

PROFESSIONAL MARKET STUDY
FOR THE MARIA SENIOR GARDENS APARTMENTS
A PROPOSED LIHTC ELDERLY DEVELOPMENT

LOCATED IN:
JESUP, WAYNE COUNTY, GA

PREPARED FOR:
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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 US Highway 84, approximately 2 miles west of the downtown area of Jesup. The site is located in the western portion of Jesup, within the city limits.

. Construction and occupancy types.

. The proposed new construction project design will comprise 2 two-story buildings, each with an elevator. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 88-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	12	Na	762
2BR/2b	32	Na	1,088
Total	44*		

*1-unit set aside for management

Project Rents:

The proposed development will target approximately 30% of the units at 50% or below of area median income (AMI), and approximately 70% 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	9	\$351	\$93	\$444
2BR/2b	5	\$428	\$120	\$548

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	3	\$351	\$93	\$444
2BR/2b	26	\$428	\$120	\$548

*Provided by applicant, based upon GA-DCA Southern 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 7-acre, polygon shaped tract is mostly wooded and relatively flat. The site is not located within a 100-year flood plain. At present, no physical structures are located on the tract. All public utility services are available to the tract and excess capacity exists.
- . The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land use including: commercial, vacant land use, with nearby single-family and multi-family residential use.

- Directly north of the tract is vacant land, followed by commercial use along US Highway 84. On the opposite side of US 84 is predominantly single-family residential development. Directly south of the tract is vacant land use. Directly west of the tract is vacant land use, with commercial development along US Highway 84. Directly east and southeast of the tract are three apartment developments.

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

- Access to the site is available off US Highway 84, which is presently in the process of widening in the vicinity of the site. US Highway is a major connector in Jesup, linking the site to Downtown Jesup and US 25, 2 mile to the east. It is a medium density traveled road, with a speed limit of 35 to 45 miles per hour in the immediate vicinity of the site. Also, the location of the site off US Highway 84 does not present problems of egress and ingress to the site.
- The site in relation to the subject and the surrounding roads is agreeable to signage, and offers very limited visibility via nearby traffic along US Highway 84.

- ***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: services, trade, the Wayne Memorial Hospital, employment nodes and area schools	
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: major retail trade and service areas, employment opportunities, local health care providers, schools, and area churches. All major facilities in Jesup can be accessed within a 5 to 10-minute drive. At the time of the market study, there was significant infrastructure development underway within the vicinity

of the site. US 84 was in the process of being widened.

- **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 LIHTC multi-family elderly development consists of the following census tracts in Wayne County: 9701 - 9706.
- Jesup is the largest city within the PMA. Also included within the PMA are the much smaller incorporated places of Screven (population 702) and Odum (population 414) and several sparsely populated hamlets.
- Based on physical geography the PMA appears to be overly large. However, the majority of population in the county is concentrated in all of the census tracts in the county extending 5 to 10 miles out. Further out to the county line, population is not as dense since much of the land use is comprised of timberland owned by the Rayonier Corporation. Also, the major transportation corridors in the outlying census tracts of 9701, 9704 and 9706 connect to Jesup. In addition, all of the surrounding competing market area places to Jesup (Baxley, Brunswick, Hinesville and Waycross) are 15 to 25 miles away from not the City of Jesup but the Wayne County boundaries.
- 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	Long & Tattnall Counties	5.5 - 8.5 miles
East	Glynn & McIntosh Counties	10 - 20 miles
South	Brantley & Pierce Counties	13.5 - 18 miles
West	Appling County	12.5 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 moderate to significant rate of growth, represented by a rate of change approximating 1% per year. In the PMA, in 2000, the total population count was 26,565 versus 31,435 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 2.5% to 2.75% per year. In the PMA, in 2000, for population age 55 and over the count was 5,465 versus 8,330 in 2014. In the PMA, in 2000, for households age 55 and over the count was 3,361 versus 5,066 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 **11.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,320 to \$20,600.
- It is projected that in 2014, approximately **13%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,320 to \$20,600.
- It is projected that in 2014, approximately **17.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,320 to \$24,720.
- It is projected that in 2014, approximately **18%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,320 to \$24,720.
- **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 Wayne 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 5/23/11, there were 3 listings in Wayne County, of which, 1 was for a property with a value over \$140,000.

- In the Jesup PMA the relationship between the local area foreclosure market and existing LIHTC supply is not crystal clear. The primary reason for this assessment is due to the fact that no LIHTC elderly supply currently exists within the PMA. However, there is one LIHTC family property located within the Jesup PMA. At the time of the survey, the Sunset Pointe LIHTC family property was 98% occupied and 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 almost 75 workers or approximately +.65% per year. The rate of employment loss between 2008 and 2009, was very significant at over -5.25%, representing a net loss of over -600 workers. The rate of employment loss between 2009 and 2010, was significant as well, at over -2%, representing a net loss of over -250 workers. The rate of employment change thus far into 2011, is forecasted to continue to decline, at a reduced rate of loss, and then to moderately increase in the later part of 2011. The losses in covered employment in Wayne County between 2008 and the 3rd Quarter of 2010 have been comparable to CLF employment losses.
- ***Employment by sector for the county and/or region.***
- The top four employment sectors in the County are:

manufacturing, trade, government and service. The forecast for 2011, is for manufacturing, and healthcare sectors to stabilize.

- ***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 Wayne County. Monthly unemployment rates have remained high thus far in 2011, ranging between 12.0% and 13.1%, with an overall estimate of approximately 12.5%. These rates of unemployment for the local economy are reflective of Wayne County participating in the recent recession and continuing period of slow to very slow recovery growth. Recent economic estimates and forecasts call for a bottom in unemployment losses occurring somewhere between mid 2010 to as late the end of the year, with the reversal process beginning in mid 2010 and growth beginning somewhere in late 2010 and early 2011.

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

- Overall, the Jesup - Wayne County economy is well diversified with an good mixture of: service, trade, government and manufacturing employment opportunities. The site is located within 6-miles of several major employment nodes including: (1) the Walmart Supercenter, (2) the Downtown Central Business District of Jesup, (3) the Rayonier (Pulp Mill) Plant, (4) the Wayne Memorial Hospital, (5) the Federal Correctional Facility, and (6) the GA Department of Transportation.
- The local chamber of Jesup reported that 2009 was a very difficult year regarding employment losses. The year 2010 was more stable than 2009, but overall losses continued. In April 2010, Rayonier the largest employer in Wayne County shut down for major maintenance activities and overhauls. The plant is now back in full operation, employing close to 900-workers and injecting around \$50 million in payroll into the local economy. Recently the local technical college expanded and is scheduled to create 100 jobs.

- ***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.***

- Overall, the 2011 economic forecast for Wayne County is for a stable economy, based upon lower employment levels reflective of year end 2010. Like many locales in rural Georgia, the Jesup economy is presently participating in an on-going battle for growth, new employment prospects and the retention of existing businesses.

- The Jesup - Wayne 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 labor market.
- Both the City of Jesup and Wayne County recognized the importance of making affordable housing available to the local area workforce, and citizenry. The current comprehensive plan addresses the issues of housing, including affordable housing. Source: The Wayne County Joint Comprehensive Plan, Community Agenda, Prepared by the Heart of Georgia Altamaha Regional Commission, September, 2010.

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 272.
- **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 272.
- **Capture Rates including: Overall, LIHTC, by AMI.**

Proposed Project Capture Rate All Units	15.8%
Proposed Project Capture Rate LIHTC Units	15.8%
Proposed Project Capture Rate LIHTC Units @ 50% AMI	12.7%
Proposed Project Capture Rate LIHTC Units @ 60% AMI	17.9%
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 at the program assisted apartment properties was approximately 2%.
- One LIHTC (family) development, Sunset Pointe is located in Jesup. At the time of the survey, the overall vacancy rate at this property was approximately 2%. The property maintains a waiting list and reported a typical occupancy rate of 98%+.
- No program assisted elderly supply is located within the Jesup PMA nor within Wayne County.
- At the time of the survey, the overall estimated vacancy rate of the surveyed market rate properties was approximately 4.5% versus 3.5% one year ago.
- The reported range of typical occupancy rates was 94% to 99%. The median typical occupancy rate was around 95%. None of the surveyed market properties reported having a waiting list.

• Number of properties.

- Six program assisted properties targeting the general population, representing 505 units, were surveyed in detail. **At present, there are neither LIHTC nor USDA-RD elderly properties located within the Jesup PMA nor within Wayne County.**
- Seven market rate properties, representing 173 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	\$351	\$375 - \$415
2BR/1b	Na	Na
2BR/2b	\$428	\$440 - \$575
3BR/2b	Na	Na

- **Average Market rents.**

Bedroom type	Average Market Rent
1BR/1b	\$400
2BR/1b	\$420
2BR/2b	\$510
3BR/2b	\$510

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 7-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	14
60% AMI	29

* at the end of the 1 to 6-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 6-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, this is a market absent of any competitive program assisted elderly supply.

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 2.5% to 2.75% per year.
- At present, the Jesup PMA is absent of any LIHTC elderly supply, representing a market that is clearly under served. In addition, the Jesup has no USDA-RD nor HUD 8/202 elderly supply.
- 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% AMI is approximately 12% less and at 60% AMI is approximately 16% less than the comparable/competitive 1BR market rate median net rent.
- The proposed subject 2BR/2b net rent at 50% AMI is approximately 12% less and at 60% AMI is approximately 16% less than the comparable/competitive 2BR/2b market rate median net rent.
- The proposed subject design, comprising a three story building with elevator access. It is a proven design 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.

Summary Table				
Development Name: Maria Senior Gardens Apartments			Total Number of Units: 44	
Location: Jesup, GA (Wayne County)			# LIHTC Units: 43 (1 non rev)	
PMA Boundary: North 5.5-8.5 miles; East 10-20 miles South 13.5-18 miles; West 12.5 miles			Farthest Boundary Distance to Subject: 20 miles	
Rental Housing Stock (found on pages 72 - 88)				
Type	# Properties	Total Units	Vacant Units	Avg Occupancy
All Rental Housing	13	677	18	97.3%
Market Rate Housing	7	172	8	95.4%
Assisted/Subsidized Housing Ex LIHTC	5	441	9	98.0%
LIHTC family	1	64	1	98.4%
LIHTC elderly	0	0	0	Na
Stabilized Comps	2	98	1	99.0%
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
14	1	1	762	\$351	\$400	\$.53	12%	\$415	\$.53
29	2	2	1088	\$428	\$510	\$.49	16%	\$575	\$.61

Demographic Data (found on pages 36 & 64)						
	2000		2011		2014	
Renter Households	499	14.85%	809	17.36%	924	18.23%
Income-Qualified Renter HHs (LIHTC)	135	27.00%	227	28.00%	263	28.46%
Income-Qualified Renter HHs (MR) (if applicable)	Na	%	Na	%	Na	%

Targeted Income Qualified Renter Household Demand (found on pages 55 - 64)						
Type of Demand	30%	50%	60%	MR	Other	Overall
Renter Household Growth		30	47			77
Existing Households		59	82			141
Homeowner Conversion (Seniors)		15	24			39
Secondary Market Demand 5%		6	9			15
Less Comparable Supply		0	0			0
Net Income-Qualified Renter HHs		110	162			272
Capture Rates (found on page 65)						
Targeted Population	30%	50%	60%	MR	Other	Overall
Capture Rate		12.7%	17.9%			15.8%

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 Jesup and Wayne County, Georgia. The subject property is located off US Highway 84, about 2-miles west of Downtown Jesup.

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

Project Description

PROPOSED PROJECT PARAMETERS			
Bedroom Mix	# of Units	Unit Size (Heated sf)	Unit Size (Gross sf)
1BR/1b	12	Na	762
2BR/2b	32	Na	1,088
Total	44*		

*1-unit set aside for management

The proposed new construction project design will comprise 2 two-story buildings, each with an elevator. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 88-parking spaces.

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

Project Rents:

The proposed development will target approximately 30% of the units at 50% or below of area median income (AMI), and 70% 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	9	\$351	\$93	\$444
2BR/2b	5	\$428	\$120	\$548

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

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	3	\$351	\$93	\$444
2BR/2b	26	\$428	\$120	\$548

*Provided by applicant, based upon GA-DCA Southern 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
- disposal
- central air
- smoke alarms
- carpet
- patio/balcony
- microwave
- EnergyStar refrigerator
- EnergyStar dish washer
- cable ready
- washer/dryer hook-ups
- mini-blinds
- ceiling fans

Development Amenities

- on-site management
- laundry room
- gazebo
- arts & crafts/activity center
- community room
- covered pavilion w/picnic area
- interior furnished gathering area

The estimated projected first full year that the **Maria Senior Gardens 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 US Highway 84, approximately 2 miles west of the downtown area of Jesup. Specifically, the site is located in Census Tract 9703, Census Block Group 5, and Census

Block 5000.

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: major retail trade and service areas, employment opportunities, local health care providers, schools, and area churches.

All major facilities in Jesup can be accessed within a 5 to 10-minute drive. At the time of the market study, there was significant infrastructure development underway within the vicinity of the site. US Highway 84 was in the process of being widened.

Site Characteristics

The approximately 7-acre, polygon shaped tract is mostly wooded and relatively flat. The site is not located within a 100-year flood plain. At present, no physical structures are located on the tract. All public utility services are available to the tract and excess capacity exists. However, these assessments are subject to both environmental and engineering studies.

At the time of the survey, the subject site was zoned R4 - which allows multi-family development. The surrounding land uses around the site are detailed below:

Direction	Existing Land Use	Zoning
North	Vacant & Highway Commercial	C3
East	Vacant & Multi-family	R4
South	Vacant	R4
West	Vacant	R4 & C3

C3 - Commercial General
 R4 - Residential 4 (Multi-family)

Source: Official Zoning Map of Jesup, GA

Neighborhood Description / Characteristics

The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land use including: commercial, vacant land use, with nearby single-family and multi-family residential use.

Directly north of the tract is vacant land, followed by commercial use. On the opposite side of US 84 is predominantly single-family residential development. Among the nearby commercial properties are: a day care center, an auto repair shop, a restaurant, a mini-storage facility, and a convenience/gas station.

Directly south of the tract is vacant land use.

Directly west of the tract is vacant land use, with commercial development along US Highway 84.

Directly east and southeast of the tract are three apartment developments: (1) Briarwood (a HUD Section 236/8 property), (2) Sunset Pointe (a LIHTC-family property) and (3) Pinewood Village (a market rate property).

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 and commercial 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 Wayne County reported by the Georgia Bureau of Investigation, in 2009 is exhibited below.

Type of Offence	Number of Offences	% of Total
Murder	4	0.18
Rape	12	0.52
Robbery	33	1.44
Assault	370	16.16
Burglary	591	25.82
Larceny	1,239	54.13
Vehicle Theft	40	1.75
Total	2,289	100%

Source: Georgia Bureau of Investigation



(1) Site, off US Hwy 84, north to south.



(2) Site to the left, off US Hwy 84, east to west.



(3) Site to the right, off US Hwy 84, west to east.



(4) US 84 widening, across from Site entrance.

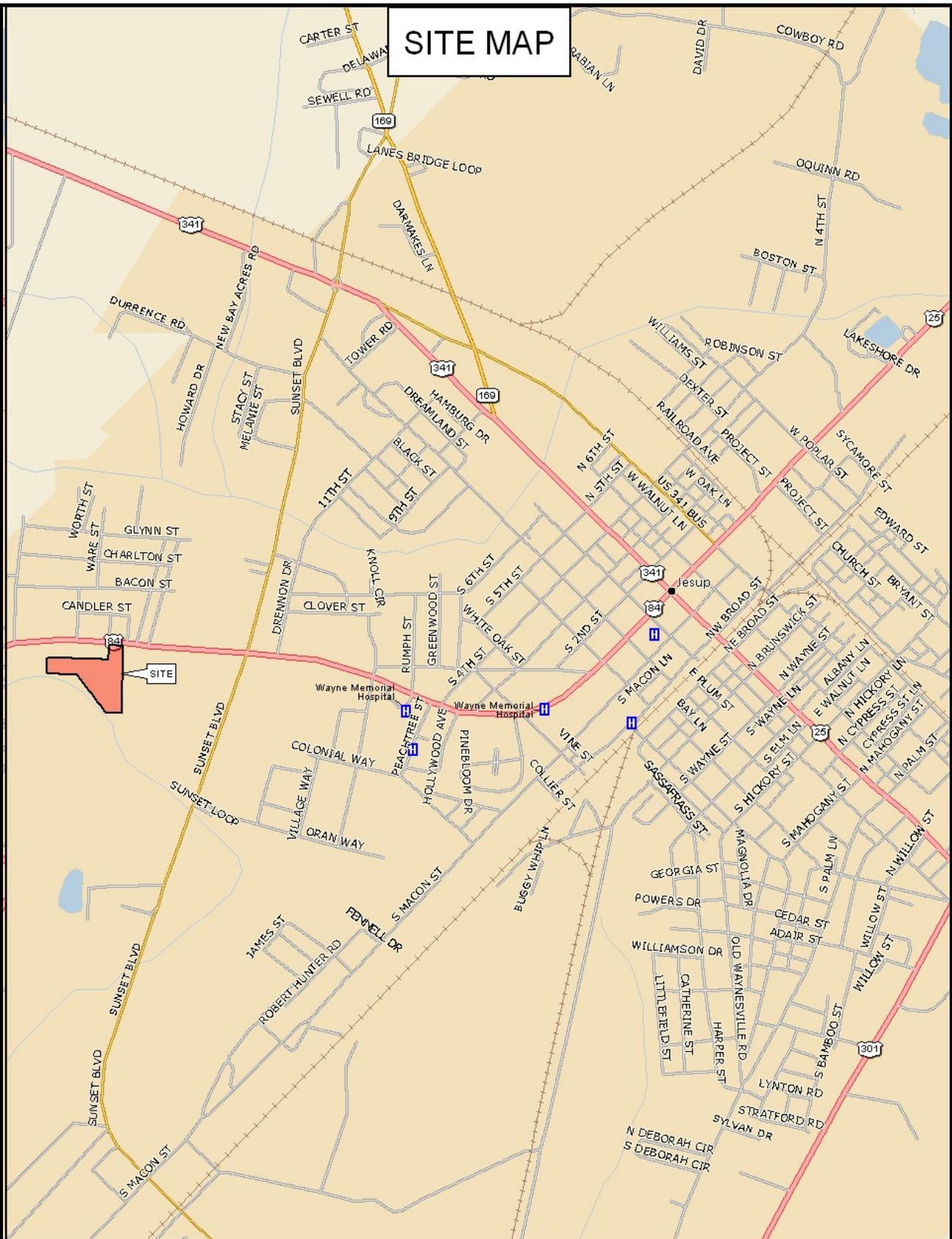


(5) Harvey's Grocery, .5 miles from site.

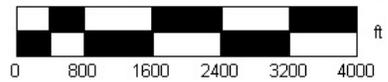


(6) Day Care Center, directly east of site access drive.

