$50,000-60,000	3.3%	1.2%	1.1%	0.3%	0.7%	6.7%
\$60,000-75,000	3.8%	2.4%	1.4%	0.9%	0.4%	8.9%
\$75,000-100,000	5.4%	4.4%	1.6%	1.4%	0.5%	13.3%
\$100,000-125,000	3.8%	4.5%	1.6%	1.4%	0.5%	11.8%
\$125,000-150,000	1.3%	2.5%	1.4%	1.0%	0.3%	6.6%
\$150,000-200,000	2.4%	4.4%	1.4%	1.7%	0.6%	10.5%
\$200,000+	2.5%	5.6%	3.7%	4.4%	2.2%	18.5%
Total	33.9%	30.4%	15.5%	13.1%	7.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.7%	2.7%	0.8%	0.5%	0.6%	9.3%
\$10,000-20,000	7.3%	3.5%	1.1%	0.6%	0.5%	13.1%
\$20,000-30,000	5.1%	3.5%	1.3%	0.5%	0.6%	11.0%
\$30,000-40,000	3.8%	3.3%	1.0%	0.5%	0.6%	9.2%
\$40,000-50,000	2.9%	3.0%	0.7%	0.5%	1.0%	8.1%
\$50,000-60,000	2.3%	2.6%	0.8%	0.4%	0.5%	6.6%
\$60,000-75,000	2.5%	2.6%	0.8%	0.7%	0.5%	7.1%
\$75,000-100,000	2.9%	3.6%	1.1%	0.7%	0.4%	8.7%
\$100,000-125,000	2.9%	2.1%	0.9%	0.3%	0.3%	6.4%
\$125,000-150,000	1.1%	1.6%	0.4%	0.2%	0.2%	3.5%
\$150,000-200,000	1.4%	2.5%	0.6%	0.3%	0.1%	4.9%
\$200,000+	2.5%	7.3%	1.3%	0.7%	0.2%	12.1%
Total	39.4%	38.5%	10.8%	5.8%	5.5%	100.0%

Percent Owner Households						
Aged 62+ Years						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	4.5%	2.6%	0.8%	0.5%	0.7%	9.0%
\$10,000-20,000	9.2%	4.5%	1.3%	0.8%	0.7%	16.5%
\$20,000-30,000	6.0%	4.4%	1.4%	0.5%	0.7%	13.0%
\$30,000-40,000	4.1%	3.6%	1.1%	0.6%	0.6%	10.0%
\$40,000-50,000	2.9%	3.5%	0.8%	0.5%	1.0%	8.7%
\$50,000-60,000	2.3%	2.9%	0.6%	0.4%	0.5%	6.7%
\$60,000-75,000	2.2%	2.7%	0.7%	0.6%	0.5%	6.6%
\$75,000-100,000	2.2%	3.5%	0.8%	0.7%	0.4%	7.6%
\$100,000-125,000	2.2%	2.0%	0.8%	0.2%	0.3%	5.5%
\$125,000-150,000	0.9%	1.6%	0.4%	0.2%	0.2%	3.2%
\$150,000-200,000	0.9%	2.2%	0.2%	0.2%	0.2%	3.6%
\$200,000+	2.1%	6.3%	0.4%	0.6%	0.1%	9.5%
Total	39.4%	39.7%	9.4%	5.7%	5.8%	100.0%

Percent Owner Households						
All Age Groups						
Base Year: 2011 - 2015 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+-Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.2%	1.6%	0.8%	0.3%	0.4%	6.4%
\$10,000-20,000	3.8%	2.0%	0.9%	0.4%	0.5%	7.5%
\$20,000-30,000	3.4%	2.2%	0.9%	0.4%	0.4%	7.4%
\$30,000-40,000	3.1%	2.0%	0.9%	0.5%	0.4%	6.9%
\$40,000-50,000	3.2%	2.2%	0.6%	0.6%	0.8%	7.3%
\$50,000-60,000	2.9%	1.8%	1.0%	0.3%	0.6%	6.6%
\$60,000-75,000	3.2%	2.5%	1.1%	0.8%	0.4%	8.1%
\$75,000-100,000	4.3%	4.1%	1.4%	1.1%	0.4%	11.3%
\$100,000-125,000	3.4%	3.5%	1.3%	0.9%	0.4%	9.5%
\$125,000-150,000	1.2%	2.1%	1.0%	0.6%	0.3%	5.2%
\$150,000-200,000	2.0%	3.6%	1.0%	1.1%	0.4%	8.1%
\$200,000+	2.5%	6.3%	2.6%	2.8%	1.3%	15.7%
Total	36.3%	33.9%	13.4%	9.9%	6.4%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5,218	1,690	1,349	769	870	9,896
\$10,000-20,000	3,627	1,972	1,459	697	1,050	8,805
\$20,000-30,000	4,208	2,140	1,244	581	922	9,095
\$30,000-40,000	4,856	1,902	1,062	679	534	9,033
\$40,000-50,000	4,614	1,378	633	360	508	7,493
\$50,000-60,000	4,364	1,446	387	665	332	7,194
\$60,000-75,000	4,975	2,400	769	413	575	9,132
\$75,000-100,000	4,920	3,452	1,180	310	579	10,441
\$100,000-125,000	2,527	2,390	872	284	312	6,385
\$125,000-150,000	1,990	2,021	543	235	160	4,949
\$150,000-200,000	1,007	1,635	519	343	91	3,595
\$200,000+	1,969	2,343	669	369	410	5,760
Total	44,275	24,769	10,686	5,705	6,343	91,778

Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	4,748	786	184	143	122	5,983
\$10,000-20,000	5,033	950	400	197	139	6,719
\$20,000-30,000	2,738	775	324	223	138	4,198
\$30,000-40,000	1,618	437	200	200	123	2,578
\$40,000-50,000	926	489	184	142	152	1,893
\$50,000-60,000	802	289	168	80	77	1,416
\$60,000-75,000	1,090	321	170	87	111	1,779
\$75,000-100,000	1,024	323	115	93	179	1,734
\$100,000-125,000	743	253	102	83	100	1,281
\$125,000-150,000	720	186	90	53	84	1,133
\$150,000-200,000	673	227	63	67	57	1,087
\$200,000+	1,074	511	102	70	122	1,879
Total	21,189	5,547	2,102	1,438	1,404	31,680

Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3,372	391	98	83	84	4,028
\$10,000-20,000	4,014	626	205	125	89	5,059
\$20,000-30,000	2,082	559	225	158	90	3,114
\$30,000-40,000	1,207	308	87	123	65	1,790
\$40,000-50,000	691	286	120	122	100	1,319
\$50,000-60,000	544	165	105	62	35	911
\$60,000-75,000	834	183	77	57	49	1,200
\$75,000-100,000	740	190	70	69	85	1,154
\$100,000-125,000	500	125	56	58	40	779
\$125,000-150,000	522	92	41	31	30	716
\$150,000-200,000	456	128	27	47	25	683
\$200,000+	727	120	48	33	41	969
Total	15,689	3,173	1,159	968	733	21,722

Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	9,966	2,476	1,533	912	992	15,879
\$10,000-20,000	8,660	2,922	1,859	894	1,189	15,524
\$20,000-30,000	6,946	2,915	1,568	804	1,060	13,293
\$30,000-40,000	6,474	2,339	1,262	879	657	11,611
\$40,000-50,000	5,540	1,867	817	502	660	9,386
\$50,000-60,000	5,166	1,735	555	745	409	8,610
\$60,000-75,000	6,065	2,721	939	500	686	10,911
\$75,000-100,000	5,944	3,775	1,295	403	758	12,175
\$100,000-125,000	3,270	2,643	974	367	412	7,666
\$125,000-150,000	2,710	2,207	633	288	244	6,082
\$150,000-200,000	1,680	1,862	582	410	148	4,682
\$200,000+	3,043	2,854	771	439	532	7,639
Total	65,464	30,316	12,788	7,143	7,747	123,458

