

PROFESSIONAL MARKET STUDY
FOR THE ENDEAVOR POINTE APARTMENTS
A PROPOSED LIHTC ELDERLY DEVELOPMENT

LOCATED IN:
ROCK SPRING, WALKER COUNTY, GA

PREPARED FOR:
ENDEAVOR POINTE, L.P.

PREPARED BY:
KOONTZ and SALINGER
P.O. BOX 37523
RALEIGH, NC 27627-7523

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SECTION A
EXECUTIVE SUMMARY

1. Project Description:

. Brief description of project location including address and/or position relative to the closet cross-street.

. The site of the proposed elderly LIHTC apartment development is located off Kay Conley Road, approximately .2 miles east of US Highway 27. The site is located in the northern portion of Rock Spring.

. Construction and occupancy types.

. The proposed new construction project design will comprise 3 two-story buildings connected by two elevators. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 128-parking spaces.

The proposed *Occupancy Type* is **Housing for Older Persons** (age 55+).

. Unit mix including bedrooms, bathrooms, square footage, income targeting rents, utility allowance.

Project Mix

PROPOSED PROJECT PARAMETERS			
Bedroom Mix	# of Units	Unit Size (Heated sf)	Unit Size (Gross sf)
1BR/1b	8	Na	762
2BR/2b	56	Na	1,078
Total	64		

Project Rents:

The proposed development will target approximately 20% of the units at 50% or below of area median income (AMI), and approximately 80% at 60% AMI. Rent excludes all utilities, yet will include trash removal.

PROPOSED PROJECT RENTS @ 50% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	3	\$335	\$133	\$468
2BR/2b	10	\$355	\$163	\$518

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	5	\$335	\$133	\$468
2BR/2b	46	\$355	\$163	\$518

*Provided by applicant, based upon GA-DCA Northern Region Utility Allowances.

. Any additional subsidies available including project based rental assistance (PBRA).

- . The proposed LIHTC development will not include any additional deep subsidy rental assistance, including PBRA. The proposed LIHTC development will accept deep subsidy Section 8 vouchers.

. Brief description of proposed amenities and how they compare to existing properties.

- . Overall, the subject will be competitive to very competitive with most the existing program assisted and market rate apartment properties in the market regarding the proposed unit and development amenity package. A complete kitchen amenity package is proposed and the overall development amenity package includes a central laundry, community room, and outdoor amenities.

2. Site Description/Evaluation:

. A brief description of physical features of the site and adjacent parcels. In addition, a brief overview of the neighborhood land composition (residential, commercial, industrial, agricultural).

- . The approximately 16.5-acre, rectangular shaped tract mostly cleared and relatively flat. At present, there are no physical structures on the tract. The site is considered to be marketable and buildable. However, this assessment is subject to both environmental and engineering studies. All public utility services are available to the tract and excess capacity exists. The site is not located within a flood plain.
- . The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land including: single-family and attached (for-sale) residential, and vacant land.

- Directly north of the site is vacant land and the Cedar Creek Townhouse (for sale) development. At present, there are a total of 8-units at Cedar Creek, all 2BR/2b, starting at \$119,000. About .1 mile northwest of the site is a Dollar General. Directly south of the site is vacant land followed by an athletic field (base ball diamond) and several commercial properties. Directly east of the site is mostly low density single-family development along Kay Conley Road and Peavine Road. Directly west of the tract is a vacant site. About .2 miles west is US 27. The land use in this area (along US 27) is primarily commercial.

- ***A discussion of site access and visibility.***

- Access to the site will be available off Kay Conley Road. For the most part Kay Conley Road is low density residential connector, with a speed limit of 35 miles per hour in the immediate vicinity of the site. Also, the location of the site off Kay Conley Road does not present problems of egress and ingress to the site.

The site in relation to the subject and the surrounding roads is very agreeable to signage.

- ***Any significant positive or negative aspects of the subject site.***

- Overall, the field research revealed the following strengths and weaknesses of the subject in relation to subject marketability.

SITE/SUBJECT ATTRIBUTES:	
STRENGTHS	WEAKNESSES
Good accessibility to area services	
Good linkages to area road system	
Nearby road speed and noise are acceptable	
Surrounding land uses are acceptable	

- ***A brief summary of the site's proximity to neighborhood services including shopping, medical care, employment concentrations, public transportation, etc...***

- Ready access is available from the site to the following: retail and service areas, employment opportunities, health care providers, schools, and area churches. All major facilities within Rock Spring can be accessed within a 5-minute drive. At the time of the market study, there was no significant infrastructure development underway within the vicinity of the site.

- **An overall conclusion of the site's appropriateness for the proposed development.**
- The site location is considered to be marketable. In the opinion of the analyst the proposed site location offers attributes that will enhance the rent-up process of the proposed elderly development.

3. Market Area Definition:

- **A brief definition of the primary market area including boundaries of the market area and their approximate distance from the subject property.**
- The Primary Market Area (PMA) for the proposed multi-family elderly development consists of the following census tracts in Catoosa and Walker Counties:
 201, 205.01, and 206.01 (Walker County)
 304.01, 306, and 307 (Catoosa County)
- The PMA is located in the extreme Northwest corner of Georgia, within the Chattanooga, Tennessee MSA. Rock Spring is approximately 5 miles south of Chickamauga, and 6 miles north of LaFayette.
- US Highway 27 links the PMA north and south, and extends into the SMA, which comprises the City of Chattanooga. Note: LaFayette was excluded from the PMA, owing to the fact that this market has two existing LIHTC elderly properties, built within the last decade.
- The demand methodology in this market study could utilized a GA-DCA market study guideline factor of 15%. However, in order to remain conservative and account for the current PMA delineation the SMA factor will be capped at 5%.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Tennessee / Georgia State Line	9 to 11 miles
East	Catoosa County	2 to 3 miles
South	LaFayette PMA	5 miles
West	Walker County	3 to 5 miles

4. Community Demographic Data:

- **Current and projected household and population counts for the primary market area. For senior reports, data should be presented for both overall and senior households and populations/households.**
- Total population and household gains over the next several years, (2010-2014) are forecasted for the PMA at a significant rate of growth, represented by a rate of change approximating 1.6% per year. In the PMA, in 2000, the total population count was 35,144 versus 44,374 in 2014.
- Population gains over the next several years, (2010-2014) are forecasted for the PMA for the 55 and over age group continuing at a very significant rate of increase, with a forecasted rate of growth at approximately 3% per year. In the PMA, in 2000, for population age 55 and over the count was 9,064 versus 14,216 in 2014. In the PMA, in 2000, for households age 55 and over the count was 5,591 versus 7,864 in 2014.
- **Households by tenure including any trends in rental rates.**
- The 2000 to 2014 tenure trend revealed an increase in both owner-occupied and renter-occupied tenure in the PMA for households age 55 and over.
- **Households by income level.**
- It is projected that in 2014, approximately **12.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$14,040 to \$22,800.
- It is projected that in 2014, approximately **18%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$14,040 to \$22,800.
- It is projected that in 2014, approximately **19%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$14,040 to \$27,360.
- It is projected that in 2014, approximately **22%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$14,040 to \$27,360.
- **Impact of foreclosed, abandoned and vacant, single and multi-family homes, and commercial properties in the PMA of the proposed development should be discussed.**
- The foreclosure problem is still very much evident

Nationwide, Statewide, as well as in Catoosa County. ForeclosureListings.com is a nationwide data base with around 2 million listings (26% foreclosures, 24% pre-foreclosures, 26% auctions, and 24% brokers listings). As of 6/17/11, there were 23 listings in Walker County, GA, of which 1 was located in Rock Spring.

- In the Rock Spring PMA the relationship between the local area foreclosure market and existing LIHTC supply is not crystal clear. There are several LIHTC elderly properties located within 10 to 15 miles of Rock Spring. At the time of the survey, the overall occupancy rate of the surveyed LIHTC elderly properties was 99% occupied, and all maintained a waiting list.
- Note: Recent anecdotal news information points to the fact that the majority of the foreclosed properties were occupied by first time buyers or move-up buyers, of which the majority were younger households, still in the job market, (at the time) versus elderly homeowners. The recent recession and current slow recovery magnified the foreclosure problem and negatively impacted young to middle age homeowners more so than the elderly.
- With regard to the elderly desiring to sell a home in a market with many foreclosed properties they have the upper hand in terms of pricing power. Many purchased their homes decades ago at far lower prices than today and many own homes outright. Also, many transfer home ownership rights to heirs versus selling outright.

5. Economic Data:

- ***Trends in employment for the county and/or region. Employment should be based on the number of jobs in the county (i.e., covered employment).***
- Between 2005 and 2007, the average increase in employment was 150 workers or approximately +1.3% per year. The rate of employment loss between 2008 and 2009, was very significant at almost -7%, representing a net loss of almost -2,350 workers. The change in employment reversed into a positive trend between 2009 and 2010, at a moderate rate of change, at almost +1%, representing a net gain of almost +300 workers. The change in covered employment in Catoosa County in the 1st three quarters of 2010 appear to support the recent modest to moderate positive civilian labor force employment trends.
- Between 2005 and 2007, the average increase in employment was 5 workers per year. The rate of employment loss between 2008 and 2009, was very significant at around -7.5%, representing a net loss of almost -2,350 workers. The change in employment within Walker County reversed into a stabilizing trend between 2009 and 2010. The rate of employment change thus far

into 2011 has been for the most part positive, is forecasted to continue to increase, at a modest rate of gain into the remainder of the year.

• ***Employment by sector for the county and/or region.***

- The top four employment sectors in the area are: manufacturing, trade, government and service. The forecast for 2011, is for manufacturing to stabilize and the service sector to increase.

• ***Unemployment trends for the county and/or region for the past 5 years.***

- Monthly unemployment rates in 2010 were among the highest exhibited in over 10-years in both Catoosa and Walker County. Monthly unemployment rates in Catoosa County have remained high thus far in 2011, ranging between 7.2% and 8.4%, with an overall estimate of approximately 8.0%. Monthly unemployment rates in Walker County have remained high thus far in 2011, ranging between 8.4% and 10.6%, with an overall estimate of approximately 9.5%. These rates of unemployment for the local economy are reflective of both Catoosa and Walker County participating in the recent state, national, and global recession and continuing period of slow to very slow recovery growth.
- However, when compared to many other areas in the state the local economy is operating at a much better and appears to be on the "upswing". For example, monthly employment gains have been noted in 7 of the last 8 months of reported labor force data for Catoosa County and in 5 of the last 8 months in Walker County.

• ***A brief discussion of any recent or planned major employment contractions or expansions.***

- For the most part Rock Spring is a bedroom community within the Chattanooga MSA. The majority of the workforce commutes elsewhere within Walker County, to Catoosa County, and Chattanooga to work. Rock Spring has a small business park, the NW GA Business Park and additional employment opportunities are available at the nearby GA Northwestern Technical College.
- The Rock Spring PMA greatly benefits from its nearby proximity to the City of Chattanooga and Hamilton County regional based economy. Approximately 46% of the Catoosa County workforce commutes into Hamilton County and almost 15% commutes south into Whitfield County (Dalton).
- Approximately 33% of the Walker County workforce commutes into Hamilton County and almost 10% commutes north and east into Catoosa County (Dalton).

- ***An overall conclusion regarding the stability of the county's overall economic environment. This conclusion should include an opinion if the current economic environment will negatively impact the demand for additional or renovated rental housing.***
- Very recent local and regional economic indicators are moderately positive for Catoosa and Walker County in the short term. The local economy appears to be on the upswing at a rate much greater than many other rural markets in Northwest Georgia.
- It is believed that once the recession is fully subsided, sometime in early to mid-2011, the Chattanooga MSA (which includes Walker County) will be well positioned to benefit from an expanding economy, given: (1) the regional target market of its local healthcare and professional service sectors, and (2) the location of the new Volkswagen plant and its subsidiary auto suppliers. The Volkswagen plant began operations in the 1st quarter of 2011. The plant (a \$1 billion investment) will have around 2,000 workers at peak production levels. It is expected to generate \$12 billion in income growth and create an additional 9,500 jobs related to the plant.
- In addition, Catoosa and Walker Counties will continue to become a destination point for (1) working class population from the surrounding rural counties owing to the size of the local manufacturing and service sector economic base and (2) the aging baby boomer population in the State, as well as those individuals from out-of-State seeking a retirement location. Overall, the 2011 economic forecast for Catoosa County is for a stable economy to moderate growth economy, based upon lower employment levels reflective of year end 2010 and early 2011.

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

- ***Number of renter households income qualified for the proposed development given the proposed unit mix, income targeting, and rents. For senior projects, this should be age and income qualified renter households.***
- The forecasted number of age and income qualified renter households for the proposed LIHTC elderly development is 383.
- ***Overall estimate of demand based on DCA's demand methodology.***
- The overall forecasted number of income qualified renter households for the proposed LIHTC elderly development taking into consideration like-kind competitive supply introduced into the market since 2000 is 351.

- **Capture Rates including: Overall, LIHTC, by AMI.**

Proposed Project Capture Rate All Units	18.2%
Proposed Project Capture Rate LIHTC Units	18.2%
Proposed Project Capture Rate LIHTC Units @ 50% AMI	10.9%
Proposed Project Capture Rate LIHTC Units @ 60% AMI	22.0%
Proposed Project Capture Rate Market Rate Units	Na

- **A conclusion regarding the achievability of the above Capture Rates.**

- The above capture rates are well below the GA-DCA thresholds. They are considered to be a reliable quantitative indicator of market support for the proposed subject development.

7. Competitive Rental Analysis:

- **An analysis of the competitive properties in the PMA.**

- At the time of the survey, the overall estimated vacancy rate of the surveyed LIHTC elderly properties was approximately 1%.
- The Village @ Chickamauga is a LIHTC/Market Rate elderly property. It is a 40-unit property, built in 2007. At the time of the survey, it was 97.5% occupied and reported a waiting list with 23 applicants.
- Lone Mountain Village is a LIHTC/Market Rate elderly development. It is a 56-unit property, built in 2008, located in Ringgold. At the time of the survey, it was 100% occupied and reported a waiting list with 26 applicants.
- Lucky Pointe is a LIHTC/Market Rate elderly development. It is a 54-unit property, built in 2008, located in LaFayette. At the time of the survey, it was 98% occupied and reported a waiting list with 21 applicants.
- Woodland Senior Village is a LIHTC elderly development. It is a 52-unit property, built in 2003, located in LaFayette. At the time of the survey, it was 100% occupied and reported a waiting list with 5-applicants.

- **Number of properties.**

- Four LIHTC elderly properties, representing 202 units, were surveyed in detail.
- Three market rate properties, representing 547 units, were surveyed in the subject's overall competitive environment, in partial to complete detail.

- **Rent bands for each bedroom type proposed.**

Bedroom type	Rent Band (Subject)	Rent Band (Market Rate)
1BR/1b	\$335	\$375 - \$555
2BR/1b	Na	Na
2BR/2b	\$355	\$415 - \$745
3BR/2b	Na	Na

- **Average Market rents.**

Bedroom type	Average Market Rent
1BR/1b	\$468
2BR/1b	\$567
2BR/2b	\$683
3BR/2b	Na

8. Absorption/Stabilization Estimate:

- **An estimate of the number of units to be leased at the subject property, on average.**
- The forecasted rent-up scenario suggests an average of 8-units being leased per month.
- **Number of units expected to be leased by AMI Targeting.**

AMI Target Group	Number of units Expected to be Leased*
50% AMI	13
60% AMI	51

* at the end of the 1 to 9-month absorption period

- **Number of months required for the project to reach stabilization of 93% occupancy.**
- A 93% occupancy rate is forecasted to occur within 9-months of the placed in service date. Stabilized occupancy, subsequent to initial lease-up is expected to be 93% or higher up to but no later than a three month period, beyond the absorption period.
- **The absorption rate should coincide with other key conclusions. For example, insufficient demand or unachievable rents should be reflected in the absorption rate.**
- A reconciliation of the proposed LIHTC net rents by bedroom type with current average market rate net rents by bedroom type are supportive of the forecasted

absorption and stabilization periods. In addition, in terms of unit size, the proposed subject 1BR and 2BR units will be about 5% to 10% larger than the existing median 1BR and 2BR market rate unit sizes.

9. Overall Conclusion:

- ***A narrative detailing the key conclusions of the report including the analyst's opinion regarding the potential for success of the proposed development.***
- Based upon the analysis and the conclusions of each of the report sections, it is recommended that the proposed application **proceed forward based on market findings, as presently configured.**
- Elderly population and household growth is very significant, with annual growth rates approximating 3% per year.
- At present, the Rock Spring PMA has one LIHTC elderly property. At the time of the survey, The Village was 97.5% occupied and had 23-applicants on the waiting list.
- In the area of unit size, by bedroom type, the subject will offer a very competitive unit size, based on the proposed floor plans.
- The subject will be competitive to very competitive with all of the existing program assisted and market rate apartment properties in the market regarding proposed net rents by bedroom type.
- The proposed subject 1BR net rent at 50% and 60% AMI is approximately 28% less than the comparable/competitive 1BR market rate median net rent.
- The proposed subject 2BR/2b rent at 50% and 60% AMI is approximately 41% less than the comparable/competitive 2BR/2b market rate median net rent.
- The proposed subject design, comprising a two story building with elevator access. It is a proven design, as represented by the success of several other similar properties in NW Georgia, and is considered to be one that will be very marketable and competitive with the local area apartment market targeting low to moderate income households, seeking alternative affordable rental housing.
- The subject bedroom mix is considered to be appropriate. In the opinion of the analyst, the market is in need of larger bedroom sizes, both in terms of square footage and number of bedrooms. According to the managers of several LIHTC-elderly properties in NW Georgia, 2BR units are in greatest demand.

Summary Table				
Development Name: Endeavor Pointe Apartments			Total Number of Units: 64	
Location: Rock Spring, GA (Walker County)			# LIHTC Units: 64	
PMA Boundary: North 7-11 miles; East 2-3 miles South 5 miles; West 3-5 miles			Farthest Boundary Distance to Subject: 11 miles	
Rental Housing Stock (found on pages 78 - 88)				
Type	# Properties	Total Units	Vacant Units	Avg Occupancy
All Rental Housing	7	749	5	99.3%
Market Rate Housing	3	547	3	99.5%
Assisted/Subsidized Housing Ex LIHTC	0	0	0	Na
LIHTC family	0	0	0	Na
LIHTC elderly	4	202	2	99.0%
Stabilized Comps	2	515	3	99.4%
Properties in Lease Up	0	0	Na	Na

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
Number Units	Number Bedrooms	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Adv (%)	Per Unit	Per SF
8	1	1	762	\$335	\$468	\$.71	28%	\$465	\$.59
56	2	2	1078	\$355	\$683	\$.57	48%	\$600	\$.60

Demographic Data (found on pages 36 & 70)						
	2000		2011		2014	
Renter Households	756	13.52%	1,042	14.52%	1,145	14.56%
Income-Qualified Renter HHs (LIHTC)	204	27.00%	292	28.00%	329	28.75%
Income-Qualified Renter HHs (MR) (if applicable)	Na	%	Na	%	Na	%

Targeted Income Qualified Renter Household Demand (found on pages 60 - 71)						
Type of Demand	30%	50%	60%	MR	Other	Overall
Renter Household Growth		29	56			85
Existing Households		78	142			220
Homeowner Conversion (Seniors)		21	36			57
Secondary Market Demand 5%		7	14			21
Less Comparable Supply		16	16			32
Net Income-Qualified Renter HHs		119	232			351
Capture Rates (found on page 71)						
Targeted Population	30%	50%	60%	MR	Other	Overall
Capture Rate		10.9%	22.0%			18.2%

MARKET STUDY FOLLOWS

SECTION B

PROPOSED PROJECT DESCRIPTION

The proposed Low Income Housing Tax Credit (LIHTC) multi-family development will target elderly households, age 55 and over in Rock Spring, Catoosa and Walker Counties, Georgia. The subject property is located off Kay Conley Road, approximately .2 miles east of US Highway 27.

The market study assignment was to ascertain market demand for a proposed multi-family elderly development to be known as the **Endeavor Pointe Apartments**, for the Endeavor Pointe, L.P., under the following scenario:

Project Description

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1BR/1b	8	Na	762
2BR/2b	56	Na	1,078
Total	64		

The proposed new construction project design will comprise 3 two-story buildings connected by two elevators. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 128-parking spaces.

The proposed *Occupancy Type* is **Housing for Older Persons** (age 55+).

Project Rents:

The proposed development will target approximately 20% of the units at 50% or below of area median income (AMI), and approximately 80% at 60% AMI. Rent excludes all utilities, yet will include trash removal.

PROPOSED PROJECT RENTS @ 50% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	3	\$335	\$133	\$468
2BR/2b	10	\$355	\$163	\$518

*Provided by applicant, based upon GA-DCA Northern Region Utility Allowances.

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	5	\$335	\$133	\$468
2BR/2b	46	\$355	\$163	\$518

*Provided by applicant, based upon GA-DCA Northern Region Utility Allowances.

The proposed development will not have any project base rental assistant, nor private rental assistance.

Amenity Package

The development will include the following amenity package:

Unit Amenities

- range
- microwave
- disposal
- smoke alarms
- carpet
- patio/balcony
- central air
- energy star refrigerator w/icemaker
- energy star dish washer
- cable ready
- washer/dryer connections
- mini-blinds
- storage room

Development Amenities

- on-site management
- equipped library
- internet wiring
- central laundry
- picnic pavilion
- clubhouse/community room
- equipped computer center
- covered mail area
- shuffleboard
- gazebo

The estimated projected first full year that the **Endeavor Pointe Apartments** will be placed in service is mid to late 2013. The first full year of occupancy is forecasted to be in 2014. Note: The 2011 GA QAP states that the placed in service date can extend to December, 2013.

SECTION C

**SITE & NEIGHBORHOOD
EVALUATION**

The site of the proposed LIHTC elderly new construction apartment development is located off Kay Conley Road, approximately .2 miles east of US Highway 27. The site is located in the northern portion of Rock Spring. Specifically, the site is

located in Census Tract 206.01, Census Block Group 3, and Census Block 3020.

Note: The site is not located within a Qualified Census Tract (QCT).

Street and highway accessibility are very good relative to the site. Ready access is available from the site to the following: retail trade and service areas, employment opportunities, local health care providers and area churches. All major facilities in Rock Spring can be accessed within a 5 minute drive. At the time of the market study, no significant infrastructure development was in progress within the vicinity of the site.

Site Characteristics

The approximately 16.5-acre, rectangular shaped tract mostly cleared and relatively flat. At present, there are no physical structures on the tract. The site is considered to be marketable and buildable. However, this assessment is subject to both environmental and engineering studies. All public utility services are available to the tract and excess capacity exists.

The site is not located within a flood plain and appears to drain well. At the time of the field research the site was zoned R2, which allows multi-family development. The surrounding land use and zoning designations around the site are detailed below:

Direction	Existing Land Use	Current Zoning
North	Residential & Vacant	C1 & R2
East	Single-family residential	R2
South	Athletic Fields	C1
West	Vacant	C1

Zoning Key: C1 - General Commercial Business District
 R2 - Residential District (Medium & High Density)

Source: Flaship GIS (Walker County, GA)

Neighborhood Description / Characteristics

The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of use including: single-family and attached (for-sale) residential, and vacant land.

Directly north of the site is vacant land and the Cedar Creek Townhouse (for sale) development. At present, there are a total of 8-units at Cedar Creek, all 2BR/2b, starting at \$119,000. About .1 mile northwest of the site is a Dollar General.

Directly south of the site is vacant land followed by an athletic field (baseball diamond) and several commercial properties.

Directly east of the site is mostly low density single-family development along Kay Conley Road and Peavine Road.

Directly west of the tract is a vacant site. About .2 miles west is US 27. The land use in this area (along US 27) is primarily commercial.

The pictures on the following pages are of the site and surrounding land uses within the immediate vicinity of the site.

Crime Statistics

The overall setting of the site is considered to be one that is acceptable for continuing residential development within the present neighborhood setting. The immediate surrounding area is not considered to be one that comprises a "high crime" neighborhood. The most recent crime rate trend data for Walker County reported by the Georgia Bureau of Investigation, in 2009 is exhibited below.

Type of Offence	Number of Offences	% of Total
Murder	1	0.05
Rape	15	0.74
Robbery	19	0.94
Assault	301	14.90
Burglary	531	26.29
Larceny	1,078	53.37
Vehicle Theft	75	3.71
Total	2,020	100%

Source: Georgia Bureau of Investigation



(1) Site, off Kay Conley Rd, north to south.



(2) Site to the left, off Kay Conley Rd, east to west.



(3) Site to the right, off Kay Conley, west to east.



(4) Directly across from site, to north, Cedar Creek THs.

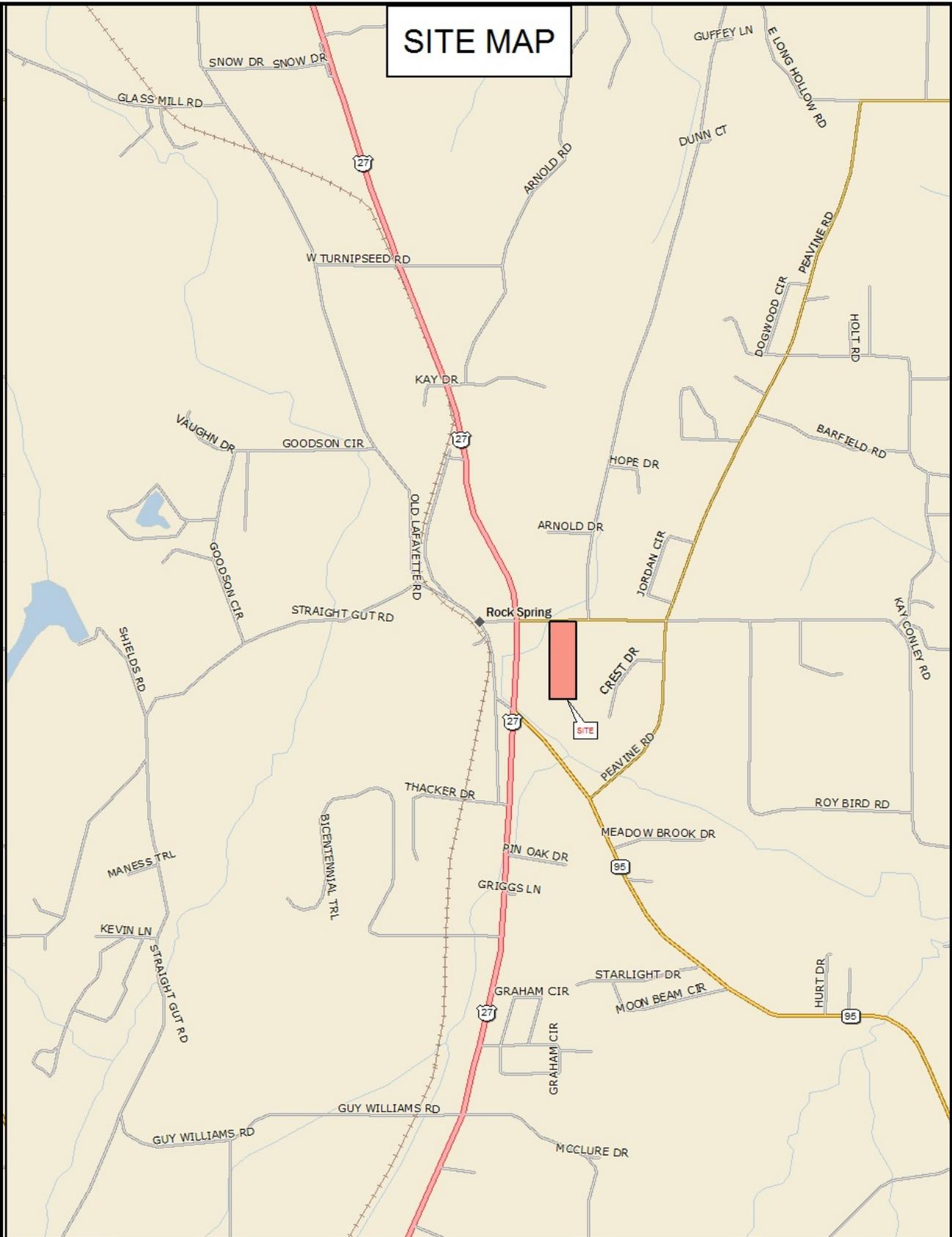


(5) Dollar General, off Kay Conley, .1 mile from site.



(6) Typical dwelling in the immediate vicinity of site.

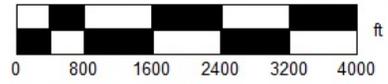
SITE MAP



Data use subject to license.
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www.delorme.com



MN (4.1° W)



Data Zoom 13-0

Access to Services

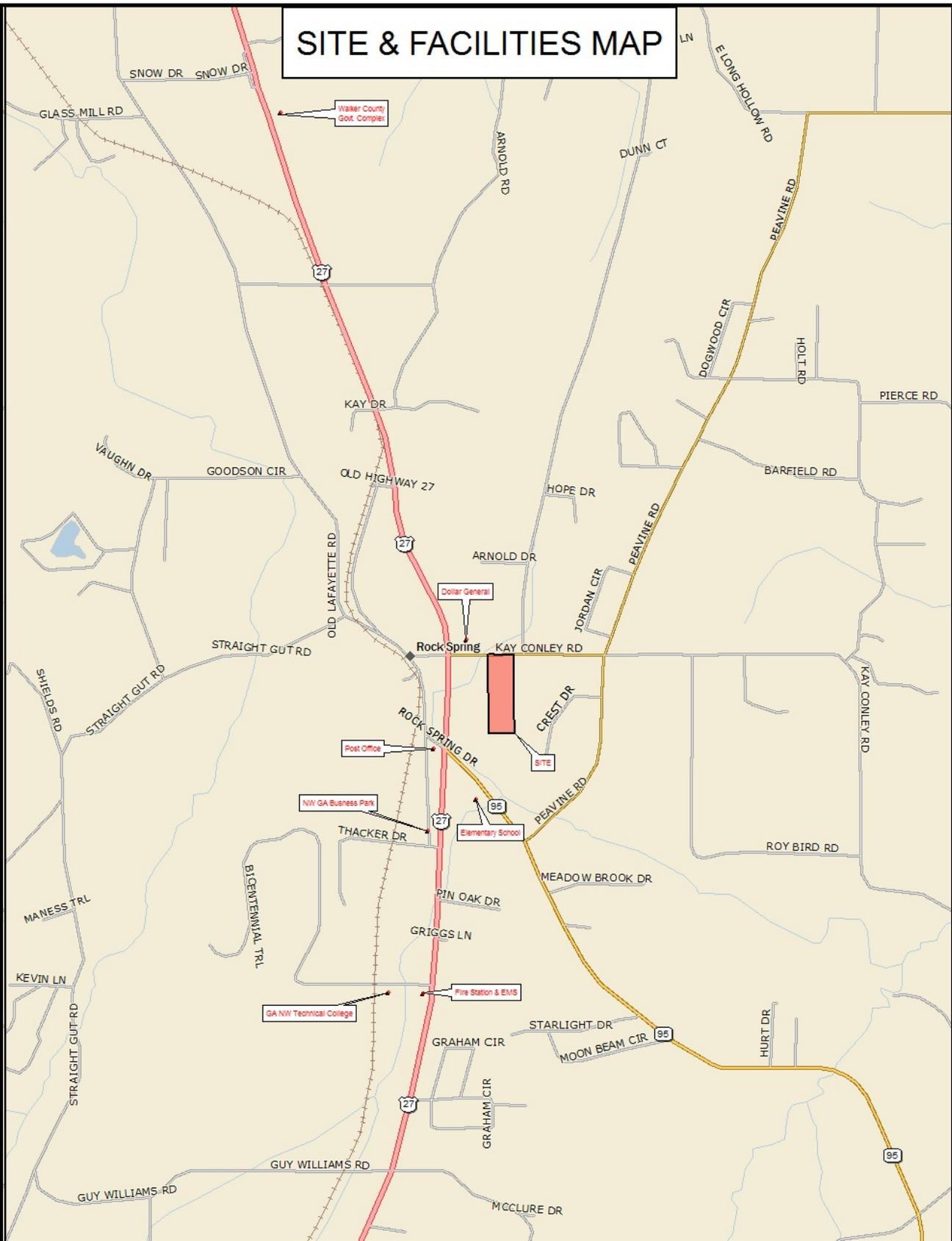
The subject is accessible to major employers, shopping, healthcare services, retail and social services, recreational areas, and the local and regional highway system. (See Site and Facilities Map, next page.)