SITE MAP



Data use subject to license.
© DeLorme, DeLorme Street Atlas USA® 2009.
www.delorme.com



Data Zoom 13-0

Access to Services

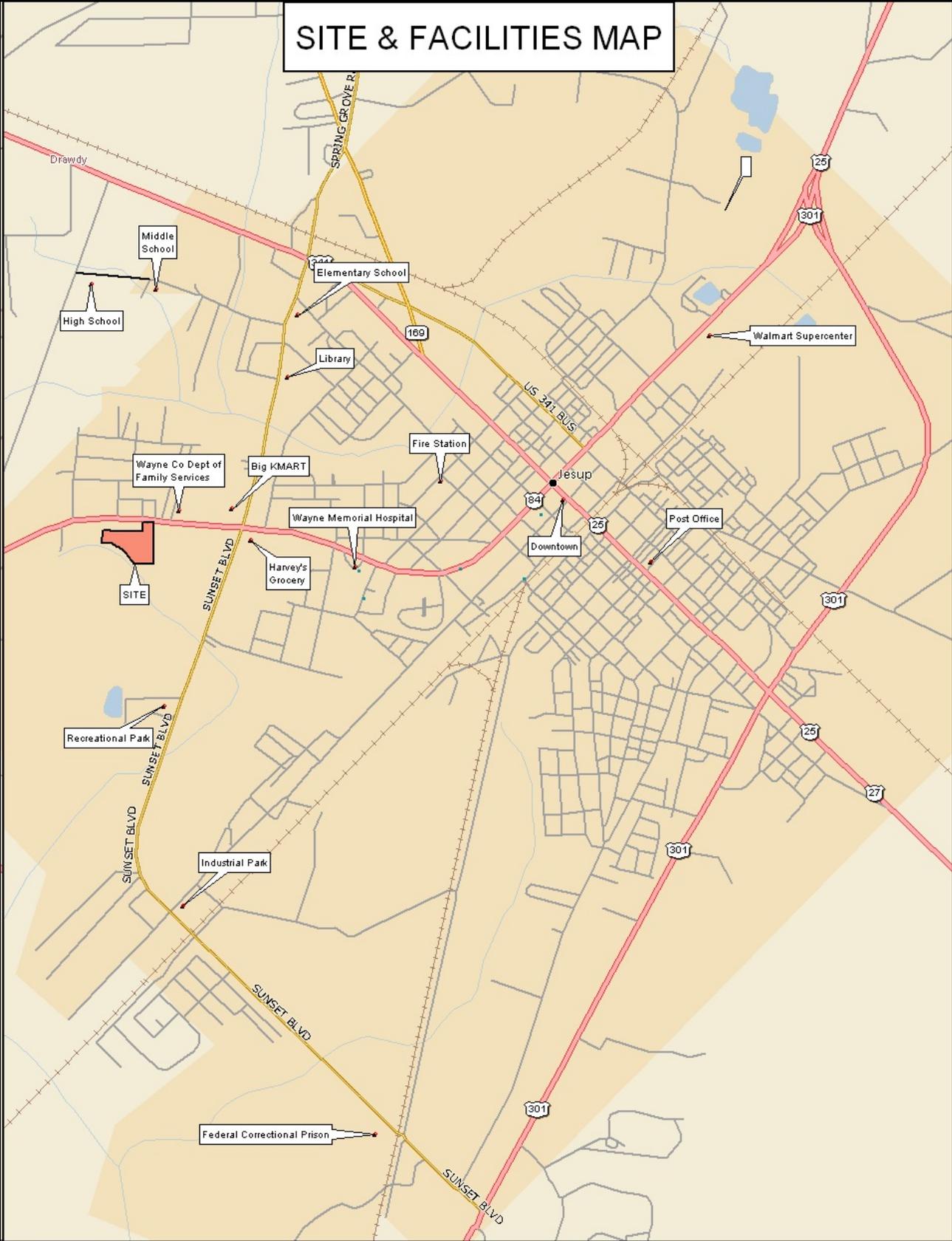
The subject is accessible to major employers, shopping, healthcare services, retail and social services, recreational areas, and the local and regional highway system. (See Site and Facilities Map, next page.)

Distances from the site to community services are exhibited below:

Points of Interest	Distance from Subject
Access to US 84	.1
Wayne County Department of Family Services	.1
Kroger & Big KMART	.5
Foodlion Grocery	.5
Wayne Memorial Hospital	.8
Library	.9
Recreational Park	1.0
Elementary School	1.2
Fire Station	1.5
High School	1.8
Downtown Jesup	2.0
Industrial Park	2.1
Middle School	2.2
Post Office	2.5
Walmart Supercenter	2.7
Federal Correctional Prison	3.5
Access to US 301	3.8
Rayonier Plant	6.0

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

SITE & FACILITIES MAP



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Data Zoom 12-5

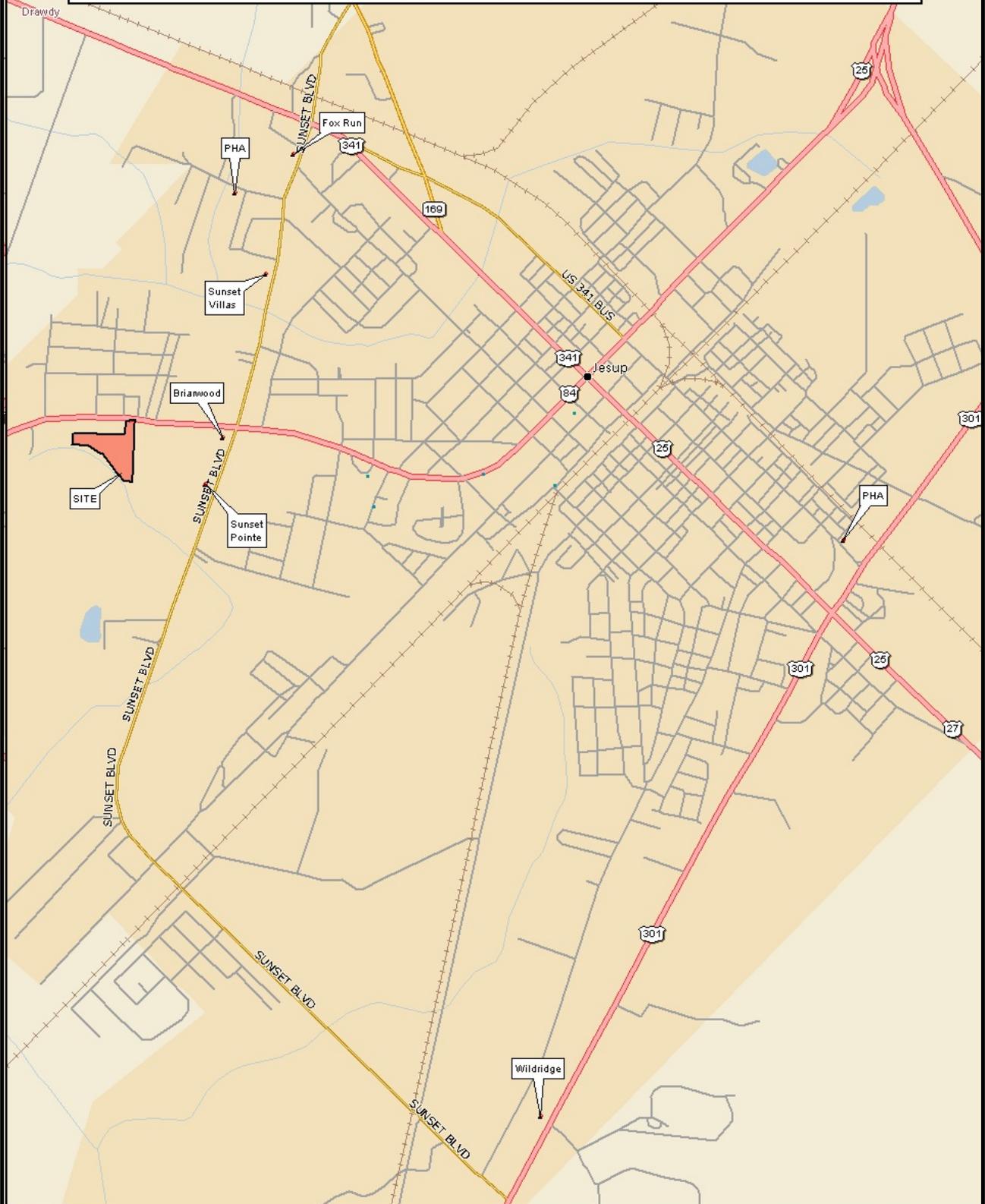
Program Assisted Apartments in Jesup

At present there are six program assisted family apartment complexes, including the Jesup Housing Authority located within the Jesup PMA. At the time of there survey, there were no program assisted elderly apartment properties located within Jesup, other than units set aside within the Jesup Housing Authority. A map (on the next page) exhibits the competitive program assisted properties located within Jesup in relation to the site.

Project Name	Program Type	Number of Units	Distance from Site
Briarwood	HUD 236/8	90	.4
Fox Run	USDA-RD	24	1.6
Jesup PHA	PHA	214	scattered
Sunset Pointe	LIHTC-fm	64	.6
Sunset Villas	USDA-RD	65	1.1
Wildridge	USDA-RD	48	4.2

Distance in tenths of miles

Family Program Assisted Properties Located w/in PMA



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MN (5.8° W)



Data Zoom 12-6

SUMMARY

The field visits for the site and surrounding market area were conducted on June 24, 2010, and again on May 17, 2011. The site inspector on both occasions 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 use including: commercial, vacant land use, with nearby single-family and multi-family residential use. The site is located in the western portion of Jesup. The site is zoned R4, which allows multi-family development.

Access to the site is available off US Highway 84, which is presently in the process of widening in the vicinity of the site. US Highway 84 is a major connector in Jesup, linking the site to Downtown Jesup and US 25, 2 mile to the east. It is a medium density traveled road, with a speed limit of 35 to 45 miles per hour in the immediate vicinity of the site. Also, the location of the site off US Highway 84 does not present problems of egress and ingress to the site.

The site offers very good accessibility and linkages to area services and facilities. The areas surrounding the site appeared to be void of negative externalities, including: noxious odors, close proximity to cemeteries, high tension power lines, rail lines and junk yards.

The site in relation to the subject and the surrounding roads is agreeable to signage, and offers very limited visibility via nearby traffic along US Highway 84.

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: services, trade, the Wayne Memorial Hospital, employment nodes and area schools	
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 Jesup, Wayne County and a 5 to 10 mile area, along with an assessment of relevant items including: the competitive environment, transportation and employment patterns, the site location and physical, natural and political barriers, the Primary Market Area (PMA) for the proposed LIHTC multi-family elderly development consists of the following census tracts in Wayne County:

9701 - 9706

Jesup is the largest city within the PMA. Also included within the PMA are the much smaller incorporated places of Screven (population 702) and Odum (population 414) and several sparsely populated hamlets.

The Primary Market Area is located in the southeastern portion of Georgia. Jesup is centrally located within the PMA. In addition, the subject site is centrally located within the PMA.

The local transportation network is excellent. US Highway 25/301 and 84 provide north/south access and US Highway 341 east/west access. At the intersection of Jesup the US Highways diverge into five separate corridors connecting the city with the county as a whole.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Long & Tattnall Counties	5.5 - 8.5 miles
East	Glynn & McIntosh Counties	10 - 20 miles
South	Brantley & Pierce Counties	13.5 - 18 miles
West	Appling County	12.5 miles

Note: Based upon physical geography the PMA appears to be overly large. However, the majority of population in the county is concentrated in all of the census tracts in the county extending 5 to 10 miles out. Further out to the county line, population is not as dense since much of the land use is comprised of timberland owned by the Rayonier Corporation. Also, the major transportation corridors in the outlying census tracts of 9701, 9704 and 9706 connect to Jesup. In addition, all of the surrounding competing market area places to Jesup (Baxley, Brunswick, Hinesville and Waycross) are 15 to 25 miles away from not the City of Jesup but the Wayne County boundaries.

With regard to the location of an independent living elderly apartment complex, without deep subsidy rental assistance, the City of Jesup would be the most logical choice as a location of a LIHTC elderly complex in the PMA. In this case the complex would not only serve the City, but also the PMA as a whole, given the lack of alternative choices.

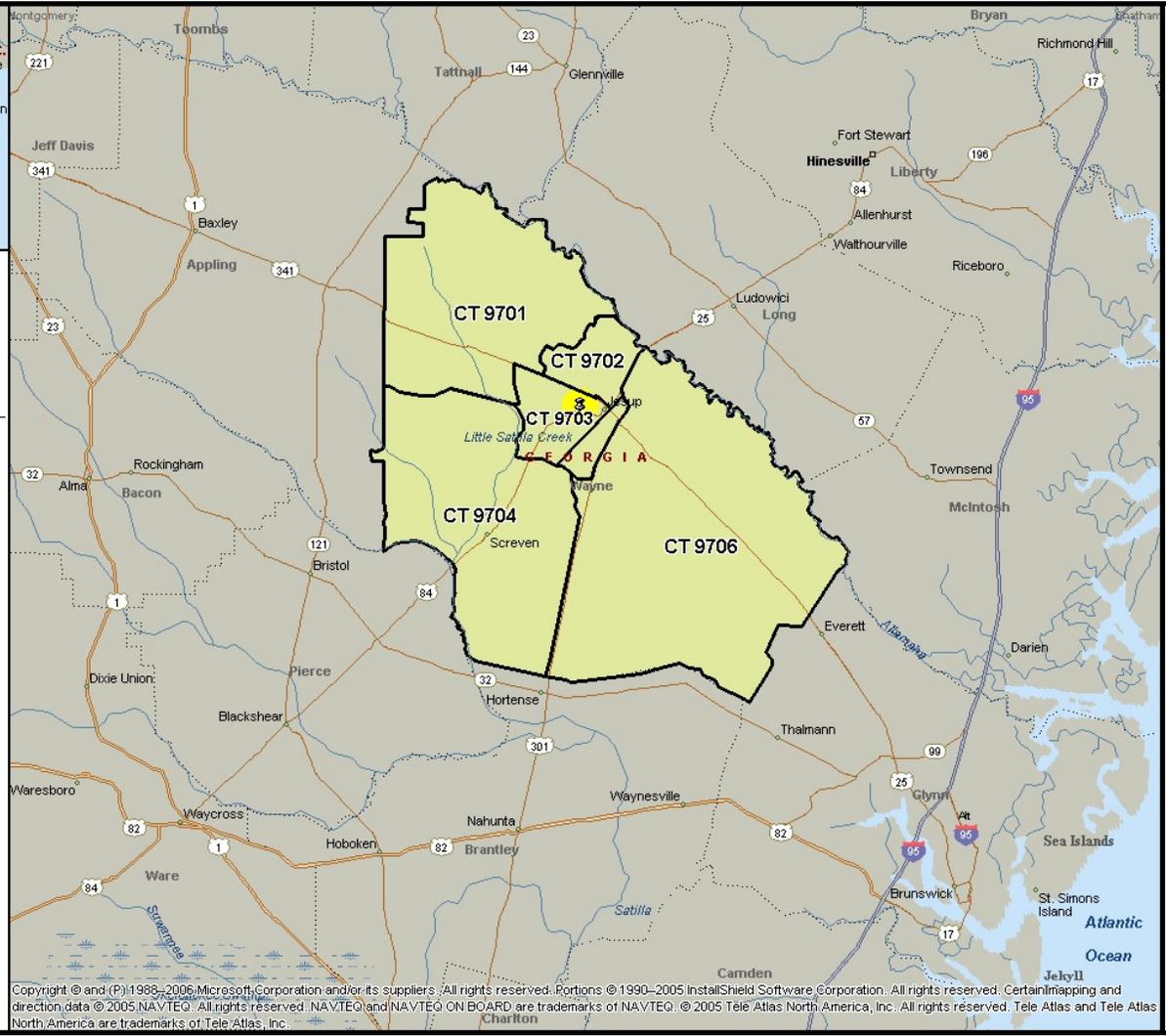
Secondary Market Area

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 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 15% to 20% of its tenant base from outside the PMA. **Note:** The demand methodology in this market study could utilize 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%.

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.



- Jesup - PMA**
 - CT 9701
 - CT 9702
 - CT 9703
 - CT 9704
 - CT 9705
 - CT 9706
- Pushpins**
 - \$ SITE



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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 in Jesup, and the Jesup PMA (Wayne County) between 2000 and 2015. Table 3, exhibits the change in **elderly** population age 55 and over (the age restriction limit for the subject), in Jesup, and the Jesup PMA (Wayne 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 1.25% 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% to 1.15% per year.

A minority of the population in the PMA is located within the City of Jesup. It is estimated that approximately 34% of the PMA population is located within the City of Jesup.

The PMA exhibited significant to very significant population gains for population age 55+ between 2000 and 2010, at around 3.65% 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 2.5% to 2.75% 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: Jesup and Jesup PMA (Wayne County)					
Jesup					
Year	Population	Total Change	Percent	Annual Change	Percent
2000	9,279	-----	-----	-----	-----
2010	10,214	+ 935	+ 10.08	+ 94	+ 1.00
2011	10,304	+ 90	+ 0.88	+ 90	+ 0.88
2014	10,594	+ 290	+ 2.81	+ 97	+ 0.94
2015	10,700	+ 106	+ 1.00	+ 106	+ 1.00
Jesup PMA (Wayne County)					
2000	26,565	-----	-----	-----	-----
2010	30,099	+ 3,534	+ 13.30	+ 353	+ 1.33
2011	30,399	+ 300	+ 1.00	+ 300	+ 1.00
2014*	31,435	+ 986	+ 3.41	+ 329	+ 1.14
2015	31,800	+ 365	+ 1.16	+ 365	+ 1.16

* 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 Jesup PMA between 2010 and 2014.

Table 2 Population by Age Groups: Jesup PMA, 2010 - 2014						
	2010 Number	2010 Percent	2014 Number	2014 Percent	Change Number	Change Percent
Age Group						
0 - 4	2,182	7.25	2,200	7.00	+ 18	+ 0.82
5 - 17	5,047	16.77	5,187	16.50	+ 140	+ 2.77
18 - 24	2,767	9.19	2,829	9.00	+ 62	+ 2.24
25 - 44	8,316	27.63	8,487	27.00	+ 171	+ 2.06
45 - 54	4,320	14.65	4,402	14.00	+ 82	+ 1.90
55 - 64	3,606	11.98	4,022	12.79	+ 416	+ 11.54
65 +	3,862	12.83	4,308	13.70	+ 446	+ 11.55

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. The increase is very significant in the primary renter age group: of 55 and over, at over 10%. Overall, a significant portion of the total PMA population is in the target property age eligible group of 55 and over, representing approximately 26.5% of the total population.

Between 2010 and 2014 total population is projected to increase in the PMA at around 1% per year. This is considered to be a moderate to significant rate of growth. For the most part growth within the PMA has been occurring within Jesup, and along the major transportation corridors in Wayne County. Much of the growth is internal vs in-migration.

The figure to the right presents a graphic display of the numeric change in population in the PMA between 2000 and 2015.

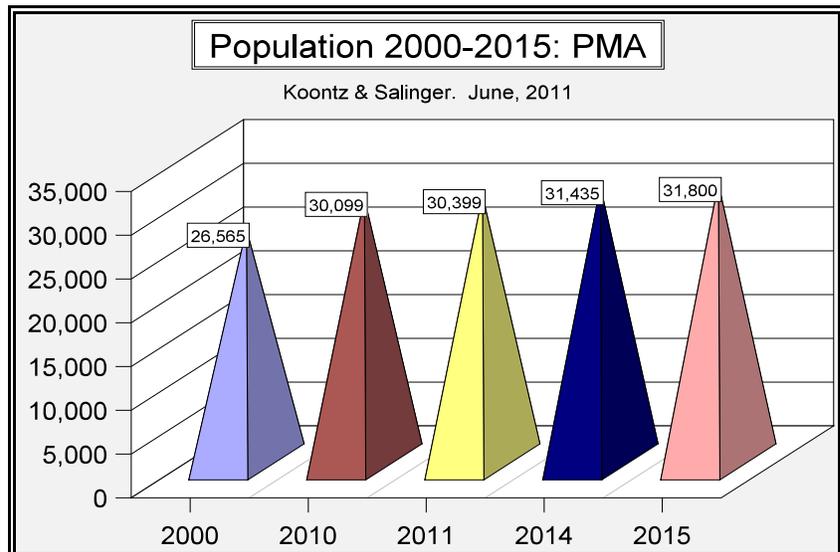


Table 3, exhibits the change in **elderly** population age 55 and over (the age restriction limit for the subject), in Jesup, and the Jesup PMA (Wayne County) between 2000 and 2015.

Table 3					
Elderly Population (Age 55+) Trends and Projections: Jesup and Jesup PMA (Wayne County)					
Jesup					
2000	1,954	-----	-----	-----	-----
2010	2,412	+ 458	+ 23.44	+ 46	+ 2.34
2011	2,460	+ 48	+ 1.99	+ 48	+ 1.99
2014	2,609	+ 149	+ 6.06	+ 50	+ 2.02
2015	2,663	+ 54	+ 2.07	+ 54	+ 2.07
Jesup PMA (Wayne County)					
2000	5,465	-----	-----	-----	-----
2010	7,468	+2,003	+ 36.65	+ 200	+ 3.67
2011	7,670	+ 202	+ 2.70	+ 202	+ 2.70
2014*	8,330	+ 660	+ 8.60	+ 220	+ 2.87
2015	8,564	+ 234	+ 2.81	+ 234	+ 2.81

* 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 Jesup 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					
Jesup PMA					
Year / Place	Total Population	Population In Group Quarters	Population In Households	Persons Per Household¹	Total Households²
2000	5,465	148	5,317	1.5820	3,361
2010	7,468	108	7,360	1.6233	4,534
2011	7,670	110	7,560	1.6221	4,660
2014	8,330	110	8,220	1.6226	5,066
2015	8,564	110	8,454	1.6239	5,206

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.

