

**PROFESSIONAL MARKET STUDY  
FOR THE HERITAGE VISTA APARTMENTS  
A PROPOSED LIHTC FAMILY DEVELOPMENT**

**LOCATED IN:  
MILLEDGEVILLE, BALDWIN COUNTY, GA**

**PREPARED FOR:  
HERITAGE VISTA APARTMENTS, L.P.**

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## Table of Contents

	Page
Section A - Executive Summary	3
Section B - Project Description	
Assignment & Project Description	17
Section C - Site Evaluation	
Site & Neighborhood Description	19
Summary	27
Section D - Market Area Description	
Market Area Description	28
Section E - Community Demographic Data	
Population Trends, Projections, Characteristics	31
Household Characteristics	34
Income Characteristics	37
Section F - Employment Trend	
Labor Force Trends & Economic Base	40
Summary	45
Section G - Demand Analysis	
Income Threshold Parameters	50
Rent Reconciliation	53
Demand Analysis - Effective Demand Pool	54
Demand Analysis - Effective Tenant Pool	56
Upcoming Direct Competition	57
Capture Rate Analysis	60-61
Rent Analysis	62
Negative Impact	63
Section H - Competitive Environment - Supply Analysis	
Supply Analysis	64
Survey of the Competitive Environment	73
Section I - Absorption & Stabilization Analysis	84
Section J - Interviews	85
Section K - Conclusion & Recommendation	86
Section L - Identity of Interest	87
Appendix A - Data Sets, etc.	90

**SECTION A**  
**EXECUTIVE SUMMARY**

**1. Project Description:**

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

The proposed LIHTC apartment development is located at the end of Heritage Place, about .1 mile east of US 441 in the northern portion of Milledgeville, just outside of the city limits.

**Construction and occupancy types.**

The proposed new construction project design will comprise 9 two-story walk-up, 8-plex dwellings. The project will include a separate community building comprising a managers office, central laundry and community area. The project will provide 128-parking spaces.

The proposed *Occupancy Type* is for the **General Population** and is not age restricted.

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

**Project Mix**

PROPOSED PROJECT PARAMETERS			
Bedroom Mix	# of Units	Unit Size (Heated sf)	Unit Size (Gross sf)
1BR/1b	8	Na	906
2BR/2b	39	Na	1,142
3BR/2b	16	Na	1,305
Total	64*		

\*1-unit will be set aside for management

**Project Rents:**

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

PROPOSED PROJECT RENTS @ 50% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	2	\$310	\$152	\$462
2BR/2b	8	\$360	\$195	\$555
3BR/2b	3	\$400	\$239	\$639

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Estimate*	Gross Rent
1BR/1b	6	\$355	\$152	\$507
2BR/2b	31	\$435	\$195	\$630
3BR/2b	13	\$500	\$239	\$739

\*Provided by developer, based upon GA-DCA Middle 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 all of the existing program assisted and market rate apartment properties in the market regarding the unit and the development amenity package.

**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 15-acre, polygon shaped tract is partially cleared, mostly wooded and relatively flat. At present, no physical structures are located on the tract.
- . The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land use including: commercial, institutional and vacant land use, with nearby single-family residential use.
- . Directly north of the tract is the Middle Georgia

Pediatrics Clinic, several commercial properties and the offices of the Georgia Department of Labor. Directly south of the tract is vacant land use. Directly west of the tract is commercial development, including the Rocket Roller Rink, three small businesses and a Quality Inn Motel. Access to US Highway 411 is about .1 mile west of the tract. Directly east of the tract is undeveloped wooded land, followed by single-family residential development.

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

- Access to the site is available at the end of Heritage Place Road. Heritage Place Road is a very short commercial connector, linking the site to US 441, .1 mile to the west, as well as the Walmart Supercenter. It is a very low density traveled road, with a speed limit of 25 miles per hour in the immediate vicinity of the site. Also, the location of the site off Heritage Place Road 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 good visibility via nearby traffic along Heritage Place Road and to some limited extent from the heights on the opposite side of US 441.

- ***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.

<b>SITE/SUBJECT ATTRIBUTES:</b>	
<b>STRENGTHS</b>	<b>WEAKNESSES</b>
Good accessibility to services, trade, major 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, schools, local health care providers, and area churches. All major facilities within Milledgeville can be accessed within a 5 to 10-

minute drive. At the time of the market study, no significant infrastructure development was in progress within the vicinity of the site.

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

**3. Market Area Definition:**

- **A brief definition of the primary market area including boundaries of the market area and their approximate distance from the subject property.**
- The Primary Market Area (PMA) for the proposed multi-family development consists of the following census tracts in Baldwin County: 9702 - 9707.
- Milledgeville, the county seat, is centrally located within Baldwin County and is the largest populated place within the County, representing approximately 56% of the total population. No other incorporated places are located within Baldwin County.
- The Milledgeville PMA excluded the southern portion of Baldwin County, i.e., Census Tract 9701 and the eastern portion of Baldwin County, i.e., Census Tract 9708.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Putnam County	5 miles
East	eastern portion of Baldwin County	3 - 3.5 miles
South	southern portion of Baldwin County	5 - 6 miles
West	Jones County	9 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 losses over the next several years, (2010-2014) are forecasted for the PMA at an decreased rate of decline, represented by a rate of change approximating  $-.10\%$  to  $-.05\%$  per year. In the PMA, in 2000, the population count was 33,693 versus 33,194 in 2014, owing primarily to a reduction in group quarters.

- In the PMA, in 2000, the total household count was 10,983 versus 12,605 in 2014. This represents an increase of a little over +.90% per year.
- ***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. This occurred at a rate of growth approximating .90% to .95% per year.
- ***Households by income level.***
- It is projected that in 2014, approximately **19%** of the renter-occupied households in the PMA were in the subject's 50% AMI LIHTC target income group of \$15,840 to \$26,850.
- It is projected that in 2014, approximately **25%** of the renter-occupied households in the PMA were in the subject's 60% AMI LIHTC target income group of \$17,385 to \$32,220.
- In order to adjust for income overlap between the targeted income segments, the following adjustment was made. The 60% income segment estimate was reduced in order to account for overlap with the 50% AMI income target group, but only moderately, given fact that only 15-units will target renters at 50% AMI.
- It is estimated that approximately **11.5%** of the overall income qualified range will target households at the 50% AMI segment, and **16.5%** will target households at the 60% AMI segment.
- ***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, and to a lesser degree in Baldwin 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 5/10/11, there were 21 listings in Baldwin County, of which, 3 were for properties with values of \$150,000 or more.
- In the Milledgeville PMA, the relationship between the local area foreclosure market and existing LIHTC supply is not crystal clear. However, at the time of the survey, the Edgewood Park LIHTC family property was 93% occupied and maintained a waiting list. In addition, at the time of the survey, the Waterford Place LIHTC family property was 100% occupied and had over 40-applicants on the waiting list.

- Note: Recent anecdotal news information points to the fact that in Georgia the majority of the foreclosure problem is concentrated in the Atlanta Metro Region more so than in rural markets within the State. Still, there are other metro housing markets in the State, as well as some rural housing markets that are severely impacted by a significant amount of foreclosures. Based on available data at the time of the survey, Baldwin County does not appear to be one of the rural housing markets that have been placed in jeopardy due to the current foreclosure phenomenon.

## 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 approximately 80 workers or approximately +.40% per year. The rate of employment loss between 2008 and 2009, was very significant at over -6.0%, representing a net loss of almost -1,200 workers. The rate of employment loss between 2009 and 2010, was very significant at over -12.0%, representing a net loss of over -2,200 workers. The rate of employment change thus far into 2011, is forecasted to continue to decline, at a reduced rate of loss. It is estimated that 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. The losses in covered employment in Baldwin County between 2008 and the 3<sup>rd</sup> 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 Baldwin County are: manufacturing, trade, government and service. The forecast for 2011, is for manufacturing to decline and the health care sector to stabilize.
- ***Unemployment trends for the county and/or region for the past 5 years.***
- Average annual unemployment rates between 2005 and 2008 ranged between 5.4% to 7.9%. The average annual rate increased in 2009 to 11.9% and again in 2010 to 15.7%. Monthly unemployment rates in 2010 were among the highest exhibited in over 10-years in Baldwin County, ranging between 14.7% and 16.5%. These rates of unemployment for the local economy are reflective of Baldwin County participating in the recent State, National, and Global recession and continuing period of slow to very slow recovery growth. Significant losses occurred within the manufacturing sector of the local economy, as well as owing to the closure of several correctional facilities.

- ***A brief discussion of any recent or planned major employment contractions or expansions.***
- Overall, the Milledgeville - Baldwin County economy is very well diversified with an excellent mixture of service, healthcare, government and manufacturing employment opportunities. The site is located within 5-miles of several major areas of employment opportunities including: (1) the Walmart Supercenter and the Milledgeville Mall, (2) the Downtown CBD, (3) Georgia College & State University, (4) the Oconee Regional Medical Center, (5) the Central State (Mental) Hospital, and (6) several area industrial parks.
- It is important to note, absent of Milledgeville's well diversified local economy, employment growth has been absent over the last few years, not only in the manufacturing sector, but in every sector of the local economy. The years 2009 and 2010, could not have been a worse year for the Milledgeville/Baldwin County economy. For example:
  - the Bill Ireland youth offender detention center closed in 2009, resulting in a loss of 435-jobs,
  - Rheem Manufacturing (air conditioning) closed in 2009, resulting in a loss of 1100-jobs,
  - Shaw Industries (carpet yarn) closed in 2008, resulting in a loss of 166-jobs,
  - T & S Hardwoods (lumber) closed in 2008, resulting in a loss of 96-jobs,
  - Scott State Prison closed in 2009, resulting in a loss of 281-jobs,
  - Rivers State Prison closed in 2009, resulting in a loss of 260-jobs, and
  - Bostick State Prison closed in 2010, resulting in a loss of 133-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.***
- The 2011 economic forecast for Baldwin County is for a stabilized economy as a best case scenario, which the distinct possibility of continuing employment losses into 2011. This in turn will extend the very long and uphill battle for the local economy to turn positive in 2011-2012. Still, even with the recent very negative local economic news and indicators, the Milledgeville - Baldwin 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 renters from those sectors of the workforce who are in need of affordable housing and a reasonable commute to work.

- The key factor to a successful LIHTC-family new construction development will be rent positioning. As presently structured the subject's proposed net rents by AMI and bedroom type are very competitive within the current local apartment market.
- The area LIHTC-family properties, in particular the new construction LIHTC properties with competitive amenity packages have maintained high occupancy rates versus their counterpart market rate/conventional competitive supply. The rent affordability advantages of the LIHTC properties are at present more apparent to area households in the market than in recent years. In particular, the advantages are apparent to those households who have been forced to readjust their rental housing choice owing to job losses, re-positioning of jobs, or other circumstances resulting in the reduction of wages. Examples of this occurrence are the two LIHTC-family properties located in Milledgeville, Edgewood Park and Waterford Place.

**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 income qualified renter households for the proposed LIHTC development is 1,101.
- **Overall estimate of demand based on DCA's demand methodology.**
- The overall forecasted number of income qualified renter households for the proposed LIHTC family development taking into consideration like-kind competitive supply introduced into the market since 2000 is 1,037.
- Capture Rates including: Overall, LIHTC, by AMI.

Proposed Project Capture Rate All Units	6.1%
Proposed Project Capture Rate LIHTC Units	6.1%
Proposed Project Capture Rate LIHTC Units @ 50% AMI	3.1%
Proposed Project Capture Rate LIHTC Units @ 60% AMI	8.1%
Proposed Project Capture Rate Market Rate Units	Na

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

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

**7. Competitive Rental Analysis:**

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

- At the time of the survey, the overall estimated vacancy rate of the surveyed program assisted LIHTC family properties was approximately 2.9% versus 0% in July, 2010. The typical occupancy rate reported at the surveyed LIHTC properties ranged between 95% and 98%. Both of the surveyed LIHTC properties reported to have a waiting list.
- At the time of the survey, the overall estimated vacancy rate of the surveyed market rate properties was approximately 5.2% vs approximately 5% in July 2010. Note: It is estimated that the overall market vacancy rate is closer to 8% vs 5%. Since 2000, two large student housing apartment properties have been built in Milledgeville, Magnolia Park and The Bellamy. These properties along with the current economic slowdown have negatively impacted many of the older, less amenitized market rate properties in Milledgeville.
- The reported ranged of typical occupancy rates was 75% to 95%. The median typical occupancy rate was around 93%. None of the eight surveyed market properties reported having a waiting list.

- **Number of properties.**

- Two program assisted LIHTC family properties, representing 140 units, were surveyed in Milledgeville, in complete detail.
- Eight non-subsidized, that is, conventional properties were surveyed in partial to complete detail, representing 693 units.

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

Bedroom type	Rent Band (Subject)	Rent Band (Market Rate)
1BR/1b	\$310-\$355	\$399 - \$535
2BR/1b	Na	\$445 - \$550
2BR/2b	\$360-\$435	\$500 - \$740
3BR/2b	\$400-\$500	\$575 - \$790

- **Average Market rents.**

Bedroom type	Average Market Rent
1BR/1b	\$443
2BR/1b	\$479
2BR/2b	\$548
3BR/2b	\$632

**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 11-units being leased per month.
- **Number of units expected to be leased by AMI Targeting.**

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

\* 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.