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Percent Renter Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	5.7%	1.8%	1.5%	0.8%	0.9%	10.8%
\$10,000-20,000	4.0%	2.1%	1.6%	0.8%	1.1%	9.6%
\$20,000-30,000	4.6%	2.3%	1.4%	0.6%	1.0%	9.9%
\$30,000-40,000	5.3%	2.1%	1.2%	0.7%	0.6%	9.8%
\$40,000-50,000	5.0%	1.5%	0.7%	0.4%	0.6%	8.2%
\$50,000-60,000	4.8%	1.6%	0.4%	0.7%	0.4%	7.8%
\$60,000-75,000	5.4%	2.6%	0.8%	0.4%	0.6%	10.0%
\$75,000-100,000	5.4%	3.8%	1.3%	0.3%	0.6%	11.4%
\$100,000-125,000	2.8%	2.6%	1.0%	0.3%	0.3%	7.0%
\$125,000-150,000	2.2%	2.2%	0.6%	0.3%	0.2%	5.4%
\$150,000-200,000	1.1%	1.8%	0.6%	0.4%	0.1%	3.9%
\$200,000+	2.1%	2.6%	0.7%	0.4%	0.4%	6.3%
Total	48.2%	27.0%	11.6%	6.2%	6.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	15.0%	2.5%	0.6%	0.5%	0.4%	18.9%
\$10,000-20,000	15.9%	3.0%	1.3%	0.6%	0.4%	21.2%
\$20,000-30,000	8.6%	2.4%	1.0%	0.7%	0.4%	13.3%
\$30,000-40,000	5.1%	1.4%	0.6%	0.6%	0.4%	8.1%
\$40,000-50,000	2.9%	1.5%	0.6%	0.4%	0.5%	6.0%
\$50,000-60,000	2.5%	0.9%	0.5%	0.3%	0.2%	4.5%
\$60,000-75,000	3.4%	1.0%	0.5%	0.3%	0.4%	5.6%
\$75,000-100,000	3.2%	1.0%	0.4%	0.3%	0.6%	5.5%
\$100,000-125,000	2.3%	0.8%	0.3%	0.3%	0.3%	4.0%
\$125,000-150,000	2.3%	0.6%	0.3%	0.2%	0.3%	3.6%
\$150,000-200,000	2.1%	0.7%	0.2%	0.2%	0.2%	3.4%
\$200,000+	3.4%	1.6%	0.3%	0.2%	0.4%	5.9%
Total	66.9%	17.5%	6.6%	4.5%	4.4%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	15.5%	1.8%	0.5%	0.4%	0.4%	18.5%
\$10,000-20,000	18.5%	2.9%	0.9%	0.6%	0.4%	23.3%
\$20,000-30,000	9.6%	2.6%	1.0%	0.7%	0.4%	14.3%
\$30,000-40,000	5.6%	1.4%	0.4%	0.6%	0.3%	8.2%
\$40,000-50,000	3.2%	1.3%	0.6%	0.6%	0.5%	6.1%
\$50,000-60,000	2.5%	0.8%	0.5%	0.3%	0.2%	4.2%
\$60,000-75,000	3.8%	0.8%	0.4%	0.3%	0.2%	5.5%
\$75,000-100,000	3.4%	0.9%	0.3%	0.3%	0.4%	5.3%
\$100,000-125,000	2.3%	0.6%	0.3%	0.3%	0.2%	3.6%
\$125,000-150,000	2.4%	0.4%	0.2%	0.1%	0.1%	3.3%
\$150,000-200,000	2.1%	0.6%	0.1%	0.2%	0.1%	3.1%
\$200,000+	3.3%	0.6%	0.2%	0.2%	0.2%	4.5%
Total	72.2%	14.6%	5.3%	4.5%	3.4%	100.0%

Percent Renter Households						
All Age Groups						
Year 2020 Estimates						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	8.1%	2.0%	1.2%	0.7%	0.8%	12.9%
\$10,000-20,000	7.0%	2.4%	1.5%	0.7%	1.0%	12.6%
\$20,000-30,000	5.6%	2.4%	1.3%	0.7%	0.9%	10.8%
\$30,000-40,000	5.2%	1.9%	1.0%	0.7%	0.5%	9.4%
\$40,000-50,000	4.5%	1.5%	0.7%	0.4%	0.5%	7.6%
\$50,000-60,000	4.2%	1.4%	0.4%	0.6%	0.5%	7.0%
\$60,000-75,000	4.9%	2.2%	0.8%	0.4%	0.6%	8.8%
\$75,000-100,000	4.8%	3.1%	1.0%	0.3%	0.6%	9.9%
\$100,000-125,000	2.6%	2.1%	0.8%	0.3%	0.3%	6.2%
\$125,000-150,000	2.2%	1.8%	0.5%	0.2%	0.2%	4.9%
\$150,000-200,000	1.4%	1.5%	0.5%	0.3%	0.1%	3.8%
\$200,000+	2.5%	2.3%	0.6%	0.4%	0.4%	6.2%
Total	53.0%	24.6%	10.4%	5.8%	6.3%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	548	176	210	47	112	1,093
\$10,000-20,000	367	252	196	98	133	1,046
\$20,000-30,000	862	372	183	127	139	1,683
\$30,000-40,000	905	488	298	182	129	2,002
\$40,000-50,000	1,605	490	217	179	240	2,731
\$50,000-60,000	1,493	512	535	152	278	2,970
\$60,000-75,000	1,949	1,027	621	429	181	4,207
\$75,000-100,000	2,942	1,970	680	547	238	6,377
\$100,000-125,000	2,547	2,042	786	610	253	6,238
\$125,000-150,000	1,204	1,523	871	462	166	4,226
\$150,000-200,000	2,110	2,760	808	801	258	6,737
\$200,000+	<u>3,261</u>	<u>5,131</u>	<u>2,962</u>	<u>3,045</u>	<u>1,318</u>	<u>15,717</u>
Total	19,793	16,743	8,367	6,679	3,445	55,027

Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,533	734	273	149	204	2,893
\$10,000-20,000	2,577	911	326	185	148	4,147
\$20,000-30,000	2,042	1,309	488	160	198	4,197
\$30,000-40,000	1,665	1,103	347	159	214	3,488
\$40,000-50,000	1,172	1,033	248	142	292	2,887
\$50,000-60,000	903	826	274	99	162	2,264
\$60,000-75,000	1,498	1,458	344	290	210	3,800
\$75,000-100,000	1,381	1,620	432	283	164	3,880
\$100,000-125,000	1,426	956	399	102	157	3,040
\$125,000-150,000	1,001	878	232	88	125	2,324
\$150,000-200,000	784	1,102	262	112	145	2,405
\$200,000+	<u>1,833</u>	<u>4,032</u>	<u>864</u>	<u>410</u>	<u>98</u>	<u>7,237</u>
Total	17,815	15,962	4,489	2,179	2,117	42,562

Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1,055	509	210	105	151	2,030
\$10,000-20,000	2,186	821	250	161	132	3,550
\$20,000-30,000	1,721	1,163	401	132	165	3,582
\$30,000-40,000	1,322	863	256	130	148	2,719
\$40,000-50,000	835	880	170	111	228	2,224
\$50,000-60,000	594	614	143	61	130	1,542
\$60,000-75,000	1,125	1,232	229	223	143	2,952
\$75,000-100,000	862	1,188	244	207	115	2,616
\$100,000-125,000	816	657	265	53	102	1,893
\$125,000-150,000	738	633	122	51	81	1,625
\$150,000-200,000	445	782	133	73	132	1,565
\$200,000+	<u>1,150</u>	<u>2,435</u>	<u>219</u>	<u>219</u>	<u>41</u>	<u>4,064</u>
Total	12,849	11,777	2,642	1,526	1,568	30,362

Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2,081	910	483	196	316	3,986
\$10,000-20,000	2,944	1,163	522	283	281	5,193
\$20,000-30,000	2,904	1,681	671	287	337	5,880
\$30,000-40,000	2,570	1,591	645	341	343	5,490
\$40,000-50,000	2,777	1,523	465	321	532	5,618
\$50,000-60,000	2,396	1,338	809	251	440	5,234
\$60,000-75,000	3,447	2,485	965	719	391	8,007
\$75,000-100,000	4,323	3,590	1,112	830	402	10,257
\$100,000-125,000	3,973	2,998	1,185	712	410	9,278
\$125,000-150,000	2,205	2,401	1,103	550	291	6,550
\$150,000-200,000	2,894	3,862	1,070	913	403	9,142
\$200,000+	<u>5,094</u>	<u>9,163</u>	<u>3,826</u>	<u>3,455</u>	<u>1,416</u>	<u>22,954</u>
Total	37,608	32,705	12,856	8,858	5,562	97,589

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Percent Owner Households						
Age 15 to 54 Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	1.0%	0.3%	0.4%	0.1%	0.2%	2.0%
\$10,000-20,000	0.7%	0.5%	0.4%	0.2%	0.2%	1.9%
\$20,000-30,000	1.6%	0.7%	0.3%	0.2%	0.3%	3.1%
\$30,000-40,000	1.6%	0.9%	0.5%	0.3%	0.2%	3.6%
\$40,000-50,000	2.9%	0.9%	0.4%	0.3%	0.4%	5.0%
\$50,000-60,000	2.7%	0.9%	1.0%	0.3%	0.5%	5.4%
\$60,000-75,000	3.5%	1.9%	1.1%	0.8%	0.3%	7.6%
\$75,000-100,000	5.3%	3.6%	1.2%	1.0%	0.4%	11.6%
\$100,000-125,000	4.6%	3.7%	1.4%	1.1%	0.5%	11.3%
\$125,000-150,000	2.2%	2.8%	1.6%	0.8%	0.3%	7.7%
\$150,000-200,000	3.8%	5.0%	1.5%	1.5%	0.5%	12.2%
\$200,000+	5.9%	9.3%	5.4%	5.5%	2.4%	28.6%
Total	36.0%	30.4%	15.2%	12.1%	6.3%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.6%	1.7%	0.6%	0.4%	0.5%	6.8%
\$10,000-20,000	6.1%	2.1%	0.8%	0.4%	0.3%	9.7%
\$20,000-30,000	4.8%	3.1%	1.1%	0.4%	0.5%	9.9%
\$30,000-40,000	3.9%	2.6%	0.8%	0.4%	0.5%	8.2%
\$40,000-50,000	2.8%	2.4%	0.6%	0.3%	0.7%	6.8%
\$50,000-60,000	2.1%	1.9%	0.6%	0.2%	0.4%	5.3%
\$60,000-75,000	3.5%	3.4%	0.8%	0.7%	0.5%	8.9%
\$75,000-100,000	3.2%	3.8%	1.0%	0.7%	0.4%	9.1%
\$100,000-125,000	3.4%	2.2%	0.9%	0.2%	0.4%	7.1%
\$125,000-150,000	2.4%	2.1%	0.5%	0.2%	0.3%	5.5%
\$150,000-200,000	1.8%	2.6%	0.6%	0.3%	0.3%	5.7%
\$200,000+	4.3%	9.5%	2.0%	1.0%	0.2%	17.0%
Total	41.9%	37.5%	10.5%	5.1%	5.0%	100.0%

Percent Owner Households						
Aged 62+ Years						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	3.5%	1.7%	0.7%	0.3%	0.5%	6.7%
\$10,000-20,000	7.2%	2.7%	0.8%	0.5%	0.4%	11.7%
\$20,000-30,000	5.7%	3.8%	1.3%	0.4%	0.5%	11.8%
\$30,000-40,000	4.4%	2.8%	0.8%	0.4%	0.5%	9.0%
\$40,000-50,000	2.8%	2.9%	0.6%	0.4%	0.8%	7.3%
\$50,000-60,000	2.0%	2.0%	0.5%	0.2%	0.4%	5.1%
\$60,000-75,000	3.7%	4.1%	0.8%	0.7%	0.5%	9.7%
\$75,000-100,000	2.8%	3.9%	0.8%	0.7%	0.4%	8.6%
\$100,000-125,000	2.7%	2.2%	0.9%	0.2%	0.3%	6.2%
\$125,000-150,000	2.4%	2.1%	0.4%	0.2%	0.3%	5.4%
\$150,000-200,000	1.5%	2.6%	0.4%	0.2%	0.4%	5.2%
\$200,000+	3.8%	8.0%	0.7%	0.7%	0.1%	13.4%
Total	42.3%	38.8%	8.7%	5.0%	5.2%	100.0%

Percent Owner Households						
All Age Groups						
Year 2020 Estimates						
	1-Person	2-Person	3-Person	4-Person	5+Person	Total
	Household	Household	Household	Household	Household	
\$0-10,000	2.1%	0.9%	0.5%	0.2%	0.3%	4.1%
\$10,000-20,000	3.0%	1.2%	0.5%	0.3%	0.3%	5.3%
\$20,000-30,000	3.0%	1.7%	0.7%	0.3%	0.3%	6.0%
\$30,000-40,000	2.6%	1.6%	0.7%	0.3%	0.4%	5.6%
\$40,000-50,000	2.8%	1.6%	0.5%	0.3%	0.5%	5.8%
\$50,000-60,000	2.5%	1.4%	0.8%	0.3%	0.5%	5.4%
\$60,000-75,000	3.5%	2.5%	1.0%	0.7%	0.4%	8.2%
\$75,000-100,000	4.4%	3.7%	1.1%	0.9%	0.4%	10.5%
\$100,000-125,000	4.1%	3.1%	1.2%	0.7%	0.4%	9.5%
\$125,000-150,000	2.3%	2.5%	1.1%	0.6%	0.3%	6.7%
\$150,000-200,000	3.0%	4.0%	1.1%	0.9%	0.4%	9.4%
\$200,000+	5.2%	9.4%	3.9%	3.5%	1.5%	23.5%
Total	38.5%	33.5%	13.2%	9.1%	5.7%	100.0%

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Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4,778	1,441	1,240	690	766	8,915
\$10,000-20,000	3,242	1,616	1,272	627	887	7,644
\$20,000-30,000	3,696	1,880	1,140	528	926	8,170
\$30,000-40,000	4,599	1,915	1,116	702	538	8,870
\$40,000-50,000	4,167	1,176	608	342	494	6,787
\$50,000-60,000	4,300	1,424	423	727	399	7,273
\$60,000-75,000	4,800	2,239	755	398	583	8,775
\$75,000-100,000	5,772	3,462	1,325	379	738	11,676
\$100,000-125,000	3,111	2,567	1,043	353	360	7,434
\$125,000-150,000	2,538	2,178	638	335	221	5,910
\$150,000-200,000	1,534	2,305	653	395	118	5,005
\$200,000+	3,020	3,520	926	474	491	8,431
Total	45,557	25,723	11,139	5,950	6,521	94,890

Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4,903	751	181	147	132	6,114
\$10,000-20,000	5,232	928	402	213	138	6,913
\$20,000-30,000	3,077	845	339	194	120	4,575
\$30,000-40,000	2,010	517	248	229	151	3,155
\$40,000-50,000	1,128	493	199	155	138	2,113
\$50,000-60,000	1,060	337	191	101	101	1,790
\$60,000-75,000	1,336	359	206	101	102	2,104
\$75,000-100,000	1,529	441	145	92	203	2,410
\$100,000-125,000	1,140	301	117	98	120	1,776
\$125,000-150,000	1,137	264	114	71	99	1,685
\$150,000-200,000	1,148	328	117	88	63	1,744
\$200,000+	1,878	796	153	107	165	3,099
Total	25,578	6,360	2,412	1,596	1,532	37,478

Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3,577	402	109	89	88	4,265
\$10,000-20,000	4,279	636	214	147	101	5,377
\$20,000-30,000	2,425	639	250	142	76	3,532
\$30,000-40,000	1,540	382	118	144	89	2,273
\$40,000-50,000	864	299	125	125	89	1,502
\$50,000-60,000	734	193	124	71	44	1,166
\$60,000-75,000	1,030	217	97	72	53	1,469
\$75,000-100,000	1,137	264	92	61	101	1,655
\$100,000-125,000	773	157	65	61	45	1,101
\$125,000-150,000	851	135	55	44	36	1,121
\$150,000-200,000	789	179	58	59	33	1,118
\$200,000+	1,274	198	69	52	52	1,645
Total	19,273	3,701	1,376	1,067	807	26,224

Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	9,681	2,192	1,421	837	898	15,029
\$10,000-20,000	8,474	2,544	1,674	840	1,025	14,557
\$20,000-30,000	6,773	2,725	1,479	722	1,046	12,745
\$30,000-40,000	6,609	2,432	1,364	931	689	12,025
\$40,000-50,000	5,295	1,669	807	497	632	8,900
\$50,000-60,000	5,360	1,761	614	828	500	9,063
\$60,000-75,000	6,136	2,598	961	499	685	10,879
\$75,000-100,000	7,301	3,903	1,470	471	941	14,086
\$100,000-125,000	4,251	2,868	1,160	451	480	9,210
\$125,000-150,000	3,675	2,442	752	406	320	7,595
\$150,000-200,000	2,682	2,633	770	483	181	6,749
\$200,000+	4,898	4,316	1,079	581	656	11,530
Total	71,135	32,083	13,551	7,546	8,053	132,368

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Percent Renter Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.0%	1.5%	1.3%	0.7%	0.8%	9.4%
\$10,000-20,000	3.4%	1.7%	1.3%	0.7%	0.9%	8.1%
\$20,000-30,000	3.9%	2.0%	1.2%	0.6%	1.0%	8.6%
\$30,000-40,000	4.8%	2.0%	1.2%	0.7%	0.6%	9.3%
\$40,000-50,000	4.4%	1.2%	0.6%	0.4%	0.5%	7.2%
\$50,000-60,000	4.5%	1.5%	0.4%	0.8%	0.4%	7.7%
\$60,000-75,000	5.1%	2.4%	0.8%	0.4%	0.6%	9.2%
\$75,000-100,000	6.1%	3.6%	1.4%	0.4%	0.8%	12.3%
\$100,000-125,000	3.3%	2.7%	1.1%	0.4%	0.4%	7.8%
\$125,000-150,000	2.7%	2.3%	0.7%	0.4%	0.2%	6.2%
\$150,000-200,000	1.6%	2.4%	0.7%	0.4%	0.1%	5.3%
\$200,000+	3.2%	3.7%	1.0%	0.5%	0.5%	8.9%
Total	48.0%	27.1%	11.7%	6.3%	6.9%	100.0%

Percent Renter Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.1%	2.0%	0.5%	0.4%	0.4%	16.3%
\$10,000-20,000	14.0%	2.5%	1.1%	0.6%	0.4%	18.4%
\$20,000-30,000	8.2%	2.3%	0.9%	0.5%	0.3%	12.2%
\$30,000-40,000	5.4%	1.4%	0.7%	0.6%	0.4%	8.4%
\$40,000-50,000	3.0%	1.3%	0.5%	0.4%	0.4%	5.6%
\$50,000-60,000	2.8%	0.9%	0.5%	0.3%	0.3%	4.8%
\$60,000-75,000	3.6%	1.0%	0.5%	0.3%	0.3%	5.6%
\$75,000-100,000	4.1%	1.2%	0.4%	0.2%	0.5%	6.4%
\$100,000-125,000	3.0%	0.8%	0.3%	0.3%	0.3%	4.7%
\$125,000-150,000	3.0%	0.7%	0.3%	0.2%	0.3%	4.5%
\$150,000-200,000	3.1%	0.9%	0.3%	0.2%	0.2%	4.7%
\$200,000+	5.0%	2.1%	0.4%	0.3%	0.4%	8.3%
Total	68.2%	17.0%	6.4%	4.3%	4.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.6%	1.5%	0.4%	0.3%	0.3%	16.3%
\$10,000-20,000	16.3%	2.4%	0.8%	0.6%	0.4%	20.5%
\$20,000-30,000	9.2%	2.4%	1.0%	0.5%	0.3%	13.5%
\$30,000-40,000	5.9%	1.5%	0.4%	0.5%	0.3%	8.7%
\$40,000-50,000	3.3%	1.1%	0.5%	0.5%	0.3%	5.7%
\$50,000-60,000	2.8%	0.7%	0.5%	0.3%	0.2%	4.4%
\$60,000-75,000	3.9%	0.8%	0.4%	0.3%	0.2%	5.6%
\$75,000-100,000	4.3%	1.0%	0.4%	0.2%	0.4%	6.3%
\$100,000-125,000	2.9%	0.6%	0.2%	0.2%	0.2%	4.2%
\$125,000-150,000	3.2%	0.5%	0.2%	0.2%	0.1%	4.3%
\$150,000-200,000	3.0%	0.7%	0.2%	0.2%	0.1%	4.3%
\$200,000+	4.9%	0.8%	0.3%	0.2%	0.2%	6.3%
Total	73.5%	14.1%	5.2%	4.1%	3.1%	100.0%

Percent Renter Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.3%	1.7%	1.1%	0.6%	0.7%	11.4%
\$10,000-20,000	6.4%	1.9%	1.3%	0.6%	0.8%	11.0%
\$20,000-30,000	5.1%	2.1%	1.1%	0.5%	0.8%	9.6%
\$30,000-40,000	5.0%	1.8%	1.0%	0.7%	0.5%	9.1%
\$40,000-50,000	4.0%	1.3%	0.6%	0.4%	0.5%	6.7%
\$50,000-60,000	4.0%	1.3%	0.5%	0.6%	0.4%	6.8%
\$60,000-75,000	4.6%	2.0%	0.7%	0.4%	0.5%	8.2%
\$75,000-100,000	5.5%	2.9%	1.1%	0.4%	0.7%	10.6%
\$100,000-125,000	3.2%	2.2%	0.9%	0.3%	0.4%	7.0%
\$125,000-150,000	2.8%	1.8%	0.6%	0.3%	0.2%	5.7%
\$150,000-200,000	2.0%	2.0%	0.6%	0.4%	0.1%	5.1%
\$200,000+	3.7%	3.3%	0.8%	0.4%	0.5%	8.7%
Total	53.7%	24.2%	10.2%	5.7%	6.1%	100.0%

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Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	392	131	148	36	93	800
\$10,000-20,000	281	204	133	88	102	808
\$20,000-30,000	660	316	116	95	138	1,325
\$30,000-40,000	732	412	243	167	112	1,666
\$40,000-50,000	1,281	396	185	161	192	2,215
\$50,000-60,000	1,165	488	433	118	236	2,440
\$60,000-75,000	1,630	825	573	370	167	3,565
\$75,000-100,000	2,659	1,709	637	516	256	5,777
\$100,000-125,000	2,649	1,810	723	515	256	5,953
\$125,000-150,000	1,260	1,399	901	449	181	4,190
\$150,000-200,000	2,635	2,856	940	852	264	7,547
\$200,000+	4,678	6,173	3,495	3,409	1,430	19,185
Total	20,022	16,719	8,527	6,776	3,427	55,471

Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,563	701	255	141	187	2,847
\$10,000-20,000	2,463	825	283	158	140	3,869
\$20,000-30,000	2,078	1,269	496	137	193	4,173
\$30,000-40,000	1,879	1,164	369	175	238	3,825
\$40,000-50,000	1,258	996	239	146	262	2,901
\$50,000-60,000	1,054	863	272	98	184	2,471
\$60,000-75,000	1,717	1,518	368	316	194	4,113
\$75,000-100,000	1,783	1,840	508	300	198	4,629
\$100,000-125,000	1,843	1,112	456	118	156	3,685
\$125,000-150,000	1,360	1,023	280	118	151	2,932
\$150,000-200,000	1,162	1,433	344	166	195	3,300
\$200,000+	2,720	5,346	1,228	512	137	9,943
Total	20,880	18,090	5,098	2,385	2,235	48,688

Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,143	497	203	109	140	2,092
\$10,000-20,000	2,124	753	224	139	125	3,365
\$20,000-30,000	1,776	1,166	422	117	159	3,640
\$30,000-40,000	1,508	946	283	154	167	3,058
\$40,000-50,000	907	877	176	112	210	2,282
\$50,000-60,000	729	662	146	69	141	1,747
\$60,000-75,000	1,290	1,318	262	228	141	3,239
\$75,000-100,000	1,108	1,389	299	226	135	3,157
\$100,000-125,000	1,053	796	314	69	108	2,340
\$125,000-150,000	990	734	147	70	100	2,041
\$150,000-200,000	666	987	179	113	170	2,115
\$200,000+	1,679	3,324	331	263	52	5,649
Total	14,973	13,449	2,986	1,669	1,648	34,725

Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1,955	832	403	177	280	3,647
\$10,000-20,000	2,744	1,029	416	246	242	4,677
\$20,000-30,000	2,738	1,585	612	232	331	5,498
\$30,000-40,000	2,611	1,576	612	342	350	5,491
\$40,000-50,000	2,539	1,392	424	307	454	5,116
\$50,000-60,000	2,219	1,351	705	216	420	4,911
\$60,000-75,000	3,347	2,343	941	686	361	7,678
\$75,000-100,000	4,442	3,549	1,145	816	454	10,406
\$100,000-125,000	4,492	2,922	1,179	633	412	9,638
\$125,000-150,000	2,620	2,422	1,181	567	332	7,122
\$150,000-200,000	3,797	4,289	1,284	1,018	459	10,847
\$200,000+	7,398	11,519	4,723	3,921	1,567	29,128
Total	40,902	34,809	13,625	9,161	5,662	104,159

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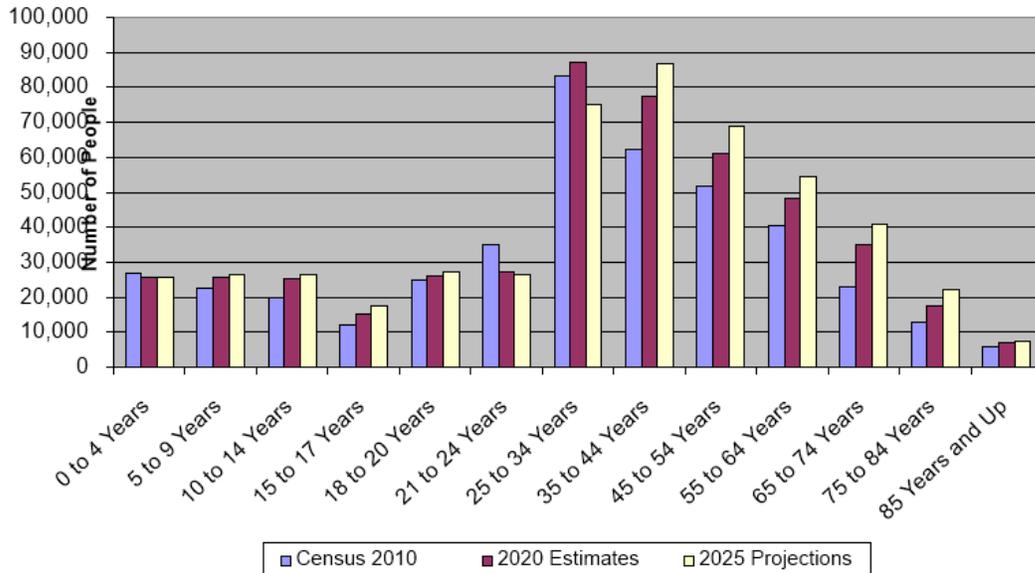
Percent Owner Households						
Age 15 to 54 Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	0.7%	0.2%	0.3%	0.1%	0.2%	1.4%
\$10,000-20,000	0.5%	0.4%	0.2%	0.2%	0.2%	1.5%
\$20,000-30,000	1.2%	0.6%	0.2%	0.2%	0.2%	2.4%
\$30,000-40,000	1.3%	0.7%	0.4%	0.3%	0.2%	3.0%
\$40,000-50,000	2.3%	0.7%	0.3%	0.3%	0.3%	4.0%
\$50,000-60,000	2.1%	0.9%	0.8%	0.2%	0.4%	4.4%
\$60,000-75,000	2.9%	1.5%	1.0%	0.7%	0.3%	6.4%
\$75,000-100,000	4.8%	3.1%	1.1%	0.9%	0.5%	10.4%
\$100,000-125,000	4.8%	3.3%	1.3%	0.9%	0.5%	10.7%
\$125,000-150,000	2.3%	2.5%	1.6%	0.8%	0.3%	7.6%
\$150,000-200,000	4.8%	5.1%	1.7%	1.5%	0.5%	13.6%
\$200,000+	8.4%	11.1%	6.3%	6.1%	2.6%	34.6%
Total	36.1%	30.1%	15.4%	12.2%	6.2%	100.0%

Percent Owner Households						
Aged 55+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.2%	1.4%	0.5%	0.3%	0.4%	5.8%
\$10,000-20,000	5.1%	1.7%	0.6%	0.3%	0.3%	7.9%
\$20,000-30,000	4.3%	2.6%	1.0%	0.3%	0.4%	8.6%
\$30,000-40,000	3.9%	2.4%	0.8%	0.4%	0.5%	7.9%
\$40,000-50,000	2.6%	2.0%	0.5%	0.3%	0.5%	6.0%
\$50,000-60,000	2.2%	1.8%	0.6%	0.2%	0.4%	5.1%
\$60,000-75,000	3.5%	3.1%	0.8%	0.6%	0.4%	8.4%
\$75,000-100,000	3.7%	3.8%	1.0%	0.6%	0.4%	9.5%
\$100,000-125,000	3.8%	2.3%	0.9%	0.2%	0.3%	7.6%
\$125,000-150,000	2.8%	2.1%	0.6%	0.2%	0.3%	6.0%
\$150,000-200,000	2.4%	2.9%	0.7%	0.3%	0.4%	6.8%
\$200,000+	5.6%	11.0%	2.5%	1.1%	0.3%	20.4%
Total	42.9%	37.2%	10.5%	4.9%	4.6%	100.0%