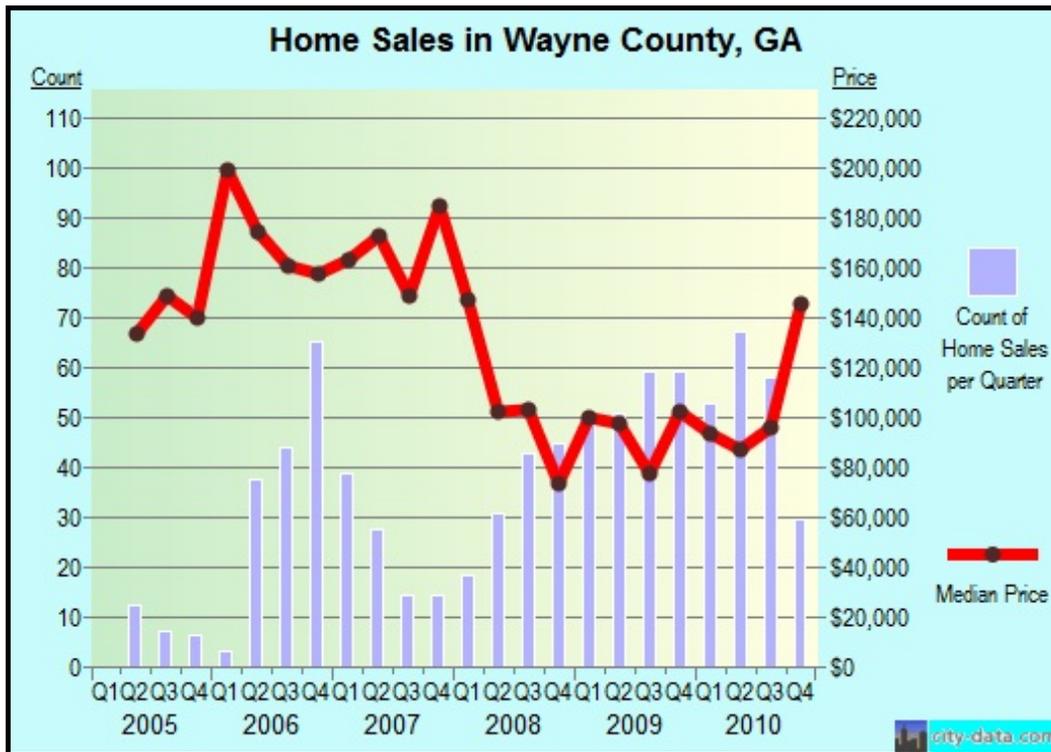
Table 5 exhibits households in the Jesup PMA, age 55 and over, by owner-occupied and renter-occupied tenure. The 2000 to 2015 projected trend supports a change in the tenure ratio favoring renter-occupied households (slightly) on a percentage basis.

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

Table 5 Households by Tenure: Age 55+ Jesup PMA					
Year/ Place	Total Households	Owner Occupied	Percent	Renter Occupied	Percent
PMA					
2000	3,361	2,862	85.15	499	14.85
2010	4,534	3,760	82.93	774	17.07
2011	4,660	3,851	82.64	809	17.36
2014	5,066	4,142	81.77	924	18.23
2015	5,206	4,242	81.48	964	18.52

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

The figure below exhibits homes in Wayne County, between 2005 and 2010. Between 2008 and 2010 most home sales were in the vicinity of \$80,000 to \$120,000.



Source: www.city-data.com/county/Wayne_County-GA.html

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) in Wayne County, Georgia 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 Jesup 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 Jesup 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 Jesup, GA PMA.

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

Table 6A				
Jesup PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	388	13.56	372	10.44
10,000 - 20,000	677	23.66	644	18.06
20,000 - 30,000	434	15.16	554	15.53
30,000 - 40,000	391	13.66	433	12.13
40,000 - 50,000	225	7.86	314	8.82
50,000 - 60,000	221	7.72	285	7.98
\$60,000 and over	526	18.38	964	27.04
Total	2,862	100%	3,566	100%

Table 6B				
Jesup PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	372	10.44	358	9.22
10,000 - 20,000	644	18.06	616	15.84
20,000 - 30,000	554	15.53	594	15.29
30,000 - 40,000	433	12.13	445	11.44
40,000 - 50,000	314	8.82	360	9.27
50,000 - 60,000	285	7.98	320	8.23
\$60,000 and over	964	27.04	1,194	30.71
Total	3,566	100%	3,887	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 Jesup PMA in 2000, estimated to 2010, and projected to 2014.

Table 7A				
Jesup PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	174	34.87	210	28.55
10,000 - 20,000	148	29.66	163	22.15
20,000 - 30,000	61	12.22	87	11.84
30,000 - 40,000	34	6.81	50	6.82
40,000 - 50,000	27	5.41	81	11.00
50,000 - 60,000	4	0.80	0	0.00
60,000 +	51	10.22	143	19.64
Total	499	100%	734	100%

Table 7B				
Jesup PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	210	28.55	224	25.86
10,000 - 20,000	163	22.15	160	18.40
20,000 - 30,000	87	11.84	105	12.15
30,000 - 40,000	50	6.82	63	7.25
40,000 - 50,000	81	11.00	108	12.49
50,000 - 60,000	0	0.00	3	0.33
60,000 +	143	19.64	204	23.52
Total	734	100%	867	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
Jesup PMA, 2010 - 2014

Households	Owner				Renter			
	2010	2014	Change	% 2014	2010	2014	Change	% 2014
1 Person	1,141	1,237	+ 96	31.81%	366	431	+ 65	49.72%
2 Person	1,751	1,873	+ 122	48.19%	229	264	+ 35	30.44%
3 Person	417	453	+ 36	11.64%	72	89	+ 17	10.26%
4 Person	151	190	+ 39	4.90%	37	43	+ 6	5.02%
5 + Person	106	134	+ 28	3.46%	30	40	+ 10	4.56%
Total	3,566	3,887	+ 321	100%	734	867	+ 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 80% 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% 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 and 2 person households. A moderate increase in renter-occupied households by size was exhibited by 3 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 15 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 Wayne County. Also, exhibited are the major employers for the immediate labor market area. A summary analysis is provided at the end of this section.

Table 9			
Civilian Labor Force and Employment Trends, Wayne County: 2005, 2009 and 2010			
	2005	2009	2010
Civilian Labor Force	11,862	11,990	11,814
Employment	11,144	10,609	10,353
Unemployment	718	1,351	1,461
Rate of Unemployment	6.1%	11.5%	12.4%

Table 10				
Change in Employment, Wayne County				
Years	# Total	# Annual*	% Total	% Annual*
2005 - 2007	+ 219	+ 73	+ 1.97	+ 0.66
2008 - 2009	- 603	Na	- 5.38	Na
2009 - 2010	- 256	Na	- 2.14	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, Wayne County

Year	Number Employed	Change Over Previous Year	Unemployment Rate
2005	11,144	-----	6.1
2006	11,215	+ 71	5.7
2007	11,363	+ 148	5.5
2008	11,212	- 151	7.7
2009	10,609	- 603	11.5
2010	10,353	- 256	12.4
2010 (1)	10,377	-----	12.9
2010 (2)	10,396	+ 19	12.2
2010 (3)	10,477	+ 81	11.9
2010 (4)	10,563	+ 86	11.2
2010 (5)	10,428	- 135	11.7
2010 (6)	10,279	- 149	12.7
2010 (7)	10,230	- 49	12.8
2010 (8)	10,310	+ 80	12.8
2010 (9)	10,334	+ 24	12.4
2010 (10)	10,250	- 84	12.2
2010 (11)	10,271	+ 21	12.7
2010 (12)	10,322	+ 51	12.8
2011 (1)	10,267	-----	13.1
2011 (2)	10,182	- 85	12.7
2011 (3)	10,328	+ 146	12.0

Table 12
Covered Employment, 2005 - 2010, Wayne County

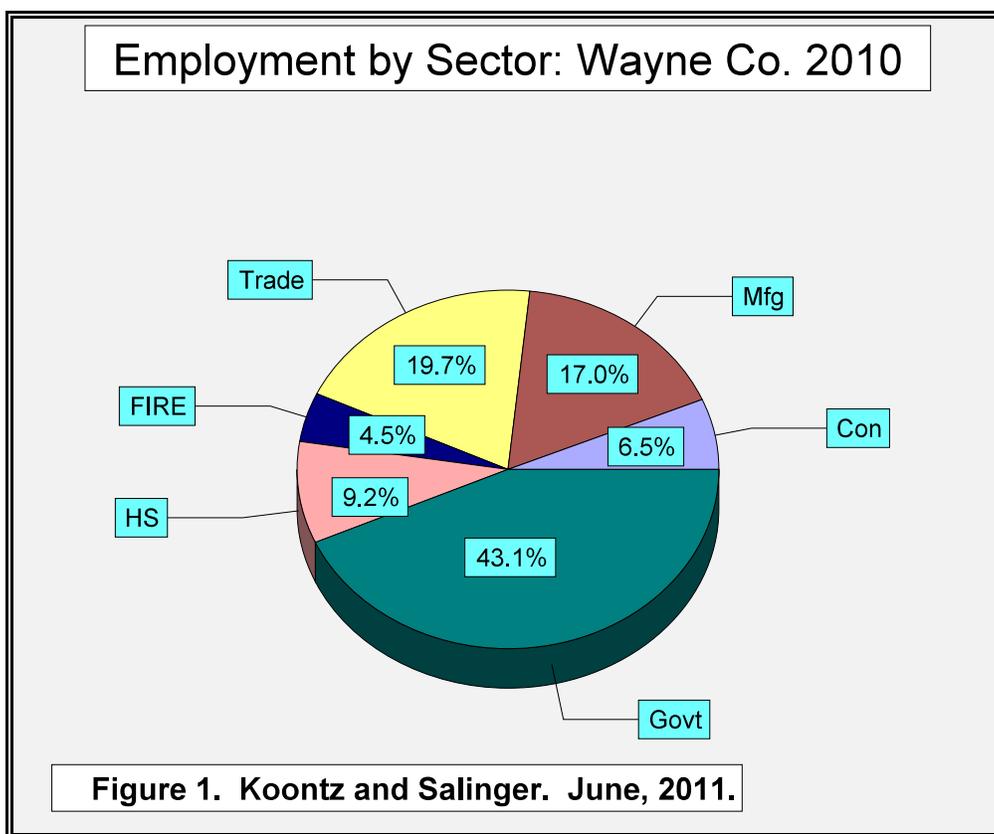
Year	Number Employed	Change Over Previous Year
2005	9,044	-----
2006	8,921	- 123
2007	9,040	+ 119
2008	8,742	- 298
2009	8,229	- 513
2010 (1 st Quarter)	8,037	-----
2010 (2 nd Quarter)	8,162	+ 125
2010 (3 rd Quarter)	7,915	- 247

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, Wayne County, 3 rd Quarter 2009 and 2010							
Year	Total	Con	Mfg	T	FIRE	HCSS	G
2009	8,192	525	1,191	1,351	281	560	2,743
2010	7,915	412	1,079	1,249	284	584	2,730
09-10 # Ch.	- 277	-113	- 112	- 102	+ 3	+ 24	- 13
09-10 % Ch.	- 3.4	-21.5	- 9.4	- 7.6	+ 1.1	+4.3	- 0.5

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 Wayne 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, and healthcare sectors to stabilize.



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 Wayne 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 \$675.

Table 14				
Average 3rd Quarter Weekly Wages, 2009 and 2010				
Wayne County				
Employment Sector	2009	2010	% Numerical Change	Annual Rate of Change
Total	\$ 665	\$ 684	+ 19	+ 2.9
Construction	\$ 757	\$ 755	- 2	- 0.2
Manufacturing	\$1133	\$1251	+ 118	+10.4
Wholesale Trade	\$ 419	\$ 549	+ 130	+31.0
Retail Trade	\$ 384	\$ 407	+ 23	+ 6.0
Transportation & Warehouse	\$ 523	\$ 599	+ 76	+14.5
Finance	\$ 593	\$ 623	+ 30	+ 5.1
Real Estate Leasing	\$ 405	\$ 421	+ 16	+ 4.0
Health Care Services	\$ 593	\$ 607	+ 14	+ 2.4
Hospitality	\$ 243	\$ 239	- 4	- 1.7
Federal Government	\$1258	\$1098	- 160	-12.7
State Government	\$ 549	\$ 550	+ 1	+ 0.2
Local Government	\$ 638	\$ 674	+ 36	+ 5.6

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

Koontz and Salinger. June, 2011.

Major Employers

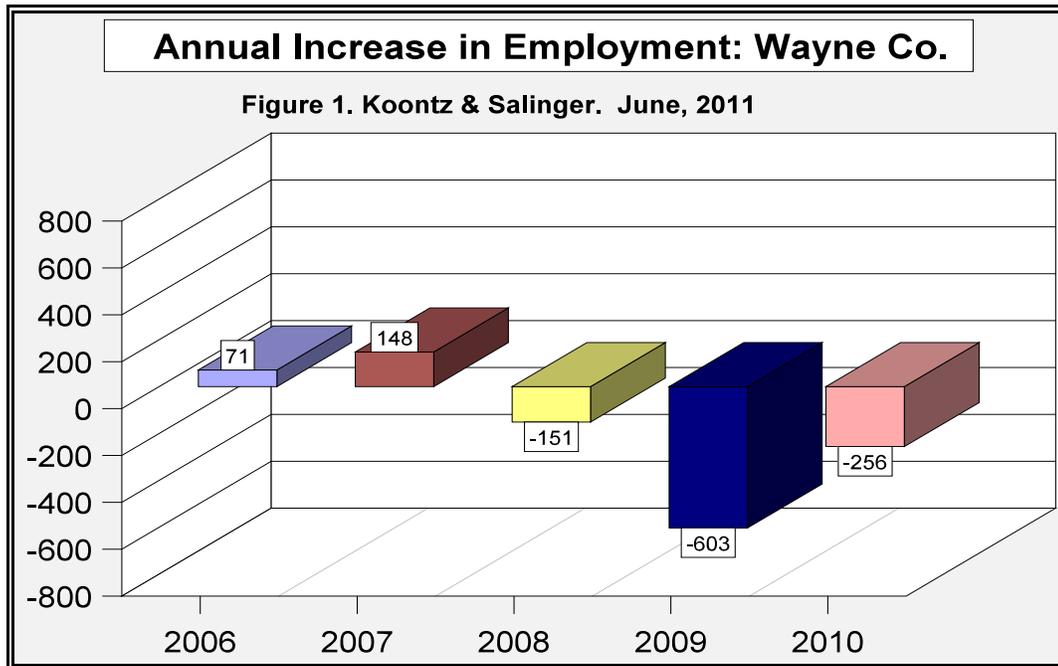
The major employers in Jesup and Wayne County are listed in Table 15.

Table 15			
Major Employers: Jesup and Wayne County, GA			
Firm	Product/Service	Number of Employees	Year Est.
Manufacturing			
American Welding & Tank	Propane Tanks	120	1918
Ashley Mfg.	Apparel	92	1984
Boykin Erectors	Steel Fabrication	45	1976
Duro-Med Ind.	Home Health Products	75	1995
Collins Fabrication	Draperies	32	Na
Rayonier	Paper Processing	949	1954
Ross Lighting	Electric Lamps	150	Na
Great Southern	Wood Preserving	106	Na
Non Manufacturing			
Altamaha Tech	Education	172	
Wayne County	School System	984	
Wayne County	Government	Na	
Walmart	Retail Trade	347	
Winn Dixie	Retail Trade	150	
Wayne County	Hospital	430	
Federal Correctional	Prison	350	
GA Transportation Dept	Government	550	

Sources: Major Employers List, Jesup- Wayne County Chamber of Commerce.
GA Facts, Manufactures located in Wayne County, 2010.

SUMMARY

The economic situation for Wayne County is statistically represented by employment activity, both in workers and jobs. As represented in Tables 9-14, Wayne County experienced moderate to significant employment gains between 2001 and 2007. Over the last three years the decrease in employment in Wayne County was very significant, owing primarily to declines in manufacturing and in trade employment. Thus far in 2011, the negative trend appears to have stabilized at the 2010 year end level.



As represented in Figure 1 (and Table 9), between 2005 and 2007, the average increase in employment was almost 75 workers or approximately $+.65\%$ per year. The rate of employment loss between 2008 and 2009, was very significant at over -5.25% , representing a net loss of over -600 workers. The rate of employment loss between 2009 and 2010, was significant as well, at over -2% , representing a net loss of over -250 workers. The rate of employment change thus far into 2011, is forecasted to continue to decline, at a reduced rate of loss, and then to moderately increase in the later part of 2011.

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. However, the change in monthly employment levels have been positive for 4 of the last 6 months of data. If monthly rates stabilize or change only slightly to the positive, into the remainder of the year the overall forecast for 2011 is for a stabilized employment base, versus the significant losses exhibited in 2009 and 2010. However, if the State and National economy reverse between mid to late 2011, owing to declining consumer consumption buying power, rising commodity inflation pressures and declines in service and local and state employment sectors, employment losses are forecasted to continue into 2011.

Monthly unemployment rates in 2010 were among the highest exhibited

in over 10-years in Wayne County. Monthly unemployment rates have remained high thus far in 2011, ranging between 12.0% and 13.1%, with an overall estimate of approximately 12.5%. These rates of unemployment for the local economy are reflective of Wayne County participating in the recent state, national, and global recession and continuing period of slow to very slow recovery growth. The recession was severe. Recent economic estimates and forecasts call for a bottom in unemployment losses occurring somewhere between mid 2010 to as late the end of the year, with the reversal process beginning in mid 2010 and growth beginning somewhere in late 2010 and early 2011.

Overall, the Jesup - Wayne County economy is well diversified with an good mixture of: service, trade, government and manufacturing employment opportunities. The site is located within 6-miles of several major employment nodes including: (1) the Walmart Supercenter, (2) the Downtown Central Business District of Jesup, (3) the Rayonier (Pulp Mill) Plant, (4) the Wayne Memorial Hospital, (5) the Federal Correctional Facility, and (6) the GA Department of Transportation.

The local chamber of Jesup reported that 2009 was a very difficult year regarding employment losses. The year 2010 was more stable than 2009, but overall losses continued. In April 2010, Rayonier the largest employer in Wayne County shut down for major maintenance activities and overhauls. The plant is now back in full operation, employing close to 900-workers and injecting around \$50 million in payroll into the local economy. Recently the local technical college expanded and is scheduled to create 100 additional jobs.

Approximately 82% of the area workforce lives and works in Wayne County. Approximately 5% of the workforce commutes from Glynn and Long Counties (combined).