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.**
- In the PMA, in 2000, the total household count was 10,983 versus 12,605 in 2014. This represents an increase of a little over +.90% per year.
- At present, the existing supply of LIHTC family developments are operating with occupancy rates greater than 95%. One of the LIHTC family developments has a reported waiting list with "several" applicants and the other has a reported waiting list with over 40-applicants.
- In the area of unit size, by bedroom type, the subject will offer a competitive unit size, based on the proposed floor plans.
- The subject will be comparable with the existing LIHTC family program assisted properties, regarding design, bedroom mix and net rents. The subject will be very competitive with the majority of the traditional 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 29% less and at 60% AMI is approximately 19% less than the competitive 1BR market rate median net rent.
- The proposed subject 2BR/2b net rent at 50% AMI is approximately 34% less and at 60% AMI is approximately 21% less than the comparable/competitive 2BR/2b market rate median net rent.
- The proposed subject 3BR/2b net rent at 50% AMI is approximately 36% less and at 60% AMI is approximately 20% less than the comparable/competitive 3BR/2b market rate median net rent.
- 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. This is demonstrated by the demand for 2BR and 3BR units at the existing LIHTC family properties currently in Milledgeville.

Summary Table				
Development Name: Heritage Vista			Total Number of Units: 64	
Location: Milledgeville, GA (Baldwin Co)			# LIHTC Units: 63 (1 non rev)	
PMA Boundary: North 5 miles; East 3 to 3.5 miles South 5 to 6 miles; West 9 miles			Farthest Boundary Distance to Subject: 9 miles	
Rental Housing Stock (found on pages 65 - 83)				
Type	# Properties	Total Units	Vacant Units	Avg Occupancy
All Rental Housing	10	833	40	95.2%
Market Rate Housing	8	693	36	94.8%
Assisted/Subsidized Housing Ex LIHTC	0	0	0	Na
LIHTC	2	140	4	97.1%
Stabilized Comps	3	252	10	96.0%
Properties in Lease Up	Na	Na	Na	Na

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
Number Units	Number Bedrooms	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Adv (%)	Per Unit	Per SF
8	1	1	906	\$310-\$355	\$443	\$.65	20-30%	\$485	\$.63
39	2	2	1142	\$360-\$435	\$548	\$.54	21-34%	\$540	\$.54
16	3	2	1305	\$400-\$500	\$632	\$.44	21-37%	\$580	\$.48

Demographic Data (found on pages 35 & 58)						
	2000		2011		2014	
Renter Households	4,376	39.84%	4,979	39.98%	5,032	39.92%
Income-Qualified Renter HHs (LIHTC)	820	20.00%	1,018	20.45%	1,037	20.60%
Income-Qualified Renter HHs (MR) (if applicable)	Na	%	Na	%	Na	%

<b>Targeted Income Qualified Renter Household Demand (found on pages 54 - 59)</b>						
<b>Type of Demand</b>	30%	50%	60%	MR	Other	Overall
Renter Household Growth		75	108			183
Existing Households		353	465			818
Homeowner Conversion (Seniors)		Na	Na			Na
Secondary Market Demand 10%		43	57			100
Less Comparable Supply		49	15			64
<b>Net Income-Qualified Renter HHs</b>		422	615			1,037
<b>Capture Rates (found on page 61)</b>						
<b>Targeted Population</b>	30%	50%	60%	MR	Other	Overall
Capture Rate		3.1%	8.1%			6.1%

**MARKET STUDY FOLLOWS**

**SECTION B**

**PROPOSED PROJECT DESCRIPTION**

The proposed Low Income Housing Tax Credit (LIHTC) multi-family development will target the general population in Milledgeville and Baldwin County, Georgia. The subject property is located at the end of Heritage Place, .1 mile east of US 441 in the northern portion of the city.

The market study assignment was to ascertain market demand for a proposed new construction multi-family LIHTC development to be known as the **Heritage Vista Apartments**, for the Heritage Vista Apartments, 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	8	Na	906
2BR/2b	39	Na	1,142
3BR/2b	16	Na	1,305
Total	64*		

\*1-unit will be set aside for management

The proposed new construction development project design comprises 9 two-story, 8-plex residential buildings. The development design provides for 128-parking spaces. The development will include a separate building to be use as a clubhouse/community room, central laundry, and managers office.

The proposed *Occupancy Type* is for the **General Population** and is not age restricted.

**Project Rents:**

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

PROPOSED PROJECT RENTS @ 50% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	2	\$310	\$152	\$462
2BR/2b	8	\$360	\$195	\$555
3BR/2b	3	\$400	\$239	\$639

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

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	6	\$355	\$152	\$507
2BR/2b	31	\$435	\$195	\$630
3BR/2b	13	\$500	\$239	\$739

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

### Amenity Package

The proposed development will include the following amenity package:

#### **Unit Amenities**

- range
- disposal
- central air
- smoke alarms
- carpet
- microwave
- refrigerator
- dish washer
- cable ready
- washer/dryer hook-ups
- window coverings
- fire sprinkler system

#### **Development Amenities**

- managers office
- laundry facility
- computer center
- community building
- playground
- covered pavilion w/gazebo

The estimated projected first full year that the **Heritage Vista 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 new construction apartment development is located at the end of Heritage Place, approximately .1 mile east of US 441 and 3.5 miles north of the downtown area of Milledgeville. Specifically, the site is located in Census Tract 9703, Census Block Group 2, and Census Block 2054.

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 Milledgeville can be accessed within a 5 to 10-minute drive. At the time of the market study, no significant infrastructure development was in progress within the vicinity of the site.

**Site Characteristics**

The approximately 15-acre, polygon shaped tract is partially cleared, mostly wooded and relatively flat. At present, no physical structures are located on the tract.

The buildable portion of the site is not located within a 100-year flood plain. The northeast corner of the site has some wetland area and will remain as green space. However, these assessments are subject to both environmental and engineering studies.

All public utility services are available to the tract and excess capacity exists. The site is located just outside of the Milledgeville city limits, within the County. There is no zoning in Baldwin County. The site is bounded on three sides by city zoning. The surrounding land uses and zoning designations around the site are detailed below:

Direction	Existing Land Use	Zoning
North	Commercial & Healthcare	CC
East	Wooded followed by Residential	SFR
South	Vacant	County
West	Commercial & Vacant	CC

CC - Community Commercial  
SFR - Single-family Residential

Source: Official Zoning Map of Milledgeville, 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, institutional and vacant land use, with nearby single-family residential use.

Directly north of the tract is the Middle Georgia Pediatrics Clinic, several commercial properties and the offices of the Georgia Department of Labor.

Directly south of the tract is vacant land use.

Directly west of the tract is commercial development, including the Rocket Roller Rink, three small businesses, and a Quality Inn Motel. Access to US Highway 411 is about .1 mile west of the tract. On the opposite side of US 411 is a Walmart Supercenter.

Directly east of the tract is undeveloped wooded land, followed by single-family residential development.

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 Baldwin 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 Heritage Pl, north to south.



(2) Site to the left, off Heritage Pl, east to west.



(3) Site to the right, off Heritage Pl, west to east.



(4) Interior view of the site, north to south.

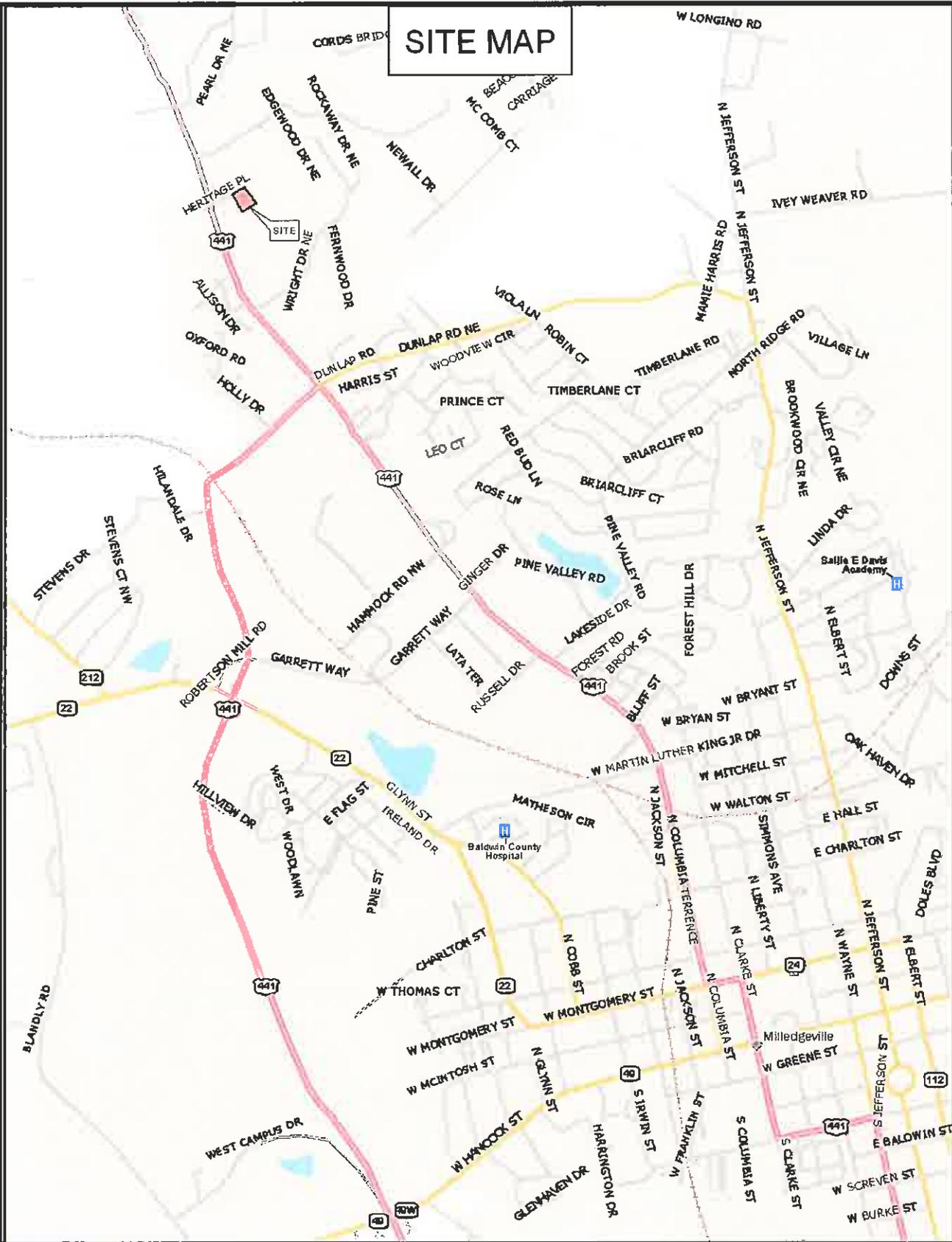


(5) Walmart Supercenter, .2 miles fm site.

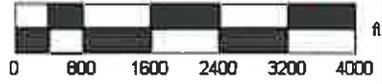


(6) Medical clinic, directly north of site access point.

# SITE MAP



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Data Zoom 13-0

**Access to Services**

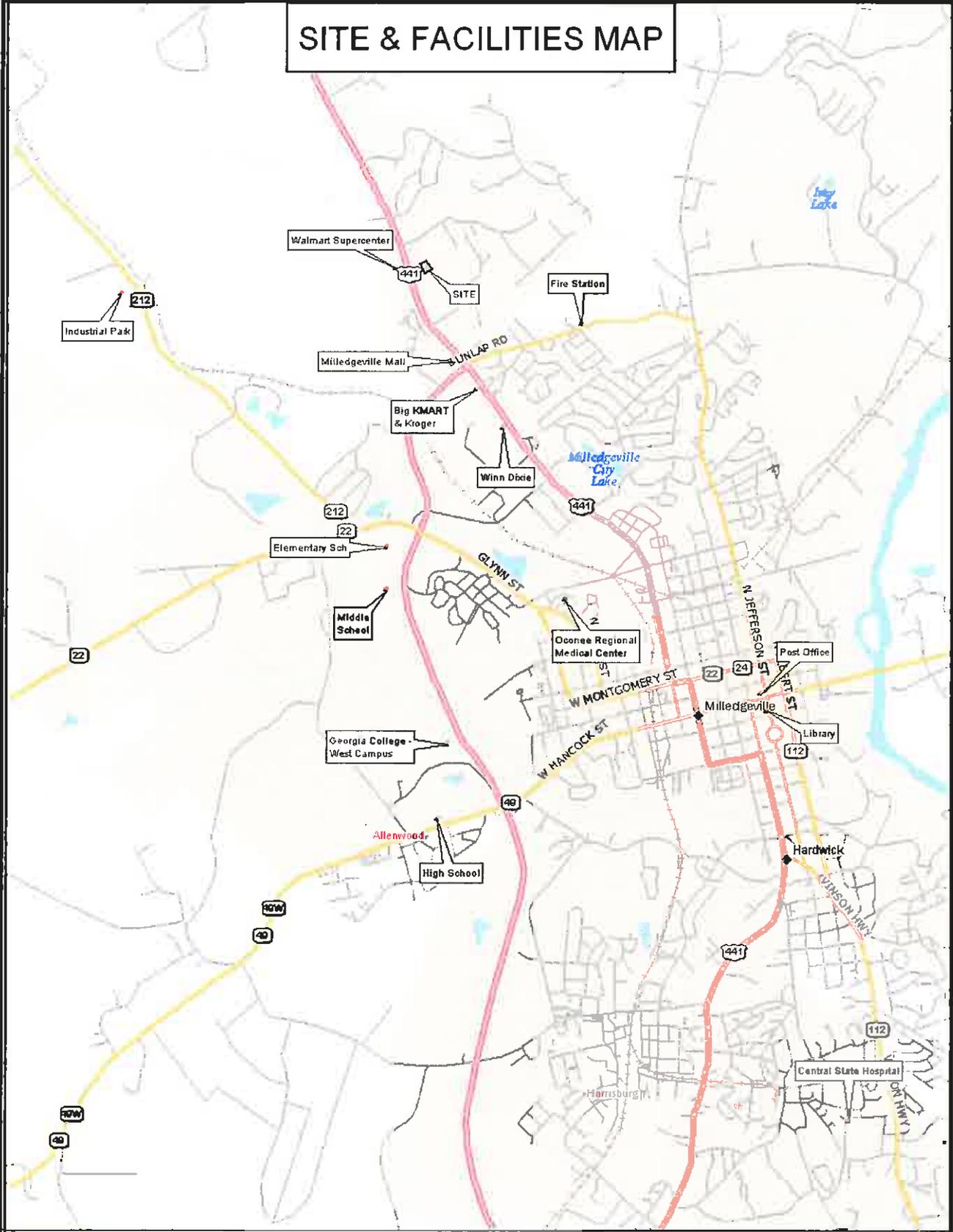
The subject is accessible to major employers, shopping, healthcare services, retail and social services, recreational areas, and the local and regional highway system. (See Site and Facilities Map, next page.)