Distances from the site to community services are exhibited below:

Points of Interest	Distance from Subject
Dollar General	.1
Access to US Highway 27	.2
Post Office	.4
Doctors Office	.4
Elementary School	.6
NW GA Business Park	.7
Assisted Living Facility	1.0
Walker County EMS & Fire Station	1.1
GA NW Technical College	1.2
Walker County Civic Ctr & Department of Family & Children Services	1.8
Catoosa County line	2.2
Chickamauga city limits	4.0
Battlefield Shopping Center (Foodlion located in Chickamauga)	4.8
Walmart Supercenter (LaFayette)	6.2
Downtown LaFayette	8.0
Hospital	9.0
Fort Oglethorpe	10.0

Note: Distance from subject is in tenths of miles and are approximated.

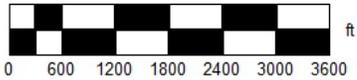
SITE & FACILITIES MAP



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MN (4.1° W)



Data Zoom 13-1

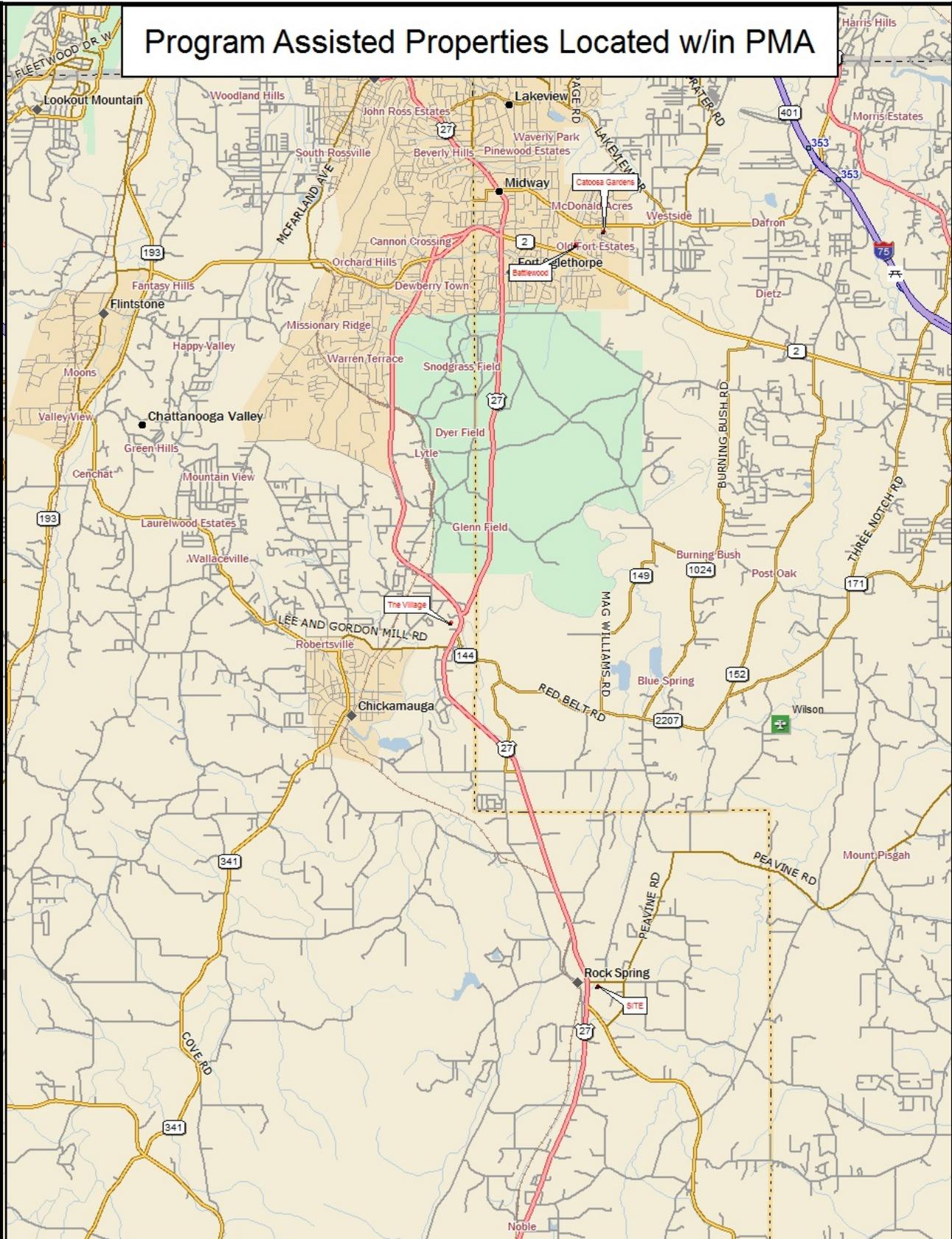
Program Assisted Apartments Located w/in PMA

At present there are three program assisted apartment complexes, located within the Rock Spring PMA. At the time of the survey, there was one program assisted LIHTC elderly apartment property, The Village at Chickamauga, located within the PMA. A map (on the next page) exhibits the competitive program assisted properties located within the Rock Spring PMA in relation to the site.

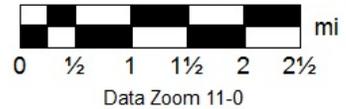
Project Name	Program Type	Number of Units	Distance from Site
The Village	LIHTC el	40	5.0
Battleground Apts	HUD 8 fm	150	10.0
Catoosa Gardens	HUD 8 el&fm	101	10.5

Distance in tenths of miles

Program Assisted Properties Located w/in PMA



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SUMMARY

The field visit for the site and surrounding market area was conducted on June 12 and 13, 2011. The site inspector was Mr. Jerry M. Koontz (of the firm Koontz & Salinger).

The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land including: single-family and attached (for-sale) residential, and vacant land. The site is located in the northern portion of Rock Spring. At the time of the field research the site was zoned R2, which allows multi-family development.

Access to the site will be available off Kay Conley Road. For the most part Kay Conley Road is low density residential connector, with a speed limit of 35 miles per hour in the immediate vicinity of the site. Also, the location of the site off Kay Conley Road does not present problems of egress and ingress to the site.

The site offers good accessibility and linkages to area services and facilities. The areas surrounding the site appeared to be void of most negative externalities (including noxious odors, close proximity to power lines, junk yards and close proximity to rail lines). The site in relation to the subject and the surrounding roads is very agreeable to signage.

Overall, the field research revealed the following strengths and weaknesses of the subject in relation to subject marketability. In the opinion of the analyst, the site of the subject is considered appropriate as a multi-family development.

SITE/SUBJECT ATTRIBUTES:	
STRENGTHS	WEAKNESSES
Good accessibility to area services	
Good linkages to area road system	
Nearby road speed and noise are acceptable	
Surrounding land uses are acceptable	

SECTION D
MARKET AREA DESCRIPTION

The definition of a **market area** for any real estate use is generally limited to the geographic area from which consumers will consider the available alternatives to be relatively equal. This process implicitly and explicitly

considers the **location** and **proximity** and **scale** of competitive options. Frequently, both a **primary** and a **secondary area** are **geographically defined**. This is an area where consumers will have the greatest propensity to choose a specific product at a specific location, and a secondary area from which consumers are less likely to choose the product but the area will still generate significant demand.

The field research process was used in order to establish the geographic delineation of the Primary Market Area (PMA). The process included the recording of spatial activities and time-distance boundary analysis. These were used to determine the relationship of the location of the site and specific subject property to other potential alternative geographic choices. The field research process was then reconciled with demographic data by geography as well as local interviews with key respondents regarding market specific input relating to market area delineation.

Primary Market Area

Based upon field research in Rock Spring and a 5 to 10 mile area, along with an assessment of the competitive environment, transportation and employment patterns, the site location and physical, natural and political barriers - the Primary Market Area (PMA) for the proposed multi-family elderly development consists of the following census tracts in Catoosa and Walker Counties:

- 201, 205.01, and 206.01 (Walker County)
- 304.01, 306, and 307 (Catoosa County)

The PMA is located in the extreme Northwest corner of Georgia, within the Chattanooga, Tennessee MSA. Rock Spring is approximately 5 miles south of Chickamauga, and 6 miles north of LaFayette.

US Highway 27 links the PMA north and south, and extends into the SMA, which comprises the City of Chattanooga. Note: LaFayette was excluded from the PMA, owing to the fact that this market has two existing LIHTC elderly properties, built within the last decade.

The PMA is bounded as follows:

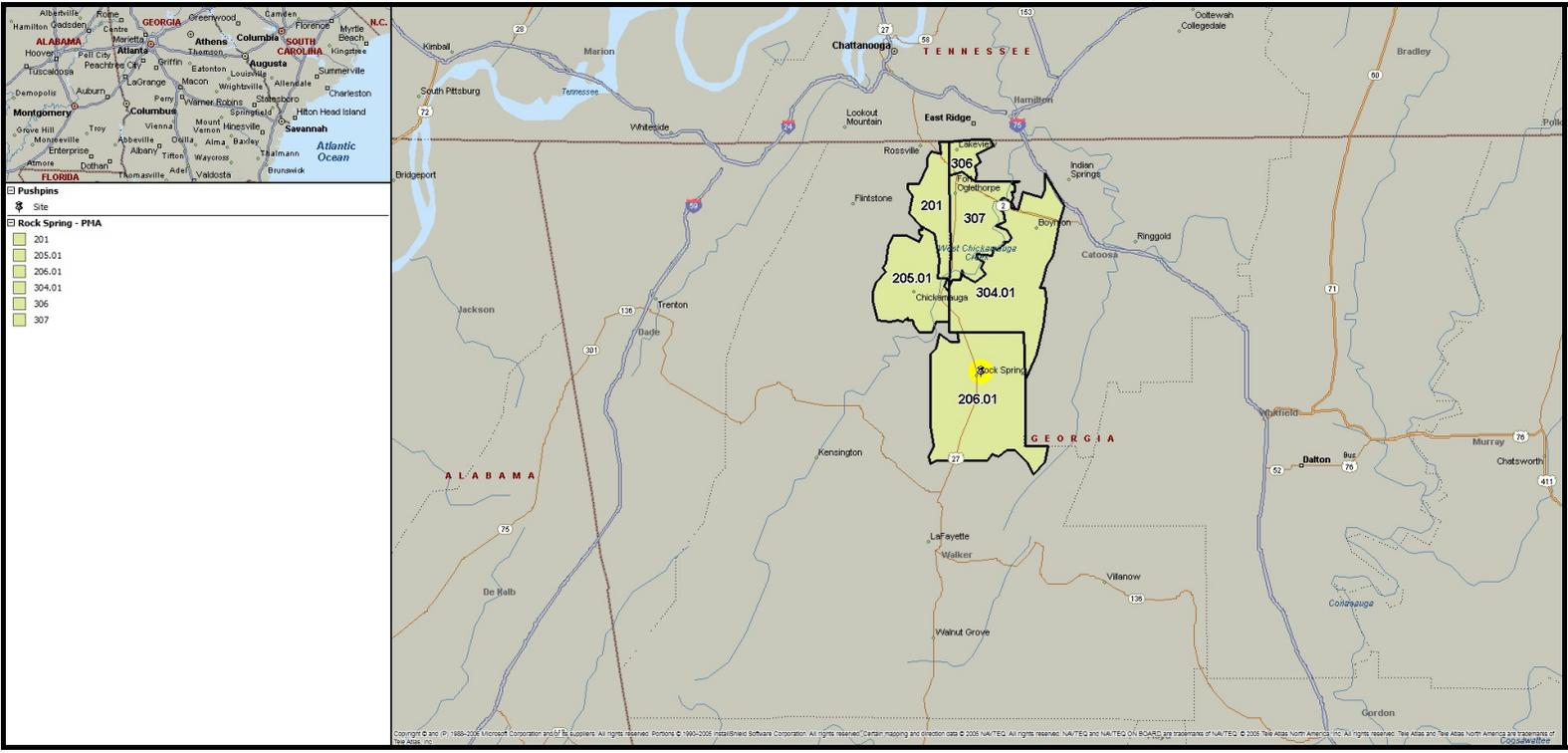
Direction	Boundary	Distance from Subject
North	Tennessee / Georgia State Line	9 to 11 miles
East	Catoosa County	2 to 3 miles
South	LaFayette PMA	5 miles
West	Walker County	3 to 5 miles

Secondary Market Area

The Secondary Market Area (SMA) consists of that area beyond the Primary Market Area. Demand for the development from the SMA is considered to be moderate to good. Typically, 5% to 25% of program assisted elderly apartment complexes are occupied by tenants from outside the PMA. It is estimated that the subject will attract 10% to 15% of its tenant base from outside the PMA.

Note: The demand methodology in this market study utilized a GA-DCA market study guideline factor of 15%. However, it will be capped at 5%.

Demand for the subject will predominantly be from: (1) existing renter-occupied elderly households, (2) elderly homeowners who "move down" from an owner position to a renter and (3) new elderly renter household formations. Another source of demand will be from non tenured households currently residing with others, primarily relatives, including grown children and not presently located within a group quarters setting.



SECTION E
COMMUNITY DEMOGRAPHIC DATA

Tables 1 through 10 exhibit indicators of trends in total population and household growth, as well as for population and households and 55 and older.

Population Trends

Table 1, exhibits the change in **total** population within the Rock Spring PMA, Catoosa County, and Walker County between 2000 and 2015. Table 3, exhibits the change in **elderly** population age 55 and over (the age restriction limit for the subject), within the Rock Spring PMA, Catoosa County, and Walker County between 2000 and 2015.

The year 2014 is estimated to be the first year of availability for occupancy of the subject property, as noted within the 2011 DCA QAP General Questions and Answers Posting #2, April 22, 2011 (see Appendix). The year 2000 has been established as the base year for the purpose of estimating new household growth demand, by age and tenure, in accordance with the 2011 GA-DCA Market Study Manual.

The PMA exhibited significant total population gains between 2000 and 2010, at approximately 1.85% per year. Population gains over the next several years, (2010-2015) are forecasted for the PMA at a comparable rate of growth, represented by a rate of change ranging between 1.6% to 1.7% per year.

The PMA exhibited significant to very significant population gains for population age 55+ between 2000 and 2010, at around 4% per year. Population gains over the next several years are forecasted for the PMA for the 55 and over age group continuing at a very significant rate of increase, with a forecasted rate of growth at approximately 3% per year.

Population gains are forecasted in both the 55 and 65 and over age groups for the year 20101 and beyond. The projected increase is not owing to a significant increase in elderly in-migration into the PMA, but instead owing to significant age in-place as the "war baby generation, (1940-1945)" and the beginning of the "baby boom generation, (1946 to 1950)" begin to enter into the empty nester and retirement population segments in large numbers.

Population Projection Methodology:

The forecasts for total and elderly population are based upon the 2000 and 2010 census. At this time, only preliminary 2010 census data has been released. The key 2010 data variables used within this preliminary study are: total population, population age 55+, total housing units, and total occupied housing units. Note: 2010 census data will not be incorporated within private sector methodologies until mid to late 2012. Currently available private sector demographic forecast data is still based upon the 2000 census.

The Ribbon Demographics HISTA data was used as a basis in the forecast of total population, and total household population. The key adjustment (smoothing process) to this data set is provided by the 2010 population and occupied housing unit data. In addition, the Ribbon Demographics HISTA data set percentages of: persons per household, age, tenure and income distributions, in 2009 and 2014, provided the basis of forecasting this data into 2012 and 2014. The Georgia Office of Planning and Budget 2010 and 2015 forecasts were used as a cross check to the forecasts, but not in lieu of the Census/HISTA forecast.

Sources: (1) 2000 and 2010 US Census.

(2) Georgia 2010-2015 Residential Population Projection of Georgia Counties, Georgia Governor's Office of Planning and Budget.

(3) Nielsen Claritas 2009 and 2014 HISTA, Ribbon Demographics.

Table 1					
Total Population Trends and Projections: Rock Spring PMA, Catoosa County, and Walker County					
Rock Spring PMA					
Year	Population	Total Change	Percent	Annual Change	Percent
2000	35,144	-----	-----	-----	-----
2010	41,652	+ 6,508	+ 18.52	+ 651	+ 1.85
2011	42,329	+ 677	+ 1.63	+ 677	+ 1.63
2014	44,374	+ 2,045	+ 4.83	+ 682	+ 1.61
2015	45,070	+ 696	+ 1.57	+ 696	+ 1.57
Catoosa County					
2000	53,282	-----	-----	-----	-----
2010	63,942	+10,660	+ 20.00	+1,066	+ 2.00
2011	65,017	+ 1,075	+ 1.68	+1,075	+ 1.68
2014*	68,347	+ 3,339	+ 5.12	+1,110	+ 1.71
2015	69,457	+ 1,110	+ 1.62	+1,110	+ 1.62
Walker County					
2000	61,053	-----	-----	-----	-----
2010	68,756	+ 7,703	+ 12.62	+ 770	+ 1.26
2011	69,531	+ 775	+ 1.13	+ 775	+ 1.13
2014*	71,856	+ 2,325	+ 3.34	+ 775	+ 1.11
2015	72,631	+ 775	+ 1.08	+ 775	+ 1.08

* 2014 - Estimated year that project is placed in service.

Calculations - Koontz and Salinger. June, 2011.

Table 2 exhibits the change in population by age group in the Rock Spring PMA between 2010 and 2014.

Table 2 Population by Age Groups: Rock Spring PMA, 2010 - 2014						
	2010 Number	2010 Percent	2014 Number	2014 Percent	Change Number	Change Percent
Age Group						
0 - 4	2,395	5.75	2,507	5.65	+ 112	+ 4.68
5 - 17	6,664	16.00	6,545	14.75	- 119	- 1.79
18 - 24	3,228	7.75	3,705	8.35	+ 477	+ 14.78
25 - 44	11,246	27.00	11,604	26.15	+ 358	+ 3.18
45 - 54	5,519	13.25	5,795	13.06	+ 276	+ 5.00
55 - 64	5,500	13.20	6,056	13.65	+ 556	+ 10.11
65 +	7,100	17.05	8,160	18.39	+1,060	+ 14.93

Sources: 2010 Census of Population, Georgia.
Nielsen Claritas HISTA Projections, Ribbon Demographics.
Koontz and Salinger. June, 2011.

Table 2 revealed that population increased in all of the displayed age groups in the PMA between 2010 and 2014, with the exception of the 5-17 age group. The increase is very significant in the primary renter age group: of 55 and over, at over 11%. Overall, a significant portion of the total PMA population is in the target property age eligible group of 55 and over, representing approximately 32% of the total population.

Between 2010 and 2014 total population is projected to increase

in the PMA at around 1.5% per year. This is considered to be a very significant rate of growth. For the most part growth within the PMA has occurred along the US 27 transportation corridor, between Rock Spring and Chattanooga. The figure to the right presents a graphic display of the numeric change in population in the PMA between 2000 and 2015.

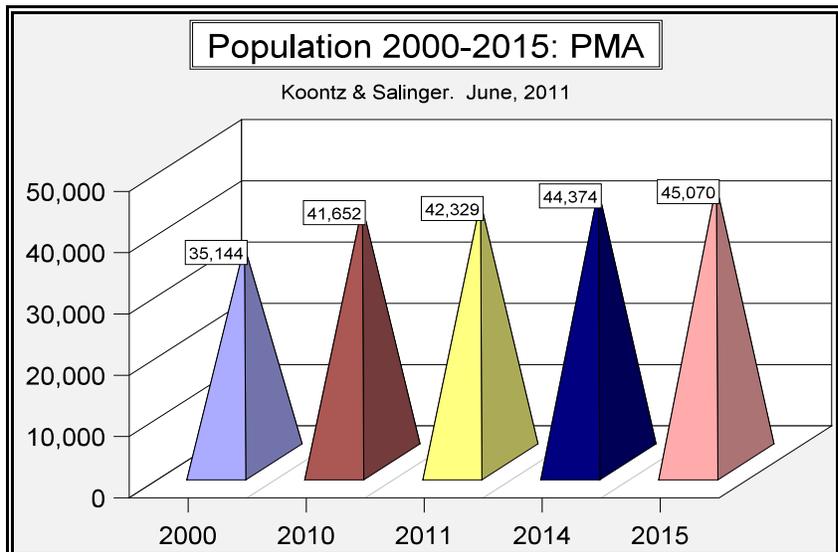


Table 3, exhibits the change in **elderly** population age 55 and over (the age restriction limit for the subject), in the Rock Spring PMA, Catoosa County, and Walker County between 2000 and 2015.

Table 3					
Elderly Population (Age 55+) Trends and Projections: Rock Spring PMA, Catoosa County, and Walker County					
Rock Spring PMA					
2000	9,064	-----	-----	-----	-----
2010	12,600	+3,536	+ 39.01	+ 354	+ 3.90
2011	12,974	+ 374	+ 2.97	+ 374	+ 2.97
2014	14,216	+1,242	+ 9.57	+ 414	+ 3.19
2015	14,637	+ 421	+ 2.96	+ 421	+ 2.96
Catoosa County					
2000	11,482	-----	-----	-----	-----
2010	16,407	+4,925	+ 42.89	+ 493	+ 4.29
2011	16,950	+ 543	+ 3.31	+ 543	+ 3.31
2014*	18,659	+1,709	+ 10.08	+ 570	+ 3.36
2015	19,247	+ 588	+ 3.15	+ 588	+ 3.15
Walker County					
2000	14,647	-----	-----	-----	-----
2010	19,177	+4,530	+ 30.93	+ 453	+ 3.09
2011	19,663	+ 486	+ 2.53	+ 486	+ 2.53
2014*	21,161	+1,498	+ 7.62	+ 499	+ 2.54
2015	21,673	+ 512	+ 2.42	+ 512	+ 2.42

* 2014 - Estimated 1st full year that project is placed in service.

Calculations - Koontz and Salinger. June, 2011.

HOUSEHOLD TRENDS & CHARACTERISTICS

Table 4 exhibits the change in elderly households (age 55 and over) in the Rock Spring PMA between 2000 and 2015. The significant increase in household formations age 55+ in the PMA has continued over a 10 year period and reflects the recent population trends and near term forecasts for population 55 and over.

The increase in the rate of persons per household has continued over the last 10 years and is projected to continue at a much reduced rate of increase between 2010 and 2015 in the PMA. The rate of change in person per household is based upon: (1) the increase in the number of retirement age population owing to an increase in the longevity of the aging process for the senior population, and (2) allowing for adjustments owing to divorce and death rates.

The forecasted estimate in group quarters is based upon trends observed in 2000 US Census, the 2005-2009 American Community Survey.

Table 4					
Household Formations Age 55+: 2000 to 2015					
Rock Spring PMA					
Year / Place	Total Population	Population In Group Quarters	Population In Households	Persons Per Household ¹	Total Households ²
2000	9,064	322	9,742	1.7424	5,591
2010	12,600	400	12,200	1.7494	6,974
2011	12,974	410	12,564	1.7500	7,179
2014	14,216	435	13,781	1.7525	7,864
2015	14,637	450	14,187	1.7530	8,093

Sources: Nielsen Claritas HISTA Projections, Ribbon Demographics.
 2000 and 2010 Census of Population, Georgia.
 2005-2009 American Consumer Survey, Georgia

Calculations: Koontz & Salinger. June, 2011.

¹Continuation of the 1990 to 2000 persons per household rate of change.

²Population in Households divided by persons per unit count.

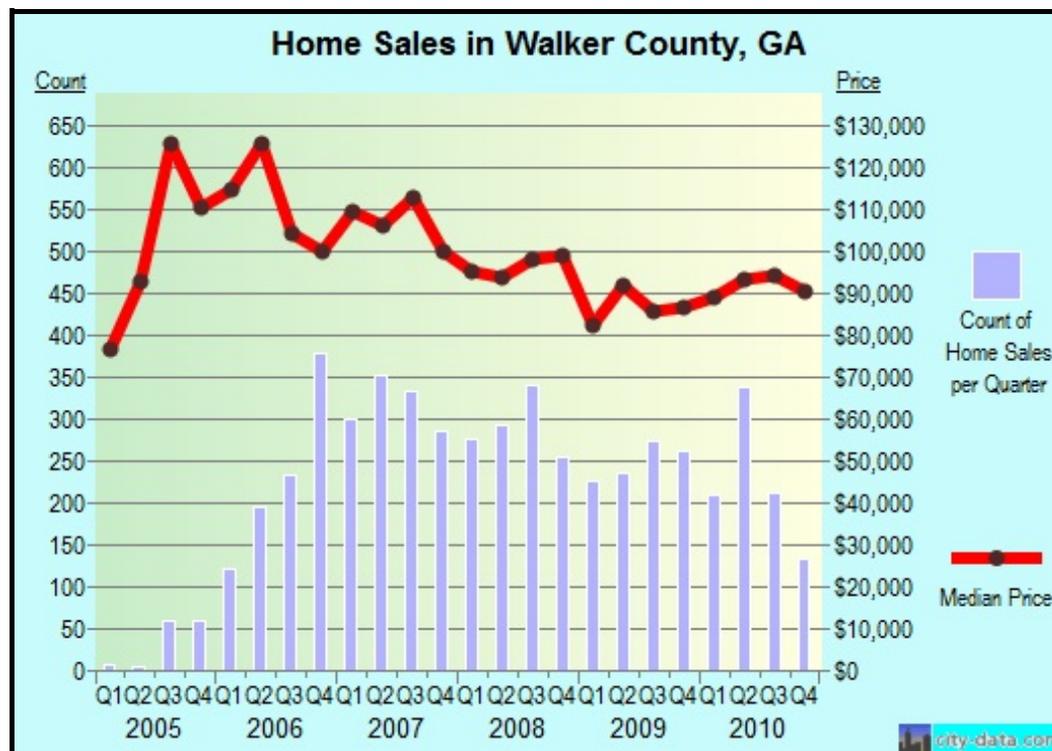
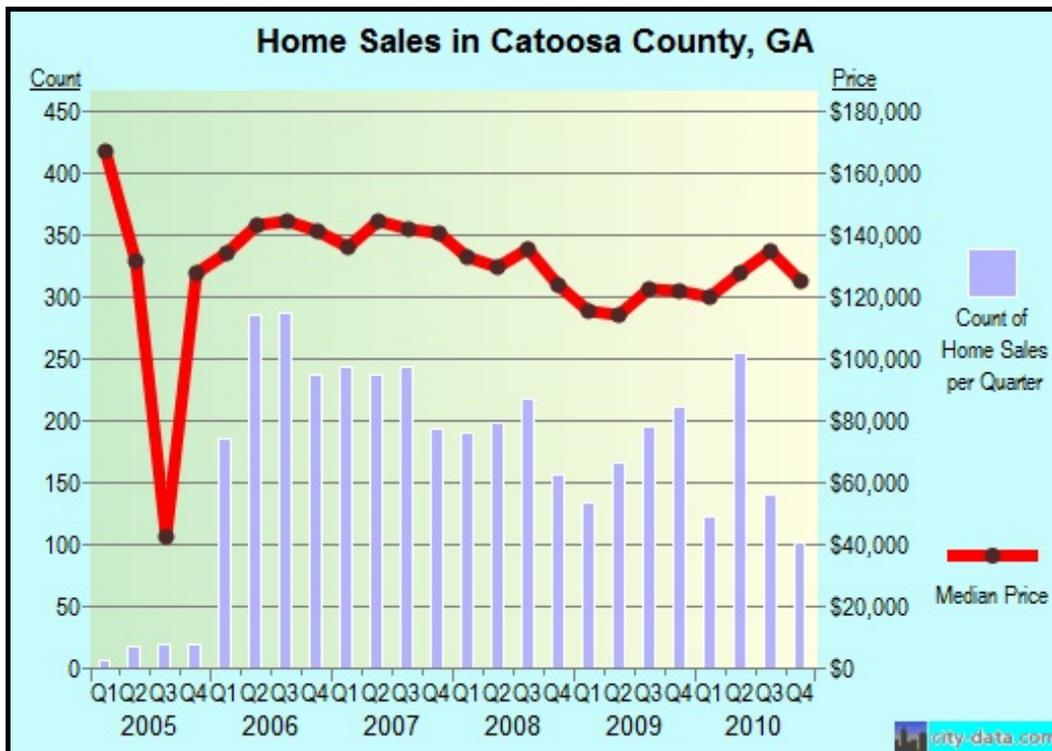
Table 5 exhibits households in the Rock Spring PMA, age 55 and over, by owner-occupied and renter-occupied tenure. The 2010 to 2015 projected trend supports a change in the tenure ratio favoring renter-occupied households (slightly) on a percentage basis.

Overall, significant net numerical gains are forecasted for both owner-occupied and renter-occupied households age 55 and over with the Rock Spring PMA.

Table 5 Households by Tenure: Age 55+ Rock Spring PMA					
Year/ Place	Total Households	Owner Occupied	Percent	Renter Occupied	Percent
PMA					
2000	5,591	4,835	86.48	756	13.52
2010	6,974	5,962	85.49	1,012	14.51
2011	7,179	6,137	85.48	1,042	14.52
2014	7,864	6,719	85.44	1,145	14.56
2015	8,093	6,915	85.44	1,178	14.56

Sources: 2000 & 2010 Census of Population, Georgia.
 Nielsen Claritas HISTA Projections, Ribbon Demographics.
 Koontz and Salinger. June, 2011.

The figures below exhibit homes in Catoosa and Walker Counties, between 2005 and 2010. Between 2009 and 2010 most home sales were in the vicinity of \$120,000 to \$130,000 in Catoosa County, and around \$90,000 in Walker County.