Local Economy - Relative to Subject & Impact on Housing Demand

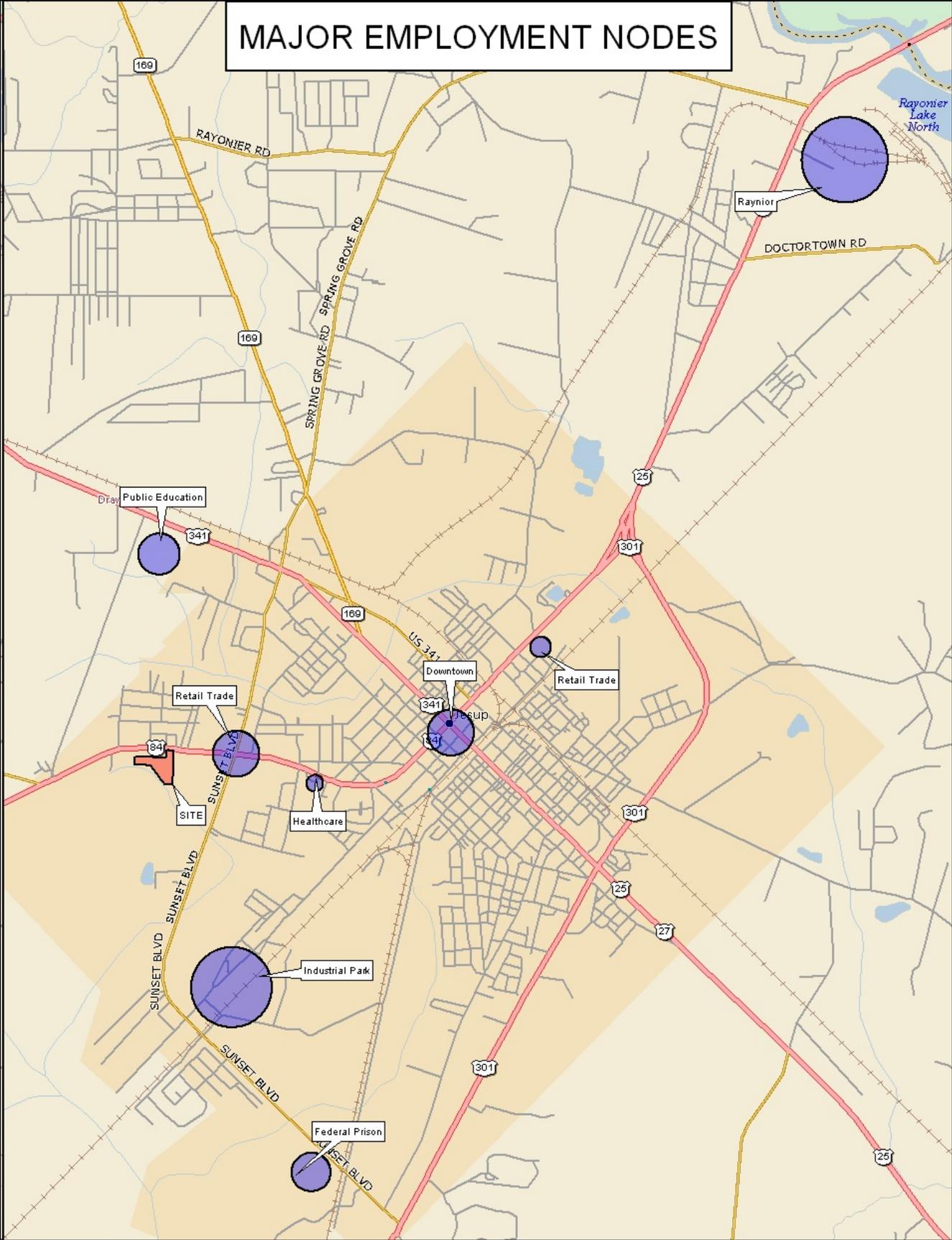
Overall, the 2011 economic forecast for Wayne County is for a stable economy, based upon lower employment levels reflective of year end 2010. Like many locales in rural Georgia, the Jesup economy is presently participating in an on-going battle for growth, new employment prospects and the retention of existing businesses.

The Jesup - Wayne 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.

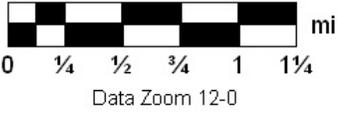
Both the City of Jesup and Wayne County recognized the importance of making affordable housing available to the local area workforce, and citizenry. The current comprehensive plan addresses the issues of housing, including affordable housing, on pages IP-5, IP-19, and IP-20, of the plan. Source: The Wayne County Joint Comprehensive Plan, Community Agenda, Prepared by the Heart of Georgia Altamaha Regional Commission, September, 2010.

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

MAJOR EMPLOYMENT NODES



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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 Jesup 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 44-units (1-unit is set aside for management as a non revenue unit). 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 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 12 one and 32 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 30% of the units at 50% or below of area median income (AMI), and approximately 70% 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 \$351. The estimated utility costs is \$93. (Source: Applicant) The proposed 1BR gross rent is \$444. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$13,320.

The proposed 2BR net rent at 50% AMI is \$428. The estimated utility costs is \$120. (Source: Applicant) The proposed 2BR gross rent is \$548. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$16,440.

The proposed 1BR net rent at 60% AMI is \$351. The estimated utility costs is \$93. (Source: Applicant) The proposed 1BR gross rent is \$444. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$13,320.

The proposed 2BR net rent at 60% AMI is \$428. The estimated utility costs is \$120. (Source: Applicant) The proposed 2BR gross rent is \$653. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$16,440.

The AMI at 50% and 60% for 1 and 2 person households in Wayne County, GA follows:

	<u>50%</u> <u>AMI</u>	<u>60%</u> <u>AMI</u>
1 Person -	\$18,050	\$21,660
2 Person -	\$20,600	\$24,720

Source: 2011 HUD Median Income Guidelines.

The overall income range for the targeting of income eligible households at 50% AMI is \$13,320 to \$20,600.

The overall income range for the targeting of income eligible households at 60% AMI is \$13,320 to \$24,720.

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 \$13,320 to \$20,600.

It is projected that in 2014, approximately **11.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,320 to \$20,600.

It is projected that in 2014, approximately **13%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,320 to \$20,600.

60% AMI

The overall **Target Income Range** for the proposed subject property targeting households at 60% AMI is \$13,200 to \$24,720.

It is projected that in 2014, approximately **17.5%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,200 to \$24,720.

It is projected that in 2014, approximately **18%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,200 to \$24,720.

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:

	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>
50% AMI	7.0%	7.0%
60% AMI	10.5%	11.0%

Reconciliation of Net Rents

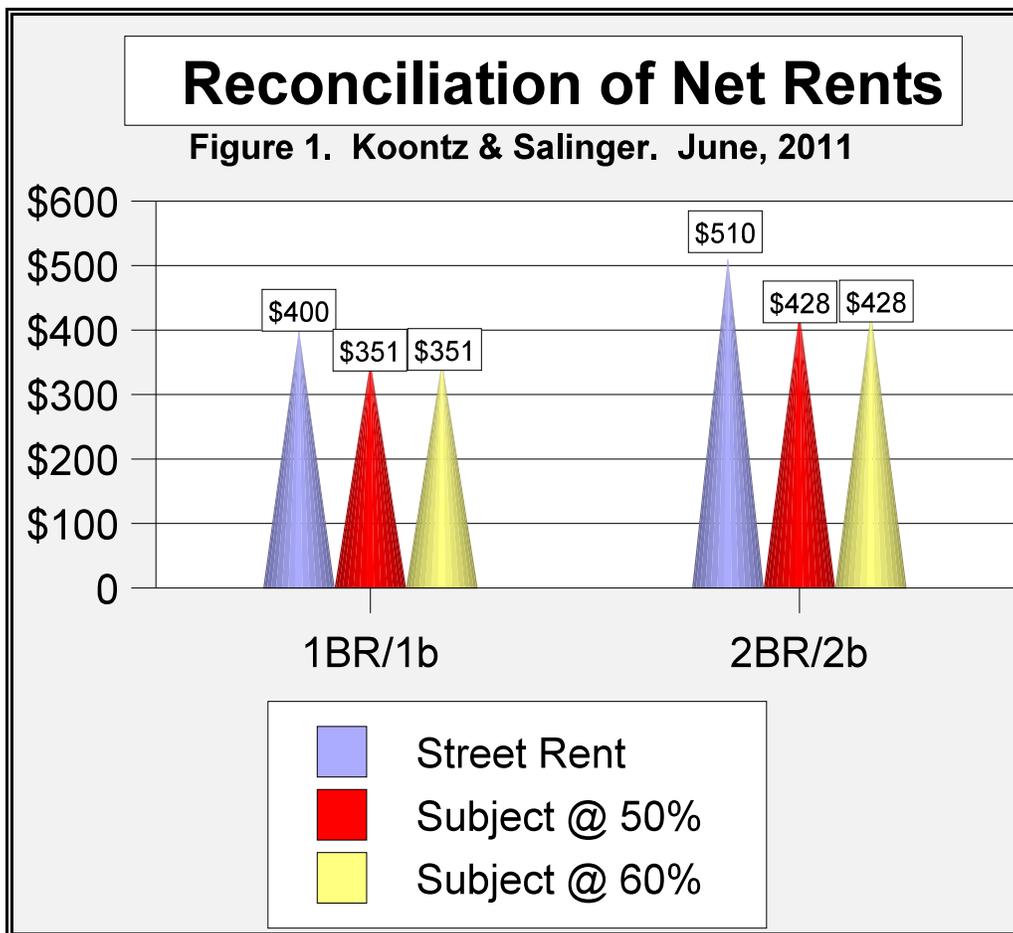
The survey of the competitive environment (which included local real estate professionals) revealed the following market based findings regarding net rents. Figure 1 below exhibits the estimated average conventional (street) net rents by bedroom type in relation to the proposed subject property net rents 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	\$400	\$351	\$351
2BR/2b	\$510	\$428	\$478

* average net rent

Figure 1, reveals that the proposed subject 1BR net rent at 50% AMI is approximately 12% less and at 60% AMI is approximately 12% less than the comparable/competitive 1BR market rate net rent. The proposed subject 2BR/2b net rent at 50% AMI is approximately 16% less and at 60% AMI is approximately 16% 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 425 elderly renter-occupied households over the 2000 to 2014 forecast period.

Based on 2014 income forecasts, 30 new elderly renter households fall into the 50% AMI target income segment of the proposed subject property, and 47 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, 35 elderly renter-occupied households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 33 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 30 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 3 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 overburdened household at 30% of income to rent.

In the PMA it is estimated that 57 existing elderly renter households are rent overburdened and fall into the 50% AMI target income segment of the proposed subject property, and 79 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, 50 owner-occupied elderly households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 22 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 20 owner occupied elderly households residing in substandard housing in the PMA. The forecast in 2014 was for 15 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 14 elderly households added to the target demand pool at 50% AMI, and 22 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, there was no change in the calculations for this segment of the quantitative demand methodology.

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 2,007 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 2,221 households in the PMA. The difference is 214 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 2,228 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 2,436 households in the PMA. The difference is 208 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 205 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others. The forecast in 2014 was for 200 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

Based on 2014 income forecasts, 14 elderly households fall into the 50% AMI LIHTC target income segment of the proposed subject property, and 21 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, there was no change in the calculations for this segment of the quantitative demand methodology.

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 utilize 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 6 elderly households at 50% of AMI, and by 9 elderly households at 60% of AMI.

Total Effective Tenant Pool

The potential demand from these sources (in the methodology) total 124 households/units at 50% AMI. The potential demand from these sources (in the methodology) total 183 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, no like-kind LIHTC elderly supply has been introduced within the Jesup PMA.

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 no awards were made for a LIHTC elderly developments within the Jesup PMA (Wayne County).

The segmented, effective demand pool for the proposed LIHTC elderly development is summarized in Table 16.

Table 16

LIHTC Quantitative Demand Estimate: Jesup PMA

	AMI	AMI
● <u>Demand from New Growth - Elderly Renter Households</u>	<u>50%</u>	<u>60%</u>
Total Projected Number of Households (2014)	924	924
Less: Current Number of Households (2000)	<u>499</u>	<u>499</u>
Change in Total Renter Households	+ 425	+ 425
% of Renter Households in Target Income Range	<u>7%</u>	<u>11%</u>
Total Demand from New Growth	30	47
● <u>Demand from Substandard Housing with Renter Households</u>		
Number of Households in Substandard Housing(2010)	30	30
Number of Households in Substandard Housing(2014)	25	25
% of Substandard Households in Target Income Range	<u>7%</u>	<u>11%</u>
Number of Income Qualified Renter Households	2	3
● <u>Demand from Existing Elderly Renter Households</u>		
Number of Renter Households (2014)	924	924
Minus Number of Substandard Renter Household	<u>- 25</u>	<u>- 25</u>
Total in Eligible Demand Pool	899	899
% of Households in Target Income Range	<u>7%</u>	<u>11%</u>
Number of Income Qualified Renter Households	63	99
Proportion Income Qualified (that are Rent Overburden)	<u>90%</u>	<u>80%</u>
Total	57	79
● <u>Total Demand From Elderly Renters</u>	89	129
● <u>Demand from Substandard Housing with Owner Households</u>		
Number of Households in Substandard Housing(2010)	20	20
Number of Households in Substandard Housing(2014)	15	15
% of Substandard Households in Target Income Range	<u>7%</u>	<u>10.5%</u>
Number of Income Qualified Owner Households	1	2
● <u>Demand from Existing Elderly Owner Households</u>		
Number of Owner Households (2014)	4,142	4,142
Minus Number of Substandard Owner Household	<u>- 15</u>	<u>- 15</u>
Total in Eligible Demand Pool	4,127	4,127
% of Households in Target Income Range	<u>7%</u>	<u>10.5%</u>
Number of Income Qualified Owner Households	289	433
Proportion Income Qualified (likely to Re-locate)	<u>5%</u>	<u>5%</u>
Total	14	22
20% Rule Adjustment	<u>- 0</u>	<u>- 0</u>
Net (after adjustment)	14	22

● <u>Total Demand From Elderly Owners</u>	15	24
● <u>Demand from Elderly in Non Tenure Settings</u>		
Number of Elderly Households living w/others (2010)	205	205
Number of Elderly Households living w/others (2014)	200	200
% of Substandard Households in Target Income Range	<u>7%</u>	<u>10.5%</u>
Number of Income Qualified Elderly Households	14	21
20% Rule Adjustment	<u>- 0</u>	<u>- 0</u>
Net (after adjustment)	14	21
● <u>Net Total Demand (Renter, Owner & Non Tenure)</u>	118	174
● <u>Secondary Market Area Adjustment</u>		
Net Total Demand	118	174
Adjustment Factor of 5%	<u>5%</u>	<u>5%</u>
Demand from SMA Adjustment	6	9
● <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	124	183
Minus New Supply of Competitive Units (2000-2010)*	<u>- 0</u>	<u>- 0</u>
● <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	124	183

* no new like-kind supply since 2000

Capture Rate Analysis

Total Number of Households Income Qualified = 307. For the subject 43 LIHTC units (1-unit of the overall 44-units will be set aside as a non revenue unit), this equates to an overall LIHTC Capture Rate of 14.0%.

	50%	60%
● <u>Capture Rate</u> (43-units)	<u>AMI</u>	<u>AMI</u>
Number of Units in LIHTC Segment	14	29
Number of Income Qualified Households	124	183
Required Capture Rate	11.3%	15.8%

● Total Demand by Bedroom Mix

Approximately 48% 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 44% are 1 person and 56% are 2 person (see Table 10). In addition, the size of the households age 55+ in the 2014 forecast year increased to approximately 1.6225 versus approximately 1.58 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 - 37
 2BR - 87
 Total - 124

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	37	0	37	9	24.3%
2BR	87	0	87	5	5.7%

Total Demand by Bedroom Type (at 60% AMI)

1BR - 55
 2BR - 128
 Total - 183

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	55	0	55	3	5.5%
2BR	128	0	128	26	20.3%

Table 16 - Converted w/in GA-DCA Required Table

	HH @30% AMI xxxxxx to xxxxxx	HH @50% AMI \$13,320 to \$20,660	HH@ 60% AMI \$13,320 to \$24,720	HH @ Market xxxxxx to xxxxxx	All LIHTC Households
Demand from New Household (age & income appropriate)		30	47		77
Plus					
Demand from Existing Renter Households - Substandard Housing		2	3		5
Plus					
Demand from Existing Renter Households - Rent Overburdened households		57	79		136
Plus					
Secondary Market Demand adjustment (if any) Subject to 5% Limitation		6 (5% factor)	9 (5% factor)		15
Sub Total		95	138		233
Demand from Existing Households - Elderly Homeowner Turnover (limited to 20%)		15	24		39
Equals Total Demand		110	162		272
Less					
Supply of comparable LIHTC or Market Rate housing units built and/or planned in the project market between 2000 and the present		0	0		0
Equals Net Demand		110	162		272

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	\$13,320-\$20,660	14	110	0	110	12.7%	2 mos.
1BR	\$13,320-\$18,050	9	33	0	33	27.3%	3 mos.
2BR	\$16,440-\$20,600	5	77	0	77	6.5%	2 mos.
3BR							
4BR							
60% AMI	\$13,320-\$24,720	29	162	0	162	17.9%	6 mos.
1BR	\$13,320-\$21,660	3	49	0	49	6.1%	1 mo.
2BR	\$16,440-\$24,720	26	113	0	113	23.0%	6 mos.
3BR							
4BR							
Market Rate							
1BR							
2BR							
3BR							
4BR							
Total 30%							
Total 50%	\$13,320-\$20,660	14	110	0	110	12.7%	2 mos.
Total 60%	\$13,320-\$24,720	29	162	0	162	17.9%	6 mos.
Total LIHTC	\$13,320-\$24,720	43	272	0	272	15.8%	6 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	\$400	\$375-\$415	\$351
2BR	\$510	\$440-\$575	\$428
3BR			
4BR			
60% AMI			
1BR	\$400	\$375-\$415	\$351
2BR	\$510	\$440-\$575	\$428
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 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 are no existing program assisted LIHTC elderly properties located within Jesup nor Wayne County.

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 the existing program assisted family properties within the PMA. Part II consisted of a sample survey of conventional apartment

properties in the PMA. The analysis includes individual summaries and pictures of properties as well as an overall summary rent reconciliation analysis.

Overall, the Jesup and Wayne County apartment market is representative of a medium size town, which is the county seat, serving a predominantly rural to semi-rural market in which there are few market rate properties of size. All of the traditional apartment properties in the county are located in Jesup. With the exception of the Pinewood and Harris Apartment properties, the majority of the market rate complexes are small (8 to 20-unit) properties. The remainder of the larger apartment properties in Jesup are all program assisted developments. In addition, the local market has a number of mobile home parks that target the rental market as well as a number of single-family homes for rent and a mixture of small multi-plex properties, primarily duplexes and conversions.

Survey of the Competitive Environment - Program Assisted Properties

Six program assisted properties, representing 505 units, were surveyed in Jesup, in complete detail. One property is a LIHTC-family development, two are USDA-RD Section 515 family developments, one is HUD and the remainder comprise the local housing authority. Several key factors in the Jesup program assisted apartment market include:

- * At the time of the survey, the overall estimated vacancy rate at the program assisted apartment properties was approximately 2%.
- * One LIHTC (family) development, Sunset Pointe is located in Jesup. At the time of the survey, the overall vacancy rate at this property was approximately 2%. The property maintains a waiting list and reported a typical occupancy rate of 98%+.
- * With the exception of Sunset Point, for the most part the program assisted properties in Jesup have a basic amenity package. For example, most have: a stove, refrigerator, mini-blinds, carpet, central laundry, wall sleeve or central a/c and an on-site management office. When compared to the subject property, the local HUD and USDA-Rd complexes are at a non competitive position regarding marketing of product based on amenity package, while the existing LIHTC property is competitive.
- * The survey of the USDA-RD Section 515 properties in Jesup/Wayne County revealed low income / basic net rents for 1BR units at between \$295 and \$351. Two-bedroom units ranged between \$310 and \$430. Three-bedroom units ranged between \$330 and \$445.

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

* The bedroom mix of the surveyed program assisted apartment properties is 21% 1BR, 47% 2BR, and 32% 3BR & 4BR.

Survey of the Competitive Environment - Market Rate Supply

* Seven market rate properties, representing 173 units, were surveyed within the PMA. In addition, the Sunset Pointe LIHTC property has 13 market rate units. 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 approximately 4.5% versus 3.5% one year ago.

* The reported range of typical occupancy rates was 94% to 99%. The median typical occupancy rate was around 95%. None of the surveyed market properties reported having a waiting list.

* The bedroom mix of the surveyed conventional apartment properties is 31% 0BR & 1BR, 67% 2BR, and 2% 3BR.

* 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	\$400	\$400	\$375-\$415
2BR/1b	\$420	\$410	\$400-\$450
2BR/2b	\$510	\$450	\$440-\$575
3BR/2b	\$510	\$510	\$510-\$510

Source: Koontz & Salinger. June, 2011

* 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	611	750	576-783
2BR/1b	904	900	850-950
2BR/2b	927	925	864-1025
3BR/2b	1180	1180	1180-1180

Source: Koontz & Salinger. June, 2011

* None of the surveyed market rate properties offer rent or security deposit concessions.