Distances from the site to community services are exhibited below:

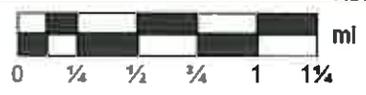
<b>Points of Interest</b>	<b>Distance from Subject</b>
Access to US 441	.1
Walmart Supercenter	.2
Milledgeville Mall	.6
Big KMART & Kroger Grocery	1.1
Winn Dixie Grocery	1.4
Fire Department	1.4
Eagle Ridge Elementary School	2.4
Oak Hill Middle School	2.5
Oconee Regional Medical Center	2.7
GA College West Campus	3.2
Downtown Milledgeville	3.5
Industrial Park	3.5
Post Office	3.6
Library	3.7
Baldwin High School	3.9
Central State Hospital	6.5

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

# SITE & FACILITIES MAP



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Data Zoom 12-1

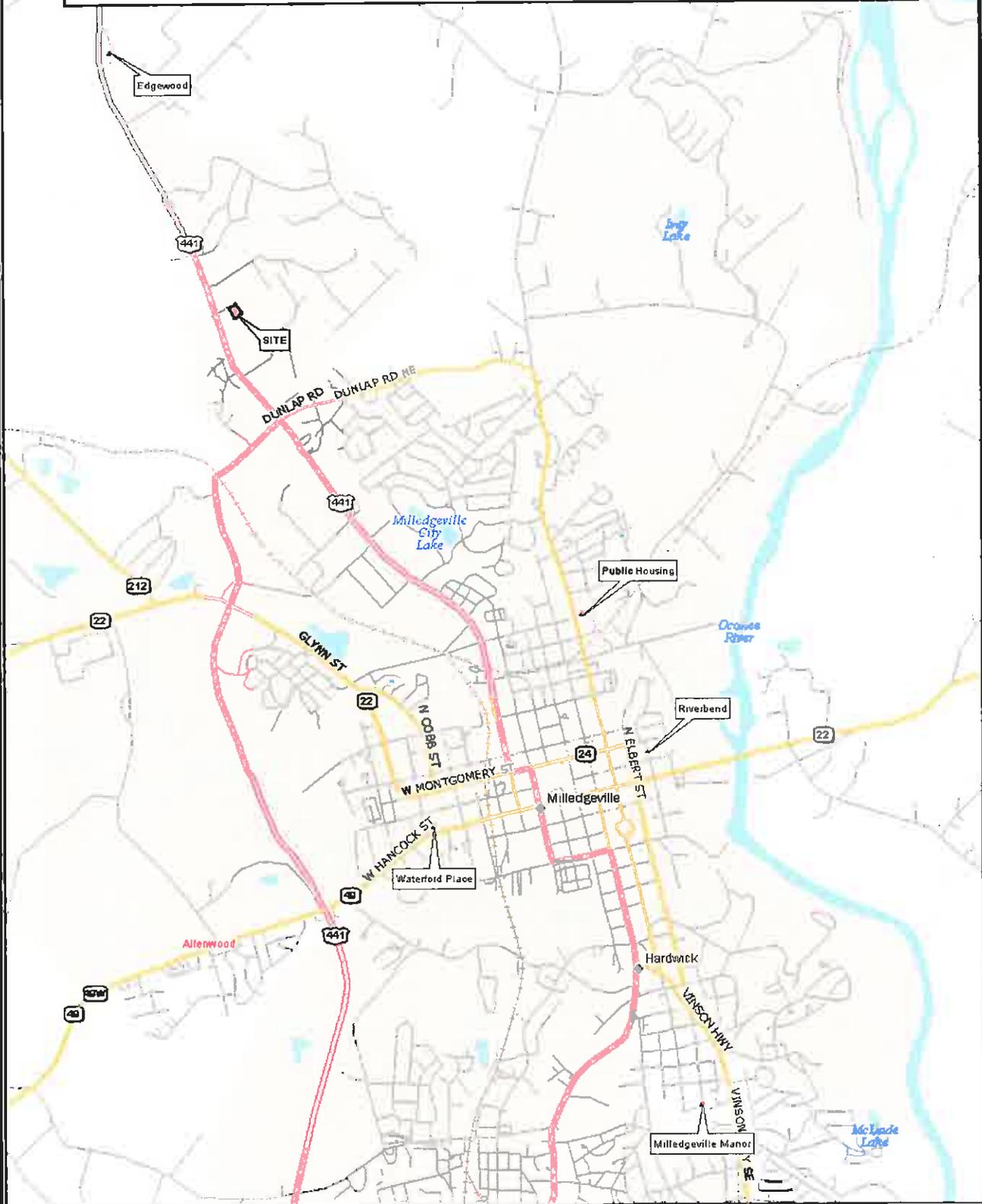
**Family Program Assisted Apartments in Milledgeville**

At present there are five program assisted family apartment complexes, including the Milledgeville Housing Authority located within Milledgeville. A map (on the next page) exhibits the competitive program assisted family properties located within Milledgeville in relation to the site. Also, located within Milledgeville are two LIHTC elderly developments and one HUD elderly property.

Project Name	Program Type	Number of Units	Distance from Site
Edgewood	LIHTC nc	61	1.5
Waterford Place	LIHTC nc	88	3.5
Riverbend	HUD 8	76	4.4
Milledgeville Mn	HUD 8	76	5.8
Milledgeville PHA	PHA	321	3.4

\*nc - new construction                      Distance in tenths of miles

# Family Program Assisted Properties Located w/in PMA



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Data Zoom 12-2

## SUMMARY

The field visits for the site and surrounding market area were conducted on May 26 & May 27, 2010, as well as May 16, 2011. The site inspector in both 2010 and 2011, 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, institutional and vacant land use, with nearby single-family residential use. The site is located in the northern portion of Milledgeville, just outside of the city limits.

Access to the site is available at the end of Heritage Place Road. Heritage Place Road is a very short commercial connector, linking the site to US 441, .1 mile to the west, as well as the Walmart Supercenter. It is a very low density traveled road, with a speed limit of 25 miles per hour in the immediate vicinity of the site. Also, the location of the site off Heritage Place Road 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 good visibility via nearby traffic along Heritage Place Road and to some limited extent from the heights on the opposite side of US 441.

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.

<b>SITE/SUBJECT ATTRIBUTES:</b>	
<b>STRENGTHS</b>	<b>WEAKNESSES</b>
Good accessibility to services, trade, 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 Milledgeville, Baldwin 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 multi-family development consists of the following census tracts in Baldwin County:

9702 - 9707

Milledgeville, the county seat, is centrally located within Baldwin County and is the largest populated place within the County, representing approximately 56% of the total population. No other incorporated places are located within Baldwin County.

Milledgeville is the regional trade area for the county and portions of the surrounding counties, regarding employment opportunities, finance, retail and wholesale trade, entertainment and health care services.

The Milledgeville PMA excluded the southern portion of Baldwin County, i.e., Census Tract 9701 and the eastern portion of Baldwin County, i.e., Census Tract 9708.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Putnam County	5 miles
East	eastern portion of Baldwin County	3 - 3.5 miles
South	southern portion of Baldwin County	5 - 6 miles
West	Jones County	9 miles

Transportation access to the PMA and within the PMA is good. SR 22 is the major east/west connector. US 441 is the major north/south connectors. Access to I-16 is about 30 miles southwest of Milledgeville.

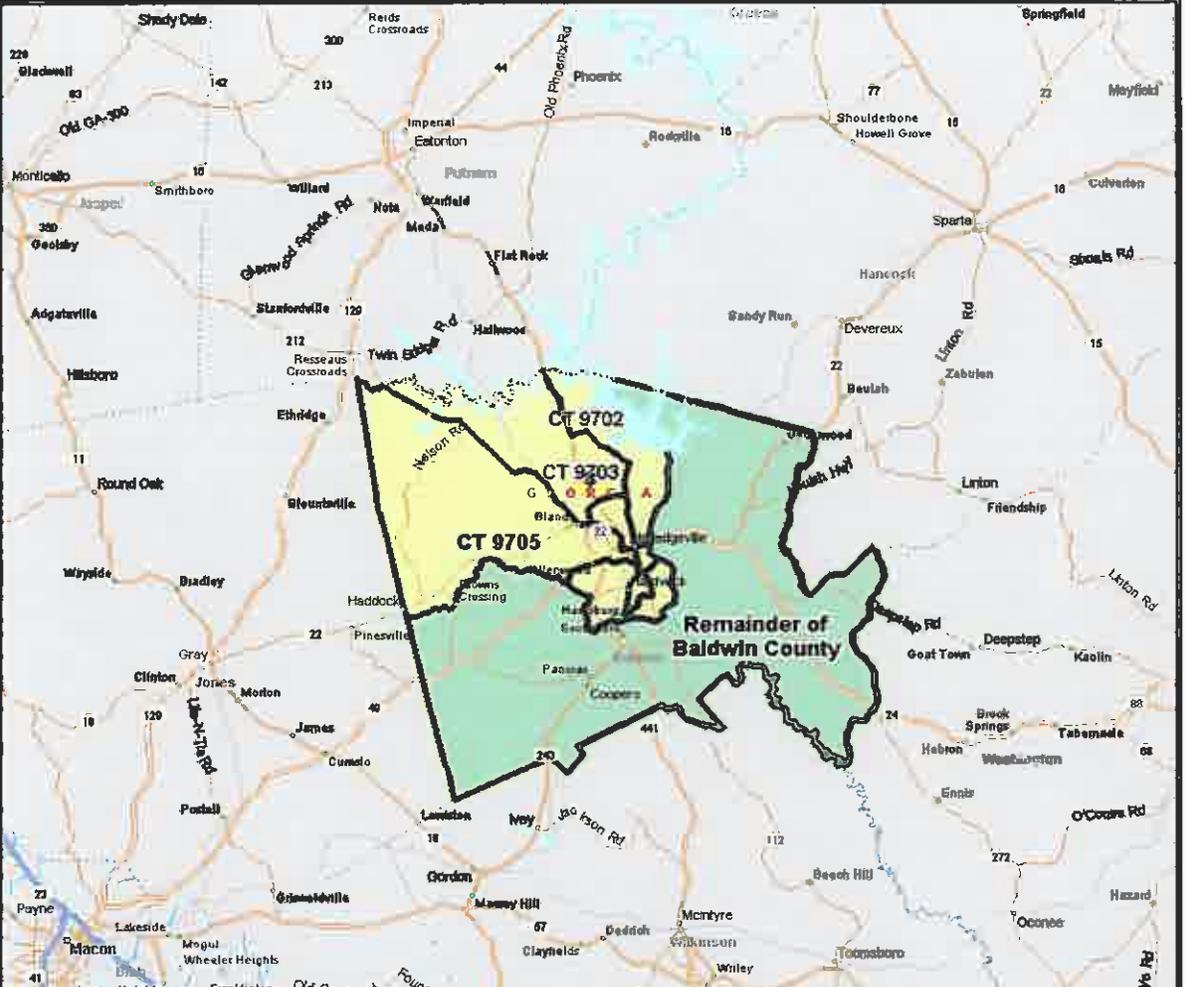
### **Secondary Market Area**

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 to very good. Typically, 5% to 25% of program assisted apartment complexes are occupied by tenants from outside the PMA. It is estimated that the subject will attract 10% to 15% of its tenant base from outside the PMA. Note: The demand methodology in this market study 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 10%.