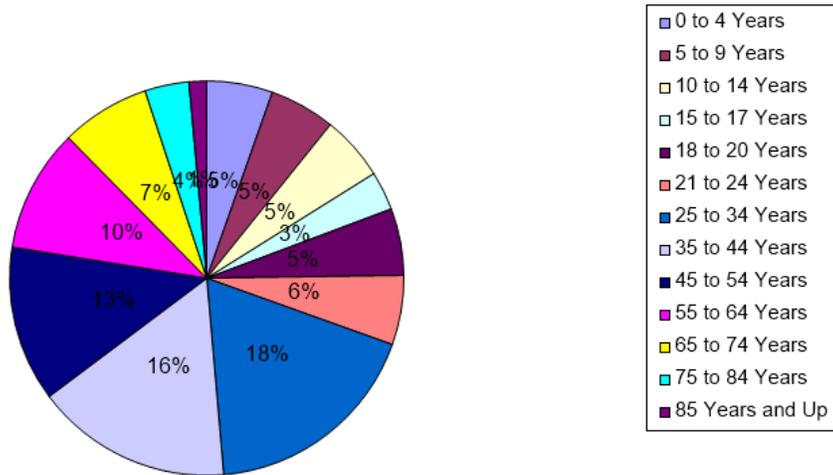
Percent Owner Households						
Aged 62+ Years						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	3.3%	1.4%	0.6%	0.3%	0.4%	6.0%
\$10,000-20,000	6.1%	2.2%	0.6%	0.4%	0.4%	9.7%
\$20,000-30,000	5.1%	3.4%	1.2%	0.3%	0.5%	10.5%
\$30,000-40,000	4.3%	2.7%	0.8%	0.4%	0.5%	8.8%
\$40,000-50,000	2.6%	2.5%	0.5%	0.3%	0.6%	6.6%
\$50,000-60,000	2.1%	1.9%	0.4%	0.2%	0.4%	5.0%
\$60,000-75,000	3.7%	3.8%	0.8%	0.7%	0.4%	9.3%
\$75,000-100,000	3.2%	4.0%	0.9%	0.7%	0.4%	9.1%
\$100,000-125,000	3.0%	2.3%	0.9%	0.2%	0.3%	6.7%
\$125,000-150,000	2.9%	2.1%	0.4%	0.2%	0.3%	5.9%
\$150,000-200,000	1.9%	2.8%	0.5%	0.3%	0.5%	6.1%
\$200,000+	4.8%	9.6%	1.0%	0.8%	0.1%	16.3%
Total	43.1%	38.7%	8.6%	4.8%	4.7%	100.0%

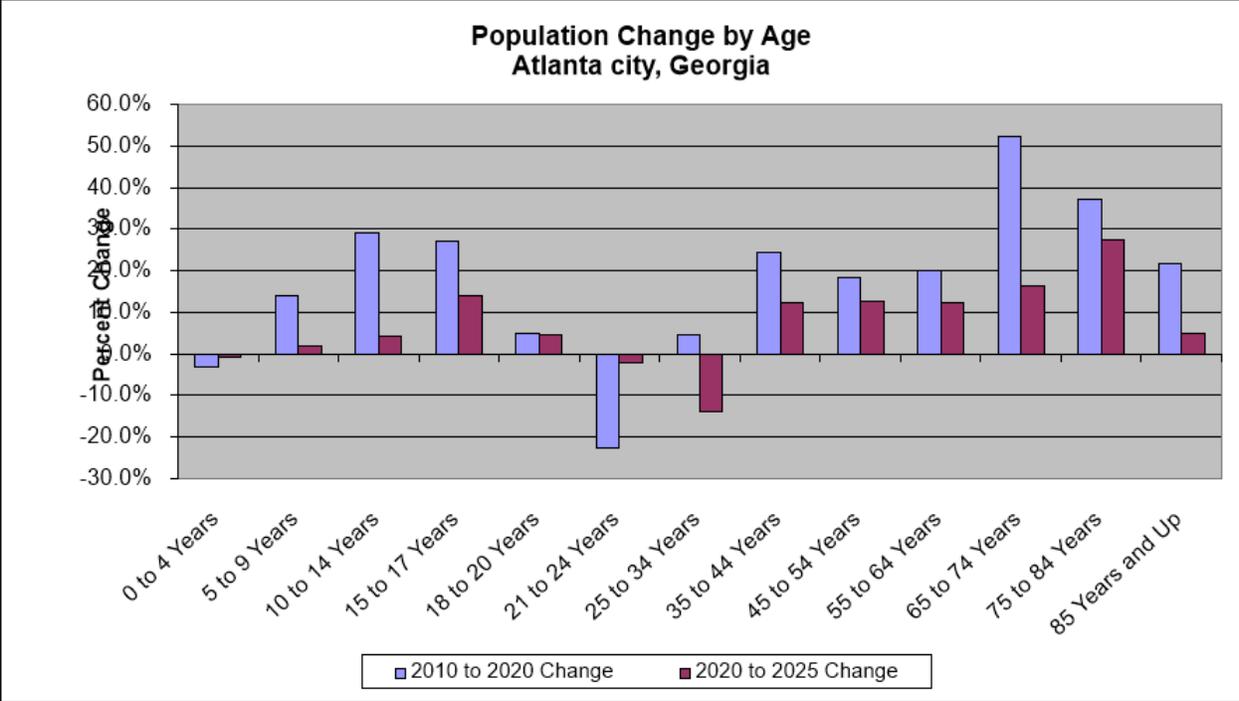
Percent Owner Households						
All Age Groups						
Year 2025 Projections						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	1.9%	0.8%	0.4%	0.2%	0.3%	3.5%
\$10,000-20,000	2.6%	1.0%	0.4%	0.2%	0.2%	4.5%
\$20,000-30,000	2.6%	1.5%	0.6%	0.2%	0.3%	5.3%
\$30,000-40,000	2.5%	1.5%	0.6%	0.3%	0.3%	5.3%
\$40,000-50,000	2.4%	1.3%	0.4%	0.3%	0.4%	4.9%
\$50,000-60,000	2.1%	1.3%	0.7%	0.2%	0.4%	4.7%
\$60,000-75,000	3.2%	2.2%	0.9%	0.7%	0.3%	7.4%
\$75,000-100,000	4.3%	3.4%	1.1%	0.8%	0.4%	10.0%
\$100,000-125,000	4.3%	2.8%	1.1%	0.6%	0.4%	9.3%
\$125,000-150,000	2.5%	2.3%	1.1%	0.5%	0.3%	6.8%
\$150,000-200,000	3.6%	4.1%	1.2%	1.0%	0.4%	10.4%
\$200,000+	7.1%	11.1%	4.5%	3.8%	1.5%	28.0%
Total	39.3%	33.4%	13.1%	8.8%	5.4%	100.0%