* Security deposits range in amount from \$150 to \$525. The median security deposit is \$300.

* Approximately one-half of the surveyed the market rate properties offer no utilities in the net rent, but do include trash removal in the net rent. Approximately 50% of the surveyed market rate properties include water, sewer and trash removal within the net rent.

Comparability

The most direct, like-kind comparable surveyed property to the proposed subject development in terms of age and income targeting is the Sunset Pointe LIHTC-family property located in Jesup. 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 property to the subject is the Harris Street apartment property.

Fair Market Rents

The 2011 Fair Market Rents for Wayne County, GA are as follows:

Efficiency	=	\$ 388
1 BR Unit	=	\$ 439
2 BR Unit	=	\$ 542
3 BR Unit	=	\$ 715
4 BR Unit	=	\$ 951

*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 near the maximum Fair Market Rent for a one and two-bedroom unit. Thus, the subject property LIHTC 1BR, and 2BR units will be marketable to Section 8 voucher holders in Wayne County.

Table 17 exhibits building permit data between 2000 and 2011. The permit data is for Wayne County. Note: Permit data was not available for 2010, and thus far in 2011.

Between 2000 and 2011, 159 permits were issued in Wayne County, of which, 6 or approximately 4% were multi-family units.

<p style="text-align: center;">Table 17</p> <p style="text-align: center;">New Housing Units Permitted: Wayne County, 2000-2011¹</p>			
Year	Net Total ²	Single-Family Units	Multi-Family Units
2000	13	9	4
2001	14	14	--
2002	16	16	--
2003	17	17	--
2004	19	19	--
2005	21	21	--
2006	20	20	--
2007	17	17	--
2008	11	11	--
2009	11	9	2
2010	Na	Na	Na
2011	Na	Na	Na
Total	159	153	6

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 18, 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 family apartment properties in the Jesup competitive environment.

Table 18											
SURVEY OF PROGRAM ASSISTED FAMILY 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	44	12	32	--	Na	\$351	\$428	--	762	1088	--
Briarwood	90	12	32	46	0	BOI	BOI	BOI	514	748	975-1000
Fox Run	24	--	20	4	4	--	\$430	\$445	--	825	900
Jesup HA	214	54	79	81	0	BOI	BOI	BOI	650	850	1050-1250
Sunset Pointe	64	16	32	16	1	\$177-\$400	\$203-\$440	\$216-\$510	783	1025	1180
Sunset Village	65	18	40	7	4	\$295	\$310	\$330	650	850	920
Wildridge	48	6	36	6	1	\$351	\$400	\$436	558	693	899
Total*	505	106	239	160	10						

* - Excludes the subject property

BOI - Based on Income

** Basic rent noted for USDA-RD properties

Note: 4BR units included in 3BR count

Source: Koontz and Salinger. June, 2011.

Table 19, 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 in the Jesup competitive environment.

Table 19											
SURVEY 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	44	12	32	--	Na	\$351	\$428	--	762	1088	--
Bon Air	20	--	20	--	2	--	\$400	--	--	900	--
Olive Tree	16	8	8	--	1	\$375	\$450	--	750	850	--
Gazebo	12	--	12	--	0	--	\$410- \$465	--	--	950	--
Georgia Pines	20	--	20	--	0	--	\$440	--	--	900	--
Harris St	32	--	32	--	0	--	\$575	--	--	950	--
The Oaks	8	--	8	--	1	--	\$400- \$452	--	--	900	--
Pinewood Village	64	52	12	--	4	\$300- \$400	\$450	--	488- 576	864	--
Total*	172	60	112	--	8						

* - Excludes the subject property

Na - Not available

0BR units are included in the 1BR count

Source: Koontz and Salinger. June, 2011.

Table 20, 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 20													
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													
Briarwood	x	x			x				x	x	x	x	
Fox Run					x			x	x	x	x		x
Jesup HA	x	x			x				x		x	x	
Sunset Pt	x	x			x	x	x	x	x	x	x	x	x
Sunset Village	x	x			x		x	x	x	x	x		x
Wildridge	x	x			x			x	x	x	x		x
Market Rate													
Bon Air							x	x	x	x	x		
Cherry Ct									x		x		
Gazebo		x				x			x	x	x		
Georgia Pines						x	x	x	x	x	x		x
Harris St								x	x	x	x		x
The Oaks								x	x	x	x		
Pinewood V	x	x			x		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)

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 Program Assisted properties is provided on page 25. A map showing the location of the surveyed Market Rate properties is provided on page 89.

Part I - Survey of Program Assisted Properties

1. Wildridge Apartments, 1950 US 301 S, (912) 427-2833

Type: USDA-RD Section 515 (family)
Contact: Tommie Brantly, Manager
Date Built: 1990

Interview Date: 5/23/2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent*</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	6	\$356	\$494	\$ 82	558	0
2BR/1b	36	\$406	\$563	\$ 89	693	1
3BR/1b	6	\$443	\$614	\$130	899	0
Total	48					1

Typical Occupancy Rate: 98%
Security Deposit: 1 month basic rent
Utilities Included: allowance

Waiting List: Yes (3)
Concessions: No

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Tennis	No
Fitness Ctr	No	Recreation Area	Yes
Security	No	Storage	Yes

Design: one story

Additional Information: 27-units have RA; at the time of the survey 5 tenants had a Section 8 voucher



2. Fox Run Apartments, 300 S Sunset Blvd, (912) 427-7253

Type: USDA-RD Section 515 (family)
Contact: Christine Morrison, Mgr
Date Built: 1991

Interview Date: 5/31/2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent*</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1b	20	\$430	\$552	\$ 95	825	3
3BR/2b	4	\$445	\$570	\$103	900	1
Total	24					4

Typical Occupancy Rate: low 90's
Security Deposit: \$150
Utilities Included: Water, sewer, trash removal

Waiting List: Yes (4 all for RA)
Concessions: No

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	Yes
Security	No	Storage	No

Project Design: two story walk-up

Additional Information: 17-units have RA; 2 tenants have Section 8 vouchers



3. Sunset Villas Apartments, 750 Sunset Blvd, (912) 427-7333
 (912) 367-3603

Type: USDA-RD Section 515 (family)

Contact: Ms Smith, USDA-RD
Date Built: 1982

Interview Date: 5/31/2011
Condition: Good to Fair

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent*</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	18	\$295	\$430	\$102	650	*
2BR/1b	40	\$310	\$445	\$113	850	*
3BR/1b	7	\$330	\$465	\$156	920	*
Total	65					4

Typical Occupancy Rate: 95%

Waiting List: No

Utilities Included: trash removal

Security Deposit: \$200

Concessions: No

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	No	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	Tennis	No
Fitness Ctr	No	Recreation Area	Yes
Security	No	Storage	No

Project Design: one story

Additional Information: 57-units have RA; no section 8 vouchers



4. Briarwood Apartments, 1201 N 1st St, (912) 427-8435

Type: HUD Section 236/8 (family)

Contact: Mary Lawrence, Manager
Date Built: 1978

Interview Date: 5/23/2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Contract Rent*</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	12	\$420	514	0
2BR/1b	32	\$520	748	0
3BR/2b	24	\$556	975	0
4BR/2b	22	\$597	1100	0
Total	90			0

Typical Occupancy Rate: 99%

Waiting List: Yes (90)

Security Deposit: based on income

Concessions: No

Utilities Included: utility allowance, trash removal

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Tennis	No
Community Rm	Yes	Recreation Area	Yes
Security	No	Trails	No
Storage	No	Car Wash Area	No

Project Design: two story walk-up

Additional Information: rent is based on income / 100% RA



5. Jesup Housing Authority, 327 Bay Acres Rd, (912) 427-2535

Type: Public Housing

Contact: Ashley, Mgmt

Date Built: 1950's, 60's & 80's

Interview Date: 6/1/2010

Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Flat Rent*</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	54	\$269-\$321	650	0
2BR/1b	79	\$316-\$378	850	0
3BR/1b	65	\$396-\$472	1050	0
4BR/1.5b	16	\$443-\$504	1250	0
Total	214			0

*As of June 2010

Typical Occupancy Rate: 99+%

Waiting List: Yes

Utilities Included: utility allowance

Re-Lease: Within 30 days

Security Deposit: \$100

Concessions: No

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Tennis	No
Community Rm	Yes	Recreation Area	Yes
Security	No	Storage	No

Project Design: 1 & 2 story

Additional Information: unable to update information



6. Sunset Pointe Apartments, 1282 Sunset Blvd (912) 530-7007

Contact: Boyd Management, (4/28/11)
Date Built: 2005
Contact Type: In person

Type: LIHTC fm
Condition: Excellent

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>				<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
		<u>30%</u>	<u>50%</u>	<u>60%</u>	<u>MR</u>			
1BR/1b	16	\$175	\$290	\$300	\$415	Na	783	1
2BR/2b	32	\$199	\$350	\$350	\$510	Na	1025	0
3BR/2b	16	\$216	\$450	---	\$510	Na	1180	0
Total	64	7	42	2	13			1

Typical Occupancy Rate: 98%
Security Deposit: \$150
Utilities Included: trash

Waiting List: Yes (18)
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	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	Yes
Storage	Yes	Picnic Area	Yes

Design: 2 story walk-up

Remarks: 11-units have a Section 8 voucher; 100% occupied within 8-months
 It was estimated that 10 to 12 current leaseholders are age 55+



Part II - Survey of Market Rate Properties

1. Pinewood Village Apartments, 1258 Sunset Blvd, (912) 427-4515

Contact: unable to update
Date Built: 1980

Field Review Date: May 17, 2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
0BR/1b	6	\$300	488	*
1BR/1b	46	\$400	576	*
2BR/2b	12	\$450	864	*
Total	64			4

Typical Occupancy Rate: 95% **Waiting List:** No
Security Deposit: \$225 **Concessions:** No
Utilities Included: water, sewer, trash removal

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	Yes	Pool	No
Laundry Room	Yes	Tennis	No
Fitness Ctr	No	Recreation Area	Yes
Security	No	Trails	No
Storage	No	Garages	No

Design: one story

Remarks: this property is currently for sale by Capital Asset Mgmt for \$1.4 million, source: www.michaelgreenbroker.com/pinewood.html



2. Olive Tree Apartments, 890 E Cherry St, (912) 427-8355

Contact: Bill Garlen Real Estate

Interview Date: 5/17/2011

Date Built: 1965 (Renovated 2010)

Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	8	\$375	750	0
2BR/1b	8	\$450	850	1
Total	16			1

Typical Occupancy Rate: 95%

Waiting List: Na

Security Deposit: \$375

Concessions: No

Utilities Included: water, sewer, trash removal

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	No
Security	No	Trails	No
Storage	No	Car Wash Area	No

Design: two story walk-up

Additional Information:



3. Bon Air Apartments, 1900 Savannah Hwy, (912) 427-3358; 427-1313

Contact: Owner (Eagle Pawn Shop)
Date Built: 1970

Interview Date: 5/9/2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1b	20	\$400	900	2

Typical Occupancy Rate: 95+

Waiting List: Na

Security Deposit: \$200

Concessions: No

Utilities Included: water, sewer, trash removal

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Car Wash Area	No

Design: two story

Additional Information: some info attain "back door"



4. Gazebo Apartments, Cherry & Willow Sts, (912) 427-3746

Contact: Ms Pat Keith
Date Built: 1981

Interview Date: 5/9/11
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1b	12	\$410-\$465	950	0

Typical Occupancy Rate: 90's **Waiting List:** Na

Security Deposit: 1 month rent **Concessions:** No

Utilities Included: Trash removal

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	No	Patio/Balcony	No
Fire Place	No	Microwave	No

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	Yes	Tennis	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Car Wash Area	No

Design: two story walk-up

Additional Information: higher rent is for 1st floor units



5. Oaks Apartments, 444 S Brunswick St, (912) 427-6666

Contact: Roy Baker
Date Built: 1981 (recent renovation)

Interview Date: May 9, 2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1b	8	\$400-\$425	900	1

Typical Occupancy Rate: 100% **Waiting List:** Na
Security Deposit: \$300 **Concessions:** No
Utilities Included: water & trash (\$20 more)

Amenities - Unit

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

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Car Wash Area	No

Design: two story walk-up

Additional Information: some info was obtained "back door"; higher rent for recently renovated units



6. Harris Street Apartments, W Orange & 5th Sts, (912) 427-3767

Contact: Ms Jordon/Ron

Interview Date: 5/9/2011

Date Built: Phase I - 1999; Phase II - 2003

Condition: Very Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1.5b	32	\$575	950	0

Typical Occupancy Rate: 100%

Waiting List: "as needed"

Security Deposit: 1 month rent

Concessions: No

Utilities Included: Water, sewer, trash removal

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
Fire Place	No	Microwave	No

Amenities - Project

On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Car Wash Area	No

Design: two story walk-up (garden)

Additional Information: some info attained "back door"



7. Georgia Pines Apartments, 1318 Sunset Blvd, (912) 385-2136

Contact: unable to update
Date Built: 1980

Field Review Date: 5/17/2011
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1.5b	20	\$440	900	0 (based on window survey)

Typical Occupancy Rate: 100%
Security Deposit: 1 month rent
Utilities Included: Trash removal

Waiting List: Na
Concessions: No

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
Fire Place	No	Microwave	No

Amenities - Project

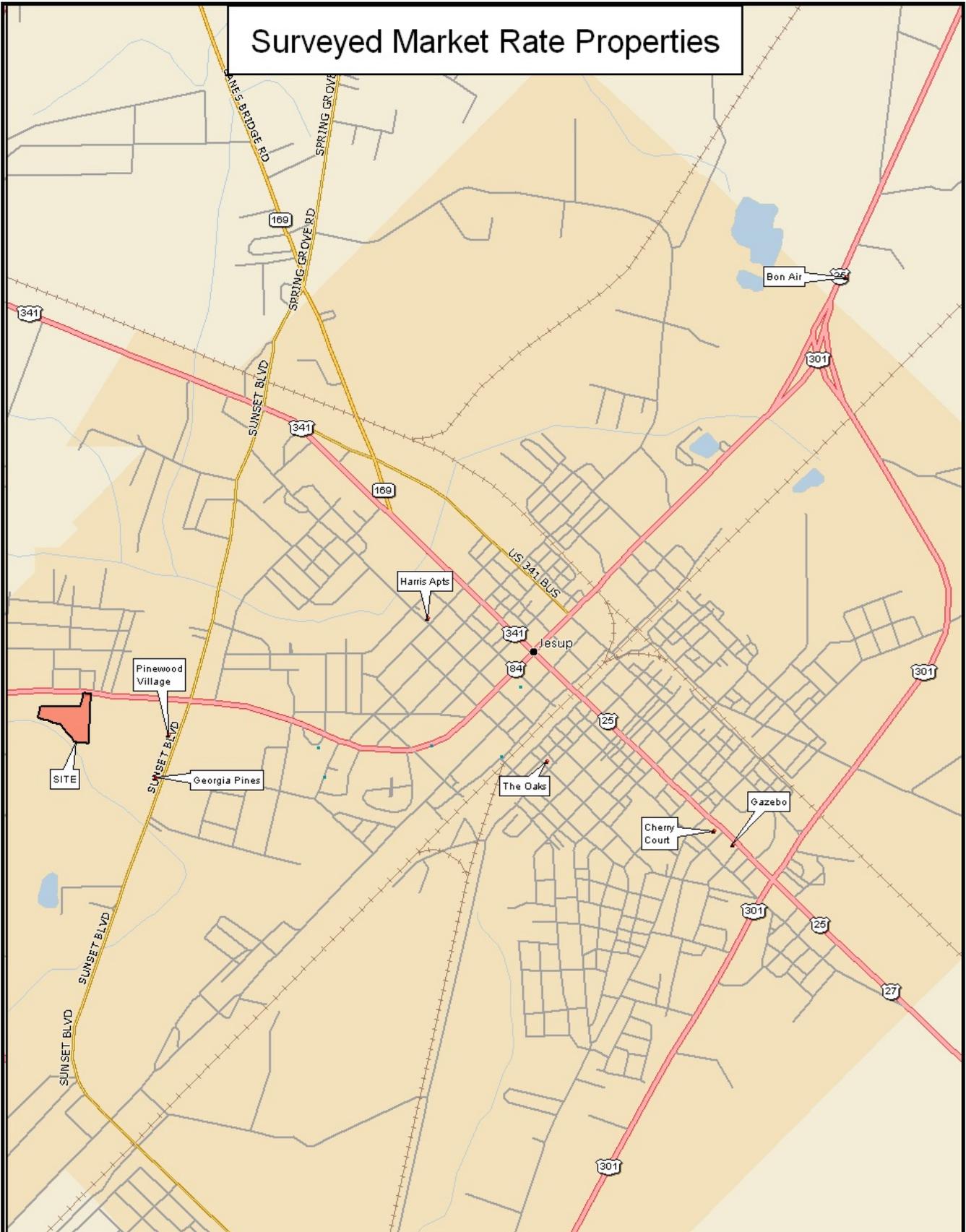
On-Site Mgmt	No	Pool	No
Laundry Room	No	Tennis	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Car Wash Area	No

Design: one story

Additional Information: some info was obtained "back door"; phone number recently disconnected



Surveyed Market Rate Properties



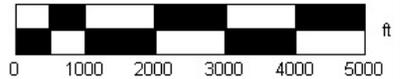
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MN (5.8° W)



Data Zoom 12-6

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 6-months (at approximately 7-units per month on average) or less. The worst case estimate is 9-months, or approximately 5-units per month.

The rent-up period is based on the most recently built LIHTC-family development located within Jesup:

Sunset Pointe 64-units 8-months to attain 95% occupancy

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 Sunset Pointe (LIHTC-family) Apartments would not be negatively impacted by the development of a new construction LIHTC elderly property being introduced within the Jesup market. She reported that Sunset Pointe was typically 98%+ occupied and maintains a waiting list. The property targets households at 30%, 50%, 60% AMI and at Market. At the time of the survey, the property was 98% occupied and had 18-applicants on the waiting list. It was reported that 11 of the existing leaseholders were age 55 and over. In addition, it was reported that 2BR units are in greatest demand. Note: Sunset Pointe was reported to have been 100% occupied within 8-months of opening. Contact Number: (803) 419-6556.

(2) - Ms. Christine Morrison, the on-site manager of the Fox Run USDA-RD and Sunset Pointe LIHTC family developments was interviewed. She stated that if the subject was introduced into the market no long term negative impact is expected to be placed upon either property, in particular Sunset Pointe. She thought that there could be some short term impact during the first year of the new property opening. In her opinion, there is still a great need for additional apartments that: (1) target the low to moderate income market and (2) offer affordable rents. Contact Number: (912) 427-7253.

(3) - Ms. Onda Woodward, the City Manager of Jesup was interviewed, (912) 427-1313. Ms Woodward stated that the city had recently written and approved a letter of support for the proposed subject elderly development, and all of the council members voted "yes". She went on to state, that if the subject was similar to the existing Sunset Pointe development, and as well maintained over a period of time, it would be very successful. In her opinion, Jesup and Wayne County are still in need of additional, affordable apartment housing, that offer good amenities, with professional management.

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 Maria Senior Gardens Apartments (a proposed 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 **44** 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.
7. The proposed development will not negatively impact the existing supply of program assisted elderly properties in the market, owing to the fact that there is no existing program assisted elderly supply located within the PMA.

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.