- Milledgeville - PMA**
- CT 9702
  - CT 9703
  - CT 9704
  - CT 9705
  - CT 9706
  - CT 9707.01
  - CT 9707.02
  - Remainder of Baldwin County

- Pushpins**
- \$ SITE



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**SECTION E**  
**COMMUNITY DEMOGRAPHIC DATA**

Tables 1 through 6 exhibit indicators of trends in total population and household growth, for Milledgeville, the Milledgeville PMA, and Baldwin County.

**Population Trends**

Table 1, exhibits the change in **total** population in Milledgeville, the Milledgeville PMA, and Baldwin 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 slight total population losses between 2000 and 2010, at approximately  $-.10\%$  per year. Population losses over the next several years, (2010-2015) are forecasted at a comparable rate of decline, represented by a rate of change approximating  $-.05\%$  to  $-.10\%$  per year, owing primarily to a reduction in group quarters.

It is estimated that approximately 56% of the PMA population is located within Milledgeville. For the county as a whole, very moderate population gains are forecasted in the vicinity of  $+.25\%$ .

**Population Projection Methodology:**

The forecasts for total 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, 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: Milledgeville, Milledgeville PMA and Baldwin County					
Year	Population	Total Change	Percent	Annual Change	Percent
<b>Milledgeville</b>					
2000	18,757	-----	-----	-----	-----
2010	17,715	- 1,042	- 5.56	- 104	- 0.55
2011	17,645	- 70	- 0.40	- 70	- 0.40
2014	17,485	- 160	- 0.90	- 53	- 0.30
2015	17,445	- 40	- 0.23	- 40	- 0.23
<b>Milledgeville PMA</b>					
2000	33,693	-----	-----	-----	-----
2010	33,283	- 410	- 1.22	- 41	- 0.12
2011	33,249	- 34	- 0.10	- 34	- 0.10
2014*	33,194	- 55	- 0.17	- 18	- 0.06
2015	33,179	- 15	- 0.05	- 15	- 0.05
<b>Baldwin County</b>					
2000	44,700	-----	-----	-----	-----
2010	45,720	+ 1,020	+ 2.28	+ 102	+ 0.23
2011	45,835	+ 115	+ 0.25	+ 115	+ 0.25
2014	46,250	+ 415	+ 0.90	+ 138	+ 0.30
2015	46,390	+ 140	+ 0.30	+ 140	+ 0.30

\* 2014 - Estimated 1<sup>st</sup> full year that project is placed in service.

Calculations - Koontz and Salinger. June, 2011.

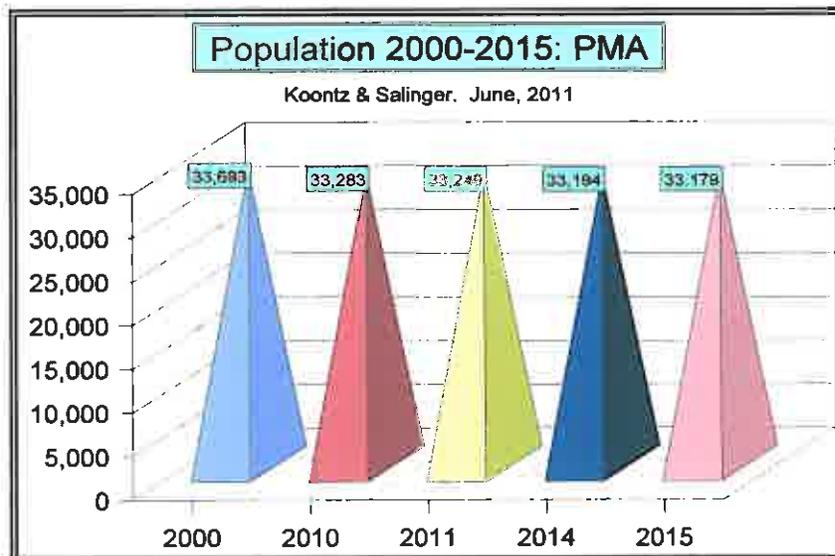
Table 2 exhibits the change in population by age group in the Milledgeville PMA between 2010 and 2014.

	2010 Number	2010 Percent	2014 Number	2014 Percent	Change Number	Change Percent
<b>Age Group</b>						
0 - 4	1,937	5.82	1,915	5.77	- 22	- 1.14
5 - 17	4,829	14.51	4,760	14.34	- 69	- 1.43
18 - 24	5,106	15.34	4,651	14.01	- 455	- 8.91
25 - 44	9,629	28.93	9,656	29.09	+ 27	+ 0.28
45 - 54	4,383	13.17	4,209	12.68	- 174	- 3.97
55 - 64	3,428	10.30	3,645	10.98	+ 217	+ 6.33
65 +	3,971	11.93	4,358	13.13	+ 387	+ 9.75

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

Table 2 revealed that population decreased in over half of the displayed age groups in the PMA between 2010 and 2014. The decrease was moderate in the primary renter age group: of 18 to 44, at almost -3%. Overall, a significant portion of the total PMA population is in the target property primary renter group of 18 to 44, representing a little over 43% of the total population.

Between 2010 and 2015 total population is projected to decrease in the PMA at between .05 and .10% per year. This is considered to be a very slight decline in population. For the most part growth within the PMA has been occurring between Downtown Milledgeville and north along US Highway 441 and beyond, towards the county line. The figure to the right presents a graphic display of the numeric change in population in the PMA between 2000 and 2015.



## HOUSEHOLD TRENDS & CHARACTERISTICS

Table 3 exhibits the change in total households in the Milledgeville PMA between 2000 and 2015. The moderate to significant increase in household formations in the PMA has continued over a 10 year period and is reflective of the continuing decline in overall household size.

The decline 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 decline between 2010 and 2015 in the PMA. The reduction in the rate of decline is based upon: (1) 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 the dynamics of roommate scenarios.

The forecasted estimate in group quarters is based upon trends observed in 2000 US Census, the 2005-2009 American Community Survey, and the closing of several correctional facilities in the county.

<b>Table 3</b>					
<b>Household Formations: 2000 to 2015</b>					
<b>Milledgeville PMA</b>					
<b>Year / Place</b>	<b>Total Population</b>	<b>Population In Group Quarters</b>	<b>Population In Households</b>	<b>Persons Per Household<sup>1</sup></b>	<b>Total Households<sup>2</sup></b>
2000	33,693	6,885	26,808	2.4409	10,983
2010	33,283	3,500	29,783	2.40251	12,383
2011	33,249	3,475	29,774	2.39009	12,453
2014	33,194	3,370	29,824	2.3661	12,605
2015	33,179	3,335	29,844	2.3583	12,655

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.

<sup>1</sup>Continuation of the 2000 to 2010 persons per household rate of change.

<sup>2</sup>Population in Households divided by persons per unit count.

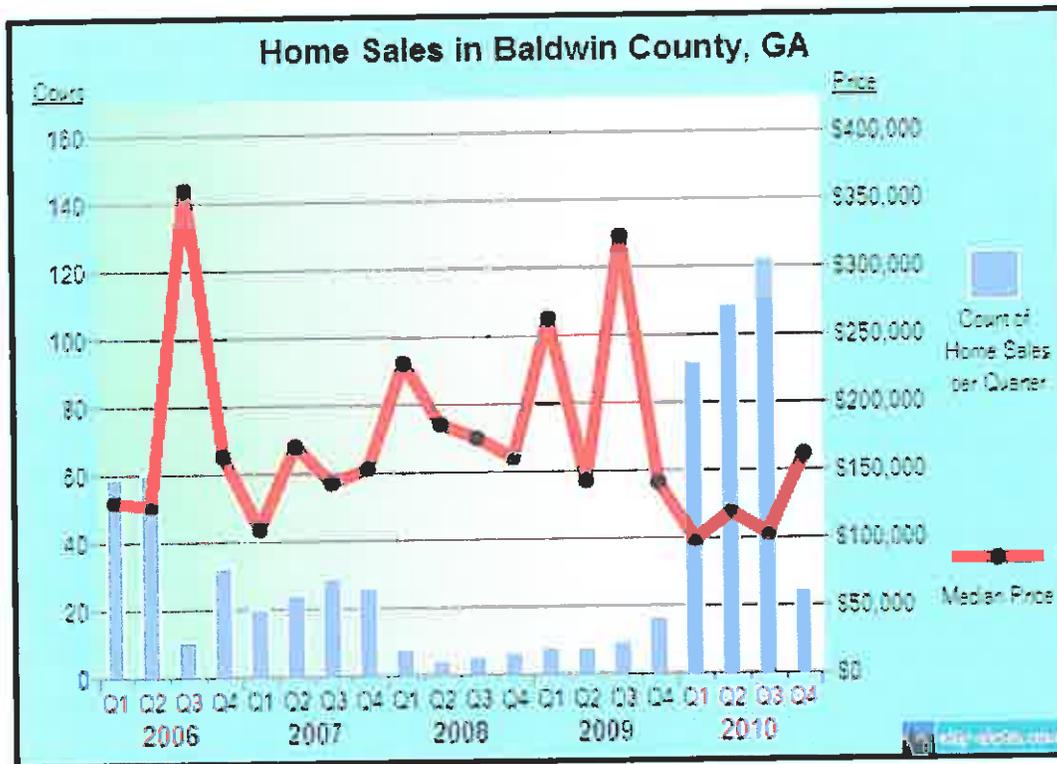
Table 4 exhibits households in the Milledgeville PMA by owner-occupied and renter-occupied tenure. The 2000 to 2015 projected trend supports a change in the tenure ratio favoring owner-occupied households (slightly) on a percentage basis.

Overall, moderate to significant net numerical gains are forecasted for both owner-occupied and renter-occupied households in the PMA.

<p style="text-align: center;"><b>Table 4</b> <b>Households by Tenure: 2000-2015</b> <b>Milledgeville PMA</b></p>					
Year/ Place	Total Households	Owner Occupied	Percent	Renter Occupied	Percent
<b>PMA</b>					
2000	10,983	6,607	60.16	4,376	39.84
2010	12,383	7,430	60.00	4,953	40.00
2011	12,453	7,474	60.02	4,979	39.98
2014	12,605	7,573	60.08	5,032	39.92
2015	12,655	7,606	60.10	5,049	39.90

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

The figure below exhibits homes in Baldwin County, between 2006 and 2010. Between the 4<sup>th</sup> Quarter of 2009 and the 4<sup>th</sup> Quarter 2010, most home sales in Baldwin County were in the vicinity of \$100,000 to \$150,000.



Source: [www.city-data.com/county/Baldwin\\_County-GA.html](http://www.city-data.com/county/Baldwin_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 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 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 and/or the availability of deep subsidy rental assistance (RA) for USDA-RD developments.

The estimate of the upper income limit is based on the most recent set of HUD Median Income Guidelines for five person households (the maximum household size for a 3BR unit, for the purpose of establishing income limits) in Baldwin County, Georgia at 50% and 60% of the area median income (AMI).

Tables 5A and 5B exhibit renter households, by income group, in the Milledgeville PMA in 2000 and 2010, forecasted to 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 Milledgeville, GA PMA.

Tables 5A and 5B exhibit renter-occupied households, by income in the Milledgeville PMA in 2000, estimated to 2010, and projected to 2014.

<b>Table 5A</b>				
<b>Milledgeville PMA: Renter-Occupied Households, by Income Groups</b>				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	1,121	25.62	1,155	23.32
10,000 - 20,000	903	20.64	919	18.55
20,000 - 30,000	865	19.77	845	17.05
30,000 - 40,000	509	11.63	611	12.34
40,000 - 50,000	409	9.35	486	9.82
50,000 - 60,000	194	4.43	286	5.78
60,000 +	375	8.57	651	13.14
<b>Total</b>	<b>4,376</b>	<b>100%</b>	<b>4,953</b>	<b>100%</b>

<b>Table 5B</b>				
<b>Milledgeville PMA: Renter-Occupied Households, by Income Groups</b>				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	1,155	23.32	1,077	21.40
10,000 - 20,000	919	18.55	906	18.00
20,000 - 30,000	845	17.05	843	16.75
30,000 - 40,000	611	12.34	679	13.50
40,000 - 50,000	486	9.82	488	9.70
50,000 - 60,000	286	5.78	294	5.85
60,000 +	651	13.14	745	14.80
<b>Total</b>	<b>4,953</b>	<b>100%</b>	<b>5,032</b>	<b>100%</b>

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

Table 6

Households by Tenure, by Person Per Household  
Milledgeville PMA, 2010 - 2014

Households	Owner				Renter			
	2010	2014	Change	% 2014	2010	2014	Change	% 2014
1 Person	1,733	1,786	+ 53	23.58%	1,835	1,922	+ 87	38.20%
2 Person	2,664	2,716	+ 52	35.87%	1,493	1,437	- 56	28.55%
3 Person	1,360	1,337	- 23	17.65%	767	755	- 12	14.99%
4 Person	1,023	1,066	+ 43	14.07%	518	562	+ 44	11.16%
5 + Person	650	668	+ 18	8.82%	340	356	+ 16	7.09%
Total	7,430	7,573	+ 143	100%	4,953	5,032	+ 79	100%

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

Table 6 indicates that in 2014 approximately 95% of the renter-occupied households in the Milledgeville PMA contain 1 to 5 persons (the target group by household size).

The majority of these households are:

- singles,
- couples, roommates,
- single head of households with children, and
- families with children.