Source: www.city-data.com/county

HOUSEHOLD INCOME TRENDS & CHARACTERISTICS

One of the first discriminating factors in residential analysis is income eligibility and affordability. This is particularly of importance when analyzing the need and demand for program assisted multi-family housing.

A professional market study must distinguish between gross demand and effective demand. Effective demand is represented by those elderly households that can both qualify for and afford to rent the proposed multi-family development. In order to quantify this effective demand, the income distribution of the PMA households age 55+ and 62+ must be analyzed.

Establishing the income factors to identify which households are eligible for a specific housing product requires the definition of the limits of the target income range. The lower limit of the eligible range is generally determined by affordability, i.e., the proposed gross rents, average minimum social security payments, and/or the availability of deep subsidy rental assistance (RA) for USDA-RD, PHA and HUD Section 8 developments.

The estimate of the upper income limit is based upon the most recent set of HUD Median Income Guidelines for two person households (the maximum household size allowable for the estimation of elderly in the GA-DCA Market Study Guidelines) within the Chattanooga MSA (which includes Catoosa and Walker Counties, GA) at 50% and 60% of the area median income (AMI).

For market-rate projects or components of mixed income projects, the entire range is estimated using typical expenditure patterns. While a household may spend as little for rent as required to occupy an acceptable unit, households tend to move into more expensive housing with better features as their incomes increase. In this analysis, the market-rate limits are set at an expenditure pattern of 25% to 45% of household income.

Tables 6A and 6B exhibit owner-occupied households, by age 55+, and by income group, in the Rock Spring PMA in 2000, forecasted to 2010 and 2014. Tables 7A and 7B exhibit renter-occupied households, by age 55+, and by income group, in the Rock Spring PMA in 2000, forecasted to 2010 and 2014.

The projection methodology is based on Nielsen-Claritas forecasts for households, by tenure, by age and by income group for the year 2010 and 2014, with a base year data set of 2000 (US Census). Note: The data set was adjusted in order to incorporate the 2010 US Census occupied housing data for the Rock Spring, GA PMA.

Tables 6A and 6B exhibit owner-occupied households age 55+, by income in the Rock Spring PMA in 2000, estimated to 2010, and projected to 2014.

Table 6A				
Rock Spring PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	671	13.88	598	10.03
10,000 - 20,000	962	19.90	908	15.23
20,000 - 30,000	931	19.26	970	16.27
30,000 - 40,000	508	10.51	744	12.48
40,000 - 50,000	662	13.69	642	10.77
50,000 - 60,000	315	6.51	640	10.73
\$60,000 and over	786	16.26	1,460	24.49
Total	4,835	100%	5,962	100%

Table 6B				
Rock Spring PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	598	10.03	594	8.84
10,000 - 20,000	908	15.23	900	13.40
20,000 - 30,000	970	16.27	1,038	15.45
30,000 - 40,000	744	12.48	824	12.26
40,000 - 50,000	642	10.77	687	10.23
50,000 - 60,000	640	10.73	655	9.75
\$60,000 and over	1,460	24.49	2,021	30.06
Total	5,962	100%	6,719	100%

Sources: 2000 Census of Population, Georgia.
 Nielsen Claritas, HISTA Data, Ribbon Demographics.
 Koontz and Salinger. June, 2011.

Tables 7A and 7B exhibit renter-occupied households age 55+, by income in the Rock Spring PMA in 2000, estimated to 2010, and projected to 2014.

Table 7A				
Rock Spring PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	328	43.39	409	40.42
10,000 - 20,000	200	26.46	273	26.98
20,000 - 30,000	66	8.73	71	7.02
30,000 - 40,000	84	11.11	139	13.74
40,000 - 50,000	33	4.37	38	3.75
50,000 - 60,000	30	3.97	50	4.94
60,000 +	15	1.98	32	3.16
Total	756	100%	1,012	100%

Table 7B				
Rock Spring PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	409	40.42	436	38.07
10,000 - 20,000	273	26.98	305	26.60
20,000 - 30,000	71	7.02	86	7.53
30,000 - 40,000	139	13.74	172	15.06
40,000 - 50,000	38	3.75	47	4.11
50,000 - 60,000	50	4.94	57	4.96
60,000 +	32	3.16	42	3.68
Total	1,012	100%	1,145	100%

Sources: 2000 Census of Population, Georgia.
 Nielsen Claritas, HISTA Data, Ribbon Demographics.
 Koontz and Salinger. June, 2011.

Table 8								
Households Age 55 and Over, by Tenure, by Person Per Household Rock Spring PMA, 2010 - 2014								
Households	Owner				Renter			
	2010	2014	Change	% 2014	2010	2014	Change	% 2014
1 Person	1,777	1,989	+ 212	29.60%	716	807	+ 91	70.49%
2 Person	3,099	3,425	+ 326	50.97%	231	264	+ 33	23.01%
3 Person	790	937	+ 147	13.94%	26	29	+ 3	2.57%
4 Person	179	215	+ 36	3.21%	25	28	+ 3	2.48%
5 + Person	117	153	+ 36	2.29%	14	17	+ 3	1.45%
Total	5,962	6,719	+ 757	100%	1,012	1,145	+ 133	100%

Sources: 2000 & 2010 Census of Population, Georgia.
Nielsen Claritas HISTA Projection, Ribbon Demographics.
Koontz and Salinger. June, 2011.

Table 8 indicates that in 2014 approximately 93.5% of the renter-occupied households age 55 and over in the PMA contain 1 to 2 persons (the target group by household size).

Table 8 indicates that in 2014 approximately 80.5% of the owner-occupied households age 55 and over in the PMA contain 1 and 2 persons (the target group by household size).

A significant increase in renter-occupied households by size was exhibited by 1 person households. A moderate increase in renter-occupied households by size was exhibited by 2 person households. One person elderly households are typically attracted to both 1 and 2 bedroom rental units and 2 person elderly households are typically attracted to two bedroom units, and to a much lesser degree three bedroom units.

SECTION F
ECONOMIC & EMPLOYMENT
TRENDS

The economic trends reflect the ability of the area to create and sustain growth, and job formation is typically the primary motivation for positive net immigration.

Tables 9 through 14 exhibit labor force trends by: (1) civilian labor force employment, (2) covered employment, (3) changes in covered employment by sector, and (4) changes in average annual weekly wages, for Catoosa County.

Table 9			
Civilian Labor Force and Employment Trends, Catoosa County: 2005, 2009 and 2010			
	2005	2009	2010
Civilian Labor Force	35,050	34,182	34,362
Employment	33,555	31,313	31,609
Unemployment	1,495	2,869	2,753
Rate of Unemployment	4.3%	8.4%	8.0%

Table 10				
Change in Employment, Catoosa County				
Years	# Total	# Annual*	% Total	% Annual*
2005 - 2007	+ 450	+ 150	+ 1.34	+ 0.45
2008 - 2009	- 2,344	Na	- 6.96	Na
2009 - 2010	+ 296	Na	+ 0.95	Na

* Rounded Na - Not applicable

Sources: Georgia Labor Force Estimates, 2000 - 2010. Georgia Department of Labor, Workforce Information Analysis.

Koontz and Salinger. June, 2011.

Employment Trends

Table 11
CLF Employment and Rates of Unemployment, 2005 - 2011, Catoosa County

Year	Number Employed	Change Over Previous Year	Unemployment Rate
2005	33,555	-----	4.3
2006	34,788	+ 1,233	3.8
2007	34,005	- 783	3.7
2008	33,657	- 348	5.1
2009	31,313	- 2,344	8.4
2010	31,609	+ 296	8.0
2010 (1)	31,425	-----	8.7
2010 (2)	31,460	+ 34	8.5
2010 (3)	31,685	+ 225	8.1
2010 (4)	31,817	+ 132	7.7
2010 (5)	31,522	- 295	7.7
2010 (6)	31,225	- 297	7.7
2010 (7)	31,409	+ 184	8.0
2010 (8)	31,358	- 51	7.9
2010 (9)	31,737	+ 379	7.9
2010 (10)	31,807	+ 70	8.0
2010 (11)	31,918	+ 111	7.7
2010 (12)	31,945	+ 27	8.1
2011 (1)	31,555	-----	8.4
2011 (2)	31,911	+ 356	7.2
2011 (3)	32,148	+ 237	7.5
2011 (4)	32,089	- 59	8.0

Table 12
Covered Employment, 2005 - 2010, Catoosa County

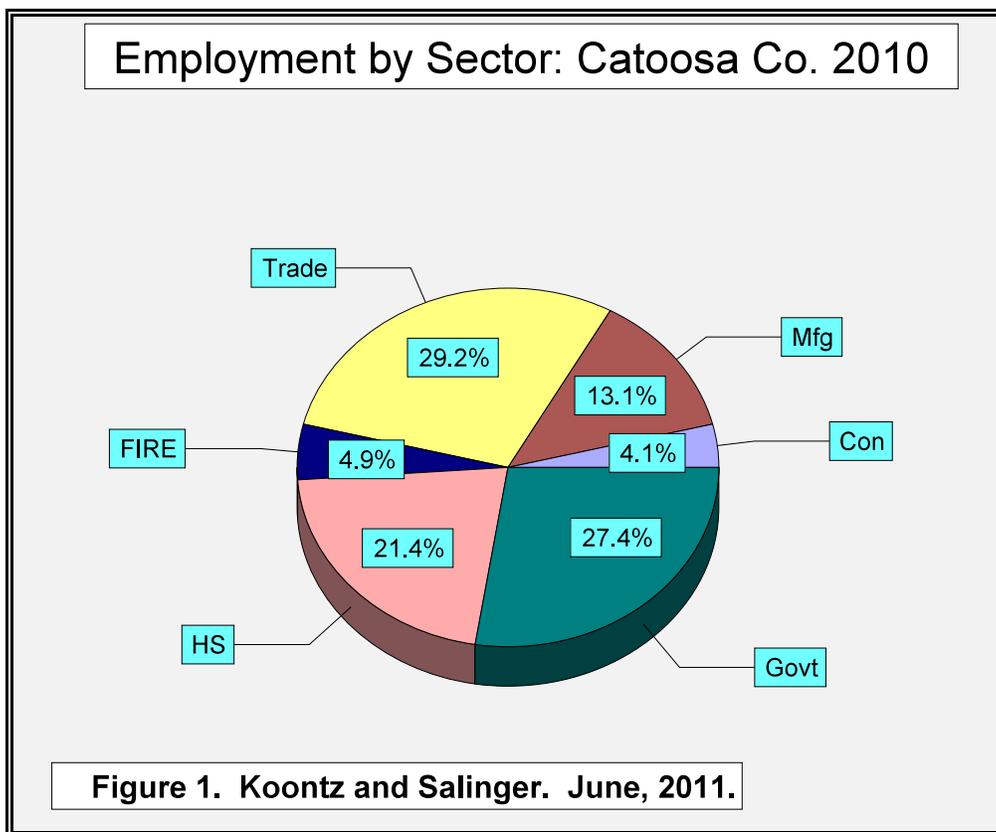
Year	Number Employed	Change Over Previous Year
2005	15,014	-----
2006	15,503	+ 489
2007	15,467	- 36
2008	15,173	- 294
2009	13,628	- 1,545
2010 (1 st Quarter)	12,885	-----
2010 (2 nd Quarter)	13,478	+ 593
2010 (3 rd Quarter)	13,263	- 215

Sources: Georgia Labor Force Estimates, 2000 - 2011. Georgia Department of Labor, Workforce Information Analysis. Koontz and Salinger. June, 2011.

Table 13 Average Monthly Covered Employment by Sector, Catoosa County, 3 rd Quarter 2009 and 2010							
Year	Total	Con	Mfg	T	FIRE	HCSS	G
2009	13,634	377	1,633	2,753	505	2,114	2,471
2010	13,263	383	1,237	2,759	463	2,021	2,584
09-10 # Ch.	- 371	+ 6	- 396	+ 6	- 42	- 93	+ 113
09-10 % Ch.	- 2.7	+1.6	-24.2	+ 0.2	- 8.3	-4.4	+ 4.6

Note: Con - Construction; Mfg - Manufacturing; T - Retail and Wholesale Trade; FIRE - Finance, Insurance and Real Estate; HCSS - Health Care and Social Services; G - Federal, State & Local Government

Figure 1 exhibits employment by sector in Catoosa County in the 3rd Quarter of 2010. The top four employment sectors in the County are: manufacturing, trade, government and service. The forecast for 2011, is for manufacturing to stabilize and the service sector to increase.



Sources: Georgia Department of Labor, Workforce Information Analysis, Covered Employment, 2009 and 2010. Koontz and Salinger. June, 2011.

Table 14, exhibits average annual weekly wages in the 3rd Quarter of 2009 and 2010 in the major employment sectors in Catoosa County. It is estimated that the majority of workers in the service and trade sectors in 2011 will have average weekly wages between \$500 and \$750.

Table 14				
Average 3 rd Quarter Weekly Wages, 2009 and 2010 Catoosa County				
Employment Sector	2009	2010	% Numerical Change	Annual Rate of Change
Total	\$ 598	\$ 607	+ 9	+ 1.5
Construction	\$ 711	\$ 744	+ 33	+ 4.6
Manufacturing	\$ 613	\$ 764	+ 151	+24.6
Wholesale Trade	\$ 819	\$ 786	- 33	- 4.0
Retail Trade	\$ 477	\$ 471	- 6	- 1.3
Transportation & Warehouse	\$ 793	\$ 798	+ 5	+ 0.6
Finance	\$ 703	\$ 744	+ 41	+ 5.8
Real Estate Leasing	\$ 472	\$ 534	+ 62	+31.1
Health Care Services	\$ 765	\$ 737	- 28	- 3.7
Hospitality	\$ 246	\$ 260	+ 14	+ 5.7
Federal Government	\$ 758	\$ 698	- 60	- 7.9
State Government	\$ 608	\$ 575	- 33	- 5.4
Local Government	\$ 675	\$ 666	- 9	- 1.3

Sources: Georgia Department of Labor, Workforce Information Analysis, Covered Employment, Wages and Contributions, 2009 and 2010.

Koontz and Salinger. June, 2011.

Tables 15 through 20 exhibit labor force trends by: (1) civilian labor force employment, (2) covered employment, (3) changes in covered employment by sector, and (4) changes in average annual weekly wages, for Walker County.

Also, exhibited on Table 21 are the major employers for the immediate labor market area, comprising both Catoosa and Walker Counties. A summary analysis is provided at the end of this section.

Table 15			
Civilian Labor Force and Employment Trends, Walker County: 2005, 2009 and 2010			
	2005	2009	2010
Civilian Labor Force	33,046	32,043	31,686
Employment	31,445	28,617	28,611
Unemployment	1,601	3,426	3,075
Rate of Unemployment	4.8%	10.7%	9.7%

Table 16				
Change in Employment, Walker County				
Years	# Total	# Annual*	% Total	% Annual*
2005 - 2007	+ 13	+ 4	+ 0.04	+ 0.01
2008 - 2009	- 2,348	Na	- 7.58	Na
2009 - 2010	- 6	Na	- 0.02	Na

* Rounded Na - Not applicable

Sources: Georgia Labor Force Estimates, 2000 - 2010. Georgia Department of Labor, Workforce Information Analysis.

Koontz and Salinger. June, 2011.

Employment Trends

Table 17
CLF Employment and Rates of Unemployment, 2005 - 2011, Walker County

Year	Number Employed	Change Over Previous Year	Unemployment Rate
2005	31,445	-----	4.8
2006	32,326	+ 881	4.4
2007	31,458	- 868	4.5
2008	30,965	- 493	6.6
2009	28,617	- 2,348	10.7
2010	28,611	- 6	9.7
2010 (1)	31,515	-----	9.7
2010 (2)	31,462	- 53	9.5
2010 (3)	31,548	+ 86	9.1
2010 (4)	31,575	+ 27	8.8
2010 (5)	31,333	- 242	8.9
2010 (6)	30,992	- 341	8.8
2010 (7)	31,439	+ 447	9.6
2010 (8)	31,376	- 63	9.5
2010 (9)	32,074	+ 698	10.4
2010 (10)	32,057	- 17	10.2
2010 (11)	32,251	+ 194	10.4
2010 (12)	32,611	+ 360	11.3
2011 (1)	28,562	-----	10.6
2011 (2)	28,885	+ 323	9.4
2011 (3)	29,099	+ 214	8.4
2011 (4)	29,046	- 53	9.7

Table 18
Covered Employment, 2005 - 2010, Walker County

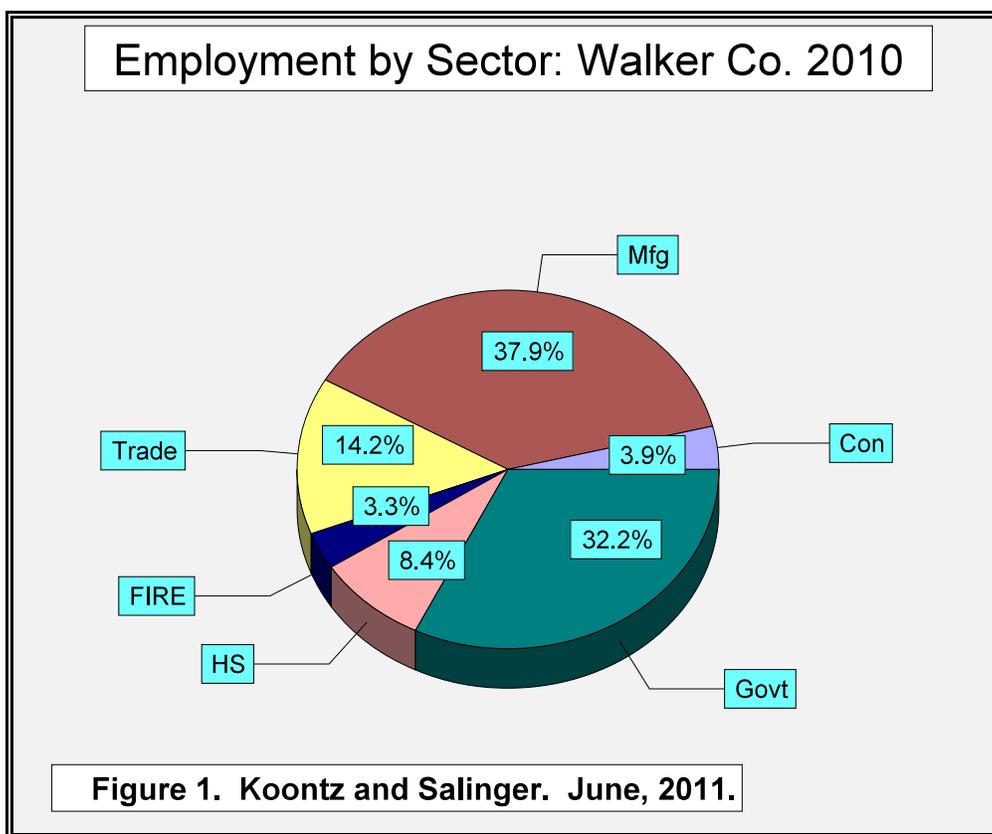
Year	Number Employed	Change Over Previous Year
2005	14,160	-----
2006	14,326	+ 166
2007	14,708	+ 382
2008	14,194	- 514
2009	12,873	- 1,321
2010 (1 st Quarter)	12,481	-----
2010 (2 nd Quarter)	12,776	+ 295
2010 (3 rd Quarter)	12,701	- 75

Sources: Georgia Labor Force Estimates, 2000 - 2011. Georgia Department of Labor, Workforce Information Analysis. Koontz and Salinger. June, 2011.

Table 19 Average Monthly Covered Employment by Sector, Walker County, 3 rd Quarter 2009 and 2010							
Year	Total	Con	Mfg	T	FIRE	HCSS	G
2009	12,707	347	4,083	1,608	381	863	3,462
2010	12,701	426	4,107	1,541	360	907	3,484
09-10 # Ch.	- 6	+ 79	+ 24	- 67	- 21	+ 44	+ 22
09-10 % Ch.	- 0.1	+22.8	+ 0.6	- 4.2	- 5.5	+5.1	+ 0.6

Note: Con - Construction; Mfg - Manufacturing; T - Retail and Wholesale Trade; FIRE - Finance, Insurance and Real Estate; HCSS - Health Care and Social Services; G - Federal, State & Local Government

Figure 1 exhibits employment by sector in Walker County in the 3rd Quarter of 2010. The top four employment sectors in the County are: manufacturing, trade, government and service. The forecast for 2011, is for manufacturing to increase and the service sector to stabilize.



Sources: Georgia Department of Labor, Workforce Information Analysis, Covered Employment, 2009 and 2010. Koontz and Salinger. June, 2011.

Table 20, exhibits average annual weekly wages in the 3rd Quarter of 2009 and 2010 in the major employment sectors in Walker County. It is estimated that the majority of workers in the service and trade sectors in 2011 will have average weekly wages between \$425 and \$725.

Table 20				
Average 3 rd Quarter Weekly Wages, 2009 and 2010				
Walker County				
Employment Sector	2009	2010	% Numerical Change	Annual Rate of Change
Total	\$ 543	\$ 578	+ 35	+ 6.5
Construction	\$ 565	\$ 503	- 62	-11.0
Manufacturing	\$ 631	\$ 714	+ 83	+13.2
Wholesale Trade	\$ 734	\$ 654	- 80	-10.9
Retail Trade	\$ 393	\$ 400	+ 7	+ 1.8
Transportation & Warehouse	\$ 574	\$ 601	+ 27	+ 4.7
Finance	\$ 782	\$ 804	+ 22	+ 2.8
Real Estate Leasing	\$ 418	\$ 580	+ 162	+38.8
Health Care Services	\$ 500	\$ 574	+ 74	+14.8
Hospitality	\$ 235	\$ 247	+ 12	+ 5.1
Federal Government	\$ 951	\$ 864	- 87	- 9.1
State Government	\$ 582	\$ 580	- 2	- 0.3
Local Government	\$ 535	\$ 534	- 1	- 0.2

Sources: Georgia Department of Labor, Workforce Information Analysis, Covered Employment, Wages and Contributions, 2009 and 2010.

Koontz and Salinger. June, 2011.

Major Employers

The major employers in Catoosa County and Walker County are listed in Table 21.

Table 21 Major Employers		
Firm	Product/Service	Employees
Manufacturing - Catoosa County		
Candlewick Yarns	Textile Yarns	370
Container Service Corp	Corrugated Boxes	104
Habitat International	Artificial Rugs & Turf	60
Metro Boiler Tube	Boiler Tubes	59
Mohawk Industries	Carpet Yarns	300
Shaw Industries	Carpet	650
Victory Sign Ind	Commercial Signs	100
Non Manufacturing - Catoosa Co.		
Catoosa County	School System	1,125
Catoosa County	Government	Na
Hutchinson Medical Center	Health Care	1,400
Walmart Supercenter	Retail	450
Manufacturing - Walker County		
Roper	Ranges & Cooktops	1,800
SI, Inc.	Reinforced Fiber	1,600
Shaw Industries	Carpet Yarn	494
Blue Bird of North Georgia	School Buses	400
Yates Bleachery	Bleach Cloth	250
Color Spectrum	Nylon Yarn	200
Nissin	Brake Components	81
Quality Carpet Cushion	Carpet Backing	70
Non Manufacturing - Walker Co.		
Walker County	School System	1,334
Walker County	Government	309
Walker County State Prison	Correctional Facility	125
Walmart Supercenter	Retail	275

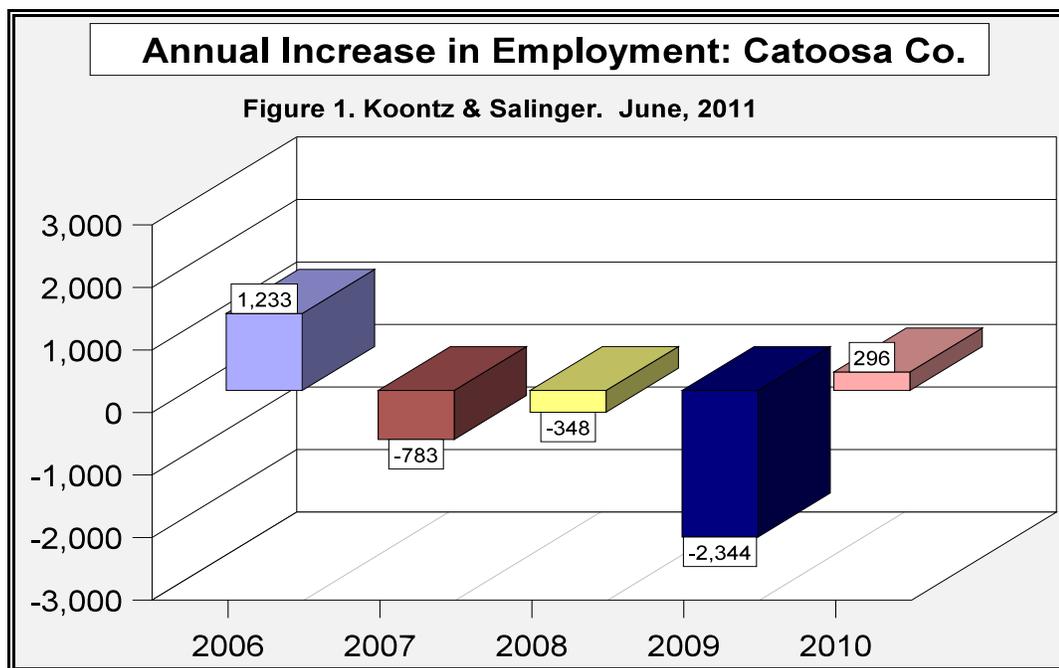
Sources: Catoosa County Development Authority
Walker County Office of Economic Development

SUMMARY

The economic situation for Catoosa and Walker Counties is statistically represented by employment activity, both in workers and jobs. As represented in Tables 9-20, Catoosa and Walker Counties experienced moderate to significant employment gains between 2005 and 2006.

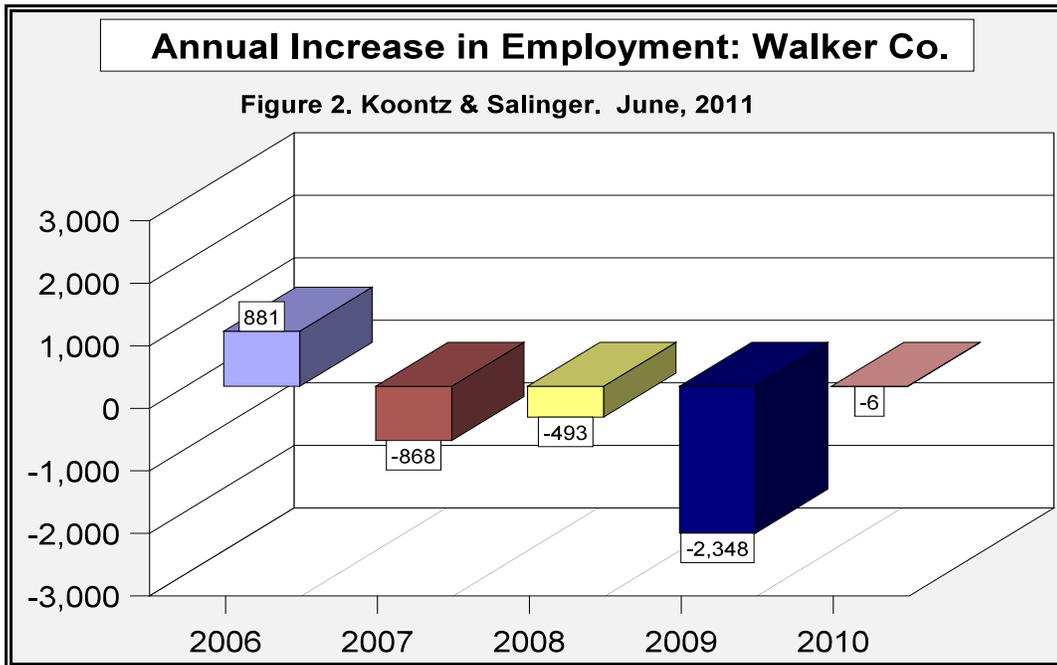
Between 2007 and 2009 the decrease in employment in both Catoosa and Walker County was very significant, owing primarily to declines in manufacturing and in trade employment. In 2010, the local economy turned positive, owing primarily to the strength of the over Chattanooga MSA economy.

Thus far in 2011, the moderate positive trend in 2010, appears to be continuing, albeit at a slight to moderate rate of gain within Catoosa County and the recent change in employment within Walker County is indicative of a stabilizing economy.



As represented in Figure 1 (and Table 9), between 2005 and 2007, the average increase in employment was 150 workers or approximately +1.3% per year. The rate of employment loss between 2008 and 2009, was very significant at almost -7%, representing a net loss of almost -2,350 workers.

The change in employment reversed into a positive trend between 2009 and 2010, at a moderate rate of change, at almost +1%, representing a net gain of almost +300 workers. The rate of employment change thus far into 2011 has been for the most part positive, is forecasted to continue to increase, at a modest rate of gain into the remainder of the year.



As represented in Figure 2 (and Table 15), between 2005 and 2007, the average increase in employment was 5 workers per year. The rate of employment loss between 2008 and 2009, was very significant at around -7.5%, representing a net loss of almost -2,350 workers. The change in employment within Walker County reversed into a stabilizing trend between 2009 and 2010. The rate of employment change thus far into 2011 has been for the most part positive, is forecasted to continue to increase, at a modest rate of gain into the remainder of the year.

It is estimated that presently, the majority of the firms in continuing operations in the county are operating with a workforce size that is appropriate to levels of current production demand. If monthly rates stabilize or change only slightly to the positive, into the remainder of the year the overall forecast for 2011 is for an increase in the employment base, versus the significant losses exhibited in 2009.

Monthly unemployment rates in 2010 were among the highest exhibited in over 10-years in both Catoosa and Walker County. Monthly unemployment rates in Catoosa County have remained high thus far in 2011, ranging between 7.2% and 8.4%, with an overall estimate of approximately 8.0%. Monthly unemployment rates in Walker County have remained high thus far in 2011, ranging between 8.4% and 10.6%, with an overall estimate of approximately 9.5%. These rates of unemployment for the local economy are reflective of both Catoosa and Walker County participating in the recent state, national, and global recession and continuing period of slow to very slow recovery growth. However, when compared to many other areas in the state and nation, the local economy is operating at a much better and appears to be on the "upswing". For example, monthly employment gains have been noted in seven of the last eight months of reported labor force data for Catoosa County and in five of the last eight months in Walker County.

For the most part Rock Spring is a bedroom community within the Chattanooga MSA. The majority of the workforce commutes elsewhere within Walker County, to Catoosa County, and Chattanooga to work. Rock Spring has a small business park, the Northwest Georgia Business Park and additional employment opportunities are available at the nearby GA Northwestern Technical College.