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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 Jesup and Wayne 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

NCHAMA CERTIFICATION

DATA SETS



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: Wayne County, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	30,099	100.0
Under 5 years	2,182	7.2
5 to 9 years	2,074	6.9
10 to 14 years	1,983	6.6
15 to 19 years	1,979	6.6
20 to 24 years	1,777	5.9
25 to 29 years	1,978	6.6
30 to 34 years	1,985	6.6
35 to 39 years	2,198	7.3
40 to 44 years	2,155	7.2
45 to 49 years	2,223	7.4
50 to 54 years	2,097	7.0
55 to 59 years	1,912	6.4
60 to 64 years	1,694	5.6
65 to 69 years	1,316	4.4
70 to 74 years	948	3.1
75 to 79 years	753	2.5
80 to 84 years	478	1.6
85 years and over	367	1.2
Median age (years)	37.6	(X)
16 years and over	23,464	78.0
18 years and over	22,638	75.2
21 years and over	21,520	71.5
62 years and over	4,860	16.1
65 years and over	3,862	12.8
Male population	15,719	52.2
Under 5 years	1,099	3.7
5 to 9 years	1,083	3.6
10 to 14 years	1,033	3.4
15 to 19 years	1,042	3.5
20 to 24 years	927	3.1
25 to 29 years	1,074	3.6
30 to 34 years	1,123	3.7
35 to 39 years	1,275	4.2
40 to 44 years	1,234	4.1
45 to 49 years	1,163	3.9
50 to 54 years	1,118	3.7
55 to 59 years	970	3.2
60 to 64 years	851	2.8
65 to 69 years	609	2.0
70 to 74 years	435	1.4
75 to 79 years	361	1.2
80 to 84 years	207	0.7
85 years and over	115	0.4

Subject	Number	Percent
Median age (years)	37.0	(X)
16 years and over	12,279	40.8
18 years and over	11,860	39.4
21 years and over	11,265	37.4
62 years and over	2,226	7.4
65 years and over	1,727	5.7
Female population	14,380	47.8
Under 5 years	1,083	3.6
5 to 9 years	991	3.3
10 to 14 years	950	3.2
15 to 19 years	937	3.1
20 to 24 years	850	2.8
25 to 29 years	904	3.0
30 to 34 years	862	2.9
35 to 39 years	923	3.1
40 to 44 years	921	3.1
45 to 49 years	1,060	3.5
50 to 54 years	979	3.3
55 to 59 years	942	3.1
60 to 64 years	843	2.8
65 to 69 years	707	2.3
70 to 74 years	513	1.7
75 to 79 years	392	1.3
80 to 84 years	271	0.9
85 years and over	252	0.8
Median age (years)	38.5	(X)
16 years and over	11,185	37.2
18 years and over	10,778	35.8
21 years and over	10,255	34.1
62 years and over	2,634	8.8
65 years and over	2,135	7.1
RACE		
Total population	30,099	100.0
One Race	29,497	98.0
White	22,558	74.9
Black or African American	5,996	19.9
American Indian and Alaska Native	127	0.4
Asian	161	0.5
Asian Indian	56	0.2
Chinese	14	0.0
Filipino	21	0.1
Japanese	6	0.0
Korean	3	0.0
Vietnamese	37	0.1
Other Asian [1]	24	0.1
Native Hawaiian and Other Pacific Islander	6	0.0
Native Hawaiian	3	0.0
Guamanian or Chamorro	1	0.0
Samoan	0	0.0
Other Pacific Islander [2]	2	0.0
Some Other Race	649	2.2
Two or More Races	602	2.0
White; American Indian and Alaska Native [3]	131	0.4
White; Asian [3]	51	0.2
White; Black or African American [3]	217	0.7
White; Some Other Race [3]	93	0.3
Race alone or in combination with one or more other races: [4]		
White	23,079	76.7
Black or African American	6,298	20.9
American Indian and Alaska Native	319	1.1

Subject	Number	Percent
Asian	239	0.8
Native Hawaiian and Other Pacific Islander	20	0.1
Some Other Race	784	2.6
HISPANIC OR LATINO		
Total population	30,099	100.0
Hispanic or Latino (of any race)	1,719	5.7
Mexican	1,016	3.4
Puerto Rican	329	1.1
Cuban	108	0.4
Other Hispanic or Latino [5]	266	0.9
Not Hispanic or Latino	28,380	94.3
HISPANIC OR LATINO AND RACE		
Total population	30,099	100.0
Hispanic or Latino	1,719	5.7
White alone	809	2.7
Black or African American alone	68	0.2
American Indian and Alaska Native alone	45	0.1
Asian alone	1	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	637	2.1
Two or More Races	159	0.5
Not Hispanic or Latino	28,380	94.3
White alone	21,749	72.3
Black or African American alone	5,928	19.7
American Indian and Alaska Native alone	82	0.3
Asian alone	160	0.5
Native Hawaiian and Other Pacific Islander alone	6	0.0
Some Other Race alone	12	0.0
Two or More Races	443	1.5
RELATIONSHIP		
Total population	30,099	100.0
In households	27,783	92.3
Householder	10,562	35.1
Spouse [6]	5,563	18.5
Child	8,381	27.8
Own child under 18 years	6,242	20.7
Other relatives	2,125	7.1
Under 18 years	1,071	3.6
65 years and over	214	0.7
Nonrelatives	1,152	3.8
Under 18 years	138	0.5
65 years and over	38	0.1
Unmarried partner	593	2.0
In group quarters	2,316	7.7
Institutionalized population	2,278	7.6
Male	2,119	7.0
Female	159	0.5
Noninstitutionalized population	38	0.1
Male	21	0.1
Female	17	0.1
HOUSEHOLDS BY TYPE		
Total households	10,562	100.0
Family households (families) [7]	7,686	72.8
With own children under 18 years	3,363	31.8
Husband-wife family	5,563	52.7
With own children under 18 years	2,207	20.9
Male householder, no wife present	552	5.2
With own children under 18 years	272	2.6
Female householder, no husband present	1,571	14.9
With own children under 18 years	884	8.4

Subject	Number	Percent
Nonfamily households [7]	2,876	27.2
Householder living alone	2,494	23.6
Male	1,121	10.6
65 years and over	293	2.8
Female	1,373	13.0
65 years and over	684	6.5
Households with individuals under 18 years	3,966	37.5
Households with individuals 65 years and over	2,747	26.0
Average household size	2.63	(X)
Average family size [7]	3.09	(X)
HOUSING OCCUPANCY		
Total housing units	12,199	100.0
Occupied housing units	10,562	86.6
Vacant housing units	1,637	13.4
For rent	424	3.5
Rented, not occupied	36	0.3
For sale only	169	1.4
Sold, not occupied	64	0.5
For seasonal, recreational, or occasional use	265	2.2
All other vacants	679	5.6
Homeowner vacancy rate (percent) [8]	2.2	(X)
Rental vacancy rate (percent) [9]	11.7	(X)
HOUSING TENURE		
Occupied housing units	10,562	100.0
Owner-occupied housing units	7,387	69.9
Population in owner-occupied housing units	19,235	(X)
Average household size of owner-occupied units	2.60	(X)
Renter-occupied housing units	3,175	30.1
Population in renter-occupied housing units	8,548	(X)
Average household size of renter-occupied units	2.69	(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.



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: Jesup city, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	10,214	100.0
Under 5 years	768	7.5
5 to 9 years	642	6.3
10 to 14 years	531	5.2
15 to 19 years	516	5.1
20 to 24 years	639	6.3
25 to 29 years	814	8.0
30 to 34 years	845	8.3
35 to 39 years	820	8.0
40 to 44 years	787	7.7
45 to 49 years	755	7.4
50 to 54 years	685	6.7
55 to 59 years	609	6.0
60 to 64 years	488	4.8
65 to 69 years	372	3.6
70 to 74 years	293	2.9
75 to 79 years	273	2.7
80 to 84 years	198	1.9
85 years and over	179	1.8
Median age (years)	37.2	(X)
16 years and over	8,169	80.0
18 years and over	7,960	77.9
21 years and over	7,648	74.9
62 years and over	1,598	15.6
65 years and over	1,315	12.9
Male population	5,848	57.3
Under 5 years	387	3.8
5 to 9 years	336	3.3
10 to 14 years	278	2.7
15 to 19 years	265	2.6
20 to 24 years	353	3.5
25 to 29 years	495	4.8
30 to 34 years	581	5.7
35 to 39 years	604	5.9
40 to 44 years	553	5.4
45 to 49 years	449	4.4
50 to 54 years	415	4.1
55 to 59 years	333	3.3
60 to 64 years	259	2.5
65 to 69 years	159	1.6
70 to 74 years	132	1.3
75 to 79 years	114	1.1
80 to 84 years	79	0.8
85 years and over	56	0.5

Subject	Number	Percent
Median age (years)	37.0	(X)
16 years and over	4,795	46.9
18 years and over	4,688	45.9
21 years and over	4,519	44.2
62 years and over	685	6.7
65 years and over	540	5.3
Female population	4,366	42.7
Under 5 years	381	3.7
5 to 9 years	306	3.0
10 to 14 years	253	2.5
15 to 19 years	251	2.5
20 to 24 years	286	2.8
25 to 29 years	319	3.1
30 to 34 years	264	2.6
35 to 39 years	216	2.1
40 to 44 years	234	2.3
45 to 49 years	306	3.0
50 to 54 years	270	2.6
55 to 59 years	276	2.7
60 to 64 years	229	2.2
65 to 69 years	213	2.1
70 to 74 years	161	1.6
75 to 79 years	159	1.6
80 to 84 years	119	1.2
85 years and over	123	1.2
Median age (years)	37.9	(X)
16 years and over	3,374	33.0
18 years and over	3,272	32.0
21 years and over	3,129	30.6
62 years and over	913	8.9
65 years and over	775	7.6
RACE		
Total population	10,214	100.0
One Race	9,940	97.3
White	5,423	53.1
Black or African American	4,094	40.1
American Indian and Alaska Native	59	0.6
Asian	91	0.9
Asian Indian	39	0.4
Chinese	2	0.0
Filipino	6	0.1
Japanese	2	0.0
Korean	1	0.0
Vietnamese	27	0.3
Other Asian [1]	14	0.1
Native Hawaiian and Other Pacific Islander	2	0.0
Native Hawaiian	2	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	271	2.7
Two or More Races	274	2.7
White; American Indian and Alaska Native [3]	44	0.4
White; Asian [3]	21	0.2
White; Black or African American [3]	88	0.9
White; Some Other Race [3]	46	0.5
Race alone or in combination with one or more other races: [4]		
White	5,640	55.2
Black or African American	4,245	41.6
American Indian and Alaska Native	143	1.4

Subject	Number	Percent
Asian	128	1.3
Native Hawaiian and Other Pacific Islander	10	0.1
Some Other Race	349	3.4
HISPANIC OR LATINO		
Total population	10,214	100.0
Hispanic or Latino (of any race)	937	9.2
Mexican	473	4.6
Puerto Rican	201	2.0
Cuban	81	0.8
Other Hispanic or Latino [5]	182	1.8
Not Hispanic or Latino	9,277	90.8
HISPANIC OR LATINO AND RACE		
Total population	10,214	100.0
Hispanic or Latino	937	9.2
White alone	497	4.9
Black or African American alone	54	0.5
American Indian and Alaska Native alone	24	0.2
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	270	2.6
Two or More Races	92	0.9
Not Hispanic or Latino	9,277	90.8
White alone	4,926	48.2
Black or African American alone	4,040	39.6
American Indian and Alaska Native alone	35	0.3
Asian alone	91	0.9
Native Hawaiian and Other Pacific Islander alone	2	0.0
Some Other Race alone	1	0.0
Two or More Races	182	1.8
RELATIONSHIP		
Total population	10,214	100.0
In households	7,981	78.1
Householder	3,184	31.2
Spouse [6]	1,304	12.8
Child	2,468	24.2
Own child under 18 years	1,849	18.1
Other relatives	676	6.6
Under 18 years	365	3.6
65 years and over	47	0.5
Nonrelatives	349	3.4
Under 18 years	35	0.3
65 years and over	10	0.1
Unmarried partner	179	1.8
In group quarters	2,233	21.9
Institutionalized population	2,214	21.7
Male	2,087	20.4
Female	127	1.2
Noninstitutionalized population	19	0.2
Male	14	0.1
Female	5	0.0
HOUSEHOLDS BY TYPE		
Total households	3,184	100.0
Family households (families) [7]	2,141	67.2
With own children under 18 years	963	30.2
Husband-wife family	1,304	41.0
With own children under 18 years	483	15.2
Male householder, no wife present	152	4.8
With own children under 18 years	72	2.3
Female householder, no husband present	685	21.5
With own children under 18 years	408	12.8

Subject	Number	Percent
Nonfamily households [7]	1,043	32.8
Householder living alone	937	29.4
Male	374	11.7
65 years and over	99	3.1
Female	563	17.7
65 years and over	279	8.8
Households with individuals under 18 years	1,162	36.5
Households with individuals 65 years and over	868	27.3
Average household size	2.51	(X)
Average family size [7]	3.08	(X)
HOUSING OCCUPANCY		
Total housing units	3,663	100.0
Occupied housing units	3,184	86.9
Vacant housing units	479	13.1
For rent	129	3.5
Rented, not occupied	15	0.4
For sale only	58	1.6
Sold, not occupied	27	0.7
For seasonal, recreational, or occasional use	29	0.8
All other vacants	221	6.0
Homeowner vacancy rate (percent) [8]	3.3	(X)
Rental vacancy rate (percent) [9]	7.8	(X)
HOUSING TENURE		
Occupied housing units	3,184	100.0
Owner-occupied housing units	1,671	52.5
Population in owner-occupied housing units	4,140	(X)
Average household size of owner-occupied units	2.48	(X)
Renter-occupied housing units	1,513	47.5
Population in renter-occupied housing units	3,841	(X)
Average household size of renter-occupied units	2.54	(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.

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
Wayne County	30,099	12,199	10,562	1,637
Census Tract 9701	4,404	1,982	1,674	308
Census Tract 9702	8,349	3,460	3,038	422
Census Tract 9703	4,917	2,154	1,921	233
Census Tract 9704	3,448	1,517	1,290	227
Census Tract 9705	5,426	1,533	1,312	221
Census Tract 9706	3,555	1,553	1,327	226

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

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

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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](#).

Wayne County, Georgia		
	Estimate	Margin of Error
Total:	3,453	+/-46
In households:	3,345	+/-142
In family households:	2,307	+/-186
Householder:	1,230	+/-137
Male	885	+/-114
Female	345	+/-113
Spouse	894	+/-118
Parent	70	+/-56
Other relatives	113	+/-80
Nonrelatives	0	+/-132
In nonfamily households:	1,038	+/-166
Householder:	998	+/-156
Male:	331	+/-102
Living alone	297	+/-100
Not living alone	34	+/-50
Female:	667	+/-97
Living alone	664	+/-96
Not living alone	3	+/-5
Nonrelatives	40	+/-47
In group quarters	108	+/-144

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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[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](#).

	Wayne County, Georgia	
	Estimate	Margin of Error
Total:	9,571	+/-376
Households with one or more people 65 years and over:	2,436	+/-142
1-person household	961	+/-147
2-or-more-person household:	1,475	+/-142
Family households	1,415	+/-141
Nonfamily households	60	+/-56
Households with no people 65 years and over:	7,135	+/-358
1-person households	1,461	+/-231
2-or-more-person household:	5,674	+/-354
Family households	5,345	+/-347
Nonfamily households	329	+/-163

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

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

	Wayne County, Georgia	
	Estimate	Margin of Error
Total:	9,571	+/-376
Owner occupied:	6,809	+/-313
Householder 15 to 24 years	76	+/-58
Householder 25 to 34 years	930	+/-135
Householder 35 to 44 years	1,108	+/-185
Householder 45 to 54 years	1,411	+/-182
Householder 55 to 59 years	633	+/-131
Householder 60 to 64 years	758	+/-131

Householder 65 to 74 years	1,115	+/-137
Householder 75 to 84 years	586	+/-127
Householder 85 years and over	192	+/-98
Renter occupied:	2,762	+/-315
Householder 15 to 24 years	356	+/-120
Householder 25 to 34 years	725	+/-206
Householder 35 to 44 years	500	+/-133
Householder 45 to 54 years	613	+/-169
Householder 55 to 59 years	139	+/-58
Householder 60 to 64 years	94	+/-49
Householder 65 to 74 years	186	+/-84
Householder 75 to 84 years	149	+/-87
Householder 85 years and over	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.

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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

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](#).

Wayne County, Georgia		
	Estimate	Margin of Error
Total:	9,571	+/-376
Owner occupied:	6,809	+/-313
Householder 15 to 34 years:	1,006	+/-146
1.00 or less occupants per room	986	+/-145
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	20	+/-24
Householder 35 to 64 years:	3,910	+/-260
1.00 or less occupants per room	3,813	+/-259
1.01 to 1.50 occupants per room	97	+/-76
1.51 or more occupants per room	0	+/-132
Householder 65 years and over:	1,893	+/-168
1.00 or less occupants per room	1,893	+/-168
1.01 to 1.50 occupants per room	0	+/-132
1.51 or more occupants per room	0	+/-132
Renter occupied:	2,762	+/-315
Householder 15 to 34 years:	1,081	+/-236

1.00 or less occupants per room	1,009	+/-236
1.01 to 1.50 occupants per room	72	+/-62
1.51 or more occupants per room	0	+/-132
Householder 35 to 64 years:	1,346	+/-229
1.00 or less occupants per room	1,286	+/-237
1.01 to 1.50 occupants per room	60	+/-56
1.51 or more occupants per room	0	+/-132
Householder 65 years and over:	335	+/-134
1.00 or less occupants per room	335	+/-134
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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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.

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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

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

Wayne County, Georgia		
	Estimate	Margin of Error
Total:	2,762	+/-315
Householder 15 to 24 years:	356	+/-120
Less than 20.0 percent	88	+/-58
20.0 to 24.9 percent	63	+/-65
25.0 to 29.9 percent	0	+/-132
30.0 to 34.9 percent	64	+/-71
35.0 percent or more	134	+/-78
Not computed	7	+/-13
Householder 25 to 34 years:	725	+/-206
Less than 20.0 percent	215	+/-148
20.0 to 24.9 percent	31	+/-45
25.0 to 29.9 percent	24	+/-29
30.0 to 34.9 percent	37	+/-53
35.0 percent or more	194	+/-91
Not computed	224	+/-123

Householder 35 to 64 years:	1,346	+/-229
Less than 20.0 percent	392	+/-107
20.0 to 24.9 percent	113	+/-58
25.0 to 29.9 percent	70	+/-77
30.0 to 34.9 percent	142	+/-71
35.0 percent or more	446	+/-142
Not computed	183	+/-73
Householder 65 years and over:	335	+/-134
Less than 20.0 percent	29	+/-28
20.0 to 24.9 percent	42	+/-39
25.0 to 29.9 percent	46	+/-52
30.0 to 34.9 percent	20	+/-20
35.0 percent or more	135	+/-83
Not computed	63	+/-43

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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Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)



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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](#).

Wayne County, Georgia		
	Estimate	Margin of Error
Total:	9,571	+/-376
Owner occupied:	6,809	+/-313
Complete plumbing facilities:	6,809	+/-313
1.00 or less occupants per room	6,692	+/-312
1.01 to 1.50 occupants per room	97	+/-76
1.51 or more occupants per room	20	+/-24
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
Renter occupied:	2,762	+/-315
Complete plumbing facilities:	2,700	+/-314
1.00 or less occupants per room	2,568	+/-311
1.01 to 1.50 occupants per room	132	+/-83
1.51 or more occupants per room	0	+/-132
Lacking complete plumbing facilities:	62	+/-59
1.00 or less occupants per room	62	+/-59
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.

Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)

POPULATION DATA

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Population by Age & Sex Jesup, 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	286	257	543	0 to 4 Years	340	328	668	0 to 4 Years	372	341	713
5 to 9 Years	272	290	562	5 to 9 Years	303	297	600	5 to 9 Years	333	334	667
10 to 14 Years	332	308	640	10 to 14 Years	281	270	551	10 to 14 Years	304	303	607
15 to 17 Years	173	232	405	15 to 17 Years	181	195	376	15 to 17 Years	172	175	347
18 to 20 Years	182	171	353	18 to 20 Years	195	163	358	18 to 20 Years	197	152	349
21 to 24 Years	279	193	472	21 to 24 Years	300	222	522	21 to 24 Years	347	231	578
25 to 34 Years	1,002	478	1,480	25 to 34 Years	1,264	610	1,874	25 to 34 Years	1,297	618	1,915
35 to 44 Years	995	599	1,594	35 to 44 Years	1,003	523	1,526	35 to 44 Years	1,073	557	1,630
45 to 49 Years	404	266	670	45 to 49 Years	388	292	680	45 to 49 Years	401	260	661
50 to 54 Years	354	252	606	50 to 54 Years	384	284	668	50 to 54 Years	375	291	666
55 to 59 Years	237	190	427	55 to 59 Years	310	238	548	55 to 59 Years	341	285	626
60 to 64 Years	182	181	363	60 to 64 Years	215	214	429	60 to 64 Years	236	235	471
65 to 74 Years	309	356	665	65 to 74 Years	327	340	667	65 to 74 Years	350	368	718
75 to 84 Years	116	258	374	75 to 84 Years	148	267	415	75 to 84 Years	160	276	436
85 Years and Up	40	85	125	85 Years and Up	47	131	178	85 Years and Up	58	152	210
Total	5,163	4,116	9,279	Total	5,686	4,374	10,060	Total	6,016	4,578	10,594
62+ Years	n/a	n/a	1,375	62+ Years	n/a	n/a	1,505	62+ Years	n/a	n/a	1,641

POPULATION DATA

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Percent Population by Age & Sex
Jesup, GA

<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	3.1%	2.8%	5.9%	0 to 4 Years	3.4%	3.3%	6.6%	0 to 4 Years	3.5%	3.2%	6.7%
5 to 9 Years	2.9%	3.1%	6.1%	5 to 9 Years	3.0%	3.0%	6.0%	5 to 9 Years	3.1%	3.2%	6.3%
10 to 14 Years	3.6%	3.3%	6.9%	10 to 14 Years	2.8%	2.7%	5.5%	10 to 14 Years	2.9%	2.9%	5.7%
15 to 17 Years	1.9%	2.5%	4.4%	15 to 17 Years	1.8%	1.9%	3.7%	15 to 17 Years	1.6%	1.7%	3.3%
18 to 20 Years	2.0%	1.8%	3.8%	18 to 20 Years	1.9%	1.6%	3.6%	18 to 20 Years	1.9%	1.4%	3.3%
21 to 24 Years	3.0%	2.1%	5.1%	21 to 24 Years	3.0%	2.2%	5.2%	21 to 24 Years	3.3%	2.2%	5.5%
25 to 34 Years	10.8%	5.2%	15.9%	25 to 34 Years	12.6%	6.1%	18.6%	25 to 34 Years	12.2%	5.8%	18.1%
35 to 44 Years	10.7%	6.5%	17.2%	35 to 44 Years	10.0%	5.2%	15.2%	35 to 44 Years	10.1%	5.3%	15.4%
45 to 49 Years	4.4%	2.9%	7.2%	45 to 49 Years	3.9%	2.9%	6.8%	45 to 49 Years	3.8%	2.5%	6.2%
50 to 54 Years	3.8%	2.7%	6.5%	50 to 54 Years	3.8%	2.8%	6.6%	50 to 54 Years	3.5%	2.7%	6.3%
55 to 59 Years	2.6%	2.0%	4.6%	55 to 59 Years	3.1%	2.4%	5.4%	55 to 59 Years	3.2%	2.7%	5.9%
60 to 64 Years	2.0%	2.0%	3.9%	60 to 64 Years	2.1%	2.1%	4.3%	60 to 64 Years	2.2%	2.2%	4.4%
65 to 74 Years	3.3%	3.8%	7.2%	65 to 74 Years	3.3%	3.4%	6.6%	65 to 74 Years	3.3%	3.5%	6.8%
75 to 84 Years	1.3%	2.8%	4.0%	75 to 84 Years	1.5%	2.7%	4.1%	75 to 84 Years	1.5%	2.6%	4.1%
85 Years and Up	0.4%	0.9%	1.3%	85 Years and Up	0.5%	1.3%	1.8%	85 Years and Up	0.5%	1.4%	2.0%
Total	55.6%	44.4%	100.0%	Total	56.5%	43.5%	100.0%	Total	56.8%	43.2%	100.0%
62+ Years	n/a	n/a	14.8%	62+ Years	n/a	n/a	15.0%	62+ Years	n/a	n/a	15.5%



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Nielsen Claritas

Population by Age & Sex Wayne 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	925	832	1,757	0 to 4 Years	1,121	1,088	2,209	0 to 4 Years	1,204	1,147	2,351	
5 to 9 Years	957	947	1,904	5 to 9 Years	1,018	1,005	2,023	5 to 9 Years	1,144	1,111	2,255	
10 to 14 Years	1,062	957	2,019	10 to 14 Years	988	913	1,901	10 to 14 Years	1,041	1,036	2,077	
15 to 17 Years	576	635	1,211	15 to 17 Years	618	607	1,225	15 to 17 Years	619	582	1,201	
18 to 20 Years	517	503	1,020	18 to 20 Years	578	520	1,098	18 to 20 Years	612	525	1,137	
21 to 24 Years	674	585	1,259	21 to 24 Years	765	675	1,440	21 to 24 Years	911	752	1,663	
25 to 34 Years	2,181	1,701	3,882	25 to 34 Years	2,600	1,919	4,519	25 to 34 Years	2,614	1,883	4,497	
35 to 44 Years	2,369	1,915	4,284	35 to 44 Years	2,390	1,879	4,269	35 to 44 Years	2,448	1,922	4,370	
45 to 49 Years	1,048	892	1,940	45 to 49 Years	1,069	967	2,036	45 to 49 Years	1,088	938	2,026	
50 to 54 Years	997	827	1,824	50 to 54 Years	1,027	968	1,995	50 to 54 Years	1,051	983	2,034	
55 to 59 Years	657	669	1,326	55 to 59 Years	926	842	1,768	55 to 59 Years	975	964	1,939	
60 to 64 Years	558	564	1,122	60 to 64 Years	729	738	1,467	60 to 64 Years	830	830	1,660	
65 to 74 Years	887	930	1,817	65 to 74 Years	995	1,071	2,066	65 to 74 Years	1,156	1,267	2,423	
75 to 84 Years	319	595	914	75 to 84 Years	487	673	1,160	75 to 84 Years	563	743	1,306	
85 Years and Up	89	197	286	85 Years and Up	123	285	408	85 Years and Up	159	337	496	
Total	13,816	12,749	26,565	Total	15,434	14,150	29,584	Total	16,415	15,020	31,435	
62+ Years	n/a	n/a	3,669	62+ Years	n/a	n/a	4,462	62+ Years	n/a	n/a	5,182	

POPULATION DATA

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Percent Population by Age & Sex Wayne 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%	3.1%	6.6%	0 to 4 Years	3.8%	3.7%	7.5%	0 to 4 Years	3.8%	3.6%	7.5%
5 to 9 Years	3.6%	3.6%	7.2%	5 to 9 Years	3.4%	3.4%	6.8%	5 to 9 Years	3.6%	3.5%	7.2%
10 to 14 Years	4.0%	3.6%	7.6%	10 to 14 Years	3.3%	3.1%	6.4%	10 to 14 Years	3.3%	3.3%	6.6%
15 to 17 Years	2.2%	2.4%	4.6%	15 to 17 Years	2.1%	2.1%	4.1%	15 to 17 Years	2.0%	1.9%	3.8%
18 to 20 Years	1.9%	1.9%	3.8%	18 to 20 Years	2.0%	1.8%	3.7%	18 to 20 Years	1.9%	1.7%	3.6%
21 to 24 Years	2.5%	2.2%	4.7%	21 to 24 Years	2.6%	2.3%	4.9%	21 to 24 Years	2.9%	2.4%	5.3%
25 to 34 Years	8.2%	6.4%	14.6%	25 to 34 Years	8.8%	6.5%	15.3%	25 to 34 Years	8.3%	6.0%	14.3%
35 to 44 Years	8.9%	7.2%	16.1%	35 to 44 Years	8.1%	6.4%	14.4%	35 to 44 Years	7.8%	6.1%	13.9%
45 to 49 Years	3.9%	3.4%	7.3%	45 to 49 Years	3.6%	3.3%	6.9%	45 to 49 Years	3.5%	3.0%	6.4%
50 to 54 Years	3.8%	3.1%	6.9%	50 to 54 Years	3.5%	3.3%	6.7%	50 to 54 Years	3.3%	3.1%	6.5%
55 to 59 Years	2.5%	2.5%	5.0%	55 to 59 Years	3.1%	2.8%	6.0%	55 to 59 Years	3.1%	3.1%	6.2%
60 to 64 Years	2.1%	2.1%	4.2%	60 to 64 Years	2.5%	2.5%	5.0%	60 to 64 Years	2.6%	2.6%	5.3%
65 to 74 Years	3.3%	3.5%	6.8%	65 to 74 Years	3.4%	3.6%	7.0%	65 to 74 Years	3.7%	4.0%	7.7%
75 to 84 Years	1.2%	2.2%	3.4%	75 to 84 Years	1.6%	2.3%	3.9%	75 to 84 Years	1.8%	2.4%	4.2%
85 Years and Up	0.3%	0.7%	1.1%	85 Years and Up	0.4%	1.0%	1.4%	85 Years and Up	0.5%	1.1%	1.6%
Total	52.0%	48.0%	100.0%	Total	52.2%	47.8%	100.0%	Total	52.2%	47.8%	100.0%
62+ Years	n/a	n/a	13.8%	62+ Years	n/a	n/a	15.1%	62+ Years	n/a	n/a	16.5%

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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	104	73	43	36	25	281
\$10,000-20,000	97	77	99	75	66	414
\$20,000-30,000	99	116	136	116	49	516
\$30,000-40,000	73	182	156	124	95	630
\$40,000-50,000	37	125	154	152	72	540
\$50,000-60,000	23	156	155	154	49	537
\$60,000+	<u>8</u>	<u>340</u>	<u>347</u>	<u>471</u>	<u>207</u>	1,373
Total	441	1,069	1,090	1,128	563	4,291

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	40	17	0	0	0	57
\$10,000-20,000	81	69	8	0	0	158
\$20,000-30,000	37	39	24	22	13	135
\$30,000-40,000	12	62	18	0	4	96
\$40,000-50,000	14	58	10	0	3	85
\$50,000-60,000	5	54	11	1	1	72
\$60,000+	<u>15</u>	<u>137</u>	<u>34</u>	<u>41</u>	<u>12</u>	239
Total	204	436	105	64	33	842

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	240	87	4	0	0	331
\$10,000-20,000	229	246	26	8	10	519
\$20,000-30,000	84	185	22	8	0	299
\$30,000-40,000	74	185	31	5	0	295
\$40,000-50,000	35	63	33	0	9	140
\$50,000-60,000	7	111	17	14	0	149
\$60,000+	<u>26</u>	<u>182</u>	<u>33</u>	<u>20</u>	<u>26</u>	287
Total	695	1,059	166	55	45	2,020

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Percent Owner 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	2.4%	1.7%	1.0%	0.8%	0.6%	6.5%
\$10,000-20,000	2.3%	1.8%	2.3%	1.7%	1.5%	9.6%
\$20,000-30,000	2.3%	2.7%	3.2%	2.7%	1.1%	12.0%
\$30,000-40,000	1.7%	4.2%	3.6%	2.9%	2.2%	14.7%
\$40,000-50,000	0.9%	2.9%	3.6%	3.5%	1.7%	12.6%
\$50,000-60,000	0.5%	3.6%	3.6%	3.6%	1.1%	12.5%
\$60,000+	0.2%	7.9%	8.1%	11.0%	4.8%	32.0%
Total	10.3%	24.9%	25.4%	26.3%	13.1%	100.0%

Percent Owner 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	4.8%	2.0%	0.0%	0.0%	0.0%	6.8%
\$10,000-20,000	9.6%	8.2%	1.0%	0.0%	0.0%	18.8%
\$20,000-30,000	4.4%	4.6%	2.9%	2.6%	1.5%	16.0%
\$30,000-40,000	1.4%	7.4%	2.1%	0.0%	0.5%	11.4%
\$40,000-50,000	1.7%	6.9%	1.2%	0.0%	0.4%	10.1%
\$50,000-60,000	0.6%	6.4%	1.3%	0.1%	0.1%	8.6%
\$60,000+	1.8%	16.3%	4.0%	4.9%	1.4%	28.4%
Total	24.2%	51.8%	12.5%	7.6%	3.9%	100.0%

Percent Owner 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	11.9%	4.3%	0.2%	0.0%	0.0%	16.4%
\$10,000-20,000	11.3%	12.2%	1.3%	0.4%	0.5%	25.7%
\$20,000-30,000	4.2%	9.2%	1.1%	0.4%	0.0%	14.8%
\$30,000-40,000	3.7%	9.2%	1.5%	0.2%	0.0%	14.6%
\$40,000-50,000	1.7%	3.1%	1.6%	0.0%	0.4%	6.9%
\$50,000-60,000	0.3%	5.5%	0.8%	0.7%	0.0%	7.4%
\$60,000+	1.3%	9.0%	1.6%	1.0%	1.3%	14.2%
Total	34.4%	52.4%	8.2%	2.7%	2.2%	100.0%

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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	211	134	62	26	50	483
\$10,000-20,000	103	113	77	36	32	361
\$20,000-30,000	106	52	53	61	51	323
\$30,000-40,000	28	50	72	0	11	161
\$40,000-50,000	43	24	22	18	42	149
\$50,000-60,000	14	8	37	18	13	90
\$60,000+	0	7	39	44	39	129
Total	505	388	362	203	238	1,696

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	40	9	4	0	0	53
\$10,000-20,000	11	31	3	0	18	63
\$20,000-30,000	0	0	0	0	8	8
\$30,000-40,000	0	14	0	0	0	14
\$40,000-50,000	0	3	0	0	3	6
\$50,000-60,000	0	1	1	1	1	4
\$60,000+	2	0	0	16	0	25
Total	60	58	8	17	30	173

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	106	15	0	0	0	121
\$10,000-20,000	61	16	4	4	0	85
\$20,000-30,000	13	17	23	0	0	53
\$30,000-40,000	0	7	13	0	0	20
\$40,000-50,000	4	16	0	1	0	21
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	12	8	6	0	0	26
Total	196	79	46	5	0	326

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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	12.4%	7.9%	3.7%	1.5%	2.9%	28.5%
\$10,000-20,000	6.1%	6.7%	4.5%	2.1%	1.9%	21.3%
\$20,000-30,000	6.3%	3.1%	3.1%	3.6%	3.0%	19.0%
\$30,000-40,000	1.7%	2.9%	4.2%	0.0%	0.6%	9.5%
\$40,000-50,000	2.5%	1.4%	1.3%	1.1%	2.5%	8.8%
\$50,000-60,000	0.8%	0.5%	2.2%	1.1%	0.8%	5.3%
\$60,000+	<u>0.0%</u>	<u>0.4%</u>	<u>2.3%</u>	<u>2.6%</u>	<u>2.3%</u>	<u>7.6%</u>
Total	29.8%	22.9%	21.3%	12.0%	14.0%	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	23.1%	5.2%	2.3%	0.0%	0.0%	30.6%
\$10,000-20,000	6.4%	17.9%	1.7%	0.0%	10.4%	36.4%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	4.6%	4.6%
\$30,000-40,000	0.0%	8.1%	0.0%	0.0%	0.0%	8.1%
\$40,000-50,000	0.0%	1.7%	0.0%	0.0%	1.7%	3.5%
\$50,000-60,000	0.0%	0.6%	0.6%	0.6%	0.6%	2.3%
\$60,000+	<u>5.2%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>9.2%</u>	<u>0.0%</u>	<u>14.5%</u>
Total	34.7%	33.5%	4.6%	9.8%	17.3%	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	32.5%	4.6%	0.0%	0.0%	0.0%	37.1%
\$10,000-20,000	18.7%	4.9%	1.2%	1.2%	0.0%	26.1%
\$20,000-30,000	4.0%	5.2%	7.1%	0.0%	0.0%	16.3%
\$30,000-40,000	0.0%	2.1%	4.0%	0.0%	0.0%	6.1%
\$40,000-50,000	1.2%	4.9%	0.0%	0.3%	0.0%	6.4%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>3.7%</u>	<u>2.5%</u>	<u>1.8%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>8.0%</u>
Total	60.1%	24.2%	14.1%	1.5%	0.0%	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	89	52	31	23	19	214
\$10,000-20,000	95	58	77	52	47	329
\$20,000-30,000	88	80	105	83	38	394
\$30,000-40,000	73	140	131	112	83	539
\$40,000-50,000	42	113	125	144	71	495
\$50,000-60,000	32	144	146	139	49	510
\$60,000+	<u>17</u>	<u>488</u>	<u>526</u>	<u>693</u>	<u>308</u>	<u>2,032</u>
Total	436	1,075	1,141	1,246	615	4,513

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	43	13	0	0	0	56
\$10,000-20,000	84	64	7	0	0	155
\$20,000-30,000	54	43	40	25	12	174
\$30,000-40,000	24	74	25	0	3	126
\$40,000-50,000	22	69	20	1	4	116
\$50,000-60,000	9	60	18	0	0	87
\$60,000+	<u>38</u>	<u>238</u>	<u>65</u>	<u>62</u>	<u>21</u>	<u>424</u>
Total	274	561	175	88	40	1,138

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	244	68	4	0	0	316
\$10,000-20,000	246	204	22	7	9	488
\$20,000-30,000	135	210	28	6	0	379
\$30,000-40,000	108	168	27	3	0	306
\$40,000-50,000	48	78	61	3	8	198
\$50,000-60,000	16	137	35	9	0	197
\$60,000+	<u>68</u>	<u>323</u>	<u>64</u>	<u>35</u>	<u>49</u>	<u>539</u>
Total	865	1,188	241	63	66	2,423

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Percent 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	2.0%	1.2%	0.7%	0.5%	0.4%	4.7%
\$10,000-20,000	2.1%	1.3%	1.7%	1.2%	1.0%	7.3%
\$20,000-30,000	1.9%	1.8%	2.3%	1.8%	0.8%	8.7%
\$30,000-40,000	1.6%	3.1%	2.9%	2.5%	1.8%	11.9%
\$40,000-50,000	0.9%	2.5%	2.8%	3.2%	1.6%	11.0%
\$50,000-60,000	0.7%	3.2%	3.2%	3.1%	1.1%	11.3%
\$60,000+	<u>0.4%</u>	<u>10.8%</u>	<u>11.7%</u>	<u>15.4%</u>	<u>6.8%</u>	<u>45.0%</u>
Total	9.7%	23.8%	25.3%	27.6%	13.6%	100.0%

Percent 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	3.8%	1.1%	0.0%	0.0%	0.0%	4.9%
\$10,000-20,000	7.4%	5.6%	0.6%	0.0%	0.0%	13.6%
\$20,000-30,000	4.7%	3.8%	3.5%	2.2%	1.1%	15.3%
\$30,000-40,000	2.1%	6.5%	2.2%	0.0%	0.3%	11.1%
\$40,000-50,000	1.9%	6.1%	1.8%	0.1%	0.4%	10.2%
\$50,000-60,000	0.8%	5.3%	1.6%	0.0%	0.0%	7.6%
\$60,000+	<u>3.3%</u>	<u>20.9%</u>	<u>5.7%</u>	<u>5.4%</u>	<u>1.8%</u>	<u>37.3%</u>
Total	24.1%	49.3%	15.4%	7.7%	3.5%	100.0%

Percent 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	10.1%	2.8%	0.2%	0.0%	0.0%	13.0%
\$10,000-20,000	10.2%	8.4%	0.9%	0.3%	0.4%	20.1%
\$20,000-30,000	5.6%	8.7%	1.2%	0.2%	0.0%	15.6%
\$30,000-40,000	4.5%	6.9%	1.1%	0.1%	0.0%	12.6%
\$40,000-50,000	2.0%	3.2%	2.5%	0.1%	0.3%	8.2%
\$50,000-60,000	0.7%	5.7%	1.4%	0.4%	0.0%	8.1%
\$60,000+	<u>2.8%</u>	<u>13.3%</u>	<u>2.6%</u>	<u>1.4%</u>	<u>2.0%</u>	<u>22.2%</u>
Total	35.7%	49.0%	9.9%	2.6%	2.7%	100.0%