Noticeable increases in renter households by size were exhibited by 1 and 4 persons per household. One person households are typically attracted to both 1 and 2 bedroom rental units and 2 and 3 person households are typically attracted to 2 bedroom units, and to a lesser degree three bedroom units. It is estimated that between 20% and 25% of the renter households in the PMA fit the bedroom profile for a 3BR unit. Given the proposed income targeting, rent positioning of the subject and 2010 and 2014 trends, the appropriate estimate is considered to be approximately 20% to 25%.

**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 in-migration.

Tables 7 through 13 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 Baldwin County. Also, exhibited are the major employers for the immediate labor market area. A summary analysis is provided at the end of this section.

<b>Table 7</b>			
<b>Civilian Labor Force and Employment Trends, Baldwin County: 2005, 2009 and 2010</b>			
	2005	2009	2010
Civilian Labor Force	20,348	20,536	18,841
Employment	19,253	18,094	15,879
Unemployment	1,095	2,442	2,962
Rate of Unemployment	5.4%	11.9%	15.7%

<b>Table 8</b>				
<b>Change in Employment, Baldwin County</b>				
Years	# Total	# Annual*	% Total	% Annual*
2005 - 2007	+ 239	+ 80	+ 1.23	+ 0.41
2008 - 2009	- 1,182	Na	- 6.13	Na
2009 - 2010	- 2,215	Na	-12.24	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 9**  
**CLF Employment and Rates of Unemployment, 2005 - 2011, Baldwin County**

Year	Number Employed	Change Over Previous Year	Unemployment Rate
2005	19,253	-----	5.4
2006	19,884	+ 631	5.4
2007	19,492	- 392	5.7
2008	19,276	- 216	7.9
2009	18,094	- 1,182	11.9
2010	15,879	- 2,215	15.7
2010 (1)	16,353	-----	16.5
2010 (2)	16,395	+ 42	16.4
2010 (3)	16,353	- 42	16.0
2010 (4)	16,142	- 211	15.5
2010 (5)	16,007	- 135	16.1
2010 (6)	15,672	- 335	16.4
2010 (7)	15,676	+ 4	16.4
2010 (8)	15,644	- 32	15.7
2010 (9)	15,759	+ 115	15.0
2010 (10)	15,554	- 205	14.9
2010 (11)	15,471	- 83	14.7
2010 (12)	15,516	+ 45	14.9
2011 (1)	15,404	-----	14.4
2011 (2)	15,572	+ 168	13.9
2011 (3)	15,709	+ 137	13.8

**Table 10**  
**Covered Employment, 2005 - 2010, Baldwin County**

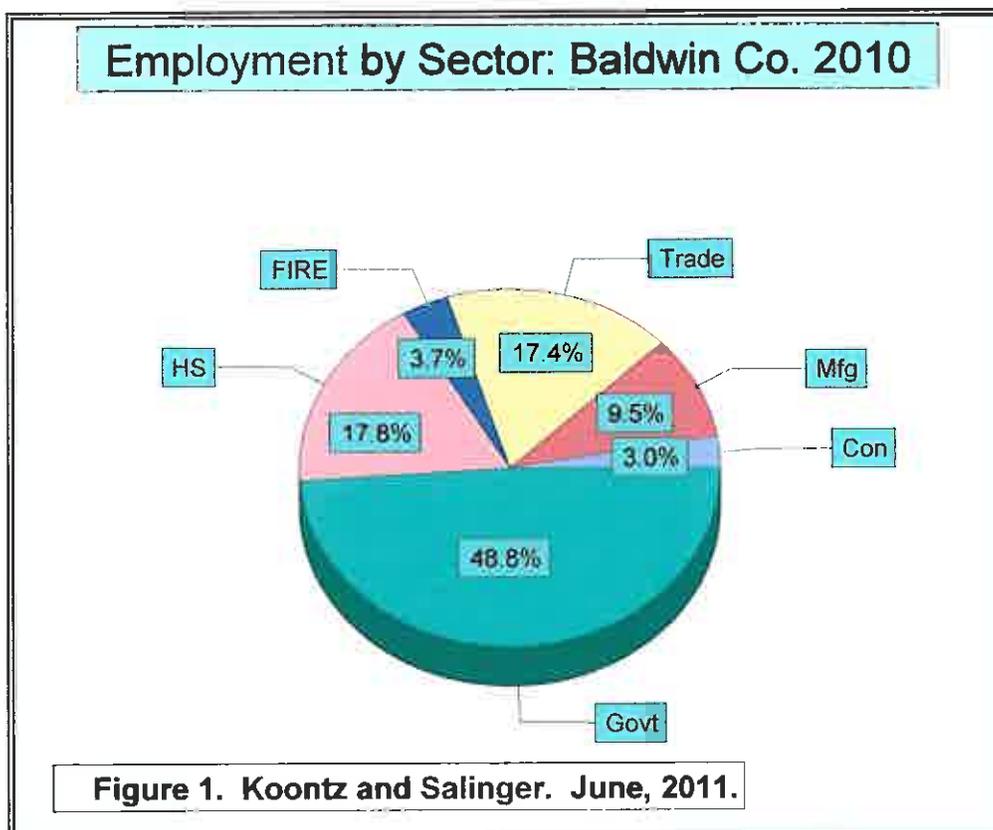
Year	Number Employed	Change Over Previous Year
2005	19,516	-----
2006	20,213	+ 697
2007	19,617	- 596
2008	19,253	- 364
2009	17,457	- 1,796
2010 (1 <sup>st</sup> Quarter)	15,781	-----
2010 (2 <sup>nd</sup> Quarter)	15,483	- 298
2010 (3 <sup>rd</sup> Quarter)	15,359	- 124

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

Table 11 Average Monthly Covered Employment by Sector, Baldwin County, 3 <sup>rd</sup> Quarter 2009 and 2010							
Year	Total	Con	Mfg	T	FIRE	HCSS	G
2009	17,264	461	1,654	2,374	453	2,207	7,055
2010	15,359	364	1,155	2,122	449	2,169	5,957
09-10 # Ch.	-1,905	- 97	- 499	- 252	- 4	- 38	-1,098
09-10 % Ch.	-11.0	-21.0	-30.2	-10.6	- 0.9	- 1.7	-15.6

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

Figure 1 exhibits employment by sector in Baldwin County in the 3<sup>rd</sup> Quarter of 2010. The top four employment sectors in the County are: manufacturing, trade, government and service. The forecast for 2011, is for government to decline and the healthcare sector to stabilize.



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

Table 12, exhibits average annual weekly wages in the 3<sup>rd</sup> Quarter of 2009 and 2010 in the major employment sectors in Baldwin 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 12				
Average 3 <sup>rd</sup> Quarter Weekly Wages, 2009 and 2010				
Baldwin County				
Employment Sector	2009	2010	% Numerical Change	Annual Rate of Change
Total	\$ 557	\$ 574	+ 17	+ 3.1
Construction	\$ 856	\$ 683	- 173	-20.2
Manufacturing	\$ 873	\$ 974	+ 101	+11.6
Wholesale Trade	\$ 641	\$ 713	+ 72	+11.2
Retail Trade	\$ 408	\$ 425	+ 17	+ 4.2
Transportation & Warehouse	\$ 662	\$ 626	- 36	- 5.4
Finance	\$ 726	\$ 705	- 21	- 2.9
Real Estate Leasing	\$ 417	\$ 489	+ 72	+17.3
Health Care Services	\$ 633	\$ 676	+ 43	+ 6.8
Hospitality	\$ 192	\$ 219	+ 27	+14.1
Federal Government	\$ 920	\$ 999	+ 79	+ 8.6
State Government	\$ 569	\$ 603	+ 34	+ 6.0
Local Government	\$ 641	\$ 653	+ 12	+ 1.9

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 Milledgeville and Baldwin County are listed in Table 13.

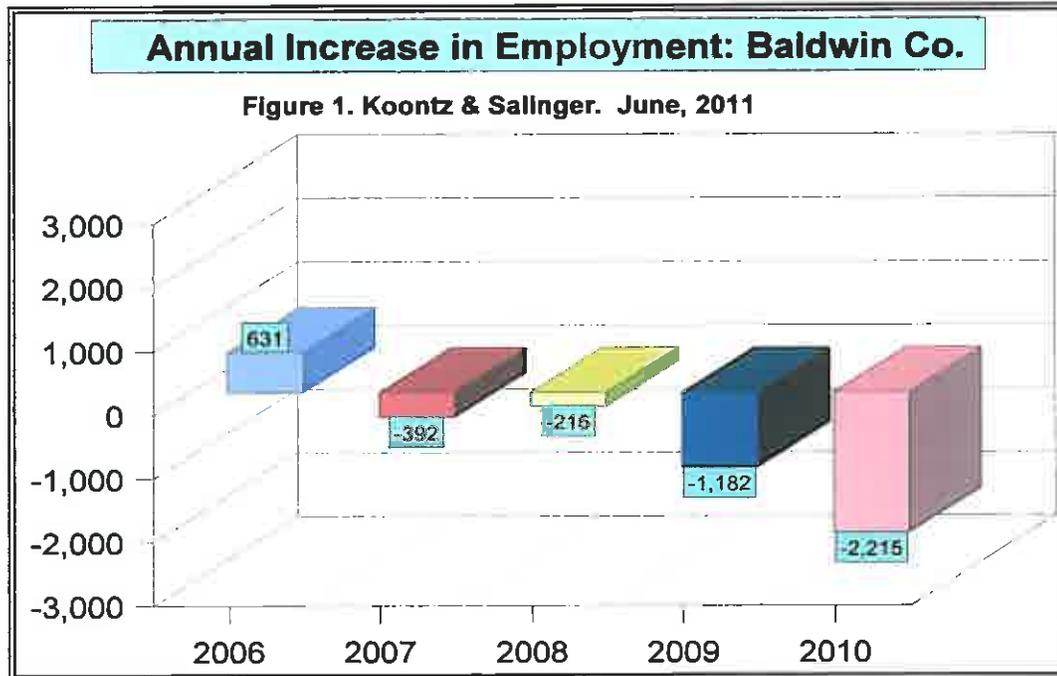
<b>Table 13</b>		
<b>Major Employers</b>		
<b>Firm</b>	<b>Product/Service</b>	<b>Employees</b>
Baldwin County	Government	350
Baldwin County School System	Education	807
BB&T	Finance	86
Central State Hospital	Mental Health Care	2,500
Chaplinwood	Nursing Home	109
City of Milledgeville	Government	202
Exchange Bank	Finance	81
Piggly Wiggly	Retail Trade	93
Georgia College & State Un	Education	817
Georgia Military College	Education	370
Georgia Power	Utility	54
K-Mart	Retail Trade	129
Kroger	Retail Trade	70
Mohawk Industries	Yarn	320
Oconee Regional Medical Center	Health Care	730
Oconee Center	Mental Health	300
United Veteran Services of GA	Nursing Home	420
Vought Aircraft	Aircraft Parts	513
Walmart	Retail Trade	331
GA Department of Corrections	Correctional Facilities	580

Sources: Milledgeville-Baldwin County Chamber of Commerce.

Development Authority of Milledgeville & Baldwin County, (478) 451-0369.

## SUMMARY

The economic situation for Baldwin County is statistically represented by employment activity, both in workers and jobs. As represented in Tables 11-15, Baldwin County experienced moderate to significant employment gains between 2000 and 2006. Over the last four years the decrease in employment in Baldwin County was very significant, owing primarily to declines in manufacturing, trade, and in government sector employment. Thus far in 2011, the negative trend has continued, albeit at a reduced rate of decline.



As represented in Figure 1 (and Table 8), between 2005 and 2007, the average increase in employment was approximately 80 workers or approximately +.40% per year. The rate of employment loss between 2008 and 2009, was very significant at over -6.0%, representing a net loss of almost -1,200 workers. The rate of employment loss between 2009 and 2010, was very significant at over -12.0%, representing a net loss of over -2,200 workers. The rate of employment change thus far into 2011, is forecasted to continue to decline, at a reduced rate of loss.

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 Baldwin County. Monthly unemployment rates have remained high thus far in 2011, ranging between 13.8% and 14.4%, with an overall estimate of approximately 14%. These rates of unemployment for the local economy are reflective of Baldwin 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 Milledgeville - Baldwin County economy is very well diversified with an excellent mixture of service, trade, communications, government and manufacturing employment opportunities. The site is located within 5-miles of several major areas of employment opportunities including: (1) the Walmart Supercenter and the Milledgeville Mall, (2) the Downtown Central Business District of Milledgeville, (3) Georgia College and State University, (4) the Oconee Regional Medical Center, (5) the Central State (Mental) Hospital, and (6) several area industrial parks.

It is important to note, that absent of Milledgeville's well diversified local economy, employment growth has been non existent over the last few years, not only in the manufacturing sector, but in every sector of the local economy. The years 2009 and 2010, could not have been a worse year for the Milledgeville/Baldwin County economy. It seemed as if bad economic news just led to more negative news. For example:

- the Bill Ireland youth offender detention center closed in 2009, resulting in a loss of 435-jobs,
- Rheem Manufacturing (air conditioning) closed in 2009, resulting in a loss of 1100-jobs,
- Shaw Industries (carpet yarn) closed in 2008, resulting in a loss of 166-jobs,
- T & S Hardwoods (lumber) closed in 2008, resulting in a loss of 96-jobs,
- Scott State Prison closed in 2009, resulting in a loss of 281-jobs,
- Rivers State Prison closed in 2009, resulting in a loss of 260-jobs, and
- Bostick State Prison closed in 2010, resulting in a loss of 133-jobs.