**Population by Age
Atlanta city, Georgia**



**2020 Population by Age
Atlanta city, Georgia**





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POPULATION DATA

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Population by Age & Sex Atlanta city, Georgia											
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	13,647	13,077	26,724	0 to 4 Years	13,190	12,671	25,861	0 to 4 Years	13,111	12,552	25,663
5 to 9 Years	11,335	11,332	22,667	5 to 9 Years	13,151	12,718	25,869	5 to 9 Years	13,428	12,901	26,329
10 to 14 Years	9,926	9,784	19,710	10 to 14 Years	12,945	12,501	25,446	10 to 14 Years	13,477	13,045	26,522
15 to 17 Years	5,991	5,991	11,982	15 to 17 Years	7,528	7,710	15,238	15 to 17 Years	8,779	8,584	17,363
18 to 20 Years	12,687	12,354	25,041	18 to 20 Years	13,586	12,670	26,256	18 to 20 Years	14,368	13,062	27,430
21 to 24 Years	17,875	17,275	35,150	21 to 24 Years	14,245	13,011	27,256	21 to 24 Years	14,260	12,371	26,631
25 to 34 Years	41,450	41,859	83,309	25 to 34 Years	43,200	43,825	87,025	25 to 34 Years	36,859	38,213	75,072
35 to 44 Years	33,429	28,708	62,137	35 to 44 Years	39,335	37,974	77,309	35 to 44 Years	44,442	42,288	86,730
45 to 54 Years	27,170	24,448	51,618	45 to 54 Years	31,767	29,372	61,139	45 to 54 Years	34,706	34,133	68,839
55 to 64 Years	19,316	21,001	40,317	55 to 64 Years	24,599	23,807	48,406	55 to 64 Years	28,271	26,117	54,388
65 to 74 Years	10,023	12,954	22,977	65 to 74 Years	15,476	19,517	34,993	65 to 74 Years	18,389	22,364	40,753
75 to 84 Years	4,625	8,023	12,648	75 to 84 Years	7,038	10,303	17,341	75 to 84 Years	9,056	13,057	22,113
85 Years and Up	<u>1,512</u>	<u>4,211</u>	<u>5,723</u>	85 Years and Up	<u>2,122</u>	<u>4,837</u>	<u>6,959</u>	85 Years and Up	<u>2,322</u>	<u>4,982</u>	<u>7,304</u>
Total	208,986	211,017	420,003	Total	238,182	240,916	479,098	Total	251,468	253,669	505,137
62+ Years	n/a	n/a	51,935	62+ Years	n/a	n/a	72,233	62+ Years	n/a	n/a	84,603
Median Age:			33.2	Median Age:			35.9	Median Age:			38.2

Source: Claritas; Ribbon Demographics

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

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Percent Population by Age & Sex												
Atlanta city, Georgia												
Census 2010				Current Year Estimates - 2020				Five-Year Projections - 2025				
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total	
0 to 4 Years	3.2%	3.1%	6.4%	0 to 4 Years	2.8%	2.6%	5.4%	0 to 4 Years	2.6%	2.5%	5.1%	
5 to 9 Years	2.7%	2.7%	5.4%	5 to 9 Years	2.7%	2.7%	5.4%	5 to 9 Years	2.7%	2.6%	5.2%	
10 to 14 Years	2.4%	2.3%	4.7%	10 to 14 Years	2.7%	2.6%	5.3%	10 to 14 Years	2.7%	2.6%	5.3%	
15 to 17 Years	1.4%	1.4%	2.9%	15 to 17 Years	1.6%	1.6%	3.2%	15 to 17 Years	1.7%	1.7%	3.4%	
18 to 20 Years	3.0%	2.9%	6.0%	18 to 20 Years	2.8%	2.6%	5.5%	18 to 20 Years	2.8%	2.6%	5.4%	
21 to 24 Years	4.3%	4.1%	8.4%	21 to 24 Years	3.0%	2.7%	5.7%	21 to 24 Years	2.8%	2.4%	5.3%	
25 to 34 Years	9.9%	10.0%	19.8%	25 to 34 Years	9.0%	9.1%	18.2%	25 to 34 Years	7.3%	7.6%	14.9%	
35 to 44 Years	8.0%	6.8%	14.8%	35 to 44 Years	8.2%	7.9%	16.1%	35 to 44 Years	8.8%	8.4%	17.2%	
45 to 54 Years	6.5%	5.8%	12.3%	45 to 54 Years	6.6%	6.1%	12.8%	45 to 54 Years	6.9%	6.8%	13.6%	
55 to 64 Years	4.6%	5.0%	9.6%	55 to 64 Years	5.1%	5.0%	10.1%	55 to 64 Years	5.6%	5.2%	10.8%	
65 to 74 Years	2.4%	3.1%	5.5%	65 to 74 Years	3.2%	4.1%	7.3%	65 to 74 Years	3.6%	4.4%	8.1%	
75 to 84 Years	1.1%	1.9%	3.0%	75 to 84 Years	1.5%	2.2%	3.6%	75 to 84 Years	1.8%	2.6%	4.4%	
85 Years and Up	0.4%	1.0%	1.4%	85 Years and Up	0.4%	1.0%	1.5%	85 Years and Up	0.5%	1.0%	1.4%	
Total	49.8%	50.2%	100.0%	Total	49.7%	50.3%	100.0%	Total	49.8%	50.2%	100.0%	
62+ Years	n/a	n/a	12.4%	62+ Years	n/a	n/a	15.1%	62+ Years	n/a	n/a	16.7%	

Source: Claritas; Ribbon Demographics

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

POPULATION DATA

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Claritas

Changes in Population by Age & Sex										
Atlanta city, Georgia										
Estimated Change - 2010 to 2020						Projected Change - 2020 to 2025				
Age	Male	Female	Total Change	Percent Change		Age	Male	Female	Total Change	Percent Change
0 to 4 Years	-457	-406	-863	-3.2%		0 to 4 Years	-79	-119	-198	-0.8%
5 to 9 Years	1,816	1,386	3,202	14.1%		5 to 9 Years	277	183	460	1.8%
10 to 14 Years	3,019	2,717	5,736	29.1%		10 to 14 Years	532	544	1,076	4.2%
15 to 17 Years	1,537	1,719	3,256	27.2%		15 to 17 Years	1,251	874	2,125	13.9%
18 to 20 Years	899	316	1,215	4.9%		18 to 20 Years	782	392	1,174	4.5%
21 to 24 Years	-3,630	-4,264	-7,894	-22.5%		21 to 24 Years	15	-640	-625	-2.3%
25 to 34 Years	1,750	1,966	3,716	4.5%		25 to 34 Years	-6,341	-5,612	-11,953	-13.7%
35 to 44 Years	5,906	9,266	15,172	24.4%		35 to 44 Years	5,107	4,314	9,421	12.2%
45 to 54 Years	4,597	4,924	9,521	18.4%		45 to 54 Years	2,939	4,761	7,700	12.6%
55 to 64 Years	5,283	2,806	8,089	20.1%		55 to 64 Years	3,672	2,310	5,982	12.4%
65 to 74 Years	5,453	6,563	12,016	52.3%		65 to 74 Years	2,913	2,847	5,760	16.5%
75 to 84 Years	2,413	2,280	4,693	37.1%		75 to 84 Years	2,018	2,754	4,772	27.5%
85 Years and Up	610	626	1,236	21.6%		85 Years and Up	200	145	345	5.0%
Total	29,196	29,899	59,095	14.1%		Total	13,286	12,753	26,039	5.4%
62+ Years	n/a	n/a	20,298	39.1%		62+ Years	n/a	n/a	12,370	17.1%

Source: Claritas; Ribbon Demographics

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

ADDENDUM H – EXPERIENCE AND QUALIFICATIONS

Samuel T. Gill
512 North One Mile Road
P. O. Box 784
Dexter, Missouri 63841
573-624-6614 (phone)
573-624-2942 (fax)
to dd.gill@gillgroup.com

OVERVIEW

Extensive multifamily experience over the past 25 years specializing in work for the Department of Housing and Urban Development (HUD), United States Department of Agriculture/Rural Development (USDA/RD) as well as lenders and developers through the Low-Income Housing Tax Credit (LIHTC) program including but not limited to, Section 8, Section 202, Section 236, Section 515 and Section 538 Programs. Additionally, extensive experience since inception of the Multifamily Accelerated Processing (MAP) Program of Sections 202/223(f), 232/223(f), 221(d)3, 221(d)4 and 223(f). Also, more than 20 years of experience with nursing homes, hotels and complicated commercial appraisal assignments.