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nielsen
Nielsen Claritas

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	225	113	56	22	42	458
\$10,000-20,000	131	104	74	33	28	370
\$20,000-30,000	138	47	52	63	46	346
\$30,000-40,000	43	57	84	0	12	196
\$40,000-50,000	60	22	22	20	42	166
\$50,000-60,000	19	5	32	15	14	85
\$60,000+	<u>0</u>	<u>15</u>	<u>73</u>	<u>81</u>	<u>79</u>	<u>248</u>
Total	616	363	393	234	263	1,869

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	50	11	4	0	0	65
\$10,000-20,000	12	27	3	0	15	57
\$20,000-30,000	0	0	0	0	11	11
\$30,000-40,000	0	28	0	0	0	28
\$40,000-50,000	1	6	1	1	2	11
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>25</u>	<u>0</u>	<u>0</u>	<u>28</u>	<u>0</u>	<u>53</u>
Total	88	72	8	29	28	225

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	127	13	0	0	0	140
\$10,000-20,000	79	15	4	4	0	102
\$20,000-30,000	22	26	26	0	0	74
\$30,000-40,000	0	7	14	0	0	21
\$40,000-50,000	6	54	3	3	2	68
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>36</u>	<u>37</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>88</u>
Total	270	152	62	7	2	493

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Percent Renter 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	12.0%	6.0%	3.0%	1.2%	2.2%	24.5%
\$10,000-20,000	7.0%	5.6%	4.0%	1.8%	1.5%	19.8%
\$20,000-30,000	7.4%	2.5%	2.8%	3.4%	2.5%	18.5%
\$30,000-40,000	2.3%	3.0%	4.5%	0.0%	0.6%	10.5%
\$40,000-50,000	3.2%	1.2%	1.2%	1.1%	2.2%	8.9%
\$50,000-60,000	1.0%	0.3%	1.7%	0.8%	0.7%	4.5%
\$60,000+	<u>0.0%</u>	<u>0.8%</u>	<u>3.9%</u>	<u>4.3%</u>	<u>4.2%</u>	<u>13.3%</u>
Total	33.0%	19.4%	21.0%	12.5%	14.1%	100.0%

Percent Renter 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	22.2%	4.9%	1.8%	0.0%	0.0%	28.9%
\$10,000-20,000	5.3%	12.0%	1.3%	0.0%	6.7%	25.3%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	4.9%	4.9%
\$30,000-40,000	0.0%	12.4%	0.0%	0.0%	0.0%	12.4%
\$40,000-50,000	0.4%	2.7%	0.4%	0.4%	0.9%	4.9%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>11.1%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>12.4%</u>	<u>0.0%</u>	<u>23.6%</u>
Total	39.1%	32.0%	3.6%	12.9%	12.4%	100.0%

Percent Renter 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	25.8%	2.6%	0.0%	0.0%	0.0%	28.4%
\$10,000-20,000	16.0%	3.0%	0.8%	0.8%	0.0%	20.7%
\$20,000-30,000	4.5%	5.3%	5.3%	0.0%	0.0%	15.0%
\$30,000-40,000	0.0%	1.4%	2.8%	0.0%	0.0%	4.3%
\$40,000-50,000	1.2%	11.0%	0.6%	0.6%	0.4%	13.8%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>7.3%</u>	<u>7.5%</u>	<u>3.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>17.8%</u>
Total	54.8%	30.8%	12.6%	1.4%	0.4%	100.0%

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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	78	40	26	20	16	180
\$10,000-20,000	88	47	63	43	41	282
\$20,000-30,000	80	63	82	67	34	326
\$30,000-40,000	75	121	120	104	78	498
\$40,000-50,000	46	108	131	135	64	484
\$50,000-60,000	33	124	137	141	44	479
\$60,000+	<u>21</u>	<u>536</u>	<u>613</u>	<u>801</u>	<u>358</u>	<u>2,329</u>
Total	421	1,039	1,172	1,311	635	4,578

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	44	11	0	0	0	55
\$10,000-20,000	86	59	7	0	0	152
\$20,000-30,000	58	47	40	27	13	185
\$30,000-40,000	22	73	25	0	3	123
\$40,000-50,000	25	86	23	1	5	140
\$50,000-60,000	12	73	12	1	1	99
\$60,000+	<u>55</u>	<u>278</u>	<u>88</u>	<u>74</u>	<u>24</u>	<u>519</u>
Total	302	627	195	103	46	1,273

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	252	61	3	0	0	316
\$10,000-20,000	257	192	19	6	11	485
\$20,000-30,000	171	223	29	7	0	430
\$30,000-40,000	119	188	28	2	0	337
\$40,000-50,000	59	85	76	3	10	233
\$50,000-60,000	17	151	37	27	0	232
\$60,000+	<u>103</u>	<u>411</u>	<u>81</u>	<u>49</u>	<u>72</u>	<u>716</u>
Total	978	1,311	273	94	93	2,749

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Percent 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	1.7%	0.9%	0.6%	0.4%	0.3%	3.9%
\$10,000-20,000	1.9%	1.0%	1.4%	0.9%	0.9%	6.2%
\$20,000-30,000	1.7%	1.4%	1.8%	1.5%	0.7%	7.1%
\$30,000-40,000	1.6%	2.6%	2.6%	2.3%	1.7%	10.9%
\$40,000-50,000	1.0%	2.4%	2.9%	2.9%	1.4%	10.6%
\$50,000-60,000	0.7%	2.7%	3.0%	3.1%	1.0%	10.5%
\$60,000+	0.5%	11.7%	13.4%	17.5%	7.8%	50.9%
Total	9.2%	22.7%	25.6%	28.6%	13.9%	100.0%

Percent 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	3.5%	0.9%	0.0%	0.0%	0.0%	4.3%
\$10,000-20,000	6.8%	4.6%	0.5%	0.0%	0.0%	11.9%
\$20,000-30,000	4.6%	3.7%	3.1%	2.1%	1.0%	14.5%
\$30,000-40,000	1.7%	5.7%	2.0%	0.0%	0.2%	9.7%
\$40,000-50,000	2.0%	6.8%	1.8%	0.1%	0.4%	11.0%
\$50,000-60,000	0.9%	5.7%	0.9%	0.1%	0.1%	7.8%
\$60,000+	4.3%	21.8%	6.9%	5.8%	1.9%	40.8%
Total	23.7%	49.3%	15.3%	8.1%	3.6%	100.0%

Percent 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	9.2%	2.2%	0.1%	0.0%	0.0%	11.5%
\$10,000-20,000	9.3%	7.0%	0.7%	0.2%	0.4%	17.6%
\$20,000-30,000	6.2%	8.1%	1.1%	0.3%	0.0%	15.6%
\$30,000-40,000	4.3%	6.8%	1.0%	0.1%	0.0%	12.3%
\$40,000-50,000	2.1%	3.1%	2.8%	0.1%	0.4%	8.5%
\$50,000-60,000	0.6%	5.5%	1.3%	1.0%	0.0%	8.4%
\$60,000+	3.7%	15.0%	2.9%	1.8%	2.6%	26.0%
Total	35.6%	47.7%	9.9%	3.4%	3.4%	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	230	104	54	21	40	449
\$10,000-20,000	140	94	73	34	28	369
\$20,000-30,000	142	44	47	60	46	339
\$30,000-40,000	43	57	85	0	10	195
\$40,000-50,000	70	24	23	21	44	182
\$50,000-60,000	23	5	33	20	14	95
\$60,000+	<u>0</u>	<u>18</u>	<u>89</u>	<u>106</u>	<u>100</u>	313
Total	648	346	404	262	282	1,942

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	53	11	4	0	0	68
\$10,000-20,000	13	24	2	0	12	51
\$20,000-30,000	0	0	0	0	15	15
\$30,000-40,000	0	36	0	0	0	36
\$40,000-50,000	1	8	1	1	10	21
\$50,000-60,000	0	1	1	1	0	3
\$60,000+	<u>39</u>	<u>0</u>	<u>0</u>	<u>35</u>	<u>0</u>	74
Total	106	80	8	37	37	268

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	150	14	0	0	0	164
\$10,000-20,000	90	16	4	4	0	114
\$20,000-30,000	29	34	31	0	0	94
\$30,000-40,000	0	8	21	0	0	29
\$40,000-50,000	8	71	4	4	4	91
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>63</u>	<u>50</u>	<u>24</u>	<u>0</u>	<u>0</u>	137
Total	340	193	84	8	4	629

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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	11.8%	5.4%	2.8%	1.1%	2.1%	23.1%
\$10,000-20,000	7.2%	4.8%	3.8%	1.8%	1.4%	19.0%
\$20,000-30,000	7.3%	2.3%	2.4%	3.1%	2.4%	17.5%
\$30,000-40,000	2.2%	2.9%	4.4%	0.0%	0.5%	10.0%
\$40,000-50,000	3.6%	1.2%	1.2%	1.1%	2.3%	9.4%
\$50,000-60,000	1.2%	0.3%	1.7%	1.0%	0.7%	4.9%
\$60,000+	<u>0.0%</u>	<u>0.9%</u>	<u>4.6%</u>	<u>5.5%</u>	<u>5.1%</u>	<u>16.1%</u>
Total	33.4%	17.8%	20.8%	13.5%	14.5%	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	19.8%	4.1%	1.5%	0.0%	0.0%	25.4%
\$10,000-20,000	4.9%	9.0%	0.7%	0.0%	4.5%	19.0%
\$20,000-30,000	0.0%	0.0%	0.0%	0.0%	5.6%	5.6%
\$30,000-40,000	0.0%	13.4%	0.0%	0.0%	0.0%	13.4%
\$40,000-50,000	0.4%	3.0%	0.4%	0.4%	3.7%	7.8%
\$50,000-60,000	0.0%	0.4%	0.4%	0.4%	0.0%	1.1%
\$60,000+	<u>14.6%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>13.1%</u>	<u>0.0%</u>	<u>27.6%</u>
Total	39.6%	29.9%	3.0%	13.8%	13.8%	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	23.8%	2.2%	0.0%	0.0%	0.0%	26.1%
\$10,000-20,000	14.3%	2.5%	0.6%	0.6%	0.0%	18.1%
\$20,000-30,000	4.6%	5.4%	4.9%	0.0%	0.0%	14.9%
\$30,000-40,000	0.0%	1.3%	3.3%	0.0%	0.0%	4.6%
\$40,000-50,000	1.3%	11.3%	0.6%	0.6%	0.6%	14.5%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>10.0%</u>	<u>7.9%</u>	<u>3.8%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>21.8%</u>
Total	54.1%	30.7%	13.4%	1.3%	0.6%	100.0%

UTILITY ALLOWANCES

Georgia Department of Community Affairs
Office of Affordable Housing

UTILITY ALLOWANCES
Effective 6/1/2011

SOUTHERN REGION

Unit Type	Use	Appliance Type	0 BR	1 BR	2 BR	3 BR	4 BR
MULTI-FAMILY	Heating	Natural Gas	13	19	24	30	36
		Electric	16	23	29	36	46
		Propane	25	35	44	53	69
		78%+ AFUE Gas	7	8	11	13	16
		Electric Heat Pump	2	2	2	3	3
		Electric Aquatherm	11	16	21	25	32
		Gas Aquatherm	9	13	17	20	26
	Cooking	Natural Gas	5	8	9	12	15
		Electric	6	9	12	14	18
		Propane	12	14	18	23	28
	Hot Water	Natural Gas	15	20	26	31	39
		Electric	20	28	36	44	56
		Propane	28	37	48	58	74
	Air Cond.	Electric	27	38	48	59	75
Lights/Refr.	Electric	19	26	33	41	52	
Sewer		17	22	27	32	38	
Water		14	17	22	26	31	
Trash Collection		16	16	16	16	16	
SINGLE FAMILY	Heating	Natural Gas	15	20	27	32	40
		Electric	18	25	33	40	51
		Propane	28	39	48	60	76
		78%+ AFUE Gas	9	13	16	19	24
		Electric Heat Pump	4	6	6	7	10
		Electric Aquatherm	13	18	23	28	36
		Gas Aquatherm	11	15	19	23	28
	Cooking	Natural Gas	5	8	9	12	15
		Electric	6	9	12	14	18
		Propane	12	14	18	23	28
	Hot Water	Natural Gas	15	20	26	31	39
		Electric	20	28	36	44	56
		Propane	28	37	48	58	74
	Air Cond.	Electric	30	42	54	65	83
	Lights/Refr.	Electric	21	29	37	45	58
	Sewer		17	23	27	32	39
	Water		13	18	22	26	31
	Trash Collection		16	16	16	16	16

COMPREHENSIVE PLAN

HOUSING ELEMENT

THE WAYNE COUNTY JOINT COMPREHENSIVE PLAN

COMMUNITY AGENDA

September, 2010

LIST OF POTENTIAL ISSUES AND OPPORTUNITIES

Economic Development

- Geographic location
- Education level/job skills improvement
- Attraction of new more diverse economic development
- Enhanced/expanded retail/service sector
- Tourism potential/promotion/development (natural and historic)
- State or national park development along Altamaha
- Economic Development marketing strategy
- Reliance on 1 main manufacturer (Rayonier)
- Ongoing downtown/central business district revitalization efforts (all cities)
- Altamaha Technical College
- Slow job creation
- Reliance on low wage, retail trade jobs
- Support/enhance/expand agriculture/forestry
- Consistent funding for economic development activities
- Refine/enhance resources/tools
- New spec building needed
- Georgia/Guaranteed Ready Accelerated Development (GRAD) site development
- 4-laning of U.S. 84, U.S. 301, U.S. 341 (all done except 301)
- Perimeter road around Jesup
- Expanded/enhanced hospitality facilities/services
- Entrepreneurial activities development/promotion
- Location along 2 developmental highways/U.S. 301
- Proximity to ports (Brunswick, Savannah, Jacksonville) and coast
- Abundant groundwater
- Transportation network/infrastructure (highways, rail, airport)
- Recreation Facilities needed
- Regional Industrial Park
- New Industrial Park needed
- Availability of land
- Amtrak Station
- Broadhurst Environmental Landfill
- Natural resources
- Jesup Drive-In
- Federal Prison
- Existing businesses (Rayonier, Great Southern, E.A.M., Dixie Outfitters)
- Existing festivals (Arch Fest, Dogwood, Odum Homecoming, Screven 4th of July)
- Chamber of Commerce/Development Authority

Natural and Cultural Resources

- Natural and cultural resources conservation/protection
- Downtown development with historic preservation
- Compatible development of natural/cultural resources
- Rural character preservation
- Altamaha/Little Satilla rivers
- State or national park development along Altamaha
- Public education/awareness
- County-wide planning/land use regulation
- Nature-based and heritage tourism attraction
- Continued enforcement of Environmental Conservation ordinance
- Altamaha River Partnership, Georgia Coastal Management Program, Nature Conservancy, etc. participation
- McMillan Creek Greenway, Jesup
- Enhanced knowledge/promotion of county history/historical sites (Williamsburg/Mount Venture, Old Federal Road, Doctortown Trestle, Capt. Grace House, etc.)
- Sports Hall of Fame facility needed
- Sportsman Hall of Fame
- Lake Grace, other lakes and streams
- Wildlife management areas
- WPA mural of General Oglethorpe (public library)

Housing

- Diversity of housing mix and affordability
- Utilization of state/federal programs
- Increased reliance on manufactured housing
- Need for additional affordable housing
- Need for subdivision/manufactured housing and other specific land use ordinances coordinated through joint planning commission
- Ample land availability
- Housing rehabilitation
- Creation of community housing coalition
- Enforce state building codes (County, Jesup, Odum) and adopt in Screven
- Need for special needs housing (senior, disabled, high end)
- Continue county-wide beautification efforts/coordination with Georgia Clean and Beautiful
- Neighborhood revitalization

Land Use

- Need for county-wide planning/growth management
- Need for coordinated land use/subdivision/mobile home regulation and code enforcement
- Improved beautification/aesthetics

The community will continue downtown revitalization efforts in Jesup and the county's smaller municipalities through the use of the Downtown Development Authority, local, state, and federal incentives, as appropriate

The community will seek development compatible with its existing rural character and quality of life

The community will seek to conserve and protect the Altamaha and Little Satilla rivers, the county's significant groundwater recharge areas, wetlands, other important natural resources, and the open spaces and landscapes of the county while promoting compatible utilization and recreational development

The community will pursue development of a state or national park along the Altamaha River, with special consideration of preservation and protection of the Sansavilla Bluffs

The community will continue to support the development of Lake Grace to further support/cultivate tourism

The community will continue to support educational awareness of natural and cultural resources from appropriate agencies, such as the Altamaha River Partnership, Georgia Coastal Management Program, and the Nature Conservancy

The community will seek to conserve and protect its wildlife management areas and will work to pursue additional public and private outdoor recreation or nature venues

The community will continue to support, utilize, and promote McMillan Creek Greenway, and will encourage the development of additional venues to further support/cultivate tourism

The community will maintain, utilize, promote and preserve its heritage, and will seek to encourage public and private adaptive use/reuse of its historic buildings, historic districts, landmark structures, and historic sites

The community will rehabilitate the Jesup Depot and otherwise develop the downtown railroad corridor to support downtown revitalization and tourism

The community will seek the development of a Sports Hall of Fame facility

Housing

The community will seek to encourage a diverse mix of safe, quality housing, including affordable, rental, elderly and compatible workforce housing

The community will encourage the use of state and federal programs to improve availability of quality housing, and to encourage homeownership

Encourage community support, participation, and utilization of an active Wayne County historical society

Work to keep the Williamsburg/Mount Venture, Old Federal Road, Doctortown Trestle, Captain Grace House and other historic buildings and sites, as preserved functioning landmarks

Nominate eligible buildings, districts, and landmark structures countywide for listing in the National Register

Work towards preserving the old Elementary School Odum City Gym as a historic attribute to the community and pursue possible ownership by the City for recreational and community use

Housing

Encourage Diverse Housing Policies

Seek funding and provide infrastructure in/near municipalities to encourage/guide residential development of all types in desired locations

Develop growth management and other appropriate land use regulations countywide, and enforce existing regulations in Jesup, which encourage/guide location of residential development of all types

Seek assistance from DCA's Office of Housing to define needs, identify possible solutions/programs, and help provide implementation assistance

Promote and encourage utilization of existing state and federal programs by developers and individuals

Market housing needs, land availability, and potential residential/retiree location

Seek to develop a more diverse mix of affordable, rental, elderly, and compatible workforce housing

Encourage Use of State/Federal Programs Policy

Utilize the Chamber and Housing Authority for education, promotion, and marketing of quality housing and to encourage homeownership

Seek the assistance of DCA's Office of Housing

Utilize DCA, USDA Rural Development, and other state/federal programs, as appropriate

Improve Housing Quality Policy

Utilize state and federal program/grants for housing rehabilitation

Utilize code enforcement to upgrade existing housing and prevent further deterioration and substandard housing

Develop and enforce growth management and other supportive land use regulations which encourage quality housing investment

Continue to develop and enforce manufactured home/park regulations countywide to encourage compatible and quality developments and control appropriate location

Develop subdivision regulations in all jurisdictions

Enforce construction code regulations in the County, Jesup, and Odum

Adopt and enforce construction code regulations in Screven

Encourage Compatible Residential Location Policy

Utilize infrastructure extension (including road paving) to encourage/guide growth and development in desired locations

Develop and enforce growth management and other supportive land use regulations countywide

Continue to develop and enforce manufactured home/park regulations countywide to encourage compatible and quality developments and control appropriate location

Develop or expand subdivision regulations in all jurisdictions to better manage growth

Promote the availability of land for residential development

Address Substandard Housing/Blight Policies

Utilize funding as available to improve and/or eliminate substandard housing

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 MFTAS 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"



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
=

NCHAMA CERTIFICATION

Certificate of Professional Designation

This certificate verifies that

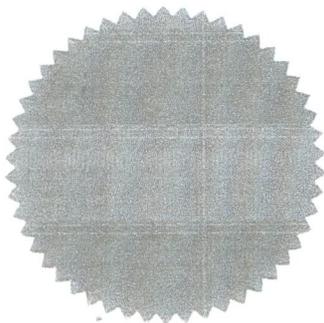
Jerry Koontz
Koontz & Salinger

*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



A handwritten signature in dark ink, appearing to read "Thomas Amdur". The signature is written in a cursive style and is positioned above a horizontal line.

Thomas Amdur
Executive Director, NCAHMA