## Local Economy - Relative to Subject & Impact on Housing Demand

The 2011 economic forecast for Baldwin County is for a stabilized economy as a best case scenario, which the distinct possibility of continuing employment losses into 2011. This in turn will extend the very long and uphill battle for the local economy to turn positive in 2011-2012. Still, even with the recent very negative local economic news and indicators, the Milledgeville - Baldwin 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 renters from those sectors of the workforce who are in need of affordable housing and a reasonable commute to work.

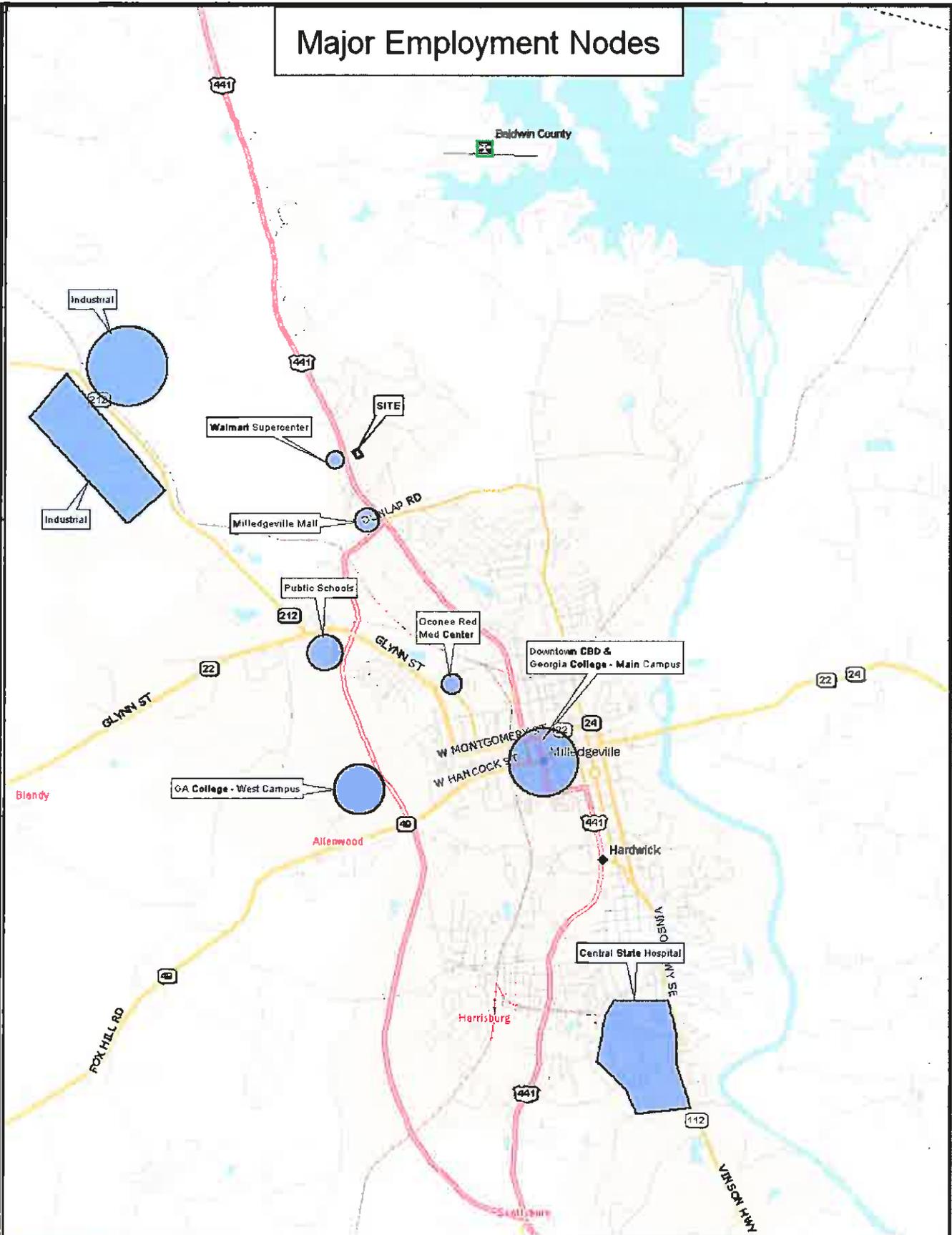
The key factor to a successful LIHTC-family new construction development will be rent positioning. As presently structured the subject's proposed net rents by AMI and bedroom type are very competitive within the current local apartment market.

The area LIHTC-family properties, in particular the new construction LIHTC properties with competitive amenity packages have maintained high occupancy rates versus their counterpart market rate/conventional competitive supply. The rent affordability advantages of the LIHTC properties are at present more apparent to area households in the market than in recent years. In particular, the advantages are apparent to those households who have been forced to readjust their rental housing choice owing to job losses, re-positioning of jobs, or other circumstances resulting in the reduction of wages. Examples of this occurrence are the two LIHTC-family properties located in Milledgeville: Edgewood Park and Waterford Place.

Both the City of Milledgeville and Baldwin 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 12-13, and 50-51, of the plan (see Appendix). Source: Joint Comprehensive Plan For Baldwin County and City of Milledgeville, Community Agenda, Prepared by the Comprehensive Planning Committee with Assistance from the Middle Georgia Regional Development Center, January, 2008.

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

# Major Employment Nodes



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Data Zoom 11-5

## 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 renter households

already in the Milledgeville market. In addition, given the amount of substandard housing that still exists in the PMA market, the potential demand from substandard housing will be examined.

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.

In this section, the effective project size is 64-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 5A and 5B from the previous section of the report.

Subsequent to the derivation of the annual demand estimate, the project is considered within the context of the current market conditions. This analysis 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 family 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 64 one, two and three bedroom units. The recommended maximum number of people per unit is:

- 1BR - 1 and 2 persons
- 2BR - 2, 3 and 4 persons
- 3BR - 3, 4, 5 and 6 persons

**Analyst Note:** As long as the unit in demand is income qualified there is no minimum number of people per unit.

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

The lower portion of the target income range is set by the proposed subject 1BR, 2BR, and 3BR 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's 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 non elderly applications at 35%.

The proposed 1BR net rent at 50% AMI is \$310. The estimated utility costs is \$152. The proposed 1BR gross rent at 50% AMI is \$462.

The proposed 1BR net rent at 60% AMI is \$355. The estimated utility costs is \$152. The proposed 1BR gross rent at 60% AMI is \$507.

Based on the proposed gross rents the lower income limits at 50% AMI was established at \$15,845. Based on the proposed gross rent the lower income limits at 60% AMI was established at \$17,385.

The AMI at 50% and 60% for 1 to 5 person households in Baldwin County follows:

	<b><u>50%</u></b> <b><u>AMI</u></b>	<b><u>60%</u></b> <b><u>AMI</u></b>
1 Person -	\$17,400	\$20,880
2 Person -	\$19,900	\$23,880
3 Person -	\$22,400	\$26,880
4 Person -	\$24,850	\$29,820
5 Person -	\$26,850	\$32,220

**Source:** 2011 HUD Median Income Guidelines.

## SUMMARY

### Target Income Range - Subject Property - by Income Targeting Scenario

#### 50% AMI

The subject will position 13-units at 50% of AMI.

The overall **Target Income Range** for the proposed subject property targeting households at 50% AMI is \$15,840 to \$26,850.

It is projected that in 2014, approximately **19%** of the renter households in the PMA were in the subject property 50% AMI LIHTC target income group.

#### 60% AMI

The subject will position 50-units at 60% of AMI.

The overall **Target Income Range** for the proposed subject property targeting households at 60% AMI is \$17,385 to \$32,220.

It is projected that in 2014, approximately **25%** of the renter households in the PMA were in the subject property 60% AMI LIHTC target income group.

#### Adjustments

In order to adjust for income overlap between the targeted income segments, the following adjustment was made. The 60% income segment estimate was reduced in order to account for overlap with the 50% AMI income target group, but only moderately, given fact that only 15-units will target renters at 50% AMI.

It is estimated that approximately **11.5%** of the overall income qualified range will target households at the 50% AMI segment, and **16.5%** will target households at the 60% AMI segment.

**Reconciliation of Net Rents**

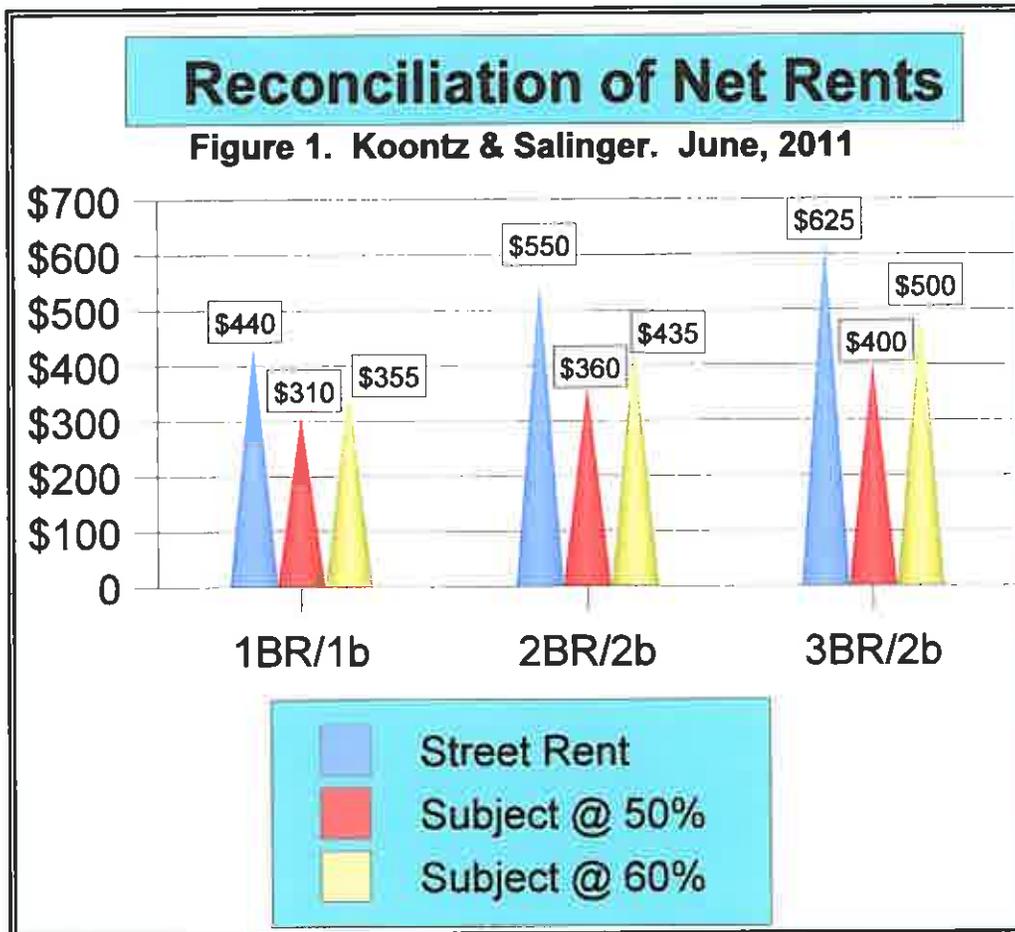
The survey of the competitive environment (which included local real estate professionals) revealed the following market based findings regarding net rents. Figure 1 below exhibits the estimated median conventional (street) net rents by bedroom type in relation to the proposed subject property net rents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

**Data Set**

<u>Bedroom Type</u>	<u>Street Rent*</u>	<u>Subject Rents at</u>	
		<u>50% AMI</u>	<u>60% AMI</u>
1BR/1b	\$440	\$310	\$355
2BR/2b	\$550	\$360	\$435
3BR/2b	\$625	\$400	\$500

\* median net rent

Figure 1, reveals that the proposed subject 1BR net rent at 50% AMI is approximately 29% less and at 60% AMI is approximately 19% less than the comparable/competitive 1BR market rate net rent. The proposed subject 2BR/2b net rent at 50% AMI is approximately 32% less and at 60% AMI is approximately 21% less than the comparable/competitive 2BR/2b market rate net rent. The proposed subject 3BR/2b net rent at 50% AMI is approximately 36% less and at 60% AMI is approximately 20% less than the comparable/competitive 3BR/2b market rate net rent.



## **Effective Demand Pool**

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

- \* net household formation (normal growth),
- \* existing renters who are living in substandard housing, and
- \* existing renters who choose to move to another unit, typically based on affordability (rent overburdened), project location and features.

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 2010 to 2014 forecast period,
- (2) taking into consideration like-kind competition introduced into the market between 2000 and 2011, and
- (3) for secondary market area demand (a 10% adjustment factor).

## **Growth**

For the PMA, forecast housing demand through household formation totals 1,662 households over the 2000 to 2014 forecast period. By definition, were this to be growth it would equal demand for new housing units. This demand would further be qualified by tenure and income range to determine how many would belong to the subject target income group. During the 2000 to 2014, forecast period it is calculated that 656 or approximately 40.5% of the new households formations would be renters.