The Rock Spring PMA greatly benefits from its nearby proximity to the City of Chattanooga and Hamilton County regional based economy. Approximately 46% of the Catoosa County workforce commutes into Hamilton County and almost 15% commutes south into Whitfield County (Dalton). About 21% of the Catoosa County workforce is comprised of residents commuting into the county from Walker County to the west and 16% from Hamilton County (Chattanooga).

Approximately 33% of the Walker County workforce commutes into Hamilton County and almost 10% commutes north and east into Catoosa County (Dalton).

Local Economy - Relative to Subject & Impact on Housing Demand

Very recent local and regional economic indicators are moderately positive for Catoosa and Walker County in the short term. The local economy appears to be on the upswing at a rate much greater than many other rural markets in Northwest Georgia.

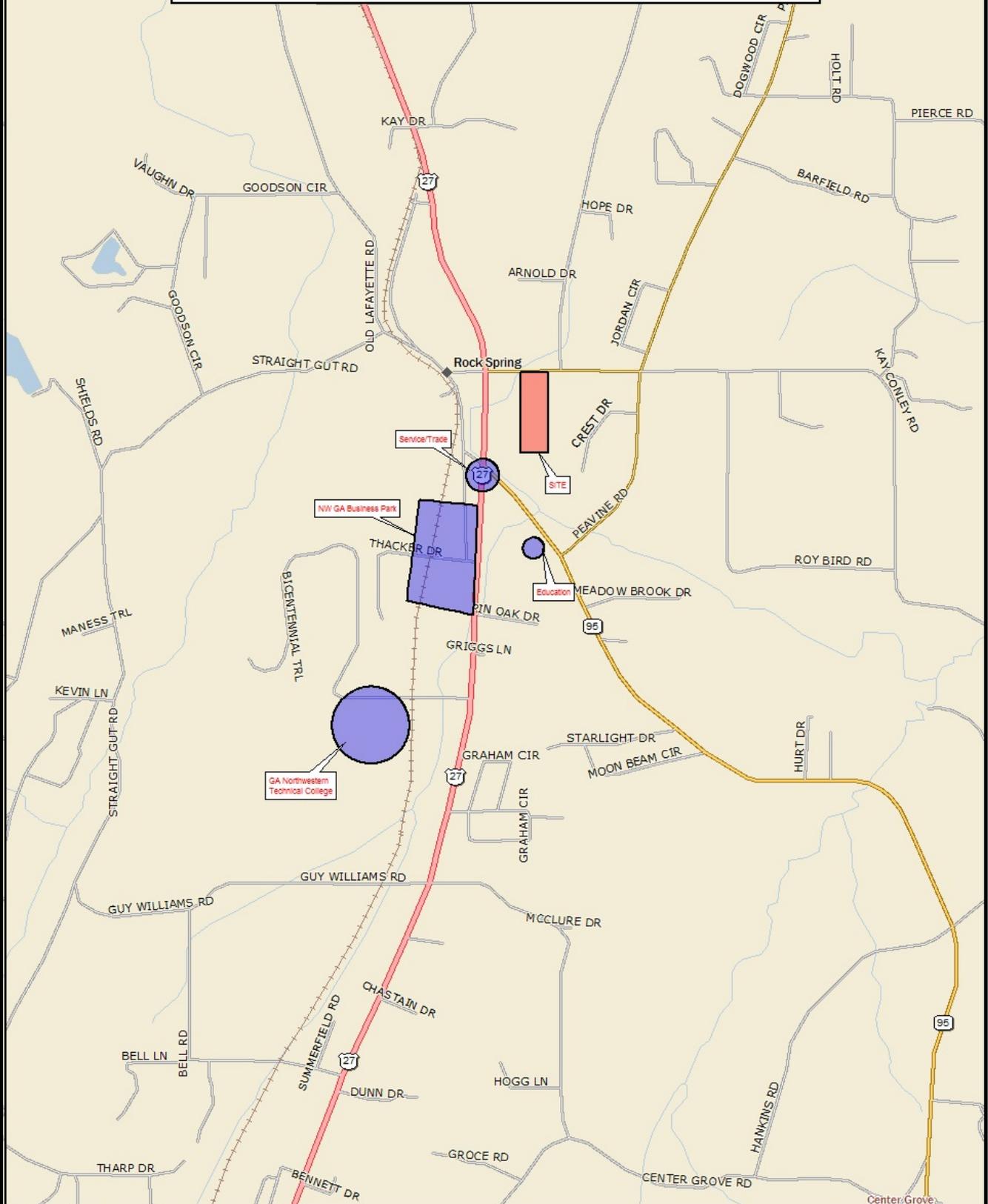
It is believed that once the recession is fully subsided, sometime in early to mid-2011, the Chattanooga MSA (which includes Walker County) will be well positioned to benefit from an expanding economy, given: (1) the regional target market of its local healthcare and professional service sectors, and (2) the location of the new Volkswagen plant and its subsidiary auto suppliers. The Volkswagen plant began operations in the 1st quarter of 2011. The plant (a \$1 billion investment) will have around 2,000 workers at peak production levels. It is expected to generate \$12 billion in income growth and create an additional 9,500 jobs related to the plant.

In addition, Catoosa and Walker Counties will continue to become a destination point for (1) working class population from the surrounding rural counties owing to the size of the local manufacturing and service sector economic base and (2) the aging baby boomer population in the State, as well as those individuals from out-of State seeking a retirement location. Overall, the 2011 economic forecast for Catoosa County is for a stable economy to moderate growth economy, based upon lower employment levels reflective of year end 2010 and early 2011.

The Catoosa and Walker County area economy has a large number of low to moderate wage workers employed in the service, trade, and manufacturing sectors. Given the good location of the site, with good proximity to several employment nodes, the proposed subject development will very likely attract potential elderly renters from those sectors of the workforce who are in need of affordable housing, a reasonable commute to work, and still participating in the local labor market.

A map of the major employment concentrations in Rock Spring is exhibited on the next page.

Major Employment Nodes in Rock Spring



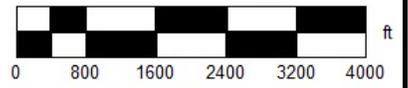
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MN (4.1° W)



Data Zoom 13-0

SECTION G

**PROJECT-SPECIFIC
DEMAND ANALYSIS**

This analysis examines the area market demand in terms of a specified GA-DCA demand methodology. This incorporates several sources of income eligible demand, including demand from

new renter household growth and demand from existing elderly renter households already in the Rock Spring PMA market.

Note: All elements of the demand methodology will be segmented by age (elderly 55 and over) and income, owing to the availability of detailed age 55+ income by tenure data.

This methodology develops an effective market demand comprising eligible demand segments based on household characteristics and typical demand sources. It evaluates the required penetration of this effective demand pool. The section also includes estimates of reasonable absorption of the proposed units. The demand analysis is premised upon an estimated projected year that the subject will be placed in service of 2014.

In this section, the effective project size is 64-units. Throughout the demand forecast process, income qualification is based on the distribution estimates derived in Tables 6 and 7 from the previous section of the report.

Subsequent to the derivation of the annual demand estimate, the project is considered in the context of the current market conditions. This assesses the size of the proposed project compared to the existing population, including factors of tenure and income qualification. This indicates the proportion of the occupied housing stock that the project would represent and gives an indication of the scale of the proposed complex in the market. This does not represent potential demand, but can provide indicators of the validity of the demand estimates and the expected capture rates.

The demand analysis will address the impact on demand from existing and proposed like-kind competitive supply. In this case, it is discriminated by age and income.

Finally, the potential impact of the proposed project on the housing market supply is evaluated, particularly the impact on other like-kind assisted elderly apartment projects in the market area.

Income Threshold Parameters

This market study focused upon the following target population regarding income parameters:

- (1) - Occupied by households at 60 percent or below of area median income.
- (2) - Projects must meet the person per unit imputed income requirements of the Low Income Housing Tax Credit, as amended in 1990. Thus, for purposes of estimating rents, developers should assume no more than the following: (a) For efficiencies and one bedrooms, 1 person; (b) For units with one or more separate bedrooms, 1.5 persons for each separate bedroom. (Note that estimated rents must be net of utility allowances.)
- (3) - The proposed development be available to Section 8 voucher holders.
- (4) - The 2011 HUD Income Guidelines were used.
- (5) - 0% of the units will be set aside as market rate with no income restrictions.

Analyst Note: The subject will comprise 8 one and 56 two-bedroom units. The recommended maximum number of people per unit (for elderly designation) is:

1BR - 1 and 2 persons
2BR - 2 persons

Analyst Note: As long as the unit in demand is income qualified there is no minimum number of people per unit. It is assumed that the target group for the proposed elderly development (by household size) will be one and two persons. Given the intended subject targeting by age, only household sizes of 1 and 2 persons were utilized in the determination of the income ranges, by AMI.

The proposed development will target approximately 20% of the units at 50% or below of area median income (AMI), and approximately 80% at 60% AMI.

The lower portion of the target income range is set by the proposed subject 1BR and 2BR rents at 50% and 60% AMI.

It is estimated that households at the subject will spend between 30% and 45% of income for gross housing expenses, including utilities and maintenance. Recent Consumer Expenditure Surveys (including the most recent) indicate that the average cost paid by renter households is around 36% of gross income. Given the subject property intended target group it is estimated that the target LIHTC income group will spend between 25% and 50% of income to rent. GA-DCA has set the estimate for elderly applications at 40%.

The proposed 1BR net rent at 50% AMI is \$335. The estimated utility costs is \$133. (Source: Applicant) The proposed 1BR gross rent is \$468. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$14,040.

The proposed 2BR net rent at 50% AMI is \$355. The estimated utility costs is \$163. (Source: Applicant) The proposed 2BR gross rent is \$518. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$15,540.

The proposed 1BR net rent at 60% AMI is \$335. The estimated utility costs is \$133. (Source: Applicant) The proposed 1BR gross rent is \$468. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$14,040.

The proposed 2BR net rent at 60% AMI is \$355. The estimated utility costs is \$163. (Source: Applicant) The proposed 2BR gross rent is \$518. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$15,540.

The AMI at 50% and 60% for 1 and 2 person households in the Chattanooga MSA (which includes Walker & Catoosa County, GA) follows:

	<u>50%</u> <u>AMI</u>	<u>60%</u> <u>AMI</u>
1 Person -	\$19,950	\$23,940
2 Person -	\$22,800	\$27,360

Source: 2011 HUD Median Income Guidelines.

The overall income range for the targeting of income eligible households at 50% AMI is \$14,040 to \$22,800.

The overall income range for the targeting of income eligible households at 60% AMI is \$14,040 to \$27,360.

SUMMARY

Target Income Range - Subject Property - by Income Targeting Scenario

50% AMI

The overall **Target Income Range** for the proposed subject property targeting households at 50% AMI is \$14,040 to \$22,800.

It is projected that in 2014, approximately **12.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$14,040 to \$22,800.

It is projected that in 2014, approximately **18%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$14,040 to \$22,800.

60% AMI

The overall **Target Income Range** for the proposed subject property targeting households at 60% AMI is \$14,040 to \$27,360.

It is projected that in 2014, approximately **19%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$14,040 to \$27,360.

It is projected that in 2014, approximately **22%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$14,040 to \$27,360.

Adjustments

In order to adjust for income overlap between the 50% and 60% AMI income segments several adjustments were made resulting in the following discrete estimates/percentages of household age 55+, within the 50% and 60% AMI income ranges. The 60% income segment estimate was reduced in order to account for overlap with the 50% AMI income target group, but only moderately, given fact that only 13-units will target renters at 50% AMI.

	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>
50% AMI	7.0%	7.5%
60% AMI	12.0%	14.5%

Reconciliation of Net Rents

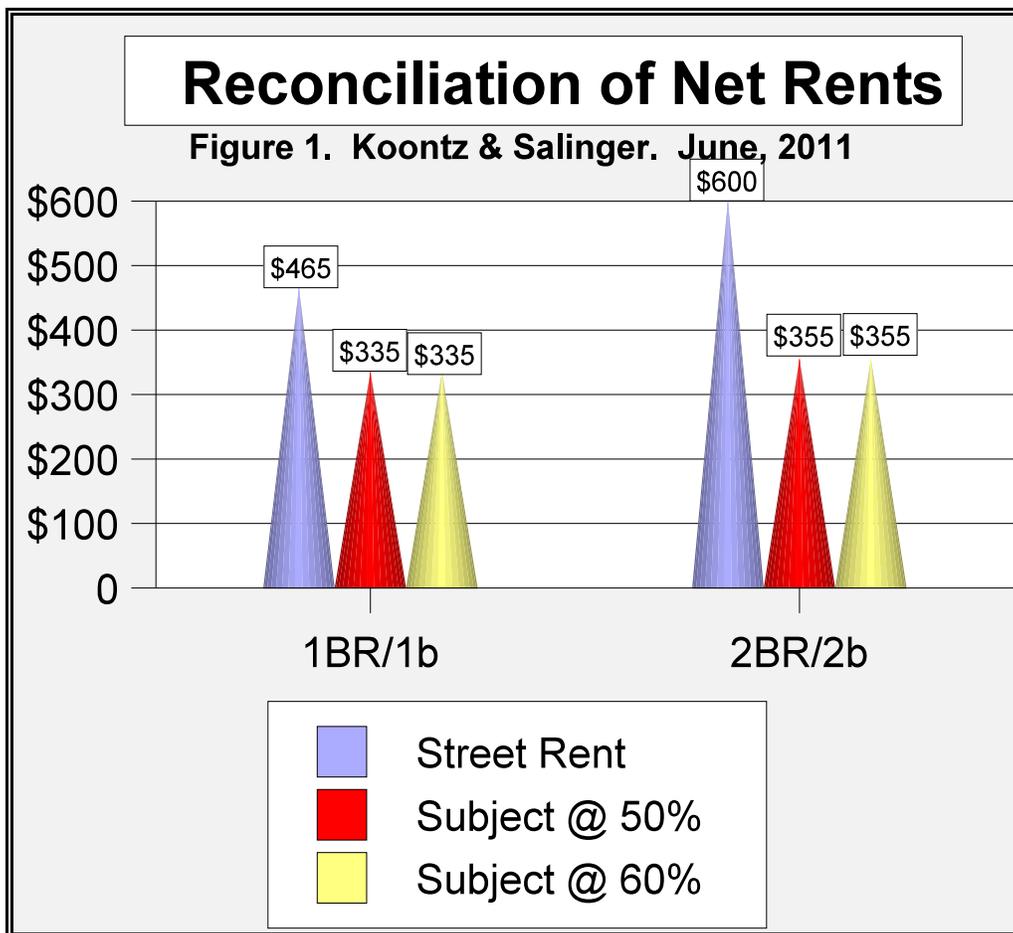
The survey of the competitive environment (which included local real estate professionals) revealed the following market based findings regarding net rents. Figure 1 below exhibits the estimated median conventional (street) net rents by bedroom type in relation to the proposed subject property net rents at 50% AMI, and 60% AMI.

Data Set

<u>Bedroom Type</u>	<u>Street Rent*</u>	<u>Subject Rents at</u>	
		<u>50% AMI</u>	<u>60% AMI</u>
1BR/1b	\$465	\$335	\$335
2BR/2b	\$600	\$355	\$355

* median net rent

Figure 1, reveals that the proposed subject 1BR net rent at 50% AMI is approximately 28% less and at 60% AMI is approximately 28% less than the comparable/competitive 1BR market rate net rent. The proposed subject 2BR/2b net rent at 50% AMI is approximately 41% less and at 60% AMI is approximately 41% less than the comparable/competitive 2BR/2b market rate net rent.



Effective Demand Pool

In this methodology, there are five basic sources of demand for an apartment project to acquire potential elderly tenants:

- * net renter household formation (normal growth),
- * existing elderly households who are living in substandard housing,
- * existing renters who choose to move to another unit, typically based on affordability (rent overburdened) and project location and features, and
- * current homeowners who elect to become renters, typically based on changing physical and financial circumstances and yield to the difficulty in maintaining a home.
- * existing elderly households who are living with others, including grown children and are not a census designated renter or owner householder, **Note:** this segment of demand is not derived from group quarters population, which is not considered to be a component of demand. In addition, the 2011 State of Georgia Qualified Action Plan allows for this segment of demand. Source: 2011 QAP Page 12 of 41, Appendix I - Threshold Criteria.

As required by the most recent set of GA-DCA Market Study Guidelines, several adjustments are made to the basic model. The methodology adjustments are:

- (1) taking into consideration like-kind competitive units now in the "pipeline", and/or under construction within the forecast period,
- (2) taking into consideration like-kind competition introduced into the market between 2000 and 2010, and
- (3) for secondary market area demand (in the case of this market study a 5% adjustment factor).

Demand from New Elderly Renter Households (Growth)

For the PMA, forecast housing demand through household formation totals 389 elderly renter-occupied households over the 2000 to 2014 forecast period.

Based on 2014 income forecasts, 29 new elderly renter households fall into the 50% AMI target income segment of the proposed subject property, and 56 into the 60% AMI target income segment.

Demand from Existing Renters that are In Substandard Housing

The most current and reliable data from the US Census regarding substandard housing is the 2000 census, and the 2005-2009 American Community Survey. By definition, substandard housing in this market study is from Tables H21 and H48 in Summary File 3 of the 2000 census - Tenure by Age of Householder by Occupants Per Room and Tenure by Plumbing Facilities, respectively. By definition, substandard housing in this market study is from Tables B25015 and B25016 in the 2005-2009 American Community Survey 5-Year Estimates - Tenure by Age of Householder by Occupants Per Room and Tenure by Plumbing Facilities, respectively.

Based upon 2000 Census data, 5 elderly renter-occupied households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 24 elderly renter-occupied households were defined as residing in substandard housing.

The forecast for 2010 based upon a straight line trend of over crowding data, and holding constant at year 2009 lacking complete plumbing data was for 25 elderly renter occupied households residing in substandard housing in the PMA. The forecast in 2014 was for 25 elderly renter occupied households residing in substandard housing in the PMA.

Based on 2014 income forecasts, 2 substandard elderly renter households fall into the target income segment of the proposed subject property at 50% AMI, and 4 are in the 60% AMI segment.

Demand from Existing Renters

An additional source of demand for rental units is derived from renter households desiring to move to improve their living conditions, to accommodate different space requirements, because of changes in financial circumstances or affordability. For this portion of the estimate, rent overburdened households are included in the demand analysis. Note: This segment of the demand analysis excluded the estimate of demand by substandard housing as defined in the previous segment of the demand analysis.

By definition, rent overburdened are those households paying greater than 30% to 35% of income to gross rent*. The most recent census based data for the percentage of households that are rent overburdened by income group is the 2000 census. In addition, the 2005-2009 American Community Survey provides the most current estimated update of rent overburden statistical information. Forecasting this percentage estimate forwarded into 2014 is extremely problematic and would not hold up to the rigors of statistical analysis. It is assumed that the percentage of rent overburdened households within the target income range has increased, owing to the recent 2008-2010 national and worldwide recession since the report of the findings in the 2005-2009 American Community Survey.

It is estimated that approximately 90% of the elderly renters with incomes in the 50% AMI target income segment are rent overburdened, and 80% of the elderly renters with incomes in the 60% AMI target income segment are rent overburdened.

*Note: HUD and the US Census define a rent over burdened household at 30% of income to rent.

In the PMA it is estimated that 76 existing elderly renter households are rent overburdened and fall into the 50% AMI target income segment of the proposed subject property, and 138 are in the 60% AMI segment.

Demand from Existing Owners that are In Substandard Housing

The most current and reliable data from the US Census regarding substandard housing is the 2000 census, and the 2005-2009 American Community Survey. By definition, substandard housing in this market study is from Tables H21 and H48 in Summary File 3 of the 2000 census - Tenure by Age of Householder by Occupants Per Room and Tenure by Plumbing Facilities, respectively. By definition, substandard housing in this market study is from Tables B25015 and B25016 in the 2005-2009 American Community Survey 5-Year Estimates - Tenure by Age of Householder by Occupants Per Room and Tenure by Plumbing Facilities, respectively.

Based upon 2000 Census data, 26 owner-occupied elderly households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 18 owner-occupied elderly households were defined as residing in substandard housing.

The forecast for 2010 based upon a straight line trend of over crowding data, and holding constant at year 2009 lacking complete plumbing data was for 16 owner occupied elderly households residing in substandard housing in the PMA. The forecast in 2014 was for 12 owner occupied elderly households residing in substandard housing in the PMA.

Based on 2014 income forecasts, 1 substandard owner household falls into the target income segment of the proposed subject property at 50% AMI, and 2 are in the 60% AMI segment.

Elderly Homeowner Tenure Conversion

An additional source of potential tenants involves elderly householders who currently own a home, but who may switch to a rental unit. This tendency is divergent for non-elderly and elderly households, and is usually the result of changes in circumstances in the households - the financial ability to pay maintenance costs and property taxes, the physical ability to maintain a larger, detached house, or an increased need for security and proximity of neighbors. In most cases, the need is strongest among single-person households, primarily female, but is becoming more common among older couples as well. Frequently, pressure comes from the householders' family to make the decision to move.

Recent surveys of new assisted housing for the elderly have indicated that an average of 15% to 30% of a typical, elderly apartment project's tenants were former homeowners. In order to remain conservative this demand factor was capped at **10%** in rural and **5%** semi-rural and urban markets.

After income segmentation, this results in 23 elderly households added to the target demand pool at 50% AMI, and 40 elderly households added to the target demand pool at 60% AMI.

Note: This element of the demand methodology does not allow for more than 20% of the overall demand estimate (up to this portion of the demand methodology) to be derived from owner-occupied tenure. (This is to ensure that there is no over weighting of demand from this portion of the demand methodology.)

After adjusting for the 20% Rule, the 50% AMI segment was reduced by 3, and the 60% AMI segment was reduced by 5.

Demand from Elderly Households in a Non Tenure Setting

The most current and reliable data from the US Census regarding elderly households living with others (e.g., grown children) is the 2000 US Census and the 2005-2009 American Consumer Survey. Note: In order to remain conservative: (1) this estimate of demand was only applied to elderly households age 65 and over, i.e., those most likely to be residing with grown children and relatives.

In the 2000 US Census, Table H16 in STF 1 exhibits tenure by age of householder. The data in this table that was use was age 65+ for both owner-occupied and renter-occupied. The resultant for the

PMA was 3,432 households, age 65+. Table P23 in STF 1 exhibits households by presence of people 65 years and over, by household size and household type. The data used in this table was the total number of households with one or more people age 65 and over. This came to 3,773 households in the PMA. The difference is 341 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

In the 2005-2009 American Consumer Survey, Table B25007 exhibits tenure by age of householder. The data in this table that was use was age 65+ for both owner-occupied and renter-occupied. The resultant for the PMA was 3,807 households, age 65+. Table B11007 exhibits households by presence of people 65 years and over, by household size and household type. The data used in this table was the total number of households with one or more people age 65 and over. This came to 4,269 households in the PMA. The difference is 466 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

The forecast for 2010 based upon a straight line trend of the difference in the two data sets was for 480 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others. The forecast in 2014 was for 535 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

Based on 2014 income forecasts, 37 elderly households fall into the 50% AMI LIHTC target income segment of the proposed subject property, and 64 elderly households fall into the 60% AMI LIHTC target income segment.

Note: This element of the demand methodology does not allow for more than 20% of the overall demand estimate (up to this portion of the demand methodology) to be derived from owner-occupied tenure. (This is to ensure that there is no over weighting of demand from this portion of the demand methodology.)

After adjusting for the 20% Rule, the 50% AMI segment was reduced by 17, and the 60% AMI segment was reduced by 24.

Secondary Market Area Adjustment

The following is in the 2011 GA-DCA Market Study Guidelines: "Demand from the Secondary Market will be limited to 15% of the demand from the Primary Market and will require the analyst to sufficient documentation to justify the need for this market and how it relates to the Primary Market in providing a more accurate analysis of the proposed tenant population for the proposed development."

As documented in Section C (Market Area Description) of this report the demand methodology in this market study could utilized a GA-DCA market study guideline factor of 15%. However, in order to remain conservative and account for the current PMA delineation the SMA factor will be capped at 5%.

The secondary market area adjustment factor increased demand by 7 elderly households at 50% of AMI, and by 14 elderly households at 60% of AMI.

Total Effective Tenant Pool

The potential demand from these sources (in the methodology) total 155 households/units at 50% AMI. The potential demand from these sources (in the methodology) total 288 households/units at 60% AMI. These estimates comprise the total income qualified demand pool from which the tenants at the proposed project will be drawn from the PMA. These estimates of demand were adjusted for the introduction of new like-kind supply into the PMA since 2000. Naturally, not every household in this effective demand pool will choose to enter the market for a new unit; this is the gross effective demand.

The final segmentation process of the demand methodology was to subtract out like-kind competition/supply in the PMA built since 2000. In the case of the subject, like-kind supply includes other LIHTC and/or LIHTC/Home elderly developments. Note: Since 2000, one like-kind LIHTC elderly development has been introduced within the Rock Spring PMA, The Village @ Chickamauga.

Upcoming Direct Competition

An additional adjustment is made to the total demand estimate. The estimated number of direct competitive supply under construction and/or in the pipeline for development must be taken into consideration. According to local sources, no other elderly multi-family apartment development supply is under construction or in the pipeline for development.

A review of the 2000 to 2010 list of awards made by the Georgia Department of Community Affairs revealed that in the last ten rounds one award was made for a LIHTC elderly developments within the Rock Spring PMA, The Village @ Chickamauga.

The Village @ Chickamauga is a 40-unit LIHTC/Market Rate elderly development that was awarded in 2006, and built in 2008. The development targets elderly households at 50% and 60% AMI, as well as at Market. 16-units target at 50% AMI and 16-units target at 60% AMI. These units will be taken into consideration within the demand methodology.

The segmented, effective demand pool for the proposed LIHTC elderly development is summarized in Table 22.

Table 22

LIHTC Quantitative Demand Estimate: Rock Spring PMA

	AMI	AMI
● <u>Demand from New Growth - Elderly Renter Households</u>	<u>50%</u>	<u>60%</u>
Total Projected Number of Households (2014)	1,145	1,145
Less: Current Number of Households (2000)	<u>756</u>	<u>756</u>
Change in Total Renter Households	+ 389	+ 389
% of Renter Households in Target Income Range	<u>7.5%</u>	<u>14.5%</u>
Total Demand from New Growth	29	56
● <u>Demand from Substandard Housing with Renter Households</u>		
Number of Households in Substandard Housing(2010)	25	25
Number of Households in Substandard Housing(2014)	25	25
% of Substandard Households in Target Income Range	<u>7.5%</u>	<u>14.5%</u>
Number of Income Qualified Renter Households	2	4
● <u>Demand from Existing Elderly Renter Households</u>		
Number of Renter Households (2014)	1,145	1,145
Minus Number of Substandard Renter Household	<u>- 25</u>	<u>- 25</u>
Total in Eligible Demand Pool	1,120	1,120
% of Households in Target Income Range	<u>7.5%</u>	<u>14.5%</u>
Number of Income Qualified Renter Households	84	162
Proportion Income Qualified (that are Rent Overburden)	<u>90%</u>	<u>85%</u>
Total	76	138
● <u>Total Demand From Elderly Renters</u>	107	198
● <u>Demand from Substandard Housing with Owner Households</u>		
Number of Households in Substandard Housing(2010)	16	16
Number of Households in Substandard Housing(2014)	12	12
% of Substandard Households in Target Income Range	<u>7%</u>	<u>12%</u>
Number of Income Qualified Owner Households	1	1
● <u>Demand from Existing Elderly Owner Households</u>		
Number of Owner Households (2014)	6,719	6,719
Minus Number of Substandard Owner Household	<u>- 12</u>	<u>- 12</u>
Total in Eligible Demand Pool	6,707	6,707
% of Households in Target Income Range	<u>7%</u>	<u>12%</u>
Number of Income Qualified Owner Households	469	805
Proportion Income Qualified (likely to Re-locate)	<u>5%</u>	<u>5%</u>
Total	23	40
20% Rule Adjustment	<u>- 3</u>	<u>- 5</u>
Net (after adjustment)	20	35

• <u>Total Demand From Elderly Owners</u>	21	36
• <u>Demand from Elderly in Non Tenure Settings</u>		
Number of Elderly Households living w/others (2010)	480	480
Number of Elderly Households living w/others (2014)	535	535
% of Substandard Households in Target Income Range	<u>7%</u>	<u>12%</u>
Number of Income Qualified Elderly Households	37	64
20% Rule Adjustment	- 17	- 24
Net (after adjustment)	20	40
• <u>Net Total Demand (Renter, Owner & Non Tenure)</u>	148	274
• <u>Secondary Market Area Adjustment</u>		
Net Total Demand	148	274
Adjustment Factor of 5%	<u>5%</u>	<u>5%</u>
Demand from SMA Adjustment	7	14
• <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	155	288
Minus New Supply of Competitive Units (2000-2010)*	<u>- 16</u>	<u>16</u>
• <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	139	272

* The Village at Chickamauga

Capture Rate Analysis

Total Number of Households Income Qualified = 411. For the subject 64 LIHTC units, this equates to an overall LIHTC Capture Rate of 15.6%.

	50%	60%
● <u>Capture Rate</u> (64-units)	<u>AMI</u>	<u>AMI</u>
Number of Units in LIHTC Segment	13	51
Number of Income Qualified Households	139	272
Required Capture Rate	9.4%	18.8%
● <u>Total Demand by Bedroom Mix</u>		

Approximately 43% of the 55 and over population in the PMA is in the 55 to 64 age group. Also, of the PMA elderly population age 55+ that comprises 1 and 2 person households (both owners and renters), approximately 43% are 1 person and 57% are 2 person (see Table 10). In addition, the size of the households age 55+ in the 2014 forecast year increased to approximately 1.7525 versus approximately 1.7425 in the 2000 Census, and in turn suggests additional demand support for 2BR units.

Based on these data it is assumed that 30% of the target group will demand a 1BR unit and 70% a 2BR unit.

* At present there are no LIHTC like kind competitive properties either under construction or in the pipeline for development.