ACCREDITATIONS

State Certified General Real Estate Appraiser

Alabama State License Number: G00548
Arizona State License Number: 31453
Colorado State License Number: CG40024048
Connecticut State License Number: RCG.0001276
District of Columbia License Number: GA11630
Georgia State License Number: 258907
Hawaii State License Number: CG A1096
Idaho State License Number: CGA-3101
Illinois State License Number: 153.0001384
Indiana State License Number: CG40200270
Iowa State License Number: CG02426
Kansas State License Number: G-1783
Louisiana State License Number: G1126
Maine State License Number: CG3635
Maryland State License Number: 32017
Michigan State License Number: 1201068069
Minnesota State License Number: 40186198
Mississippi State License Number: GA-624
Missouri State License Number: RA002563
Montana State License Number: REA-RAG-LIC-8530
Nebraska State License Number: CG2000046R
New York State License Number: 4600039864
North Carolina State License Number: A5519
North Dakota State License Number: CG-2601
Ohio State License Number: 448306
Oklahoma State License Number: 12524CGA
Oregon State License Number: C000793
Pennsylvania State License Number: GA001813R
South Carolina State License Number: 3976
Tennessee State License Number: 00003478
Texas State License Number: 1329698-G
Utah State License Number: 5510040-CG00
Virginia State License Number: 4001 015446
Washington State License Number: 1101018
West Virginia State License Number: CG358
Wisconsin State License Number: 1078-10
Wyoming State License Number: 479

Also received temporary licenses in the following states: Arkansas, California, Delaware, Florida, Kentucky, Massachusetts, Nevada, New Hampshire, New Jersey, New Mexico, Puerto Rico, Rhode Island, South Dakota, the U.S. Virgin Islands and Vermont.

**EXPERIENCE
(1991 TO PRESENT)**

Primary provider of HUD Mark-to-Market Full Appraisals for mortgage restructuring and Mark-to-Market Lites for rent restructuring and has worked with HUD in this capacity since inception. Completed approximately 350 appraisals assignments under this program.

Provider of HUD MAP and TAP appraisals and market studies for multiple lenders since its inception. Completed approximately 350 appraisal assignments under this program.

Contract MAP quality control reviewer and field inspector for CohnReznick and HUD. Have completed approximately 350 reviews under this program. Have completed approximately 100 field inspections under this program.

Currently approved state reviewer for HUD Rent Comparability Studies for Section 8 Renewals in Alabama, California, Connecticut, Florida, Hawaii, Illinois, Indiana, Iowa, Kansas, Louisiana, Minnesota, Nebraska, New Mexico, North Carolina, Oregon, Utah, Virgin Islands, Virginia, Washington, West Virginia and Wisconsin. Completed approximately 500 reviews under this program.

Provider of HUD Rent Comparability Studies for contract renewal purposes nationwide. Completed approximately 400 rent comparability studies.

Provider of tax credit financing analysis and value of financing analysis. Completed approximately 300 appraisal assignments and market studies under this program.

Provider of multifamily appraisals under the RD 515 and 538 programs. Completed approximately 200 appraisal assignments under these programs.

Partial list of clients include: Colorado Housing Finance Agency, CreditVest, Inc., Foley & Judell, LLP, Kentucky Housing Corporation, Kitsap County Consolidated Housing Authority, Louisiana Housing Finance Agency, Missouri Housing Development Agency, New Mexico Mortgage Finance Authority, Ontra, Inc., Quadel Consulting Corporation, CohnReznick, L.L.P., Group, Siegel Group, Signet Partners and Wachovia Securities.

**DEVELOPMENT/OWNER SHIP/
MANAGEMENT EXPERIENCE
(2006 TO PRESENT)**

For the past 10 years, he has owned three separate companies that develop, own and manage commercial, multifamily, residential, agricultural and vacant land properties.

In his portfolio are over 100,000 square feet of commercial space, over 1,000 units of multifamily, 200 acres of farmland, and 10 parcels of developable commercial and multifamily lots, all in the Midwest.

EDUCATION

Bachelor of Arts Degree

Southeast Missouri State University

Associate of Arts Degree

Three Rivers Community College

HUD/FHA Appraiser Training

Arkansas State Office

Multifamily Accelerated Processing Valuation (MAP)

U.S. Department of Housing and Urban Development

2nd Annual Multifamily Accelerated Processing Basic and Advanced Valuation (MAP)

U.S. Department of Housing and Urban Development

FHA Appraising Today

McKissock, Inc.

Texas USDA Rural Development Multifamily Housing Appraiser Training

Texas Rural Development

Kentucky USDA Rural Development Multifamily Housing Appraiser Training

Kentucky Rural Development

Financial Analysis of Income Properties

National Association of Independent Fee Appraisers

Income Capitalization

McKissock, Inc.

Introduction to Income Property Appraising

National Association of Independent Fee Appraisers

Concepts, Terminology & Techniques

National Association of Independent Fee Appraisers

Uniform Standards of Professional Appraisal Practice

Central Missouri State University

Appraisal of Scenic, Recreational and Forest Properties

University of Missouri-Columbia

Appraiser Liability

McKissock, Inc.

Appraisal Trends

McKissock, Inc.

Sales Comparison Approach

Honáros College

Even Odder: More Oddball Appraisals

McKissock, Inc.

Mortgage Fraud: A Dangerous Business

Honáros College

Private Appraisal Assignments

McKissock, Inc.

Construction Details & Trends

McKissock, Inc.

Condemnation Appraising Principles & Applications

Appraisal Institute

Michigan Law

McKissock, Inc.

Pennsylvania State Mandated Law

McKissock, Inc.

Valuing Real Estate in a Changing Market

National Association of Independent Fee Appraisers

Principles of Residential Real Estate Appraising

National Association of Independent Fee Appraisers

Real Estate Appraisal Methods

Southeast Missouri State University

Lead Inspector Training

The University of Kansas

Lead Inspector Refresher

Safety Support Services, Incorporated

Home Inspections: Common Defects in Homes

National Association of Independent Fee Appraisers

Heating and Air Conditioning Review

National Association of Independent Fee Appraisers

Professional Standards of Practice

National Association of Independent Fee Appraisers

Developing & Growing an Appraisal Practice – Virtual Classroom

McKissock, Inc.

The Appraiser as Expert Witness

McKissock, Inc.

Current Issues in Appraising

McKissock, Inc.

2011 ValExpo: Keynote-Valuation Visionaries

Van Education Center/Real Estate

Residential Report Writing

McKissock, Inc.

The Dirty Dozen

McKissock, Inc.

Risky Business: Ways to Minimize Your Liability

McKissock, Inc.

Introduction to Legal Descriptions

McKissock, Inc.

Introduction to the Uniform Appraisal Dataset

McKissock, Inc.

Mold Pollution and the Appraiser

McKissock, Inc.

Appraising Apartments: The Basics

McKissock, Inc.

Foundations in Sustainability: Greening the Real Estate and Appraisal Industries

McKissock, Inc.

Mortgage Fraud

McKissock, Inc.

The Nuts and Bolts of Green Building for Appraisers

McKissock, Inc.

The Cost Approach

McKissock, Inc.

Pennsylvania State Mandated Law for Appraisers

McKissock, Inc.

Michigan Appraisal Law

McKissock, Inc.

Modern Green Building Concepts

McKissock, Inc.

Residential Appraisal Review

McKissock, Inc.

Residential Report Writing More Than Forms

McKissock, Inc.

2-4 Family Finesse

McKissock, Inc.

Appraisal Applications of Regression Analysis

McKissock, Inc.

Appraisal of Self-Storage Facilities

McKissock, Inc.

Supervisor-Trainee Course for Missouri

McKissock, Inc.

The Thermal Shell

McKissock, Inc.

Even Odder - More Oddball Appraisals

McKissock, Inc.

Online Data Verification Methods

Appraisal Institute

Online Comparative Analysis

Appraisal Institute

Advanced Hotel Appraising - Full Service Hotels

McKissock, Inc.

Appraisal of Fast Food Facilities

McKissock, Inc.

Appraisal Review for Commercial Appraisers

McKissock, Inc.

Exploring Appraiser Liability

McKissock, Inc.