Based on 2014 income forecasts, 75 new renter households fall into the 50% AMI target income segment of the proposed subject property, and 108 new renter households fall 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, 261 renter-occupied households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 159 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 150 renter occupied households residing in substandard housing in the PMA. The forecast in 2014 was for 110 renter occupied households residing in substandard housing in the PMA.

Based on 2014 income forecasts, 13 substandard renter households fall into the target income segment of the proposed subject property at 50% AMI, and 18 are in the 60% AMI segment.

### **Demand from Existing Renters that are Rent Overburdened**

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 60% of the renters with incomes in the 50% AMI target income segment are rent overburdened, and 55% of the renters with incomes in the 60% AMI target income segment are rent overburdened.

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

In the PMA it is estimated that 340 existing renter households are rent overburdened and fall into the 50% AMI target income segment of the proposed subject property, and 447 are in the 60% AMI segment.

### **Total Effective Tenant Pool - PMA**

The potential demand from these sources (in the PMA) total 428 households/units at 50% AMI. The potential demand from these sources (in the PMA) total 573 households/units at 60% AMI. These estimates comprises the total income qualified demand pool from which the tenants at the proposed project will be drawn from the PMA, by income target group segment.

### **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 10%.

The secondary market area adjustment factor increased demand by 43 households at 50% AMI, and 57 households at 60% AMI.

### **Total Effective Tenant Pool - PMA & SMA**

The potential demand from the demand methodology sources from both the PMA and SMA total 471 households/units at 50% AMI. The potential demand from the demand methodology sources from both the PMA and SMA total 630 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 both the PMA and SMA.

These estimates of demand were adjusted for the introduction of new like-kind supply into the PMA between 2000 and 2011. 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 as a LIHTC property or acquired and rehabed as a LIHTC property since 2000. In the



**Table 14: LIHTC Family**

**Quantitative Demand Estimate: Milledgeville PMA**

	50%	60%
● <u>Demand from New Growth - Renter Households</u>	<u>AMI</u>	<u>AMI</u>
Total Projected Number of Households (2014)	5,032	5,032
Less: Current Number of Households (2000)	<u>4,376</u>	<u>4,376</u>
Change in Total Renter Households	+ 656	+ 656
% of Renter Households in Target Income Range	<u>11.5%</u>	<u>16.5%</u>
Total Demand from New Growth	+ 75	+ 108
● <u>Demand from Substandard Housing with Renter Households</u>		
Number of Households in Substandard Housing(2010)	150	150
Number of Households in Substandard Housing(2014)	110	110
% of Substandard Households in Target Income Range	<u>11.5%</u>	<u>16.5%</u>
Number of Income Qualified Renter Households	13	18
● <u>Demand from Existing Renter Households</u>		
Number of Renter Households (2014)	5,032	5,032
Minus substandard housing segment	110	110
Net Number of Existing Renter Households	4,922	4,922
% of Households in Target Income Range	<u>11.5%</u>	<u>16.5%</u>
Number of Income Qualified Renter Households	566	812
Proportion Income Qualified (that are Rent Overburden)	<u>60%</u>	<u>55%</u>
<b>Total</b>	<b>340</b>	<b>447</b>
● <u>Net Total Demand from the PMA</u>	<b>428</b>	<b>573</b>
● <u>Secondary Market Area Adjustment</u>		
Net Total Demand	428	573
Adjustment Factor of 10%	<u>10%</u>	<u>10%</u>
Demand from SMA Adjustment	43	57
● <u>Gross Total Demand (PMA &amp; SMA)</u>	471	630
Minus New Supply of Competitive Units (2000-2011)	<u>- 49*</u>	<u>- 15*</u>
● <u>Gross Total Demand (Renter, Owner, Non Tenure &amp; SMA)</u>	<b>422</b>	<b>615</b>

\*50% & 60% AMI LIHTC units at: Waterford Place

**Table 14 - Converted w/in GA-DCA Required Table**

	HH @30% AMI xxxxxx to xxxxxx	HH @50% AMI \$15,840 to \$26,850	HH@ 60% AMI \$17,385 to \$32,220	HH @ Market xxxxxx to xxxxxx	All LIHTC Households
Demand from New Household (age & income appropriate)		75	108		183
Plus					
Demand from Existing Renter Households - Substandard Housing		13	18		31
Plus					
Demand from Existing Renter Households - Rent Overburdened households		340	447		787
Plus					
Secondary Market Demand adjustment (if any) Subject to 15% Limitation		43 (10%factor)	57 (10%factor)		100
Sub Total		471	630		1,101
Demand from Existing Households - Elderly Homeowner Turnover (limited to 20%)		Na	Na		Na
Equals Total Demand		471	630		1,101
Less					
Supply of comparable LIHTC or Market Rate housing units built and/or planned in the project market between 2000 and the present		49	15		64
Equals Net Demand		422	615		1,037

Capture Rate Analysis

Total Number of Households Income Qualified = 1,037. For the subject 63 LIHTC units (1-unit of the overall 64-units will be set aside as a non revenue unit), this equates to an overall LIHTC Capture Rate of 6.1%.

	50%	60%
● <u>Capture Rate</u> (63 unit subject, by AMI)	<u>AMI</u>	<u>AMI</u>
Number of Units in Subject Development	13	50
Number of Income Qualified Households	422	615
Required Capture Rate	3.1%	8.1%

● Total Demand by Bedroom Mix

It is estimated that approximately 25% of the target group fits the profile for a 1BR unit, 50% for a 2BR unit, and 25% of the target group is estimated to fit a 3BR unit profile. Source: Table 6 and Survey of the Competitive Environment.

\* At present, there are no LIHTC (family) like kind competitive properties either under construction or in the pipeline for development, within the Milledgeville PMA.

Total Demand by Bedroom Type (at 50% AMI)

1BR - 106  
 2BR - 210  
 3BR - 106  
  
 Total - 422

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	106	0	106	2	1.9%
2BR	210	0	210	8	3.8%
3BR	106	0	106	3	2.8%

Total Demand by Bedroom Type (at 60% AMI)

1BR - 154  
 2BR - 307  
 3BR - 154  
  
 Total - 615

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	154	0	154	6	3.9%
2BR	307	0	307	31	10.1%
3BR	154	0	154	13	8.4%

## 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							
1BR	\$15,840-\$19,900	2	118	10	108	1.9%	1 mo.
2BR	\$19,030-\$22,400	8	235	24	211	3.8%	1 mo.
3BR	\$21,910-\$26,850	3	118	15	103	2.9%	1 mo.
4BR							
60% AMI							
1BR	\$17,385-\$23,880	6	158	3	155	3.9%	1 mo.
2BR	\$21,600-\$26,880	31	314	8	306	10.1%	6 mos.
3BR	\$25,340-\$32,220	13	158	4	154	8.4%	3 mos.
4BR							
Market Rate							
1BR							
2BR							
3BR							
4BR							
Total 30%							
Total 50%	\$15,840-\$26,850	13	471	49	422	3.1%	1 mo.
Total 60%	\$17,385-\$32,220	50	630	15	615	8.1%	6 mos.
Total LIHTC	\$15,845-\$32,220	63	1,101	64	1,037	6.1%	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	\$443	\$399-\$535	\$310
2BR	\$548	\$500-\$740	\$360
3BR	\$632	\$575-\$790	\$400
4BR			
60% AMI			
1BR	\$443	\$399-\$535	\$355
2BR	\$548	\$500-\$740	\$435
3BR	\$632	\$575-\$790	\$500
4BR			
Market Rate			
1BR			
2BR			
3BR			
4BR			

## Overall Impact to the Rental Market

Given the current rental market vacancy rate for program assisted LIHTC-family properties and the forecasted strength of demand for the expected entry of the subject in late 2013 or early 2014, it is estimated that the introduction of the proposed development will probably have little to no long term negative impact on the PMA program assisted apartment market. Any imbalance caused by initial tenant turnover is expected to be temporary, i.e., less than / up to 1 year. (Note: This expectation is contingent upon neither catastrophic natural nor economic forces effecting the Milledgeville, and Baldwin County apartment market and local economy between 2011-2014.)

Presently, there are two LIHTC family properties located within Milledgeville. At the time of the survey, one property was 100% occupied and one property was 93% occupied. Both LIHTC-family properties maintain a waiting list. In addition, both have a history of maintaining typical occupancy rates above 93%.

**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 LIHTC-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.

The Milledgeville PMA apartment market is representative of a semi-urban apartment market, with a sizable mixture of small to large apartment properties as well as a sizable mixture of conventional properties and program assisted properties. In addition, the local conventional market is greatly influenced by the presence of Georgia State College.

**Survey of the Competitive Environment - LIHTC Family Properties**

- \* There are presently two LIHTC family properties located within Milledgeville, representing 140-units. Both properties were surveyed, in detail.
  
- \* At the time of the survey, the overall estimated vacancy rate of the surveyed program assisted LIHTC family properties was approximately 2.9% versus 0% in July, 2010. The typical occupancy rate reported at the surveyed LIHTC properties ranged between 95% and 98%. Both of the surveyed LIHTC properties reported to have a waiting list.
  
- \* The bedroom mix of the surveyed LIHTC apartment properties is 13.5% 1BR, 57% 2BR, and 29.5% 3BR.
  
- \* The survey of the LIHTC family apartment market targeting households at 50% AMI exhibited the following: average and range of net rents, by bedroom type, in the area competitive environment:

<b>LIHTC Competitive Environment - Net Rents (50% AMI)</b>		
<b>BR/Rent</b>	<b>Average</b>	<b>Range</b>
1BR/1b	\$367	\$367-\$367
2BR/2b	\$439	\$432-\$445
3BR/2b	\$495	\$482-\$510

Source: Koontz & Salinger. June, 2011

\* The survey of the LIHTC family apartment market targeting households at 60% AMI exhibited the following data; the average and range of net rents, by bedroom type, in the area competitive environment:

LIHTC Competitive Environment - Net Rents (60% AMI)		
BR/Rent	Average	Range
1BR/1b	\$367	\$367-\$358
2BR/2b	\$439	\$432-\$445
3BR/2b	\$495	\$482-\$510

Source: Koontz & Salinger. June, 2011

### Survey of the Competitive Environment - Market Rate Supply

\* Eight market rate properties, representing 693 units, were surveyed within the PMA, in detail. 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 5.2% vs approximately 5% in July 2010. Note: It is estimated that the overall market vacancy rate is closer to 8% vs 5%. Since 2000, two large student housing apartment properties have been built in Milledgeville, Magnolia Park and The Bellamy. These properties along with the current economic slowdown have negatively impacted many of the older, less amenitized market rate properties in Milledgeville.

\* The reported ranged of typical occupancy rates was 75% to 95%. The median typical occupancy rate was around 93%. None of the eight surveyed market properties reported having a waiting list.

\* The bedroom mix of the surveyed conventional apartment properties is 23% 0BR & 1BR, 52% 2BR, and 25% 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	\$443	\$440	\$399-\$535
2BR/1b	\$479	\$500	\$445-\$550
2BR/2b	\$548	\$550	\$500-\$740
3BR/2b	\$632	\$625	\$575-\$790

Source: Koontz & Salinger. June, 2011

\* Over the last year both average and median net rents by bedroom type in the local conventional apartment market have declined. This in turn has maintained the overall occupancy rate at approximately 95%. Over the last year 1BR net rents have declined by approximately 2.5% and 2BR/2b net rents have declined by approximately 4.5%. There was no change in average or median 3BR net rents over the last year.

<b>Conventional Rate Competitive Environment - Net Rents</b>				
<b>BR/Rent</b>	<b>Average</b>		<b>Median</b>	
	2010	2011	2010	2011
1BR/1b	\$458	\$443	\$450	\$440
2BR/1b	\$500	\$479	\$500	\$500
2BR/2b	\$553	\$548	\$575	\$550
3BR/2b	\$630	\$632	\$625	\$625

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:

<b>Conventional Competitive Environment - Unit Size, by Bedroom</b>			
<b>Bedroom Type</b>	<b>Average</b>	<b>Median</b>	<b>Range</b>
1BR/1b	686	700	500-1000
2BR/1b	823	900	750-1000
2BR/2b	1024	1000	864-1440
3BR/2b	1438	1300	950-1563

Source: Koontz & Salinger. June, 2011

\* Approximately 60% of the surveyed market rate properties offer some type of rent and/or security deposit concession.

\* Security deposits range in amount from \$88 to \$310. The median security deposit is \$250.

\* Two of the eight surveyed the market rate properties offers no utilities in the net rent. Seventy-five percent of the surveyed market rate properties include water, sewer and trash removal within the net rent.

## Comparability

The most direct, like-kind comparable surveyed properties to the proposed subject development in terms of age and income targeting are the Edgewood Park, and Waterford Place LIHTC-family properties located in Milledgeville. In terms of market rents, (Street rents) the most comparable properties, comprise a compilation of the surveyed market rate properties located within the PMA, extracting out the low and high rents and focusing upon the overall median net rent, by bedroom type. Overall, the best comparable market rate properties to the subject are Georgetown Villas and Pine Knoll.

## Fair Market Rents

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

Efficiency	= \$ 423
1 BR Unit	= \$ 509
2 BR Unit	= \$ 632
3 BR Unit	= \$ 755
4 BR Unit	= \$ 778

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

Source: [www.huduser.org](http://www.huduser.org)

**Note:** The proposed subject property LIHTC one, two, and three-bedroom gross rents are set below the maximum Fair Market Rent for a one, two, and three-bedroom unit. Thus, the subject property LIHTC 1BR, 2BR, and 3BR units will be readily marketable to Section 8 voucher holders in Baldwin County.