Total Demand by Bedroom Type (at 50% AMI)

1BR - 42
2BR - 97
Total - 139

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	42	0	42	3	7.1%
2BR	97	0	97	10	10.3%

Total Demand by Bedroom Type (at 60% AMI)

1BR - 82
2BR - 190
Total - 272

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	82	0	82	5	6.1%
2BR	190	0	190	46	24.2%

Table 22 - Converted w/in GA-DCA Required Table

	HH @30% AMI xxxxxx to xxxxxx	HH @50% AMI \$14,040 to \$22,800	HH@ 60% AMI \$14,040 to \$27,360	HH @ Market xxxxxx to xxxxxx	All LIHTC Households
Demand from New Household (age & income appropriate)		29	56		85
Plus					
Demand from Existing Renter Households - Substandard Housing		2	4		6
Plus					
Demand from Existing Renter Households - Rent Overburdened households		76	138		214
Plus					
Secondary Market Demand adjustment (if any) Subject to 5% Limitation		7 (5% factor)	14 (5% factor)		21
Sub Total		114	212		326
Demand from Existing Households - Elderly Homeowner Turnover (limited to 20%)		21	36		57
Equals Total Demand		135	248		383
Less					
Supply of comparable LIHTC or Market Rate housing units built and/or planned in the project market between 2000 and the present		16	16		32
Equals Net Demand		119	232		351

Capture Rate Analysis Chart

Income Targeting	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Abspt
30% AMI							
1BR							
2BR							
3BR							
4BR							
50% AMI	\$14,040-\$22,800	13	135	16	119	10.9%	2 mos.
1BR	\$14,040-\$19,950	3	40	8	32	9.4%	1 mo.
2BR	\$15,540-\$22,800	10	95	8	87	11.5%	2 mos.
3BR							
4BR							
60% AMI	\$14,040-\$27,360	51	248	16	232	22.0%	9 mos.
1BR	\$14,040-\$23,940	5	74	4	70	7.1%	1 mo.
2BR	\$15,540-\$27,360	46	176	12	164	28.0%	9 mos.
3BR							
4BR							
Market Rate							
1BR							
2BR							
3BR							
4BR							
Total 30%							
Total 50%	\$14,040-\$22,800	13	135	16	119	10.9%	2 mos.
Total 60%	\$14,040-\$27,360	51	248	16	232	22.0%	9 mos.
Total LIHTC	\$14,040-\$27,360	64	383	32	351	18.2%	9 mos.

Rent Analysis Chart

Income Targeting	Average Market Rent	Market Rent Band Min-Max	Proposed Rents
30% AMI			
1BR			
2BR			
3BR			
4BR			
50% AMI			
1BR	\$468	\$375-\$555	\$335
2BR	\$683	\$415-\$745	\$355
3BR			
4BR			
60% AMI			
1BR	\$468	\$375-\$555	\$335
2BR	\$683	\$415-\$745	\$355
3BR			
4BR			
Market Rate			
1BR			
2BR			
3BR			
4BR			

Overall Impact to the Rental Market

Given the current rental market vacancy rate and the forecasted strength of demand for the expected entry of the subject in late 2013, it is estimated that the introduction of the proposed development will have no long term negative impact on the PMA program assisted elderly apartment market.

At present, there is one existing program assisted LIHTC elderly property located within the Rock Spring PMA, The Village at Chickamauga. At the time of the survey, The Village at Chickamauga was 98% occupied and maintained a lengthy waiting list, with approximately 23-applicants. In addition, there are nearby LIHTC elderly properties (outside the Rock Springs PMA) in LaFayette and Rossville that are 100% occupied and operating with lengthy waiting lists.

SECTION H
**COMPETITIVE ENVIRONMENT &
SUPPLY ANALYSIS**

This section of the report evaluates the general rental housing market conditions in the PMA, for both program assisted properties and market rate properties. Part I of the survey focused upon a sample of LIHTC elderly properties located within the competitive environment. Part II consisted of a sample survey of

conventional apartment properties within and/or adjacent to the PMA. The analysis includes individual summaries and pictures of properties as well as an overall summary rent reconciliation analysis.

The Rock Spring rental market is representative of a rural apartment market, with very little existing supply. The majority of the immediate area rental properties are comprised of single-family homes for rent and single-wide and double wide trailers. The nearest traditional apartment properties are located in Chickamauga and Fort. Oglethorpe to the north and LaFayette to the south.

Survey of the Competitive Environment - LIHTC-Elderly Properties

Four LIHTC elderly properties, representing 202 units, were surveyed within the Rock Spring competitive environment, in complete detail. Several key factors among the surveyed properties include:

- * At the time of the survey, the overall estimated vacancy rate of the surveyed LIHTC elderly properties was approximately 1%.
- * The Village is a LIHTC/Market Rate elderly development. It is a 40-unit property, built in 2007, located in Chickamauga. At the time of the survey, it was 97.5% occupied and reported to be maintaining a waiting list with 23-applicants.
- * Lone Mountain Village is a LIHTC/Market Rate elderly development. It is a 56-unit property, built in 2008, located in Ringgold. At the time of the survey, it was 100% occupied and reported to be maintaining a waiting list with 26-applicants.
- * Lucky Pointe is a LIHTC/Market Rate elderly development. It is a 54-unit property, built in 2008, located in LaFayette. At the time of the survey, it was 98% occupied and reported to be maintaining a waiting list with 21-applicants.
- * Woodland Senior Village is a LIHTC elderly development. It is a 52-unit property, built in 2003, located in LaFayette. At the time of the survey, it was 100% occupied and reported to be maintaining a waiting list with 5-applicants.
- * At the time of the survey, no rent concessions were being offered at the surveyed LIHTC elderly properties.
- * The bedroom mix of the surveyed LIHTC elderly apartment properties, is 51.5% 1BR, and 48.5% 2BR.

Survey of the Competitive Environment - Market Rate Supply

* Three market rate properties, representing 547 units, were surveyed within and/or adjacent to the PMA. In addition, the market rate rents of the 36 market rate units within the LIHTC elderly properties were examined. Several key factors in the PMA market rate apartment market include:

* At the time of the survey, the overall estimated vacancy rate of the surveyed market rate properties was less than 1%.

* The reported range of typical occupancy rates was 95% to 99%. The median typical occupancy rate was around 97%.

* The bedroom mix of the surveyed conventional apartment properties is 48% 1BR, 52% 2BR, and 0% 3BR.

* At the time of the survey, no rent concessions were being offered at the surveyed market rate properties.

* The survey of the market rate apartment market exhibited the following data; the median, average, and range of net rents, by bedroom type, within the area competitive environment.

Conventional Rate Competitive Environment - Net Rents			
BR/Rent	Average	Median	Range
1BR/1b	\$468	\$465	\$375-\$555
2BR/1b	\$567	\$550	\$550-\$600
2BR/2b	\$683	\$600	\$415-\$745
3BR/2b	Na	Na	Na

Source: Koontz & Salinger. June, 2011

* The average 1BR market rate rent among the surveyed LIHTC elderly properties is \$368, rounded to \$370. The average 2BR market rate rent among the surveyed LIHTC elderly properties is \$404, rounded to \$405.

* The sizes of the units vary widely. Listed below are the average, median and range of the unit sizes, by bedroom type for the surveyed market rate properties:

Conventional Competitive Environment - Unit Size, by Bedroom			
Bedroom Type	Average	Median	Range
1BR/1b	662	700	600-800
2BR/1b	875	820	815-1000
2BR/2b	1203	1024	900-1300
3BR/2b	Na	Na	Na

Source: Koontz & Salinger. June, 2011

* In terms of unit size, the proposed subject 1BR and 2BR units will be about 5% to 10% larger than the existing median 1BR and 2BR market rate units.

Section 8 Vouchers

The GA-DCA manages the HUD Section 8 Voucher program for Catoosa County. Currently, 54 Section 8 vouchers are in use in the PMA. It was reported that there is a waiting list for a voucher in Catoosa County and when additional funds become available it will be re-opened. Source: Ms. LaRuth Holloway, GA-DCA, (770) 838-2600.

Comparability

The most direct, like-kind comparable surveyed properties to the proposed subject development in terms of age and income targeting are the surveyed LIHTC elderly properties located in Chickamauga and LaFayette. In terms of market rents, (Street rents) the most comparable properties, comprise a compilation of the surveyed market rate properties located within the PMA, extracting out the low and high rents and focusing upon the overall median net rent, by bedroom type. Overall, the best comparable market rate properties to the subject are Fort Town Place and Fountain Brook.

Fair Market Rents

The 2011 Fair Market Rents for the Chattanooga MSA (which includes Catoosa and Walker Counties, GA) are as follows:

Efficiency	= \$ 577
1 BR Unit	= \$ 610
2 BR Unit	= \$ 718
3 BR Unit	= \$ 884
4 BR Unit	= \$1039

*Fair Market Rents are gross rents (include utility costs)

Source: www.huduser.org

Note: The proposed subject property LIHTC one and two-bedroom gross rents are set below the maximum Fair Market Rent for a one and two-bedroom unit. Thus, the subject property LIHTC 1BR and 2BR units will be readily marketable to Section 8 voucher holders in Catoosa and Walker Counties.

Table 23 exhibits building permit data between 2000 and April, 2011. The permit data is for Walker County.

Between 2000 and April, 2011, 3,619 permits were issued in Walker County, of which, 332 or approximately 9% were multi-family units.

Table 23 New Housing Units Permitted: Walker County, 2000-2011¹			
Year	Net Total ²	Single-Family Units	Multi-Family Units
2000	334	294	40
2001	384	308	76
2002	425	331	94
2003	439	415	24
2004	522	512	10
2005	490	490	--
2006	424	406	18
2007	317	275	42
2008	190	176	14
2009	105	97	8
2010	75	69	6
2011	19	19	--
Total	3,619	3,287	332

¹Source: New Privately Owned Housing Units Authorized In Permit Issuing Places, U.S. Department of Commerce, C-40 Construction Reports. U.S. Census Bureau.

Selig Center for Economic Growth.

²Net total equals new SF and MF dwellings units.

Table 24, exhibits the project size, bedroom mix, number of vacant units (at time of the survey), net rents and unit sizes of the surveyed program assisted LIHTC elderly apartment properties within the Rock Spring competitive environment.

Table 24											
SURVEY OF LIHTC ELDERLY APARTMENT COMPLEXES											
PROJECT PARAMETERS											
Complex	Total Units	1BR	2BR	3BR	Vac. Units	1BR Rent	2BR Rent	3BR Rent	SF 1BR	SF 2BR	SF 3BR
Subject	64	8	56	--	Na	\$335	\$355	--	762	1078	--
The Village	40	16	24	--	1	\$355- \$375	\$385- \$415	--	760	1002	--
Lucky Pointe	54	24	28	--	1	\$345- \$360	\$370- \$390	--	760	1002	--
Lone Mtn. Village	56	24	32	--	0	\$355- \$375	\$385- \$415	--	760	1002	--
Woodland Senior Vill.	52	40	12	--	0	\$309- \$368	\$361- \$439	--	622	872	--
Total*	202	104	98	--	2						

* - Excludes the subject property

Na - Not available

Source: Koontz and Salinger. June, 2011.

Table 25, exhibits the project size, bedroom mix, number of vacant units (at time of the survey), net rents and unit sizes of the surveyed market rate apartment properties within the Rock Spring competitive environment.

Table 25											
SURVEYED MARKET RATE APARTMENT COMPLEXES											
PROJECT PARAMETERS											
Complex	Total Units	1BR	2BR	3BR	Vac. Units	1BR Rent	2BR Rent	3BR Rent	SF 1BR	SF 2BR	SF 3BR
Subject	64	8	56	--	Na	\$335	\$355	--	762	1078	--
Fort Town Place	251	163	88	--	0	\$430-\$455	\$500-\$595	--	600	816-1000	--
Fountain Brook	264	100	164	--	3	\$555	\$725-\$745	--	850	1300	--
Woodland Manor	32	--	32	--	0	--	\$600	--	--	1000	--
Total*	547	263	284	--	3						

* - Excludes the subject property

Source: Koontz and Salinger. June, 2011.

Table 26, exhibits the key amenities of the subject and the surveyed program assisted and conventional apartment properties. Overall, the subject is competitive to very competitive with all of the existing conventional apartment properties in the market regarding the unit and development amenity package.

Table 26													
SURVEY OF APARTMENT COMPLEXES UNIT & PROJECT AMENITIES													
Complex	A	B	C	D	E	F	G	H	I	J	K	L	M
Subject	x	x			x	x	x	x	x	x	x	x	x
Program Assisted													
The Village	x	x			x	x	x	x	x	x	x	x	x
Lone Mtn V	x	x			x	x	x	x	x	x	x	x	x
Luck Pointe	x	x			x	x	x	x	x	x	x	x	x
Woodland Sr	x	x				x	x	x	x	x	x	x	x
Market Rate													
Fort Town	x		x			x		x	x	x	x	x	
Fountain Brook	x		x			x	x	x	x	x	x	x	x
Woodland						x		x	x	x	x		x

Source: Koontz and Salinger. June, 2011.

Key: A - On-Site Mgmt* B - Central Laundry C - Pool
 D - Tennis Court E - Playground/Rec Area F - Dishwasher
 G - Disposal H - W/D Hook-ups I - A/C
 J - Cable Ready K - Mini-Blinds L - Community Rm/Exercise Rm
 M - Storage/other (inc. - ceiling fan, microwave, patio/balcony)

* or office

The data on the individual complexes, reported on the following pages, were reported by the owners or managers of the specific projects. In some cases, the managers / owners were unable to report on a specific project item, or declined to provide detailed information.

A map showing the location of the surveyed LIHTC elderly program assisted properties is provided on page 89. A map showing the location of the surveyed market rate properties is provided on page 90.

Part I - Survey of Program Assisted LIHTC-el Properties

1. The Village @ Chickamauga, 147 Arrow Dairy Ln (706) 375-3047

Contact: Beverly Hatfield, Mgr. (6/15/11) **Type:** LIHTC el
Date Built: 2007 **Condition:** Excellent

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>			<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
		50%	60%	MR			
1BR/1b	16	\$355	\$355	\$375	\$ 97	760	1
2BR/2b	24	\$385	\$385	\$415	\$121	1002	0
Total	40 -	16	16	8			1

Typical Occupancy Rate: 95%+ **Waiting List:** Yes (23 apps)
Security Deposit: \$150 **Concessions:** No
Utilities Included: Trash **Turnover:** "very low"

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	Yes	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	Yes
Storage	Yes	Picnic Area	Yes

Design: two story w/elevator

Remarks: 1 tenant has a Section 8 voucher; the property was absorbed over a 3-month period; 2BR units are in most demand



2. Lucky Pointe Apartments, LaFayette, Stanfield Rd (706) 638-2654

Contact: Jan Joyner, Mgr. (6/15/11)
Date Built: 2008

Type: LIHTC e1
Condition: Excellent

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>			<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
		<u>50%</u>	<u>60%</u>	<u>MR</u>			
1BR/1b	24	\$345	\$345	\$360	\$ 96	760	0
2BR/2b	28	\$370	\$370	\$390	\$121	1002	1
Total	54 -	19	17	16			1

Typical Occupancy Rate: 99%
Security Deposit: \$150
Utilities Included: Trash

Waiting List: Yes (21 apps)
Concessions: No
Turnover: "very low"

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	Yes	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	Yes
Storage	Yes	Picnic Area	Yes

Design: two story w/elevator

Remarks: 4 tenants have a Section 8 voucher; tenants came from the city and county; the property was absorbed over a 3 to 4-month period; 2BR units are in most demand



3. Lone Mountain Village I Apartments, 140 Hailey Dr (706) 965-6437

Contact: Ashley Garner, Mgr. (5/31/11)
Date Built: 2008

Type: LIHTC e1
Condition: Excellent

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>			<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
		<u>50%</u>	<u>60%</u>	<u>MR</u>			
1BR/1b	24	\$355	\$355	\$375	\$111	760	0
2BR/2b	32	\$385	\$385	\$415	\$141	1002	0
Total	56 -	23	21	12			0

Typical Occupancy Rate: 99%
Security Deposit: \$150
Utilities Included: None (inc. trash)

Waiting List: Yes (26 apps)
Concessions: No
Turnover: "very low"

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	Yes	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	Yes
Storage	Yes	Picnic Area	Yes

Design: two story w/elevator

Remarks: 6 tenants have a Section 8 voucher; tenants came from the city and Chattanooga; the property was absorbed over a 3 month period; 2BR units are in most demand



4. Woodland Senior Village, 1201 N Main St (706) 639-9595

Contact: Carol Stamets, Mgr (6/17/11)
Date Built: 2003

Type: LIHTC e1 (55+)
Condition: Very Good

<u>Unit Type</u>	<u>Number</u>	<u>45% AMI Rent</u>	<u>60% AMI Rent</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	40	\$309	\$368	622	0
2BR/1b	12	\$361	\$439	872	0
Total	52				0

Typical Occupancy Rate: 99%
Security Deposit: None
Utilities Included: trash
Amenities - Unit

Waiting List: Yes (5)
Concessions: No
Turnover: Na

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	Yes	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

On-Site Mgmt	Yes (office)	Pool	No
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	No
Storage	No	Picnic Area	Yes

Design: 1 story

Remarks: 10 households have a Section 8 voucher; 30 households headed by householder age 55 to 64; demand greatest for 2BR units



Survey of the Competitive Environment-Market Rate

1. Fort Town Place Apartments, 1796 Mack Smith Rd (706) 891-5200

Contact: Ms Heather (5/19/11)
Date Built: 2002

Type: Conventional
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	163	\$430-\$455	600	0
2BR/1b	44	\$550	816	0
2BR/1.5b	44	\$595	1024	0
Total	251			0

Typical Occupancy Rate: high 90's

Waiting List: "not needed"

Security Deposit: \$260-\$325

Concessions: No

Utilities Included: water, sewer, trash

Turnover: Na

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	No	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	No

Amenities - Project

On-Site Mgmt	Yes (office)	Pool	Yes
Laundry Room	No	Community Room	No
Fitness Ctr	Yes	Recreation Area	No
Storage	No	Picnic Area	No

Design: 2 story walk-up

Remarks: 2BR/1.5b with a garage is \$615



2. Fountain Brook Apartments, 100 Brookhaven Dr (706) 866-9441
 (423) 298-3294

Contact: Ms Raylyne (5/19/11)
Date Built: 2000/2006

Type: Conventional
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	100	\$555	850	2
2BR/1.5b	100	\$725	1300	1
2BR/2b	64	\$745	1300	0
Total	264 (est)			3

Typical Occupancy Rate: high 90's
Security Deposit: \$300-\$400
Utilities Included: trash

Waiting List: "not needed"
Concessions: No
Turnover: Na

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	Yes	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	Yes
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

On-Site Mgmt	Yes (office)	Pool	Yes
Laundry Room	No	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	No
Storage	No	Picnic Area	No

Design: 2 & 3 story walk-up

Remarks: storage premium is \$50-\$60; garage premium is \$100 per month



3. Woodland Manor Apartments, Digby Lane (706) 937-3100

Contact: Brian White (5/19/11) **Type:** Conventional
Date Built: Phase I - 15 yrs / II - 5 yrs **Condition:** Very Good
Contact Type: Telephone interview

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1b	32	\$600	1000	0
Total	32			0

Typical Occupancy Rate: 99% **Waiting List:** "very long"
Security Deposit: \$300 **Concessions:** No
Utilities Included: water, sewer, trash **Turnover:** "low"

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes	Carpeting	Yes
Disposal	No	Window Treatment	Yes
Washer/Dryer	Yes	Ceiling Fan	No
W/D Hook Up	No	Patio/Balcony	Yes

Amenities - Project

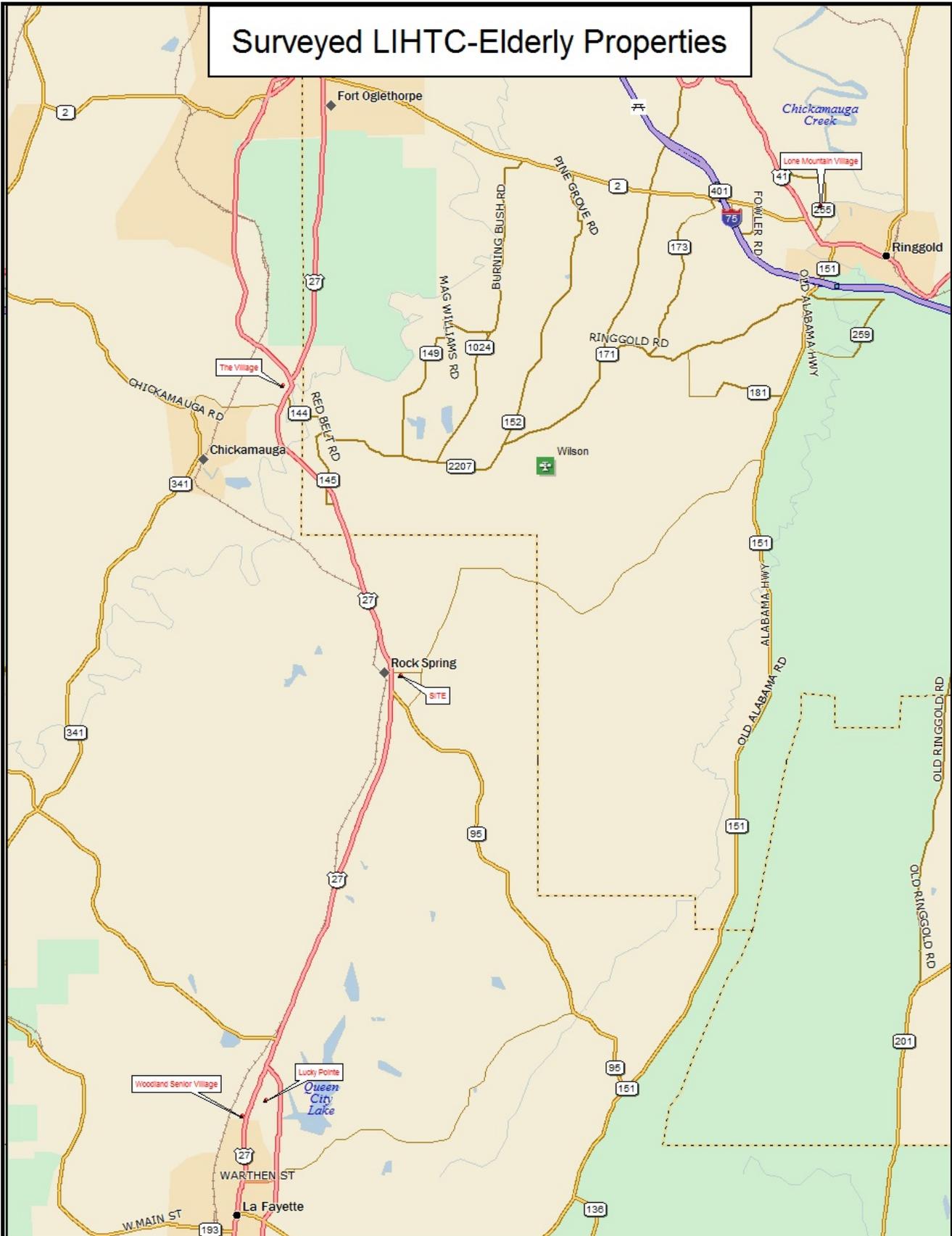
On-Site Mgmt	No	Pool	No
Laundry Room	No	Community Room	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Picnic Area	No

Design: 2 story walk-up

Remarks: does not accept Section 8; units have a microwave



Surveyed LIHTC-Elderly Properties



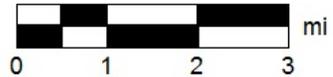
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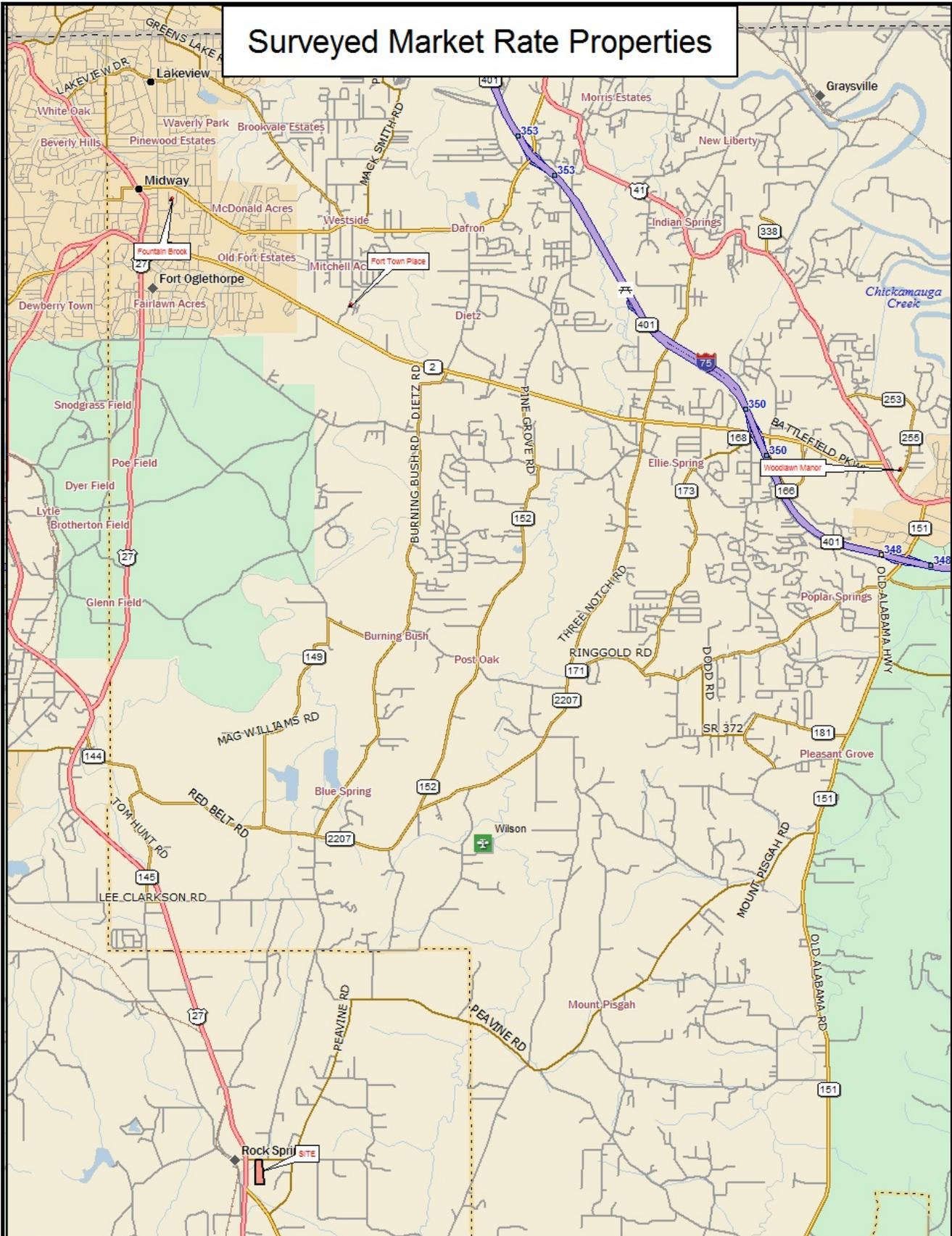


MN (4.1° W)



Data Zoom 10-6

Surveyed Market Rate Properties



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SECTION I
ABSORPTION & STABILIZATION
RATES

Given the strength (or lack of strength) of the demand estimated in Table 16, the most likely/best case scenario for 93% to 100% rent-up is estimated to be 9-months (at approximately 8-units per month on average) or less. The worst case estimate is 11-months, or approximately 6-units per month.

The rent-up period is based upon recently built LIHTC-elderly developments in Chickamauga, LaFayette and Rossville:

Chickamauga

The Village	40-units	3-months to attain 95% occupancy
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LaFayette

Lucky Pointe	52-units	4-months to attain 95% occupancy
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Rossville

Rossville Sr Village	72-units	4 months to attain 95% occupancy
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Note: In addition, the absorption of the project is contingent upon an attractive product, a competitive amenity package, competitive rents and professional management.

Stabilized occupancy, subsequent to initial lease-up is expected to be 93% or higher up to but no later than a three month period, beyond the absorption period.

SECTION J
INTERVIEWS

The following are observations and comments relating to the subject property. They were obtained via a survey of local contacts interviewed during the course of the market study research process.

In most instances the project parameters of the proposed development were presented to the "key contact", in particular: the proposed site location, project size, bedroom mix, income targeting and net rents. The following statements/comments were made:

(1) - Ms. Barbara (Babbie) Jaco, CPM, Vice President of Boyd Management Inc., stated that *The Village @ Chickamauga (LIHTC-elderly) Apartments, the Lucky Pointe (LIHTC-elderly in LaFayette) Apartment, and the Lone Mountain Village (LIHTC-elderly in Ringgold) Apartments* would not be negatively impacted by the development of a LIHTC elderly property being introduced within the area of Rock Spring. She reported that all three properties are typically 97% to 100% occupied. All maintain a waiting list with over 20 applicants, each. In addition, it was reported that 2BR units are in greatest demand at all three properties. Also, she stated that all three properties were 95% to 100% occupied within 3 to 4-months of opening. Contact Number: (803) 419-6556.

(2) - Ms. LaRuth Holloway, the GA-DCA Section 8 Coordinator for Catoosa County was interviewed. She stated that the greatest need for affordable rental housing based on the demand for Section 8 vouchers is for housing targeting the elderly and the handicapped/disabled. Currently in Catoosa County 54 Section 8 vouchers are in use. She stated that more vouchers are needed, but owing to funding constraints the demand for a Section 8 voucher has become pent-up. The waiting list was closed in 2007 and has not been re-opened. Contact Number: (770) 838-2600.

(3) - The manager of the South Rossville Senior Village Apartments (LIHTC/Home-elderly; age 55+ in Rossville, GA), Ms. Sandy Lee was interviewed, (706) 861-3934. The manager stated that there is additional need for LIHTC elderly housing in northwest Georgia. In her opinion, her property would not be negatively impacted by a property located in Rock Spring, owing to the fact that it is almost 20-miles to the south. Her 72-unit property which opened in October of 2003 was 100% occupied within 4-months. It was reported that 40 of the 70-units were occupied in the first month. Sixty of the units are LIHTC and 12 are market rate. The net rent for a 1BR unit at 50% and 60% is \$360. The net rent for a 2BR/1b unit at 50% and 60% is \$395. At the time of the survey, 10-units were occupied by a Section 8 voucher holder. It was reported that 2BR units were in greatest demand. At the time of the survey, 11 applicants were on the waiting list, of which 8 are for a 2BR unit and 3 for a 1BR unit). The project design is two-fold. The front portion of the property consists of the rehab of the old high school. The rear portion of the property has two-story buildings with elevators.

(4) - The manager of the Woodland Senior Village Apartments (LIHTC/Home-elderly; in LaFayette), Ms. Carol Stamets was interviewed, (706) 639-9595. The manager stated that there is additional need for LIHTC elderly housing in Walker County. In her opinion, her property would not be negatively impacted by a property located in Rock Spring, owing to the fact that there is a "tremendous need" for additional LIHTC elderly housing serving the low to moderate income elderly population. She stated, that at her property 2BR units are in greatest demand. At the time of the survey, Woodland Senior Village was 100% occupied and maintained a waiting list.

SECTION K

**CONCLUSIONS &
RECOMMENDATION**

As proposed in Section B of this study, it is of the opinion of the analyst, based on the findings in the market study that the Endeavor Pointe Apartments (a proposed new construction LIHTC elderly (age 55+) property) proceed forward with the development process.

Detailed Support of Recommendation

1. Product Mix - The age and income qualified target group is large enough to absorb the proposed product development of **64** units.
2. Assessment of rents - The proposed subject net rents will be very competitive within the PMA.
3. The current apartment market for both LIHTC supply and conventional supply (located within the PMA) is **not** representative of an over saturated market, for well maintained, well amenitized and professionally managed properties.
4. The proposed complex unit amenity package is considered to be competitive in the PMA.
5. Stabilized occupancy, subsequent to initial lease-up, is forecasted to be 93% or higher.
6. The site location is considered to be marketable, as represented by the successful rent-up process of like-kind properties in nearby Chickamauga and Lafayette.
7. The proposed development will not negatively impact the existing supply of program assisted elderly properties in the market. At present, The Village @ Chickamauga is 97.5% occupied and maintains a lengthy waiting list.

SECTION L
IDENTITY OF INTEREST

I affirm that I have made a physical inspection of the market area and the subject property area and that information has been used in the full study of need and demand for the proposed units. 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.

The report was written in accordance with my understanding of the 2011 GA-DCA Market Study Manual and 2011 GA-DCA Qualified Action Plan.

CERTIFICATION

Koontz and Salinger
P.O. Box 37523
Raleigh, North Carolina 27627

Jerry M. Koontz
Real Estate Market Analyst
(919) 362-9085

**MARKET ANALYST
QUALIFICATIONS**

Koontz and Salinger conducts Real Estate Market Research and provides general consulting services for real estate development projects. Market studies are prepared for residential and commercial development. Due diligence work is performed for the financial service industry and governmental

agencies.

JERRY M. KOONTZ

EDUCATION: M.A. Geography 1982 Florida Atlantic Un.
B.A. Economics 1980 Florida Atlantic Un.
A.A. Urban Studies 1978 Prince George Comm. Coll.

PROFESSIONAL: 1985-Present, Principal, Koontz and Salinger, a Real Estate Market Research firm. Raleigh, NC

1983-1985, Market Research Staff Consultant, Stephens Associates, a consulting firm in real estate development and planning. Raleigh, NC

1982-1983, Planner, Broward Regional Health Planning Council. Ft. Lauderdale, FL

1980-1982, Research Assistant, Regional Research Associates. Boca Raton, FL

AREAS OF

EXPERIENCE: Real Estate Market Analysis: Residential Properties and Commercial Properties

WORK PRODUCT: Over last 28 years have conducted real estate market studies, in 31 states. Studies have been prepared for the LIHTC & Home programs, USDA-RD Section 515 & 528 programs, HUD Section 202 and 221 (d) (4) programs, conventional single-family and multi-family developments, personal care boarding homes, motels and shopping centers.

PHONE: (919) 362-9085

FAX: (919) 362-4867

EMAIL: VONKOONTZ@AOL

Member in Good Standing: Professional Real Estate Market Analysts Coalition (PREMAC)

National Council of Affordable Housing Market Analysts (NCAHMA)

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

1. The consultant declares that he does not have, and will not have the future, any material interest in the proposed project, and that there is no identity between him and the client of the study. Further, the consultant declares that the payment of the study fee is in no way contingent upon a favorable study conclusion, nor upon approval of the project by any agency before or after the fact.
2. The information on which this analysis of conditions in Rock Spring and Catoosa County has been obtained from the most pertinent and current available sources, and every reasonable effort has been made to insure its accuracy and reliability. However, the consultant assumes no responsibility for inaccuracies in reporting by any of the Federal, State, or Municipal agencies cited, nor for any data withheld or erroneously reported by private sources cited during the normal course of a thorough investigation. The consultant reserves the right to alter conclusions on the basis of any discovered inaccuracies.
3. No opinion of a legal or engineering nature is intentionally expressed or implied.
4. The fee charged for this study does not include payment for testimony nor further consultation.
5. This analysis assumes a free and fair real estate market place, with no constraints imposed by any market element based on race, age or gender, except for age / handicapped eligibility established by law for units designated by elderly households and the handicapped.
6. The consultant affirms that a member of the firm made a physical inspection of the site and market area, and that information has been used in the full assessment of the need and demand for new rental units.
7. The study is designed to satisfy the underwriting guidelines, rules and methodology requirements of the GA-DCA 2011 Market Study Manual and the 2011 QAP, and the conclusions reflect the predicted ability of the project to meet or exceed GA-DCA market thresholds. A positive conclusion does not necessarily imply that the project would be feasible or successful under different underwriting standards, nor does a negative conclusion necessarily imply that the project could not be built and successfully absorbed. In addition, this study does not necessarily incorporate generally accepted market analysis standards and elements pre-empted by GA-DCA market study guidelines.

APPENDIX A

DATA SET

UTILITY ALLOWANCES

COMPREHENSIVE PLAN

DCA - QUESTIONS & ANSWERS

NCAHMA CERTIFICATION

DATA SETS



QT-PL

Race, Hispanic or Latino, Age, and Housing Occupancy: 2010

2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

NOTE: Change to the California, Connecticut, Mississippi, New Hampshire, Virginia, and Washington P. L. 94-171 Summary Files as delivered.

GEO: Census Tract 306, Catoosa County, Georgia

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	5,122	100.0	3,965	100.0
RACE				
One race	5,044	98.5	3,914	98.7
White	4,840	94.5	3,785	95.5
Black or African American	77	1.5	47	1.2
American Indian and Alaska Native	30	0.6	17	0.4
Asian	54	1.1	41	1.0
Native Hawaiian and Other Pacific Islander	4	0.1	4	0.1
Some Other Race	39	0.8	20	0.5
Two or More Races	78	1.5	51	1.3
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	83	1.6	48	1.2
Not Hispanic or Latino	5,039	98.4	3,917	98.8
One race	4,965	96.9	3,869	97.6
White	4,795	93.6	3,761	94.9
Black or African American	77	1.5	47	1.2
American Indian and Alaska Native	28	0.5	16	0.4
Asian	54	1.1	41	1.0
Native Hawaiian and Other Pacific Islander	4	0.1	4	0.1
Some Other Race	7	0.1	0	0.0
Two or More Races	74	1.4	48	1.2
HOUSING UNITS				
Total Housing Units	2,234	100.0		
OCCUPANCY STATUS				
Occupied housing units	2,010	90.0		
Vacant housing units	224	10.0		

X Not applicable

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

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.



QT-PL

Race, Hispanic or Latino, Age, and Housing Occupancy: 2010

2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

NOTE: Change to the California, Connecticut, Mississippi, New Hampshire, Virginia, and Washington P. L. 94-171 Summary Files as delivered.

GEO: Census Tract 307, Catoosa County, Georgia

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	7,717	100.0	5,914	100.0
RACE				
One race	7,534	97.6	5,833	98.6
White	6,870	89.0	5,409	91.5
Black or African American	348	4.5	210	3.6
American Indian and Alaska Native	22	0.3	16	0.3
Asian	207	2.7	146	2.5
Native Hawaiian and Other Pacific Islander	7	0.1	4	0.1
Some Other Race	80	1.0	48	0.8
Two or More Races	183	2.4	81	1.4
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	196	2.5	107	1.8
Not Hispanic or Latino	7,521	97.5	5,807	98.2
One race	7,356	95.3	5,733	96.9
White	6,789	88.0	5,370	90.8
Black or African American	335	4.3	202	3.4
American Indian and Alaska Native	22	0.3	16	0.3
Asian	200	2.6	141	2.4
Native Hawaiian and Other Pacific Islander	7	0.1	4	0.1
Some Other Race	3	0.0	0	0.0
Two or More Races	165	2.1	74	1.3
HOUSING UNITS				
Total Housing Units	3,501	100.0		
OCCUPANCY STATUS				
Occupied housing units	3,239	92.5		
Vacant housing units	262	7.5		

X Not applicable

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

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

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

GEO: Walker County, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	68,756	100.0
Under 5 years	4,202	6.1
5 to 9 years	4,413	6.4
10 to 14 years	4,816	7.0
15 to 19 years	4,501	6.5
20 to 24 years	3,641	5.3
25 to 29 years	3,949	5.7
30 to 34 years	4,483	6.5
35 to 39 years	4,643	6.8
40 to 44 years	4,679	6.8
45 to 49 years	5,163	7.5
50 to 54 years	5,089	7.4
55 to 59 years	4,561	6.6
60 to 64 years	4,314	6.3
65 to 69 years	3,330	4.8
70 to 74 years	2,570	3.7
75 to 79 years	1,892	2.8
80 to 84 years	1,360	2.0
85 years and over	1,150	1.7
Median age (years)	39.7	(X)
16 years and over	54,395	79.1
18 years and over	52,500	76.4
21 years and over	50,021	72.8
62 years and over	12,832	18.7
65 years and over	10,302	15.0
Male population		
Under 5 years	2,157	3.1
5 to 9 years	2,312	3.4
10 to 14 years	2,469	3.6
15 to 19 years	2,319	3.4
20 to 24 years	1,837	2.7
25 to 29 years	1,977	2.9
30 to 34 years	2,293	3.3
35 to 39 years	2,339	3.4
40 to 44 years	2,367	3.4
45 to 49 years	2,604	3.8
50 to 54 years	2,518	3.7
55 to 59 years	2,198	3.2
60 to 64 years	2,070	3.0
65 to 69 years	1,516	2.2
70 to 74 years	1,154	1.7
75 to 79 years	803	1.2
80 to 84 years	517	0.8
85 years and over	331	0.5

Subject	Number	Percent
Median age (years)	38.4	(X)
16 years and over	26,382	38.4
18 years and over	25,398	36.9
21 years and over	24,121	35.1
62 years and over	5,509	8.0
65 years and over	4,321	6.3
Female population	34,975	50.9
Under 5 years	2,045	3.0
5 to 9 years	2,101	3.1
10 to 14 years	2,347	3.4
15 to 19 years	2,182	3.2
20 to 24 years	1,804	2.6
25 to 29 years	1,972	2.9
30 to 34 years	2,190	3.2
35 to 39 years	2,304	3.4
40 to 44 years	2,312	3.4
45 to 49 years	2,559	3.7
50 to 54 years	2,571	3.7
55 to 59 years	2,363	3.4
60 to 64 years	2,244	3.3
65 to 69 years	1,814	2.6
70 to 74 years	1,416	2.1
75 to 79 years	1,089	1.6
80 to 84 years	843	1.2
85 years and over	819	1.2
Median age (years)	41.1	(X)
16 years and over	28,013	40.7
18 years and over	27,102	39.4
21 years and over	25,900	37.7
62 years and over	7,323	10.7
65 years and over	5,981	8.7
RACE		
Total population	68,756	100.0
One Race	67,677	98.4
White	63,918	93.0
Black or African American	2,829	4.1
American Indian and Alaska Native	182	0.3
Asian	297	0.4
Asian Indian	81	0.1
Chinese	39	0.1
Filipino	42	0.1
Japanese	21	0.0
Korean	31	0.0
Vietnamese	11	0.0
Other Asian [1]	72	0.1
Native Hawaiian and Other Pacific Islander	30	0.0
Native Hawaiian	3	0.0
Guamanian or Chamorro	9	0.0
Samoan	5	0.0
Other Pacific Islander [2]	13	0.0
Some Other Race	421	0.6
Two or More Races	1,079	1.6
White; American Indian and Alaska Native [3]	373	0.5
White; Asian [3]	75	0.1
White; Black or African American [3]	427	0.6
White; Some Other Race [3]	109	0.2
Race alone or in combination with one or more other races: [4]		
White	64,955	94.5
Black or African American	3,296	4.8
American Indian and Alaska Native	592	0.9

Subject	Number	Percent
Asian	408	0.6
Native Hawaiian and Other Pacific Islander	65	0.1
Some Other Race	559	0.8
HISPANIC OR LATINO		
Total population	68,756	100.0
Hispanic or Latino (of any race)	1,113	1.6
Mexican	662	1.0
Puerto Rican	99	0.1
Cuban	35	0.1
Other Hispanic or Latino [5]	317	0.5
Not Hispanic or Latino	67,643	98.4
HISPANIC OR LATINO AND RACE		
Total population	68,756	100.0
Hispanic or Latino	1,113	1.6
White alone	575	0.8
Black or African American alone	20	0.0
American Indian and Alaska Native alone	12	0.0
Asian alone	6	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	368	0.5
Two or More Races	132	0.2
Not Hispanic or Latino	67,643	98.4
White alone	63,343	92.1
Black or African American alone	2,809	4.1
American Indian and Alaska Native alone	170	0.2
Asian alone	291	0.4
Native Hawaiian and Other Pacific Islander alone	30	0.0
Some Other Race alone	53	0.1
Two or More Races	947	1.4
RELATIONSHIP		
Total population	68,756	100.0
In households	67,433	98.1
Householder	26,497	38.5
Spouse [6]	14,073	20.5
Child	18,869	27.4
Own child under 18 years	13,515	19.7
Other relatives	5,026	7.3
Under 18 years	2,381	3.5
65 years and over	620	0.9
Nonrelatives	2,968	4.3
Under 18 years	340	0.5
65 years and over	164	0.2
Unmarried partner	1,438	2.1
In group quarters	1,323	1.9
Institutionalized population	1,249	1.8
Male	905	1.3
Female	344	0.5
Noninstitutionalized population	74	0.1
Male	48	0.1
Female	26	0.0
HOUSEHOLDS BY TYPE		
Total households	26,497	100.0
Family households (families) [7]	18,898	71.3
With own children under 18 years	7,496	28.3
Husband-wife family	14,073	53.1
With own children under 18 years	5,239	19.8
Male householder, no wife present	1,345	5.1
With own children under 18 years	617	2.3
Female householder, no husband present	3,480	13.1
With own children under 18 years	1,640	6.2

Subject	Number	Percent
Nonfamily households [7]	7,599	28.7
Householder living alone	6,548	24.7
Male	2,811	10.6
65 years and over	748	2.8
Female	3,737	14.1
65 years and over	1,971	7.4
Households with individuals under 18 years	8,943	33.8
Households with individuals 65 years and over	7,421	28.0
Average household size	2.54	(X)
Average family size [7]	3.01	(X)
HOUSING OCCUPANCY		
Total housing units	30,100	100.0
Occupied housing units	26,497	88.0
Vacant housing units	3,603	12.0
For rent	914	3.0
Rented, not occupied	35	0.1
For sale only	541	1.8
Sold, not occupied	147	0.5
For seasonal, recreational, or occasional use	318	1.1
All other vacants	1,648	5.5
Homeowner vacancy rate (percent) [8]	2.7	(X)
Rental vacancy rate (percent) [9]	11.7	(X)
HOUSING TENURE		
Occupied housing units	26,497	100.0
Owner-occupied housing units	19,610	74.0
Population in owner-occupied housing units	49,752	(X)
Average household size of owner-occupied units	2.54	(X)
Renter-occupied housing units	6,887	26.0
Population in renter-occupied housing units	17,681	(X)
Average household size of renter-occupied units	2.57	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

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



QT-PL

Race, Hispanic or Latino, Age, and Housing Occupancy: 2010

2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

NOTE: Change to the California, Connecticut, Mississippi, New Hampshire, Virginia, and Washington P. L. 94-171 Summary Files as delivered.

GEO: Census Tract 304.01, Catoosa County, Georgia

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	7,139	100.0	5,334	100.0
RACE				
One race	7,054	98.8	5,296	99.3
White	6,794	95.2	5,130	96.2
Black or African American	97	1.4	65	1.2
American Indian and Alaska Native	15	0.2	10	0.2
Asian	98	1.4	66	1.2
Native Hawaiian and Other Pacific Islander	1	0.0	1	0.0
Some Other Race	49	0.7	24	0.4
Two or More Races	85	1.2	38	0.7
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	105	1.5	59	1.1
Not Hispanic or Latino	7,034	98.5	5,275	98.9
One race	6,953	97.4	5,240	98.2
White	6,744	94.5	5,101	95.6
Black or African American	94	1.3	62	1.2
American Indian and Alaska Native	15	0.2	10	0.2
Asian	98	1.4	66	1.2
Native Hawaiian and Other Pacific Islander	1	0.0	1	0.0
Some Other Race	1	0.0	0	0.0
Two or More Races	81	1.1	35	0.7
HOUSING UNITS				
Total Housing Units	2,783	100.0		
OCCUPANCY STATUS				
Occupied housing units	2,590	93.1		
Vacant housing units	193	6.9		

X Not applicable

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

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1, P2, P3, P4, H1.

U.S. Census Bureau

GCT-
PL2
Population and Housing Occupancy Status: 2010 - County -- Census Tract
2010 Census Redistricting Data (Public Law 94-171) Summary File

NOTE: Change to the [Virginia 2010 P.L. 94-171](#) Summary File data as delivered

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pl94-171.pdf>

GEO:

Geographic area	Total population	Housing units		
		Total	Occupied	Vacant
Walker County	68,756	30,100	26,497	3,603
Census Tract 201	7,127	3,319	2,867	452
Census Tract 202	3,671	1,796	1,532	264
Census Tract 203.01	5,184	2,299	2,000	299
Census Tract 203.02	5,217	2,401	2,126	275
Census Tract 204	3,043	1,289	1,148	141
Census Tract 205.01	7,999	3,450	3,087	363
Census Tract 205.02	7,065	2,871	2,614	257
Census Tract 206.01	6,548	2,485	2,243	242
Census Tract 206.02	4,406	1,830	1,636	194
Census Tract 207	7,282	3,358	2,895	463
Census Tract 208	3,264	1,561	1,280	281
Census Tract 209.01	5,763	2,461	2,225	236
Census Tract 209.02	2,187	980	844	136

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

2010 Census Redistricting Data (Public Law 94-171) Summary File, Tables P1 and H1

U.S. CENSUS BUREAU
Helping You Make Informed Decisions

Source: U.S. Census Bureau | American FactFinder


B09017. RELATIONSHIP BY HOUSEHOLD TYPE (INCLUDING LIVING ALONE) FOR THE POPULATION 65 YEARS AND OVER - Universe: POPULATION 65 YEARS AND OVER

 Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	880	+/-136	868	+/-115	1,360	+/-272	989	+/-145	975	+/-130
In households:	880	+/-136	868	+/-115	1,131	+/-230	931	+/-108	975	+/-130
In family households:	650	+/-130	596	+/-136	646	+/-186	639	+/-128	639	+/-138
Householder:	324	+/-88	317	+/-102	394	+/-122	352	+/-90	317	+/-96
Male	198	+/-66	246	+/-89	327	+/-118	239	+/-73	254	+/-94
Female	126	+/-79	71	+/-55	67	+/-52	113	+/-83	63	+/-38
Spouse	280	+/-68	192	+/-63	252	+/-91	221	+/-80	203	+/-64
Parent	27	+/-50	62	+/-77	0	+/-132	43	+/-37	88	+/-59
Other relatives	19	+/-29	25	+/-39	0	+/-132	23	+/-27	31	+/-30
Nonrelatives	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
In nonfamily households:	230	+/-89	272	+/-104	485	+/-158	292	+/-103	336	+/-115
Householder:	230	+/-89	272	+/-104	485	+/-158	292	+/-103	336	+/-115
Male:	106	+/-65	16	+/-26	14	+/-22	122	+/-88	132	+/-64
Living alone	106	+/-65	16	+/-26	14	+/-22	122	+/-88	132	+/-64
Not living alone	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Female:	124	+/-67	256	+/-95	471	+/-154	170	+/-78	204	+/-84
Living alone	124	+/-67	256	+/-95	466	+/-153	170	+/-78	204	+/-84
Not living alone	0	+/-132	0	+/-132	5	+/-10	0	+/-132	0	+/-132
Nonrelatives	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
In group quarters	0	+/-132	0	+/-132	229	+/-171	58	+/-96	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

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

B11007. HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE - Universe: HOUSEHOLDS

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,296	+/-177	2,118	+/-178	3,400	+/-326	2,493	+/-194	2,945	+/-212
Households with one or more people 65 years and over:	618	+/-116	659	+/-105	914	+/-197	719	+/-94	759	+/-123
1-person household	230	+/-89	272	+/-104	480	+/-157	292	+/-103	336	+/-115
2-or-more-person household:	388	+/-91	387	+/-105	434	+/-125	427	+/-93	423	+/-103
Family households	388	+/-91	387	+/-105	429	+/-123	427	+/-93	423	+/-103
Nonfamily households	0	+/-132	0	+/-132	5	+/-10	0	+/-132	0	+/-132
Households with no people 65 years and over:	1,678	+/-185	1,459	+/-177	2,486	+/-290	1,774	+/-187	2,186	+/-185
1-person households	168	+/-102	283	+/-133	685	+/-211	471	+/-157	279	+/-92
2-or-more-person household:	1,510	+/-173	1,176	+/-169	1,801	+/-247	1,303	+/-212	1,907	+/-198
Family households	1,443	+/-162	1,048	+/-155	1,595	+/-243	1,184	+/-212	1,780	+/-181
Nonfamily households	67	+/-70	128	+/-99	206	+/-141	119	+/-85	127	+/-104

Source: U. S. Census Bureau, 2005-2009 American Community Survey

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

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6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

B25007. TENURE BY AGE OF HOUSEHOLDER - Universe: OCCUPIED HOUSING UNITS

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,296	+/-177	2,118	+/-178	3,400	+/-326	2,493	+/-194	2,945	+/-212

Owner occupied:	2,043	+/-196	1,669	+/-197	1,702	+/-243	1,736	+/-182	2,379	+/-222
Householder 15 to 24 years	0	+/-132	104	+/-98	17	+/-22	11	+/-18	0	+/-132
Householder 25 to 34 years	264	+/-132	160	+/-68	263	+/-122	178	+/-94	455	+/-152
Householder 35 to 44 years	462	+/-120	370	+/-108	204	+/-97	260	+/-101	324	+/-100
Householder 45 to 54 years	397	+/-105	190	+/-84	308	+/-98	302	+/-96	493	+/-114
Householder 55 to 59 years	144	+/-71	159	+/-81	243	+/-100	185	+/-80	250	+/-70
Householder 60 to 64 years	238	+/-91	203	+/-67	126	+/-72	222	+/-109	266	+/-84
Householder 65 to 74 years	372	+/-110	230	+/-85	252	+/-111	331	+/-89	351	+/-97
Householder 75 to 84 years	151	+/-64	223	+/-87	243	+/-96	210	+/-71	172	+/-79
Householder 85 years and over	15	+/-24	30	+/-35	46	+/-43	37	+/-35	68	+/-52
Renter occupied:	253	+/-122	449	+/-160	1,698	+/-281	757	+/-220	566	+/-145
Householder 15 to 24 years	0	+/-132	75	+/-92	145	+/-110	78	+/-72	85	+/-83
Householder 25 to 34 years	25	+/-26	63	+/-82	390	+/-169	233	+/-146	92	+/-53
Householder 35 to 44 years	128	+/-106	97	+/-76	405	+/-189	220	+/-114	173	+/-97
Householder 45 to 54 years	21	+/-25	108	+/-77	219	+/-146	59	+/-65	120	+/-68
Householder 55 to 59 years	50	+/-72	0	+/-132	113	+/-125	9	+/-15	10	+/-11
Householder 60 to 64 years	13	+/-21	0	+/-132	88	+/-101	92	+/-66	24	+/-22
Householder 65 to 74 years	16	+/-26	55	+/-65	154	+/-99	33	+/-44	37	+/-32
Householder 75 to 84 years	0	+/-132	12	+/-21	56	+/-33	33	+/-52	25	+/-23
Householder 85 years and over	0	+/-132	39	+/-59	128	+/-79	0	+/-132	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

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2. An "l" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "l" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "*****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

[B25015. TENURE BY AGE OF HOUSEHOLDER BY OCCUPANTS PER ROOM - Universe: OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,296	+/-177	2,118	+/-178	3,400	+/-326	2,493	+/-194	2,945	+/-212
Owner occupied:	2,043	+/-196	1,669	+/-197	1,702	+/-243	1,736	+/-182	2,379	+/-222
Householder 15 to 34 years:	264	+/-132	264	+/-119	280	+/-122	189	+/-97	455	+/-152
1.00 or less occupants per room	264	+/-132	264	+/-119	280	+/-122	189	+/-97	455	+/-152
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

Householder 35 to 64 years:	1,241	+/-157	922	+/-145	881	+/-155	969	+/-127	1,333	+/-143
1.00 or less occupants per room	1,241	+/-157	870	+/-152	881	+/-155	946	+/-125	1,325	+/-145
1.01 to 1.50 occupants per room	0	+/-132	52	+/-55	0	+/-132	23	+/-33	8	+/-14
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Householder 65 years and over:	538	+/-108	483	+/-108	541	+/-139	578	+/-93	591	+/-117
1.00 or less occupants per room	538	+/-108	483	+/-108	541	+/-139	578	+/-93	591	+/-117
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Renter occupied:	253	+/-122	449	+/-160	1,698	+/-281	757	+/-220	566	+/-145
Householder 15 to 34 years:	25	+/-26	138	+/-119	535	+/-198	311	+/-155	177	+/-99
1.00 or less occupants per room	25	+/-26	138	+/-119	446	+/-187	265	+/-140	160	+/-97
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	89	+/-92	46	+/-73	17	+/-19
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Householder 35 to 64 years:	212	+/-117	205	+/-119	825	+/-264	380	+/-147	327	+/-114
1.00 or less occupants per room	212	+/-117	205	+/-119	825	+/-264	345	+/-142	327	+/-114
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	35	+/-50	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Householder 65 years and over:	16	+/-26	106	+/-89	338	+/-145	66	+/-69	62	+/-39
1.00 or less occupants per room	16	+/-26	106	+/-89	338	+/-145	66	+/-69	62	+/-39
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see [Errata Note #54](#).

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

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4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
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[B25016. TENURE BY PLUMBING FACILITIES BY OCCUPANTS PER ROOM - Universe: OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,296	+/-177	2,118	+/-178	3,400	+/-326	2,493	+/-194	2,945	+/-212
Owner occupied:	2,043	+/-196	1,669	+/-197	1,702	+/-243	1,736	+/-182	2,379	+/-222
Complete plumbing facilities:	2,043	+/-196	1,650	+/-198	1,702	+/-243	1,729	+/-184	2,361	+/-227

1.00 or less occupants per room	2,043	+/-196	1,598	+/-198	1,702	+/-243	1,706	+/-180	2,353	+/-228
1.01 to 1.50 occupants per room	0	+/-132	52	+/-55	0	+/-132	23	+/-33	8	+/-14
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Lacking complete plumbing facilities:	0	+/-132	19	+/-33	0	+/-132	7	+/-12	18	+/-27
1.00 or less occupants per room	0	+/-132	19	+/-33	0	+/-132	7	+/-12	18	+/-27
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Renter occupied:	253	+/-122	449	+/-160	1,698	+/-281	757	+/-220	566	+/-145
Complete plumbing facilities:	253	+/-122	449	+/-160	1,698	+/-281	701	+/-200	566	+/-145
1.00 or less occupants per room	253	+/-122	449	+/-160	1,609	+/-298	620	+/-190	549	+/-143
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	89	+/-92	81	+/-85	17	+/-19
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Lacking complete plumbing facilities:	0	+/-132	0	+/-132	0	+/-132	56	+/-83	0	+/-132
1.00 or less occupants per room	0	+/-132	0	+/-132	0	+/-132	56	+/-83	0	+/-132
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see [Errata Note #54](#).

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

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B25072. AGE OF HOUSEHOLDER BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS - Universe: RENTER-OCCUPIED HOUSING UNITS

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 304.01, Catoosa County, Georgia		Census Tract 306, Catoosa County, Georgia		Census Tract 307, Catoosa County, Georgia		Census Tract 201, Walker County, Georgia		Census Tract 205.01, Walker County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	253	+/-122	449	+/-160	1,698	+/-281	757	+/-220	566	+/-145
Householder 15 to 24 years:	0	+/-132	75	+/-92	145	+/-110	78	+/-72	85	+/-83
Less than 20.0 percent	0	+/-132	0	+/-132	68	+/-71	28	+/-31	32	+/-50
20.0 to 24.9 percent	0	+/-132	58	+/-90	0	+/-132	0	+/-132	43	+/-66
25.0 to 29.9 percent	0	+/-132	10	+/-17	17	+/-29	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	10	+/-16
35.0 percent or more	0	+/-132	7	+/-11	60	+/-85	50	+/-63	0	+/-132
Not computed	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

Householder 25 to 34 years:	25	+/-26	63	+/-82	390	+/-169	233	+/-146	92	+/-53
Less than 20.0 percent	9	+/-14	0	+/-132	114	+/-85	66	+/-84	15	+/-16
20.0 to 24.9 percent	16	+/-20	0	+/-132	54	+/-50	15	+/-23	13	+/-15
25.0 to 29.9 percent	0	+/-132	0	+/-132	39	+/-45	0	+/-132	46	+/-48
30.0 to 34.9 percent	0	+/-132	0	+/-132	70	+/-87	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	63	+/-82	113	+/-97	152	+/-119	18	+/-21
Not computed	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Householder 35 to 64 years:	212	+/-117	205	+/-119	825	+/-264	380	+/-147	327	+/-114
Less than 20.0 percent	44	+/-67	53	+/-38	258	+/-174	128	+/-82	79	+/-57
20.0 to 24.9 percent	0	+/-132	0	+/-132	169	+/-133	22	+/-27	44	+/-40
25.0 to 29.9 percent	0	+/-132	23	+/-32	52	+/-42	21	+/-34	21	+/-27
30.0 to 34.9 percent	13	+/-21	0	+/-132	113	+/-117	50	+/-56	18	+/-18
35.0 percent or more	96	+/-81	115	+/-96	205	+/-162	76	+/-79	144	+/-88
Not computed	59	+/-74	14	+/-21	28	+/-32	83	+/-66	21	+/-24
Householder 65 years and over:	16	+/-26	106	+/-89	338	+/-145	66	+/-69	62	+/-39
Less than 20.0 percent	0	+/-132	39	+/-61	67	+/-57	0	+/-132	15	+/-17
20.0 to 24.9 percent	0	+/-132	0	+/-132	83	+/-85	0	+/-132	10	+/-15
25.0 to 29.9 percent	0	+/-132	0	+/-132	13	+/-21	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132	119	+/-76	33	+/-44	16	+/-27
Not computed	16	+/-26	67	+/-65	56	+/-54	33	+/-52	21	+/-19

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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Explanation of Symbols:

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Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)


[B09017. RELATIONSHIP BY HOUSEHOLD TYPE \(INCLUDING LIVING ALONE\) FOR THE POPULATION 65 YEARS AND OVER - Universe: POPULATION 65 YEARS AND OVER](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

Census Tract 206.01, Walker County, Georgia			
	Estimate	Margin of Error	
Total:	821	+/-102	
In households:	821	+/-102	
In family households:	646	+/-105	
Householder:	309	+/-66	
Male	234	+/-62	
Female	75	+/-39	
Spouse	229	+/-57	
Parent	42	+/-36	
Other relatives	66	+/-56	
Nonrelatives	0	+/-132	
In nonfamily households:	175	+/-63	
Householder:	175	+/-63	
Male:	37	+/-31	
Living alone	25	+/-24	
Not living alone	12	+/-19	
Female:	138	+/-58	
Living alone	138	+/-58	
Not living alone	0	+/-132	
Nonrelatives	0	+/-132	
In group quarters	0	+/-132	

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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[B11007. HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE - Universe: HOUSEHOLDS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 206.01, Walker County, Georgia	
	Estimate	Margin of Error
Total:	2,013	+/-137
Households with one or more people 65 years and over:	600	+/-84
1-person household	163	+/-60
2-or-more-person household:	437	+/-80
Family households	425	+/-81
Nonfamily households	12	+/-19
Households with no people 65 years and over:	1,413	+/-128
1-person households	134	+/-62
2-or-more-person household:	1,279	+/-151
Family households	1,229	+/-153
Nonfamily households	50	+/-48

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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[B25007. TENURE BY AGE OF HOUSEHOLDER - Universe: OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

	Census Tract 206.01, Walker County, Georgia	
	Estimate	Margin of Error
Total:	2,013	+/-137
Owner occupied:	1,692	+/-162
Householder 15 to 24 years	0	+/-132
Householder 25 to 34 years	216	+/-101
Householder 35 to 44 years	286	+/-97
Householder 45 to 54 years	320	+/-86
Householder 55 to 59 years	185	+/-92
Householder 60 to 64 years	201	+/-69

Householder 65 to 74 years	249	+/-63
Householder 75 to 84 years	184	+/-67
Householder 85 years and over	51	+/-39
Renter occupied:	321	+/-111
Householder 15 to 24 years	60	+/-53
Householder 25 to 34 years	68	+/-61
Householder 35 to 44 years	32	+/-29
Householder 45 to 54 years	144	+/-91
Householder 55 to 59 years	0	+/-132
Householder 60 to 64 years	17	+/-28
Householder 65 to 74 years	0	+/-132
Householder 75 to 84 years	0	+/-132
Householder 85 years and over	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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[B25015. TENURE BY AGE OF HOUSEHOLDER BY OCCUPANTS PER ROOM - Universe: OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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Census Tract 206.01, Walker County, Georgia			
	Estimate	Margin of Error	
Total:	2,013	+/-137	
Owner occupied:	1,692	+/-162	
Householder 15 to 34 years:	216	+/-101	
1.00 or less occupants per room	202	+/-101	
1.01 to 1.50 occupants per room	14	+/-22	
1.51 or more occupants per room	0	+/-132	
Householder 35 to 64 years:	992	+/-142	
1.00 or less occupants per room	992	+/-142	
1.01 to 1.50 occupants per room	0	+/-132	
1.51 or more occupants per room	0	+/-132	
Householder 65 years and over:	484	+/-76	
1.00 or less occupants per room	484	+/-76	
1.01 to 1.50 occupants per room	0	+/-132	
1.51 or more occupants per room	0	+/-132	
Renter occupied:	321	+/-111	
Householder 15 to 34 years:	128	+/-84	

1.00 or less occupants per room	92	+/-67
1.01 to 1.50 occupants per room	36	+/-55
1.51 or more occupants per room	0	+/-132
Householder 35 to 64 years:	193	+/-92
1.00 or less occupants per room	193	+/-92
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	0	+/-132
Householder 65 years and over:	0	+/-132
1.00 or less occupants per room	0	+/-132
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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Explanation of Symbols:

1. An "*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "*" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

[B25016. TENURE BY PLUMBING FACILITIES BY OCCUPANTS PER ROOM - Universe: OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

Census Tract 206.01, Walker County, Georgia		
	Estimate	Margin of Error
Total:	2,013	+/-137
Owner occupied:	1,692	+/-162
Complete plumbing facilities:	1,685	+/-160
1.00 or less occupants per room	1,671	+/-157
1.01 to 1.50 occupants per room	14	+/-22
1.51 or more occupants per room	0	+/-132
Lacking complete plumbing facilities:	7	+/-11
1.00 or less occupants per room	7	+/-11
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	0	+/-132
Renter occupied:	321	+/-111
Complete plumbing facilities:	321	+/-111
1.00 or less occupants per room	285	+/-104
1.01 to 1.50 occupants per room	36	+/-55
1.51 or more occupants per room	0	+/-132

Lacking complete plumbing facilities:	0	+/-132
1.00 or less occupants per room	0	+/-132
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see [Errata Note #54](#).

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

1. An "***" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "-" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

[B25072. AGE OF HOUSEHOLDER BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS - Universe: RENTER-OCCUPIED HOUSING UNITS](#)

Data Set: [2005-2009 American Community Survey 5-Year Estimates](#)

Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

Census Tract 206.01, Walker County, Georgia			
	Estimate	Margin of Error	
Total:	321	+/-111	
Householder 15 to 24 years:	60	+/-53	
Less than 20.0 percent	0	+/-132	
20.0 to 24.9 percent	37	+/-59	
25.0 to 29.9 percent	0	+/-132	
30.0 to 34.9 percent	0	+/-132	
35.0 percent or more	11	+/-18	
Not computed	12	+/-18	
Householder 25 to 34 years:	68	+/-61	
Less than 20.0 percent	56	+/-59	
20.0 to 24.9 percent	0	+/-132	
25.0 to 29.9 percent	0	+/-132	
30.0 to 34.9 percent	0	+/-132	
35.0 percent or more	0	+/-132	
Not computed	12	+/-19	
Householder 35 to 64 years:	193	+/-92	
Less than 20.0 percent	92	+/-65	
20.0 to 24.9 percent	12	+/-19	
25.0 to 29.9 percent	0	+/-132	
30.0 to 34.9 percent	0	+/-132	
35.0 percent or more	41	+/-41	
Not computed	48	+/-63	

Householder 65 years and over:	0	+/-132
Less than 20.0 percent	0	+/-132
20.0 to 24.9 percent	0	+/-132
25.0 to 29.9 percent	0	+/-132
30.0 to 34.9 percent	0	+/-132
35.0 percent or more	0	+/-132
Not computed	0	+/-132

Source: U.S. Census Bureau, 2005-2009 American Community Survey

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

While the 2005-2009 American Community Survey (ACS) data generally reflect the November 2008 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

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

Explanation of Symbols:

1. An "****" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-l" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An "-l" following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An "+u" following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An "*****" entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An "*****" entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)

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Population by Age & Sex Rock Spring, GA - PMA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,145	1,025	2,170	0 to 4 Years	1,224	1,136	2,360	0 to 4 Years	1,313	1,255	2,568
5 to 9 Years	1,215	1,143	2,358	5 to 9 Years	1,292	1,204	2,496	5 to 9 Years	1,298	1,206	2,504
10 to 14 Years	1,184	1,169	2,353	10 to 14 Years	1,355	1,222	2,577	10 to 14 Years	1,372	1,279	2,651
15 to 17 Years	698	672	1,370	15 to 17 Years	787	751	1,538	15 to 17 Years	854	768	1,622
18 to 20 Years	633	641	1,274	18 to 20 Years	725	695	1,420	18 to 20 Years	819	738	1,557
21 to 24 Years	828	815	1,643	21 to 24 Years	895	906	1,801	21 to 24 Years	1,116	1,028	2,144
25 to 34 Years	2,303	2,263	4,566	25 to 34 Years	2,928	2,790	5,718	25 to 34 Years	2,834	2,693	5,527
35 to 44 Years	2,693	2,716	5,409	35 to 44 Years	2,717	2,654	5,371	35 to 44 Years	2,899	2,823	5,722
45 to 49 Years	1,199	1,287	2,486	45 to 49 Years	1,354	1,426	2,780	45 to 49 Years	1,416	1,437	2,853
50 to 54 Years	1,198	1,253	2,451	50 to 54 Years	1,343	1,425	2,768	50 to 54 Years	1,386	1,491	2,877
55 to 59 Years	903	1,014	1,917	55 to 59 Years	1,276	1,410	2,686	55 to 59 Years	1,381	1,493	2,874
60 to 64 Years	793	1,001	1,794	60 to 64 Years	1,013	1,257	2,270	60 to 64 Years	1,247	1,471	2,718
65 to 74 Years	1,275	1,673	2,948	65 to 74 Years	1,434	1,902	3,336	65 to 74 Years	1,744	2,288	4,032
75 to 84 Years	672	1,167	1,839	75 to 84 Years	780	1,328	2,108	75 to 84 Years	877	1,483	2,360
85 Years and Up	147	419	566	85 Years and Up	262	691	953	85 Years and Up	312	841	1,153
Total	16,886	18,258	35,144	Total	19,385	20,797	40,182	Total	20,868	22,294	43,162
62+ Years	n/a	n/a	6,422	62+ Years	n/a	n/a	7,757	62+ Years	n/a	n/a	9,183

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Percent Population by Age & Sex
Rock Spring, GA - PMA

<i>Census 2000</i>				<i>Current Year Estimates - 2009</i>				<i>Five-Year Projections - 2014</i>			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.3%	2.9%	6.2%	0 to 4 Years	3.0%	2.8%	5.9%	0 to 4 Years	3.0%	2.9%	5.9%
5 to 9 Years	3.5%	3.3%	6.7%	5 to 9 Years	3.2%	3.0%	6.2%	5 to 9 Years	3.0%	2.8%	5.8%
10 to 14 Years	3.4%	3.3%	6.7%	10 to 14 Years	3.4%	3.0%	6.4%	10 to 14 Years	3.2%	3.0%	6.1%
15 to 17 Years	2.0%	1.9%	3.9%	15 to 17 Years	2.0%	1.9%	3.8%	15 to 17 Years	2.0%	1.8%	3.8%
18 to 20 Years	1.8%	1.8%	3.6%	18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	1.9%	1.7%	3.6%
21 to 24 Years	2.4%	2.3%	4.7%	21 to 24 Years	2.2%	2.3%	4.5%	21 to 24 Years	2.6%	2.4%	5.0%
25 to 34 Years	6.6%	6.4%	13.0%	25 to 34 Years	7.3%	6.9%	14.2%	25 to 34 Years	6.6%	6.2%	12.8%
35 to 44 Years	7.7%	7.7%	15.4%	35 to 44 Years	6.8%	6.6%	13.4%	35 to 44 Years	6.7%	6.5%	13.3%
45 to 49 Years	3.4%	3.7%	7.1%	45 to 49 Years	3.4%	3.5%	6.9%	45 to 49 Years	3.3%	3.3%	6.6%
50 to 54 Years	3.4%	3.6%	7.0%	50 to 54 Years	3.3%	3.5%	6.9%	50 to 54 Years	3.2%	3.5%	6.7%
55 to 59 Years	2.6%	2.9%	5.5%	55 to 59 Years	3.2%	3.5%	6.7%	55 to 59 Years	3.2%	3.5%	6.7%
60 to 64 Years	2.3%	2.8%	5.1%	60 to 64 Years	2.5%	3.1%	5.6%	60 to 64 Years	2.9%	3.4%	6.3%
65 to 74 Years	3.6%	4.8%	8.4%	65 to 74 Years	3.6%	4.7%	8.3%	65 to 74 Years	4.0%	5.3%	9.3%
75 to 84 Years	1.9%	3.3%	5.2%	75 to 84 Years	1.9%	3.3%	5.2%	75 to 84 Years	2.0%	3.4%	5.5%
85 Years and Up	0.4%	1.2%	1.6%	85 Years and Up	0.7%	1.7%	2.4%	85 Years and Up	0.7%	1.9%	2.7%
Total	48.0%	52.0%	100.0%	Total	48.2%	51.8%	100.0%	Total	48.3%	51.7%	100.0%
62+ Years	n/a	n/a	18.3%	62+ Years	n/a	n/a	19.3%	62+ Years	n/a	n/a	21.3%



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Population by Age & Sex Catoosa County, GA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,881	1,757	3,638	0 to 4 Years	2,134	1,992	4,126	0 to 4 Years	2,321	2,212	4,533
5 to 9 Years	2,062	1,945	4,007	5 to 9 Years	2,259	2,140	4,399	5 to 9 Years	2,285	2,135	4,420
10 to 14 Years	1,979	1,962	3,941	10 to 14 Years	2,306	2,178	4,484	10 to 14 Years	2,424	2,296	4,720
15 to 17 Years	1,118	1,052	2,170	15 to 17 Years	1,409	1,348	2,757	15 to 17 Years	1,510	1,402	2,912
18 to 20 Years	958	947	1,905	18 to 20 Years	1,198	1,214	2,412	18 to 20 Years	1,369	1,321	2,690
21 to 24 Years	1,223	1,207	2,430	21 to 24 Years	1,465	1,563	3,028	21 to 24 Years	1,892	1,834	3,726
25 to 34 Years	3,815	4,009	7,824	25 to 34 Years	4,561	4,403	8,964	25 to 34 Years	4,448	4,435	8,883
35 to 44 Years	4,217	4,380	8,597	35 to 44 Years	4,649	4,763	9,412	35 to 44 Years	4,810	4,877	9,687
45 to 49 Years	1,803	1,944	3,747	45 to 49 Years	2,218	2,393	4,611	45 to 49 Years	2,491	2,587	5,078
50 to 54 Years	1,713	1,828	3,541	50 to 54 Years	2,112	2,251	4,363	50 to 54 Years	2,324	2,533	4,857
55 to 59 Years	1,362	1,484	2,846	55 to 59 Years	1,829	2,051	3,880	55 to 59 Years	2,181	2,364	4,545
60 to 64 Years	1,096	1,218	2,314	60 to 64 Years	1,561	1,776	3,337	60 to 64 Years	1,856	2,127	3,983
65 to 74 Years	1,683	2,092	3,775	65 to 74 Years	2,024	2,528	4,552	65 to 74 Years	2,584	3,166	5,750
75 to 84 Years	720	1,260	1,980	75 to 84 Years	1,038	1,616	2,654	75 to 84 Years	1,239	1,890	3,129
85 Years and Up	<u>153</u>	<u>414</u>	<u>567</u>	85 Years and Up	<u>303</u>	<u>740</u>	<u>1,043</u>	85 Years and Up	<u>382</u>	<u>929</u>	<u>1,311</u>
Total	25,783	27,499	53,282	Total	31,066	32,956	64,022	Total	34,116	36,108	70,224
62+ Years	n/a	n/a	7,730	62+ Years	n/a	n/a	10,291	62+ Years	n/a	n/a	12,630

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Percent Population by Age & Sex Catoosa County, GA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
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	3.3%	3.1%	6.4%	0 to 4 Years	3.3%	3.1%	6.5%
5 to 9 Years	3.9%	3.7%	7.5%	5 to 9 Years	3.5%	3.3%	6.9%	5 to 9 Years	3.3%	3.0%	6.3%
10 to 14 Years	3.7%	3.7%	7.4%	10 to 14 Years	3.6%	3.4%	7.0%	10 to 14 Years	3.5%	3.3%	6.7%
15 to 17 Years	2.1%	2.0%	4.1%	15 to 17 Years	2.2%	2.1%	4.3%	15 to 17 Years	2.2%	2.0%	4.1%
18 to 20 Years	1.8%	1.8%	3.6%	18 to 20 Years	1.9%	1.9%	3.8%	18 to 20 Years	1.9%	1.9%	3.8%
21 to 24 Years	2.3%	2.3%	4.6%	21 to 24 Years	2.3%	2.4%	4.7%	21 to 24 Years	2.7%	2.6%	5.3%
25 to 34 Years	7.2%	7.5%	14.7%	25 to 34 Years	7.1%	6.9%	14.0%	25 to 34 Years	6.3%	6.3%	12.6%
35 to 44 Years	7.9%	8.2%	16.1%	35 to 44 Years	7.3%	7.4%	14.7%	35 to 44 Years	6.8%	6.9%	13.8%
45 to 49 Years	3.4%	3.6%	7.0%	45 to 49 Years	3.5%	3.7%	7.2%	45 to 49 Years	3.5%	3.7%	7.2%
50 to 54 Years	3.2%	3.4%	6.6%	50 to 54 Years	3.3%	3.5%	6.8%	50 to 54 Years	3.3%	3.6%	6.9%
55 to 59 Years	2.6%	2.8%	5.3%	55 to 59 Years	2.9%	3.2%	6.1%	55 to 59 Years	3.1%	3.4%	6.5%
60 to 64 Years	2.1%	2.3%	4.3%	60 to 64 Years	2.4%	2.8%	5.2%	60 to 64 Years	2.6%	3.0%	5.7%
65 to 74 Years	3.2%	3.9%	7.1%	65 to 74 Years	3.2%	3.9%	7.1%	65 to 74 Years	3.7%	4.5%	8.2%
75 to 84 Years	1.4%	2.4%	3.7%	75 to 84 Years	1.6%	2.5%	4.1%	75 to 84 Years	1.8%	2.7%	4.5%
85 Years and Up	0.3%	0.8%	1.1%	85 Years and Up	0.5%	1.2%	1.6%	85 Years and Up	0.5%	1.3%	1.9%
Total	48.4%	51.6%	100.0%	Total	48.5%	51.5%	100.0%	Total	48.6%	51.4%	100.0%
62+ Years	n/a	n/a	14.5%	62+ Years	n/a	n/a	16.1%	62+ Years	n/a	n/a	18.0%



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Population by Age & Sex Walker County, GA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2,064	1,938	4,002	0 to 4 Years	2,104	1,947	4,051	0 to 4 Years	2,201	2,097	4,298
5 to 9 Years	2,168	2,037	4,205	5 to 9 Years	2,152	2,018	4,170	5 to 9 Years	2,154	1,995	4,149
10 to 14 Years	2,190	2,129	4,319	10 to 14 Years	2,256	2,072	4,328	10 to 14 Years	2,210	2,070	4,280
15 to 17 Years	1,347	1,243	2,590	15 to 17 Years	1,337	1,265	2,602	15 to 17 Years	1,411	1,291	2,702
18 to 20 Years	1,153	1,095	2,248	18 to 20 Years	1,161	1,101	2,262	18 to 20 Years	1,268	1,148	2,416
21 to 24 Years	1,547	1,490	3,037	21 to 24 Years	1,528	1,495	3,023	21 to 24 Years	1,783	1,655	3,438
25 to 34 Years	4,120	3,963	8,083	25 to 34 Years	4,918	4,676	9,594	25 to 34 Years	4,638	4,374	9,012
35 to 44 Years	4,745	4,767	9,512	35 to 44 Years	4,465	4,312	8,777	35 to 44 Years	4,610	4,483	9,093
45 to 49 Years	2,054	2,195	4,249	45 to 49 Years	2,293	2,335	4,628	45 to 49 Years	2,282	2,233	4,515
50 to 54 Years	2,060	2,101	4,161	50 to 54 Years	2,217	2,364	4,581	50 to 54 Years	2,275	2,362	4,637
55 to 59 Years	1,603	1,794	3,397	55 to 59 Years	2,021	2,207	4,228	55 to 59 Years	2,174	2,369	4,543
60 to 64 Years	1,294	1,517	2,811	60 to 64 Years	1,657	1,896	3,553	60 to 64 Years	1,946	2,185	4,131
65 to 74 Years	2,052	2,632	4,684	65 to 74 Years	2,257	2,889	5,146	65 to 74 Years	2,717	3,366	6,083
75 to 84 Years	1,010	1,865	2,875	75 to 84 Years	1,173	2,032	3,205	75 to 84 Years	1,299	2,164	3,463
85 Years and Up	<u>234</u>	<u>646</u>	<u>880</u>	85 Years and Up	<u>345</u>	<u>917</u>	<u>1,262</u>	85 Years and Up	<u>416</u>	<u>1,129</u>	<u>1,545</u>
Total	29,641	31,412	61,053	Total	31,884	33,526	65,410	Total	33,384	34,921	68,305
62+ Years	n/a	n/a	10,101	62+ Years	n/a	n/a	11,702	62+ Years	n/a	n/a	13,529

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Percent Population by Age & Sex Walker County, GA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.4%	3.2%	6.6%	0 to 4 Years	3.2%	3.0%	6.2%	0 to 4 Years	3.2%	3.1%	6.3%
5 to 9 Years	3.6%	3.3%	6.9%	5 to 9 Years	3.3%	3.1%	6.4%	5 to 9 Years	3.2%	2.9%	6.1%
10 to 14 Years	3.6%	3.5%	7.1%	10 to 14 Years	3.4%	3.2%	6.6%	10 to 14 Years	3.2%	3.0%	6.3%
15 to 17 Years	2.2%	2.0%	4.2%	15 to 17 Years	2.0%	1.9%	4.0%	15 to 17 Years	2.1%	1.9%	4.0%
18 to 20 Years	1.9%	1.8%	3.7%	18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	1.9%	1.7%	3.5%
21 to 24 Years	2.5%	2.4%	5.0%	21 to 24 Years	2.3%	2.3%	4.6%	21 to 24 Years	2.6%	2.4%	5.0%
25 to 34 Years	6.7%	6.5%	13.2%	25 to 34 Years	7.5%	7.1%	14.7%	25 to 34 Years	6.8%	6.4%	13.2%
35 to 44 Years	7.8%	7.8%	15.6%	35 to 44 Years	6.8%	6.6%	13.4%	35 to 44 Years	6.7%	6.6%	13.3%
45 to 49 Years	3.4%	3.6%	7.0%	45 to 49 Years	3.5%	3.6%	7.1%	45 to 49 Years	3.3%	3.3%	6.6%
50 to 54 Years	3.4%	3.4%	6.8%	50 to 54 Years	3.4%	3.6%	7.0%	50 to 54 Years	3.3%	3.5%	6.8%
55 to 59 Years	2.6%	2.9%	5.6%	55 to 59 Years	3.1%	3.4%	6.5%	55 to 59 Years	3.2%	3.5%	6.7%
60 to 64 Years	2.1%	2.5%	4.6%	60 to 64 Years	2.5%	2.9%	5.4%	60 to 64 Years	2.8%	3.2%	6.0%
65 to 74 Years	3.4%	4.3%	7.7%	65 to 74 Years	3.5%	4.4%	7.9%	65 to 74 Years	4.0%	4.9%	8.9%
75 to 84 Years	1.7%	3.1%	4.7%	75 to 84 Years	1.8%	3.1%	4.9%	75 to 84 Years	1.9%	3.2%	5.1%
85 Years and Up	0.4%	1.1%	1.4%	85 Years and Up	0.5%	1.4%	1.9%	85 Years and Up	0.6%	1.7%	2.3%
Total	48.5%	51.5%	100.0%	Total	48.7%	51.3%	100.0%	Total	48.9%	51.1%	100.0%
62+ Years	n/a	n/a	16.5%	62+ Years	n/a	n/a	17.9%	62+ Years	n/a	n/a	19.8%

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Renter Households						
Under Age 55 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	143	137	59	53	25	417
\$10,000-20,000	122	99	120	65	77	483
\$20,000-30,000	135	103	125	122	36	521
\$30,000-40,000	95	135	37	56	59	382
\$40,000-50,000	25	98	73	105	36	337
\$50,000-60,000	10	30	33	71	36	180
\$60,000+	0	32	36	54	62	184
Total	530	634	483	526	331	2,504

Renter Households						
Aged 55-61 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	56	9	0	0	0	65
\$10,000-20,000	38	8	1	1	1	49
\$20,000-30,000	5	4	0	0	11	20
\$30,000-40,000	17	9	0	13	0	39
\$40,000-50,000	0	18	0	0	0	18
\$50,000-60,000	0	5	0	10	0	15
\$60,000+	0	3	0	0	0	3
Total	116	56	1	24	12	209

Renter Households						
Aged 62+ Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	259	4	0	0	0	263
\$10,000-20,000	115	36	0	0	0	151
\$20,000-30,000	16	26	4	0	0	46
\$30,000-40,000	13	28	0	0	4	45
\$40,000-50,000	8	7	0	0	0	15
\$50,000-60,000	0	4	11	0	0	15
\$60,000+	0	12	0	0	0	12
Total	411	117	15	0	4	547

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Percent Renter Households						
Under Age 55 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.7%	5.5%	2.4%	2.1%	1.0%	16.7%
\$10,000-20,000	4.9%	4.0%	4.8%	2.6%	3.1%	19.3%
\$20,000-30,000	5.4%	4.1%	5.0%	4.9%	1.4%	20.8%
\$30,000-40,000	3.8%	5.4%	1.5%	2.2%	2.4%	15.3%
\$40,000-50,000	1.0%	3.9%	2.9%	4.2%	1.4%	13.5%
\$50,000-60,000	0.4%	1.2%	1.3%	2.8%	1.4%	7.2%
\$60,000+	<u>0.0%</u>	<u>1.3%</u>	<u>1.4%</u>	<u>2.2%</u>	<u>2.5%</u>	<u>7.3%</u>
Total	21.2%	25.3%	19.3%	21.0%	13.2%	100.0%

Percent Renter Households						
Aged 55-61 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	26.8%	4.3%	0.0%	0.0%	0.0%	31.1%
\$10,000-20,000	18.2%	3.8%	0.5%	0.5%	0.5%	23.4%
\$20,000-30,000	2.4%	1.9%	0.0%	0.0%	5.3%	9.6%
\$30,000-40,000	8.1%	4.3%	0.0%	6.2%	0.0%	18.7%
\$40,000-50,000	0.0%	8.6%	0.0%	0.0%	0.0%	8.6%
\$50,000-60,000	0.0%	2.4%	0.0%	4.8%	0.0%	7.2%
\$60,000+	<u>0.0%</u>	<u>1.4%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>1.4%</u>
Total	55.5%	26.8%	0.5%	11.5%	5.7%	100.0%

Percent Renter Households						
Aged 62+ Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	47.3%	0.7%	0.0%	0.0%	0.0%	48.1%
\$10,000-20,000	21.0%	6.6%	0.0%	0.0%	0.0%	27.6%
\$20,000-30,000	2.9%	4.8%	0.7%	0.0%	0.0%	8.4%
\$30,000-40,000	2.4%	5.1%	0.0%	0.0%	0.7%	8.2%
\$40,000-50,000	1.5%	1.3%	0.0%	0.0%	0.0%	2.7%
\$50,000-60,000	0.0%	0.7%	2.0%	0.0%	0.0%	2.7%
\$60,000+	<u>0.0%</u>	<u>2.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>2.2%</u>
Total	75.1%	21.4%	2.7%	0.0%	0.7%	100.0%

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Owner Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	97	15	25	10	12	159
\$10,000-20,000	125	122	78	54	11	390
\$20,000-30,000	145	153	103	164	54	619
\$30,000-40,000	115	266	235	142	97	855
\$40,000-50,000	45	307	347	239	146	1,084
\$50,000-60,000	29	239	184	205	104	761
\$60,000+	<u>34</u>	<u>427</u>	<u>663</u>	<u>490</u>	<u>226</u>	<u>1,840</u>
Total	590	1,529	1,635	1,304	650	5,708

Owner Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	73	23	0	0	0	96
\$10,000-20,000	25	89	13	1	1	129
\$20,000-30,000	86	100	11	0	0	197
\$30,000-40,000	24	101	12	0	0	137
\$40,000-50,000	0	145	84	21	0	250
\$50,000-60,000	8	87	28	17	0	140
\$60,000+	<u>22</u>	<u>239</u>	<u>86</u>	<u>25</u>	<u>28</u>	<u>400</u>
Total	238	784	234	64	29	1,349

Owner Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	523	44	4	0	4	575
\$10,000-20,000	407	414	8	4	0	833
\$20,000-30,000	225	443	39	8	19	734
\$30,000-40,000	50	277	33	11	0	371
\$40,000-50,000	32	340	17	16	7	412
\$50,000-60,000	23	99	38	12	3	175
\$60,000+	<u>44</u>	<u>188</u>	<u>129</u>	<u>9</u>	<u>16</u>	<u>386</u>
Total	1,304	1,805	268	60	49	3,486

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Percent Owner Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.7%	0.3%	0.4%	0.2%	0.2%	2.8%
\$10,000-20,000	2.2%	2.1%	1.4%	0.9%	0.2%	6.8%
\$20,000-30,000	2.5%	2.7%	1.8%	2.9%	0.9%	10.8%
\$30,000-40,000	2.0%	4.7%	4.1%	2.5%	1.7%	15.0%
\$40,000-50,000	0.8%	5.4%	6.1%	4.2%	2.6%	19.0%
\$50,000-60,000	0.5%	4.2%	3.2%	3.6%	1.8%	13.3%
\$60,000+	<u>0.6%</u>	<u>7.5%</u>	<u>11.6%</u>	<u>8.6%</u>	<u>4.0%</u>	<u>32.2%</u>
Total	10.3%	26.8%	28.6%	22.8%	11.4%	100.0%

Percent Owner Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	5.4%	1.7%	0.0%	0.0%	0.0%	7.1%
\$10,000-20,000	1.9%	6.6%	1.0%	0.1%	0.1%	9.6%
\$20,000-30,000	6.4%	7.4%	0.8%	0.0%	0.0%	14.6%
\$30,000-40,000	1.8%	7.5%	0.9%	0.0%	0.0%	10.2%
\$40,000-50,000	0.0%	10.7%	6.2%	1.6%	0.0%	18.5%
\$50,000-60,000	0.6%	6.4%	2.1%	1.3%	0.0%	10.4%
\$60,000+	<u>1.6%</u>	<u>17.7%</u>	<u>6.4%</u>	<u>1.9%</u>	<u>2.1%</u>	<u>29.7%</u>
Total	17.6%	58.1%	17.3%	4.7%	2.1%	100.0%

Percent Owner Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	15.0%	1.3%	0.1%	0.0%	0.1%	16.5%
\$10,000-20,000	11.7%	11.9%	0.2%	0.1%	0.0%	23.9%
\$20,000-30,000	6.5%	12.7%	1.1%	0.2%	0.5%	21.1%
\$30,000-40,000	1.4%	7.9%	0.9%	0.3%	0.0%	10.6%
\$40,000-50,000	0.9%	9.8%	0.5%	0.5%	0.2%	11.8%
\$50,000-60,000	0.7%	2.8%	1.1%	0.3%	0.1%	5.0%
\$60,000+	<u>1.3%</u>	<u>5.4%</u>	<u>3.7%</u>	<u>0.3%</u>	<u>0.5%</u>	<u>11.1%</u>
Total	37.4%	51.8%	7.7%	1.7%	1.4%	100.0%

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Renter Households						
Under Age 55 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	177	135	59	56	28	455
\$10,000-20,000	152	86	100	55	70	463
\$20,000-30,000	173	101	129	126	43	572
\$30,000-40,000	128	147	49	56	50	430
\$40,000-50,000	42	109	73	109	28	361
\$50,000-60,000	17	40	44	105	51	257
\$60,000+	<u>0</u>	<u>46</u>	<u>70</u>	<u>96</u>	<u>100</u>	<u>312</u>
Total	689	664	524	603	370	2,850

Renter Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	77	8	0	0	0	85
\$10,000-20,000	70	9	2	3	3	87
\$20,000-30,000	4	5	0	0	5	14
\$30,000-40,000	30	12	1	13	1	57
\$40,000-50,000	0	20	0	0	0	20
\$50,000-60,000	0	18	0	9	0	27
\$60,000+	<u>0</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>6</u>
Total	181	78	3	25	9	296

Renter Households						
Aged 62+ Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	320	4	0	0	0	324
\$10,000-20,000	153	33	0	0	0	186
\$20,000-30,000	22	29	6	0	0	57
\$30,000-40,000	30	47	0	0	5	82
\$40,000-50,000	10	8	0	0	0	18
\$50,000-60,000	0	6	17	0	0	23
\$60,000+	<u>0</u>	<u>26</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>26</u>
Total	535	153	23	0	5	716

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Percent Renter Households						
Under Age 55 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.2%	4.7%	2.1%	2.0%	1.0%	16.0%
\$10,000-20,000	5.3%	3.0%	3.5%	1.9%	2.5%	16.2%
\$20,000-30,000	6.1%	3.5%	4.5%	4.4%	1.5%	20.1%
\$30,000-40,000	4.5%	5.2%	1.7%	2.0%	1.8%	15.1%
\$40,000-50,000	1.5%	3.8%	2.6%	3.8%	1.0%	12.7%
\$50,000-60,000	0.6%	1.4%	1.5%	3.7%	1.8%	9.0%
\$60,000+	<u>0.0%</u>	<u>1.6%</u>	<u>2.5%</u>	<u>3.4%</u>	<u>3.5%</u>	<u>10.9%</u>
Total	24.2%	23.3%	18.4%	21.2%	13.0%	100.0%

Percent Renter Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	26.0%	2.7%	0.0%	0.0%	0.0%	28.7%
\$10,000-20,000	23.6%	3.0%	0.7%	1.0%	1.0%	29.4%
\$20,000-30,000	1.4%	1.7%	0.0%	0.0%	1.7%	4.7%
\$30,000-40,000	10.1%	4.1%	0.3%	4.4%	0.3%	19.3%
\$40,000-50,000	0.0%	6.8%	0.0%	0.0%	0.0%	6.8%
\$50,000-60,000	0.0%	6.1%	0.0%	3.0%	0.0%	9.1%
\$60,000+	<u>0.0%</u>	<u>2.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>2.0%</u>
Total	61.1%	26.4%	1.0%	8.4%	3.0%	100.0%

Percent Renter Households						
Aged 62+ Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	44.7%	0.6%	0.0%	0.0%	0.0%	45.3%
\$10,000-20,000	21.4%	4.6%	0.0%	0.0%	0.0%	26.0%
\$20,000-30,000	3.1%	4.1%	0.8%	0.0%	0.0%	8.0%
\$30,000-40,000	4.2%	6.6%	0.0%	0.0%	0.7%	11.5%
\$40,000-50,000	1.4%	1.1%	0.0%	0.0%	0.0%	2.5%
\$50,000-60,000	0.0%	0.8%	2.4%	0.0%	0.0%	3.2%
\$60,000+	<u>0.0%</u>	<u>3.6%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>3.6%</u>
Total	74.7%	21.4%	3.2%	0.0%	0.7%	100.0%

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Owner Households						
Under Age 55 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	99	12	22	9	6	148
\$10,000-20,000	103	78	55	37	6	279
\$20,000-30,000	148	130	88	127	42	535
\$30,000-40,000	125	195	204	121	79	724
\$40,000-50,000	50	264	256	172	117	859
\$50,000-60,000	41	274	220	232	113	880
\$60,000+	<u>68</u>	<u>626</u>	<u>995</u>	<u>740</u>	<u>332</u>	<u>2,761</u>
Total	634	1,579	1,840	1,438	695	6,186

Owner Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	77	14	0	0	0	91
\$10,000-20,000	30	114	13	2	2	161
\$20,000-30,000	79	97	16	0	0	192
\$30,000-40,000	40	101	17	1	1	160
\$40,000-50,000	0	129	77	24	0	230
\$50,000-60,000	24	171	73	29	0	297
\$60,000+	<u>50</u>	<u>437</u>	<u>161</u>	<u>45</u>	<u>52</u>	<u>745</u>
Total	300	1,063	357	101	55	1,876

Owner Households						
Aged 62+ Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	472	29	4	0	2	507
\$10,000-20,000	421	316	7	3	0	747
\$20,000-30,000	291	428	37	6	16	778
\$30,000-40,000	107	416	45	16	0	584
\$40,000-50,000	34	331	17	19	11	412
\$50,000-60,000	39	188	94	17	5	343
\$60,000+	<u>113</u>	<u>328</u>	<u>229</u>	<u>17</u>	<u>28</u>	<u>715</u>
Total	1,477	2,036	433	78	62	4,086

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Percent Owner Households						
Under Age 55 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.6%	0.2%	0.4%	0.1%	0.1%	2.4%
\$10,000-20,000	1.7%	1.3%	0.9%	0.6%	0.1%	4.5%
\$20,000-30,000	2.4%	2.1%	1.4%	2.1%	0.7%	8.6%
\$30,000-40,000	2.0%	3.2%	3.3%	2.0%	1.3%	11.7%
\$40,000-50,000	0.8%	4.3%	4.1%	2.8%	1.9%	13.9%
\$50,000-60,000	0.7%	4.4%	3.6%	3.8%	1.8%	14.2%
\$60,000+	1.1%	10.1%	16.1%	12.0%	5.4%	44.6%
Total	10.2%	25.5%	29.7%	23.2%	11.2%	100.0%

Percent Owner Households						
Aged 55-61 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.1%	0.7%	0.0%	0.0%	0.0%	4.9%
\$10,000-20,000	1.6%	6.1%	0.7%	0.1%	0.1%	8.6%
\$20,000-30,000	4.2%	5.2%	0.9%	0.0%	0.0%	10.2%
\$30,000-40,000	2.1%	5.4%	0.9%	0.1%	0.1%	8.5%
\$40,000-50,000	0.0%	6.9%	4.1%	1.3%	0.0%	12.3%
\$50,000-60,000	1.3%	9.1%	3.9%	1.5%	0.0%	15.8%
\$60,000+	2.7%	23.3%	8.6%	2.4%	2.8%	39.7%
Total	16.0%	56.7%	19.0%	5.4%	2.9%	100.0%

Percent Owner Households						
Aged 62+ Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	11.6%	0.7%	0.1%	0.0%	0.0%	12.4%
\$10,000-20,000	10.3%	7.7%	0.2%	0.1%	0.0%	18.3%
\$20,000-30,000	7.1%	10.5%	0.9%	0.1%	0.4%	19.0%
\$30,000-40,000	2.6%	10.2%	1.1%	0.4%	0.0%	14.3%
\$40,000-50,000	0.8%	8.1%	0.4%	0.5%	0.3%	10.1%
\$50,000-60,000	1.0%	4.6%	2.3%	0.4%	0.1%	8.4%
\$60,000+	2.8%	8.0%	5.6%	0.4%	0.7%	17.5%
Total	36.1%	49.8%	10.6%	1.9%	1.5%	100.0%

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Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	181	124	55	56	28	444
\$10,000-20,000	154	74	90	50	66	434
\$20,000-30,000	176	93	126	120	48	563
\$30,000-40,000	140	142	51	59	52	444
\$40,000-50,000	46	108	70	104	24	352
\$50,000-60,000	15	46	45	131	62	299
\$60,000+	<u>0</u>	<u>55</u>	<u>96</u>	<u>123</u>	<u>132</u>	406
Total	712	642	533	643	412	2,942

Renter Households						
Aged 55-61 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	78	8	0	0	0	86
\$10,000-20,000	76	9	2	2	2	91
\$20,000-30,000	6	6	0	0	6	18
\$30,000-40,000	34	13	1	13	2	63
\$40,000-50,000	0	25	0	0	0	25
\$50,000-60,000	0	17	0	14	0	31
\$60,000+	<u>0</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>0</u>	7
Total	194	85	3	29	10	321

Renter Households						
Aged 62+ Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	356	3	0	0	0	359
\$10,000-20,000	184	36	0	0	0	220
\$20,000-30,000	31	32	7	0	0	70
\$30,000-40,000	46	60	0	0	7	113
\$40,000-50,000	13	10	0	0	0	23
\$50,000-60,000	0	7	20	0	0	27
\$60,000+	<u>0</u>	<u>36</u>	<u>0</u>	<u>0</u>	<u>0</u>	36
Total	630	184	27	0	7	848

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Percent Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.2%	4.2%	1.9%	1.9%	1.0%	15.1%
\$10,000-20,000	5.2%	2.5%	3.1%	1.7%	2.2%	14.8%
\$20,000-30,000	6.0%	3.2%	4.3%	4.1%	1.6%	19.1%
\$30,000-40,000	4.8%	4.8%	1.7%	2.0%	1.8%	15.1%
\$40,000-50,000	1.6%	3.7%	2.4%	3.5%	0.8%	12.0%
\$50,000-60,000	0.5%	1.6%	1.5%	4.5%	2.1%	10.2%
\$60,000+	<u>0.0%</u>	<u>1.9%</u>	<u>3.3%</u>	<u>4.2%</u>	<u>4.5%</u>	13.8%
Total	24.2%	21.8%	18.1%	21.9%	14.0%	100.0%

Percent Renter Households						
Aged 55-61 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	24.3%	2.5%	0.0%	0.0%	0.0%	26.8%
\$10,000-20,000	23.7%	2.8%	0.6%	0.6%	0.6%	28.3%
\$20,000-30,000	1.9%	1.9%	0.0%	0.0%	1.9%	5.6%
\$30,000-40,000	10.6%	4.0%	0.3%	4.0%	0.6%	19.6%
\$40,000-50,000	0.0%	7.8%	0.0%	0.0%	0.0%	7.8%
\$50,000-60,000	0.0%	5.3%	0.0%	4.4%	0.0%	9.7%
\$60,000+	<u>0.0%</u>	<u>2.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	2.2%
Total	60.4%	26.5%	0.9%	9.0%	3.1%	100.0%

Percent Renter Households						
Aged 62+ Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	42.0%	0.4%	0.0%	0.0%	0.0%	42.3%
\$10,000-20,000	21.7%	4.2%	0.0%	0.0%	0.0%	25.9%
\$20,000-30,000	3.7%	3.8%	0.8%	0.0%	0.0%	8.3%
\$30,000-40,000	5.4%	7.1%	0.0%	0.0%	0.8%	13.3%
\$40,000-50,000	1.5%	1.2%	0.0%	0.0%	0.0%	2.7%
\$50,000-60,000	0.0%	0.8%	2.4%	0.0%	0.0%	3.2%
\$60,000+	<u>0.0%</u>	<u>4.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>0.0%</u>	4.2%
Total	74.3%	21.7%	3.2%	0.0%	0.8%	100.0%

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Owner Households						
Under Age 55 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	91	9	17	8	6	131
\$10,000-20,000	90	62	44	30	4	230
\$20,000-30,000	131	106	74	111	34	456
\$30,000-40,000	117	159	177	113	71	637
\$40,000-50,000	49	231	221	154	100	755
\$50,000-60,000	48	254	224	232	107	865
\$60,000+	<u>84</u>	<u>704</u>	<u>1,179</u>	<u>878</u>	<u>393</u>	<u>3,238</u>
Total	610	1,525	1,936	1,526	715	6,312

Owner Households						
Aged 55-61 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	79	12	0	0	0	91
\$10,000-20,000	30	117	12	2	2	163
\$20,000-30,000	90	98	16	0	0	204
\$30,000-40,000	49	89	17	1	2	158
\$40,000-50,000	0	121	71	25	0	217
\$50,000-60,000	20	157	79	31	0	287
\$60,000+	<u>73</u>	<u>583</u>	<u>219</u>	<u>67</u>	<u>73</u>	<u>1,015</u>
Total	341	1,177	414	126	77	2,135

Owner Households						
Aged 62+ Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	481	28	3	0	3	515
\$10,000-20,000	449	297	7	3	0	756
\$20,000-30,000	337	456	40	6	17	856
\$30,000-40,000	138	468	58	19	0	683
\$40,000-50,000	41	384	22	24	14	485
\$50,000-60,000	45	224	89	19	5	382
\$60,000+	<u>198</u>	<u>462</u>	<u>323</u>	<u>23</u>	<u>41</u>	<u>1,047</u>
Total	1,689	2,319	542	94	80	4,724

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Percent Owner Households						
Under Age 55 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	0.1%	0.3%	0.1%	0.1%	2.1%
\$10,000-20,000	1.4%	1.0%	0.7%	0.5%	0.1%	3.6%
\$20,000-30,000	2.1%	1.7%	1.2%	1.8%	0.5%	7.2%
\$30,000-40,000	1.9%	2.5%	2.8%	1.8%	1.1%	10.1%
\$40,000-50,000	0.8%	3.7%	3.5%	2.4%	1.6%	12.0%
\$50,000-60,000	0.8%	4.0%	3.5%	3.7%	1.7%	13.7%
\$60,000+	<u>1.3%</u>	<u>11.2%</u>	<u>18.7%</u>	<u>13.9%</u>	<u>6.2%</u>	<u>51.3%</u>
Total	9.7%	24.2%	30.7%	24.2%	11.3%	100.0%

Percent Owner Households						
Aged 55-61 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.7%	0.6%	0.0%	0.0%	0.0%	4.3%
\$10,000-20,000	1.4%	5.5%	0.6%	0.1%	0.1%	7.6%
\$20,000-30,000	4.2%	4.6%	0.7%	0.0%	0.0%	9.6%
\$30,000-40,000	2.3%	4.2%	0.8%	0.0%	0.1%	7.4%
\$40,000-50,000	0.0%	5.7%	3.3%	1.2%	0.0%	10.2%
\$50,000-60,000	0.9%	7.4%	3.7%	1.5%	0.0%	13.4%
\$60,000+	<u>3.4%</u>	<u>27.3%</u>	<u>10.3%</u>	<u>3.1%</u>	<u>3.4%</u>	<u>47.5%</u>
Total	16.0%	55.1%	19.4%	5.9%	3.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.2%	0.6%	0.1%	0.0%	0.1%	10.9%
\$10,000-20,000	9.5%	6.3%	0.1%	0.1%	0.0%	16.0%
\$20,000-30,000	7.1%	9.7%	0.8%	0.1%	0.4%	18.1%
\$30,000-40,000	2.9%	9.9%	1.2%	0.4%	0.0%	14.5%
\$40,000-50,000	0.9%	8.1%	0.5%	0.5%	0.3%	10.3%
\$50,000-60,000	1.0%	4.7%	1.9%	0.4%	0.1%	8.1%
\$60,000+	<u>4.2%</u>	<u>9.8%</u>	<u>6.8%</u>	<u>0.5%</u>	<u>0.9%</u>	<u>22.2%</u>
Total	35.8%	49.1%	11.5%	2.0%	1.7%	100.0%

UTILITY ALLOWANCES

Georgia Department of Community Affairs
Office of Affordable Housing

UTILITY ALLOWANCES
Effective 6/1/2011

NORTHERN REGION

Unit Type	Use	Appliance Type	0 BR	1 BR	2 BR	3 BR	4 BR
MULTI-FAMILY	Heating	Natural Gas	22	31	39	48	62
		Electric	27	38	48	59	75
		Propane	41	58	74	90	115
		78%+ AFUE Gas	15	19	23	31	38
		Electric Heat Pump	9	11	13	19	24
		Electric Aquatherm	19	26	34	41	53
		Gas Aquatherm	15	22	27	34	43
	Cooking	Natural Gas	5	8	9	12	15
		Electric	6	9	11	14	18
		Propane	12	14	18	23	28
	Hot Water	Natural Gas	15	20	26	31	39
		Electric	20	28	35	43	55
		Propane	28	37	48	58	74
	Air Cond.	Electric	16	23	29	36	46
Lights/Refr.	Electric	18	26	33	40	51	
Sewer		14	19	23	30	37	
Water		12	17	19	26	31	
Trash Collection		21	21	21	21	21	
SINGLE FAMILY	Heating	Natural Gas	24	34	44	54	69
		Electric	30	42	54	65	83
		Propane	46	65	83	101	127
		78%+ AFUE Gas	23	30	38	44	57
		Electric Heat Pump	19	29	33	38	50
		Electric Aquatherm	21	30	38	46	58
		Gas Aquatherm	17	24	31	38	48
	Cooking	Natural Gas	5	8	9	12	15
		Electric	6	9	11	14	18
		Propane	12	14	18	23	28
	Hot Water	Natural Gas	15	20	26	31	39
		Electric	20	28	35	43	55
		Propane	28	37	48	58	74
	Air Cond.	Electric	18	25	33	40	51
Lights/Refr.	Electric	20	29	36	45	57	
Sewer		14	20	25	30	37	
Water		12	17	21	25	31	
Trash Collection		21	21	21	21	21	

COMPREHENSIVE PLAN INFO.



**Joint City-County
Comprehensive Plan Update 2007-2027**

Partial Plan Update

**For Walker County and the Cities of
Chickamauga, LaFayette, Lookout Mountain,
and Rossville**

September 2006



Ed Jackson

Prepared by the Coosa Valley Regional Development Center
Walker County Staff
and City Staff

Housing

1. Work towards affordable, safe housing for all age groups and family types in community situations like neighborhoods with mixed uses.
 - Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences.
 - Existing structures suitable for conversion to affordable or subsidized housing are not being redeveloped.
 - There is a lack of affordable or subsidized housing in the community.
 - The incentives and barriers to maintenance and/or development of affordable/workforce housing in the community have not been inventoried.
 - The community has not compared housing costs and income levels to the available housing stock.
2. Encourage neo-traditional development as alternative to "cookie-cutter"
 - Our community does not have an inventory of vacant properties, properties owned by the city or other government agencies, and tax delinquent properties suitable for infill development.
 - Our community does not require or encourage new developments to reserve a percentage of proposed units for affordable housing.
 - Our community does not take measures to encourage well-designed infill and medium to high density multi-family residential development in appropriate locations.

Land Use

1. The design of our community does not promote conservation of resources and minimization of waste.
2. Work toward preservation of agricultural land which provides a large portion of the tax base.
3. Housing and commercial buildings in rural areas are not concentrated in small, well-planned nodes (i.e. villages with lots of intervening farmland or open space)
4. Our community is not relatively compact (i.e. typical Georgia lot size is ¼ acre) but spread out and only accessible by car.

Transportation

1. There is an imbalance between auto-dependent transportation projects and alternative transportation projects.
2. Community streets, pedestrian paths, and bike paths do not encourage pedestrian and bicycle use because they are not spatially defined by buildings, trees and lighting, do not discourage high speed traffic, and are not well-linked..
3. Streetscape improvements in our community are not geared towards traffic calming and pedestrian/bicycle friendliness.
4. Housing, jobs, daily needs and other activities are not within easy walking distance of one another or of transit stops in the community.
5. There is a lack of activities located within easy walking distance of transit stops.

and passive nature, the greenspace areas offer important amenities in terms of environmental protection towards clean air and water. Quality Community Objectives pursued may include: sense of place, transportation alternatives as bikeways and hiking trails are developed, regional identity, open space preservation, environmental protection, growth preparedness, and opportunities for regional cooperation.

Industrial

There are currently five small industrial parks in Walker County all located within close proximity to the Highway 27 corridor. Two are located in Lafayette. Two are in unincorporated areas of Walker County and one in Rossville. There are approximately 200 industries of various sizes. Light Industry is being encouraged to locate within the mixed use areas. There are several old industrial sites that are being examined for future reuse/adaptation. Quality Community Objectives pursued include: infill development as older sites are revamped, regional identity, appropriate businesses, and employment options.

Residential

The major residential areas in the county include the suburban areas outside of the municipalities' city limits and in the extreme northern area of the county. Water and sewer infrastructure is available in these areas and is driving growth. The county is attempting to influence the standard "cookie-cutter" approach to subdivision development in these areas, working closely with developers. Walker County has adopted the "Conservation Subdivision" regulations as an alternative to conventional regulations for developers. Quality Community Objectives pursued in this area include: Traditional neighborhood objectives, infill development, sense of place, and housing choices may be achieved in this character area.

Mixed Use

Three major mixed use corridors are planned for Walker County; Rock Springs/Noble, along the western edge of the City of Fort Oglethorpe, and along Hwy 193 in the Flintstone/Chattanooga Valley areas. These areas represent "nodes" around which future commercial and residential development are to be concentrated. The mixed-use will blend residential development with schools, parks, recreation, retail businesses and services into a compact pattern that encourages walking and minimizes the need for auto trips within the subdivision. Quality Community Objectives that may be achieved here include: traditional neighborhood, infill development, sense of place, appropriate businesses, employment options, and housing choices.

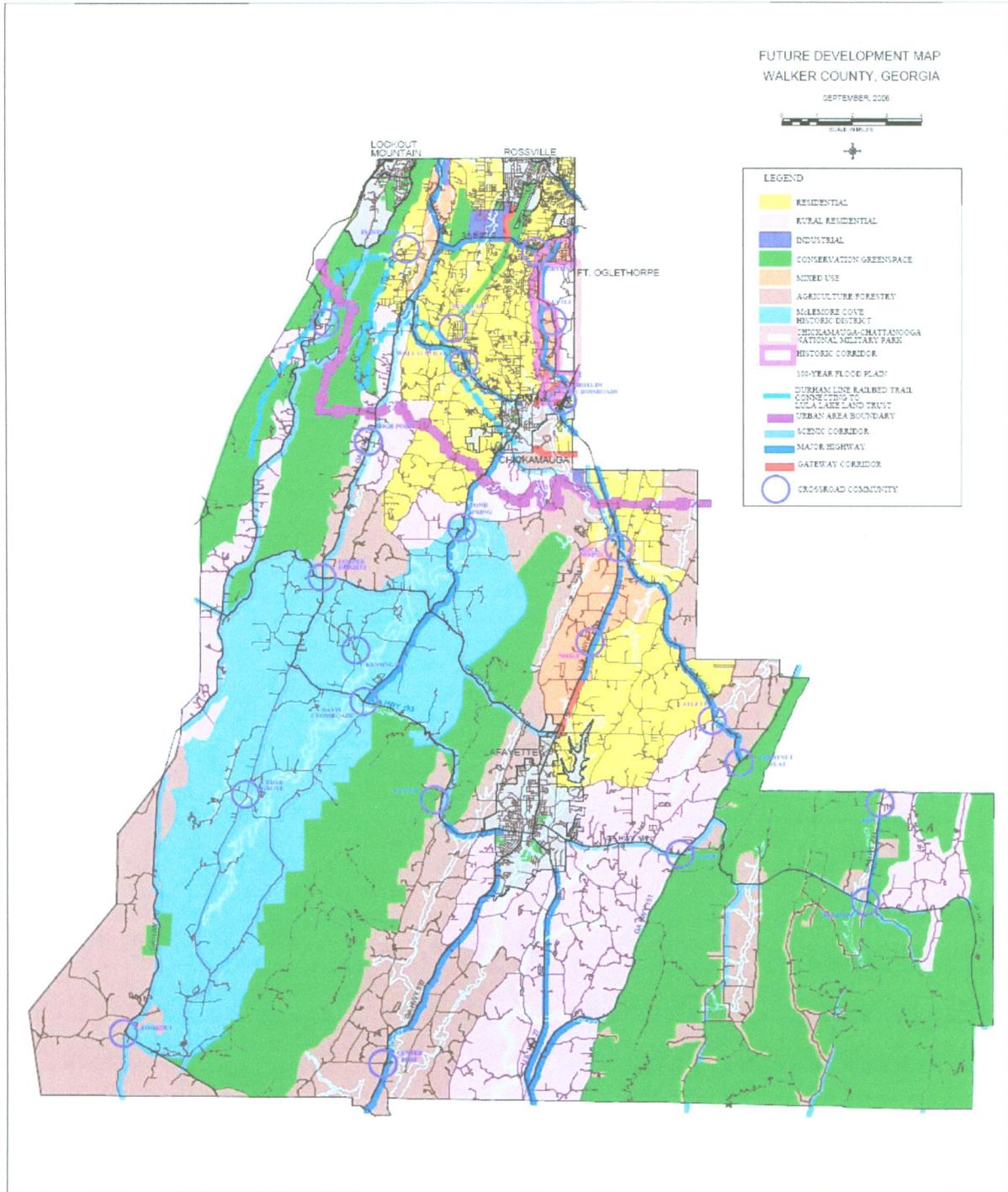
Rural Residential

There are many areas of rural residential development in the county. These represent the best opportunity to maintain some of the "rural quality of life" enjoyed by Walker County residents. Conservation Subdivision design which incorporates a certain degree of open space, connections to greenspace and trails, and encouraging architectural styles that maintain the regional rural character are several ways of influencing development here. These rural residential areas are most likely to face development pressures for lower density development. Quality Community Objectives achievable here include: sense of place, regional identity, heritage preservation, open space preservation, environmental protection, growth preparedness, and housing choices.

Agricultural/Forest

Agricultural lands remain a significant portion of Walker County's economy. Forested land is protected by the Chattahoochee National Forest as well as the Lula Lake Land Trust, Pigeon Mountain Wildlife Management Area, etc. Protections for farmland and open space perhaps by

Future Development Map Walker County



Housing

- Chickamauga is a bedroom community for residents who commute to Catoosa County, Chattanooga, Dalton, and Atlanta. Overall, the housing situation is good.
- 1. Will the city's residential growth exceed its ability to provide services such as schools?
- 2. There is a lack of special needs housing (elderly, handicapped, etc.) in our community. There is no inventory of public and private land available for the development of future housing.
- Our community does not have varied housing options available to meet residents' needs at all stages of life.
- 3. The community needs to be more self-sustaining by having a healthy mix of business which will meet the needs of residents.
 - Although mixed-use zoning has been created, currently there is no mix of housing types in neighborhoods/new developments in our community. The mill village might be considered mixed-use development.
 - Our community's neighborhoods do not have a healthy mix of uses, like corner groceries, barber shops, or drugstores within easy walking distance of residences. Schools are not located within our community's neighborhoods.

Land Use

1. Our community does not have a center focus that combines commercial, civic, cultural and recreational uses.
2. Our community has not adopted/does not enforce building codes.

Transportation

1. In our community, there is a spatial mismatch between adequate transportation services and transit dependent populations' access to jobs, services, goods, health care and recreation. There is a lack of sidewalks in all but the historic downtown district
2. We do not have enough on-street parking allowed in places where it can be safely provided, such as in downtown areas and pedestrian-retail districts.
 - The community does not offer a variety of potential parking solutions, including alternate, attended, shared, paid parking locations; such as industrial areas (off hrs. and weekends), church and school lots, etc. or alternative parking arrangements for commercial development as well as parking programs for in-town neighborhoods (i.e., decals for residents, passes for resident guests).
3. Our community has many streets where traffic travels at inappropriate speeds, making pedestrian activity unsafe and unappealing.

DCA - QUESTIONS & ANSWERS

2011 DCA Qualified Allocation Plan
General Questions & Answers
Posting #2
April 22, 2011

should provide you with the information? The Architectural Submittal Form tells us when certain documents are due to DCA, however, the deadlines for these documents do not necessarily contemplate that the owner is submitting a 2011 application and would need DCA's sign-off on the plans much sooner than an owner who is not submitting a 2011 application. What is the best way to proceed so that our plans get reviewed, comments are generated so that the criteria for these points can be met?

Response: Applicants are required to meet the criteria set forth in the respective QAP under which the phase it is seeking funding. Tax credit only projects must have commenced construction no later than the date set forth under the funding round the project was awarded. All projects awarded in 2010 must adhere to the Architectural submittal dates as stipulated in the "Design & Construction Transmittal" form. The submission dates do not prohibit an applicant from providing his documentation earlier than the dates posted. DCA will make every effort to process information as we receive it within the time frame allowed. Requests for extensions, failure to meet deadlines and failure to respond to additional requests for information or clarifications may delay this approval.

8. On page 5 of 18 re: the Summary Table / Demographic Data: the same dates from last year exist:

2010 and 2012.....should they be adjusted to 2011 and 2013 or 2011 and 2014?

On page 8 of 18 re: Community Demographic Data: the same market entry date of 2013 is noted.....should that be increased to 2014?

My take on both is that 2014 would be the first full year of tenancy for a LIHTC project awarded in late 2011. The fall back year would be to keep it at 2013, owing to the fact that it is very likely that certificate of occupancy's would be granted in mid to late 2013 for those deals awarded in 2011.

The 2011 Manual still does not require a checklist as an appendix to the study. In my opinion, the Manual pretty much states that the market study should conform to the specificity of the manual requirements, so a check list is really not needed.

Response: The Summary Table / Demographic Data should be adjusted to reflect 2011 and 2013.

The market entry date for all project is assumed to be no later than 12/31/2013.

The 2011 Manual does not require a checklist. The Market Study Manual and QAP state that the Market Study must conform to the manual requirements.

9. A. Compliance with DCA Web-Based MITAS System Requirements 3 Points
Applications which have an Owner and Developer that are determined to be in compliance with DCA web based MITAS Property Management system requirements as of 2/1/2011 will

Subj: FW: Question
Date: 4/22/2011 12:57:47 P.M. Eastern Daylight Time
From: cathy.johnson@dca.ga.gov
To: VONKOONTZ@aol.com
CC: david.bartlett@dca.ga.gov

Good Afternoon Jerry,

In talking with David, it was determined that it was an oversight in the 2011 Market Study Guidelines; the forecast year should be 2014.

Thank you for bringing that to our attention,

Cathy

Cathy S. Johnson, Office of Affordable Housing

Georgia Dept. of Community Affairs

60 Executive Park South, NE

Atlanta, GA 30329

Phone# 404-679-0642 Fax#404-327-6849

Email: cathy.johnson@dca.ga.gov

LIFE ISN'T ABOUT HOW TO SURVIVE THE STORM, BUT HOW TO DANCE IN THE RAIN"



Please consider the environment before printing this e-mail

From: VONKOONTZ@aol.com [<mailto:VONKOONTZ@aol.com>]

Sent: Friday, April 22, 2011 6:55 AM

To: Cathy Johnson

Subject: Question

Good Morning Cathy,

Will you please forward this market study related question to the appropriate person at DCA?

In the 2010 DCA Market Study Guidelines the required forecast year was 2013.

In the 2011 DCA Market Study Guidelines the required forecast year was still 2013 (pg 8 of 18), yet 1-year had past.

I'm currently preparing studies in GA and assuming the forecast year is now 2014 vs 2013 last year.

I hope this is a correct assumption? If not, please let me know ASAP.

Thank-you.

Jerry M Koontz
Koontz & Salinger

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NCHAMA CERTIFICATION

Certificate of Professional Designation

This certificate verifies that

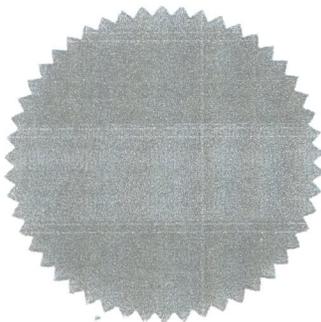
Jerry Koontz
Koontz & Salinger

*Has completed NCAHMA's Professional Designation Requirements
and is hence an approved member in good standing of:*



National Council of Affordable Housing Market Analysts
1400 16th St. NW, Suite 420
Washington, DC 200036
(202) 939-1750

Designation Term
7/1/2010 to 6/30/2011



Thomas Amdur
Executive Director, NCAHMA