Table 15 exhibits building permit data between 2000 and March, 2011. The permit data is for Baldwin County. Note: Permit data was not available for 2010 and 2011.

Between 2000 and 2009, 2,940 permits were issued in Baldwin County, of which, 1,244 or approximately 42% were multi-family units.

<p style="text-align: center;"><b>Table 15</b></p> <p style="text-align: center;"><b>New Housing Units Permitted:</b> <b>Baldwin County, 2000-2011<sup>1</sup></b></p>			
Year	Net Total <sup>2</sup>	Single-Family Units	Multi-Family Units
2000	151	111	40
2001	202	116	86
2002	270	121	149
2003	170	135	35
2004	374	200	174
2005	460	204	256
2006	428	192	236
2007	457	433	24
2008	283	115	168
2009	146	70	76
2010	Na	Na	Na
2011	Na	Na	Na
<b>Total</b>	<b>2,940</b>	<b>1,697</b>	<b>1,244</b>

<sup>1</sup>Source: 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.

<sup>2</sup>Net total equals new SF and MF dwellings units.

Table 15, exhibits the project size, bedroom mix, number of vacant units (at time of the survey), net rents and unit sizes of the surveyed program assisted LIHTC family apartment properties in the Milledgeville competitive environment.

Table 15											
SURVEY OF LIHTC-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	61	8	39	16	2	\$330-\$360	\$375-\$440	\$425-\$500	900	1142	1305
Edgewood Park	60	3	40	17	4	\$260	\$445	\$510	650	987	1153
Waterford Place	80	16	40	24	0	\$367-\$455	\$432-\$530	\$482-\$580	830	1100	1220
<b>Total*</b>	<b>140</b>	<b>19</b>	<b>80</b>	<b>41</b>	<b>4</b>						

\* - Excludes the subject property

Source: Koontz and Salinger. June, 2011.

Table 16, 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 Milledgeville competitive environment.

Table 16											
SURVEY MILLEDGEVILLE 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
<b>Subject</b>	<b>64</b>	<b>8</b>	<b>39</b>	<b>16</b>	<b>Na</b>	<b>\$330- \$360</b>	<b>\$375- \$440</b>	<b>\$425- \$500</b>	<b>986</b>	<b>1142</b>	<b>1305</b>
Carrington Woods	76	Na	Na	Na	2	\$399	\$499	\$599	700	900-1100	1400
Cedar Ridge	60	20	10	--	1	\$450	\$550	--	900	1100	--
Georgetown Village	102	14	84	4	4	\$404- \$424	\$445- \$529	\$575	500- 600	750- 1000	950
Hidden Cove	60	--	40	20	15	--	\$500- \$550	\$600- \$650	--	1100	1563
Ivy League	32	--	28	4	3	--	\$625	\$790	--	1000	1300
Pine Knoll	112	16	16	80	6	\$485	\$525	\$540	767	987	1000
Villamar	190	Na	Na	Na	3	\$535	\$605- \$740	\$750	1000	1296- 1440	1500
Willowood	61	47	14	--	2	\$425- \$450	\$550- \$585	--	288- 596	864	--
<b>Total*</b>	<b>693</b>	<b>97</b>	<b>222</b>	<b>108</b>	<b>36</b>						

\* - Excludes the subject property

Na - Not available

0BR units are included in the 1BR count

Source: Koontz and Salinger. June, 2011.

Table 17, exhibits the key amenities of the subject and the surveyed apartment properties.

Table 17													
SURVEY OF MILLEDGEVILLE 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													
Edgewood Park	X	X			X	X	X	X	X	X	X	X	X
Waterford Place	X	X	X		X	X	X	X	X	X	X	X	X
Market Rate													
Carrington						X	X	X	X	X	X		X
Cedar Ridge	X		X		X	X	X	X	X	X	X		X
Georgetown		X				X	X	X	X	X	X		
Hidden Cove	X					X		X	X	X	X		X
Ivy League						X	X	X	X	X	X		X
Pine Knoll	X	X				X	X	X	X	X	X		X
Villamar	X	X				X	X	X	X	X	X	X	X
Willowood	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 26. A map showing the location of the surveyed Market Rate properties is provided on page 83.

**Survey of the Competitive Environment - LIHTC-Family**

1. Edgewood Park Apartments, 2671 N Columbia (478) 452-1806

**Contact:** Rena, Mgr (4/20/11)

**Type:** LIHTC

**Date Built:** 1997

**Condition:** Very Good

**Contact Type:** Telephone interview

<u>Unit Type</u>	<u>Number</u>	<u>AMI Rent</u>			<u>Size sf</u>	<u>Vacant</u>
		<u>30%</u>	<u>50%</u>	<u>60%</u>		
1BR/1b	3	\$260	---	---	650	0
2BR/2b	40	---	\$445	\$445	987	3
3BR/2b	17	---	\$510	\$510	1153	1
Total	60	3	35	22		4

**Typical Occupancy Rate:** 95%+

**Waiting List:** Yes (for 1BR)

**Security Deposit:** \$200

**Concessions:** No

**Utilities Included:** trash

**Turnover:** "low"

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	No
Laundry Room	Yes	Clubhouse	Yes
Fitness Ctr	Yes	Recreation Area	Yes
Storage	Yes	Picnic Area	Yes

**Design:** 2 story walk-up

**Remarks:** 5 Section 8 voucher holders



2. Waterford Place, 131 N Pickens St

(478) 453-0849

Contact: Sheila, Mgr (4/20/11)

Type: LIHTC/Market

Date Built: 2004

Condition: Excellent

Contact Type: In person interview

Unit Type	Number	AMI Rent			Market Rate Rent	Size sf	Vacant
		30%	50%	60%			
1BR/1b	13	---	\$367	\$367	---	830	0
1BR/1b	3				\$455	830	0
2BR/2b	32	---	\$432	\$432		1100	0
2BR/2b	8				\$530	1100	0
3BR/2b	19	---	\$482	\$482		1220	0
3BR/2b	5				\$580	1220	0
Total	80	---	49	15	16		0

Typical Occupancy Rate: 98%+

Waiting List: Yes (40+)

Security Deposit: \$300

Concessions: No

Utilities Included: trash

Turnover: 2-3 per month

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	Yes
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	No	Recreation Area	Yes
Storage	No	Picnic Area	No

Design: 2-story walk-up

Remarks: 4 Section 8 voucher holders; absorbed w/in 6 months



**Survey of the Competitive Environment - Market Rate**

1. Carrington Woods, 1980 Briarcliff Rd (478) 452-1918  
 Aka Georgetown Woods

**Contact:** Jennifer, Assist Mgr (4/20/11) **Type:** Market Rate  
**Date Built:** 1975 **Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
1BR/1b	*	\$399	700	\$.57	2
2BR/1b	*	\$499	900-1100	\$.45-\$.55	0
3BR/1.5b	*	\$599	1400	\$.43	0
Total	76				2

**Typical Occupancy Rate:** low 90's **Waiting List:** No  
**Security Deposit:** \$300 **Concessions:** Yes  
**Utilities Included:** water, sewer, trash **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	Some
W/D Hook Up	Yes	Patio/Balcony	Yes

**Amenities - Project**

Mgmt Office	No	Pool	No
Laundry Room	No	Community Room	No
Fitness Ctr	No	Recreation Area	No

**Design:** 2 story walk-up & townhouse  
**Remarks:** above listed rents are concessions



2. Cedar Ridge Apartments, 141 Frank Bone Rd (478) 453-7320

**Contact:** Thersa, (4/27/11)  
**Date Built:** 1987

**Type:** Market Rate  
**Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
1BR/1b	20	\$440	900	\$0.49	0
2BR/2b	40	\$550	1100	\$0.50	1
Total	60				1

**Typical Occupancy Rate:** low 90's  
**Security Deposit:** \$87.50+  
**Utilities Included:** water, sewer, trash  
**Waiting List:** No  
**Concessions:** Yes  
**Turnover:** Na

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	Yes
Laundry Room	No	Community Room	No
Fitness Ctr	No	Recreation Area	Yes
Storage	No	Tennis Court	No

**Design:** 2 story walk-up

**Remarks:** rents have decreased over last year; update information was obtained "back door"



3. Georgetown Village, 196 Hwy 49

(478) 452-4825

Contact: Renee, Mgr (5/3/11)  
Date Built: 1978

Type: Market Rate  
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
0BR/1b	6	\$404	500	\$.81	*
1BR/1b	8	\$424	600	\$.71	*
2BR/1b	36	\$445	750	\$.59	*
2BR/1.5b	48	\$529	1000	\$.53	*
3BR/1.5b	4	\$575	950	\$.61	*
Total	102				4

Typical Occupancy Rate: low 90's  
Security Deposit: \$300  
Utilities Included: water, sewer, trash

Waiting List: No  
Concessions: Yes  
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	No

**Amenities - Project**

Mgmt Office	No	Pool	No
Laundry Room	Yes	Community Room	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Tennis Court	No

Design: townhouse

Remarks: 1 st month free w/12 month lease; update information was obtained "back door"



4. Hidden Cove Apartments, 107 Pa Johns Rd (478) 452-4471

**Contact:** Mary Jane, Mgr (4/21/11)  
**Date Built:** 1974

**Type:** Market Rate  
**Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
2BR/1.5b	40	\$500-\$550	1100	\$.45-\$.50	*
3BR/2b	20	\$600-\$650	1563	\$.38-\$.42	*
Total	60				15

**Typical Occupancy Rate:** 75%+  
**Security Deposit:** \$250-\$300  
**Utilities Included:** None

**Waiting List:** No  
**Concessions:** No  
**Turnover:** Na

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	Yes
Laundry Room	No	Tennis Court	Yes
Fitness Ctr	No	Recreation Area	No
Storage	No	Picnic Area	No

**Design:** 2 story & townhouse

**Remarks:** this property is presently for sale



5. Ivy League Estates, 205 Ivy Dr  
**Contact:** Scott Router, Mgr (5/9/11)  
**Date Built:** 2004

(478) 804-1440 or  
 (706) 202-2101  
**Type:** Market Rate  
**Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
2BR/2b	28	\$625	1000	\$.63	2
3BR/2b	4	\$790	1300	\$.61	1
Total	32				3

**Typical Occupancy Rate:** 95%  
**Security Deposit:** 1 month  
**Utilities Included:** trash

**Waiting List:** No  
**Concessions:** No  
**Turnover:** Na

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	No	Pool	No
Laundry Room	No	Community Room	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Picnic Area	No

**Design:** two-story walk-up

**Remarks:** in 2008 the property was slated to expand by 36-units; the expansion has yet to occur and according to management will not happen soon



6. Pine Knoll Apartments, 2300 Sherry Cir (478) 453-2570

**Contact:** Darcy, Lsg Cons (5/9/11)  
**Date Built:** 1981

**Type:** Market Rate  
**Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
1BR/1b	16	\$485	767	\$.63	0
2BR/1b	16	\$525	987	\$.53	0
2BR/2b	80	\$540	1000	\$.54	6
Total	112				6

**Typical Occupancy Rate:** Na  
**Security Deposit:** concession  
**Utilities Included:** water, sewer, trash  
**Waiting List:** No  
**Concessions:** Yes  
**Turnover:** Na

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	No
Laundry Room	Yes	Community Room	No
Fitness Ctr	No	Recreation Area	No
Tennis County	No	Picnic Area	No

**Design:** 2-story walk-up

**Remarks:** special = 1<sup>st</sup> mo rent ½ off & sec dep waived w/12 month lease



7. Villamar Apartments, 342 Log Cabin Rd (478) 452-1424

**Contact:** Donna, Mgr (4/28/11)  
**Date Built:** 1982

**Type:** Market Rate  
**Condition:** Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
1BR/1b	3	\$535	1000	\$.54	0
2BR/2.5b	*	\$605-\$705	1408-1440	\$.43-\$.49	3
2BR/2.5b TH	*	\$665-\$740	1296	\$.51-\$.57	0
3BR/2.5b	*	\$750	1500	\$.43	0
Total	190				3

**Typical Occupancy Rate:** 95%+

**Waiting List:** Yes (1BR & 3BR)

**Security Deposit:** \$310

**Concessions:** No

**Utilities Included:** water, sewer, trash

**Turnover:** Na

**Amenities - Unit**

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

**Amenities - Project**

Mgmt Office	Yes	Pool	No
Laundry Room	Yes	Community Room	Yes
Fitness Ctr	Yes	Recreation Area	No
Tennis County	No	Picnic Area	No

**Design:** 1-story & townhouse



8. Willowood Apartments, 1251 Dunlap Rd

(478) 453-9600

Contact: Kandance, Mgr (5/3/11)

Type: Market Rate

Date Built: 1984

Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Rent Per SF</u>	<u>Vacant</u>
0BR/1b	6	\$450	288	\$1.56	1
1BR/1b	41	\$425	596	\$.71	0
2BR/1b	7	\$550	864	\$.64	1
2BR/2b	7	\$585	864	\$.68	0
Total	61				2

Typical Occupancy Rate: 95%

Waiting List: No

Security Deposit: \$87.50+

Concessions: Yes

Utilities Included: water, sewer, trash

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**

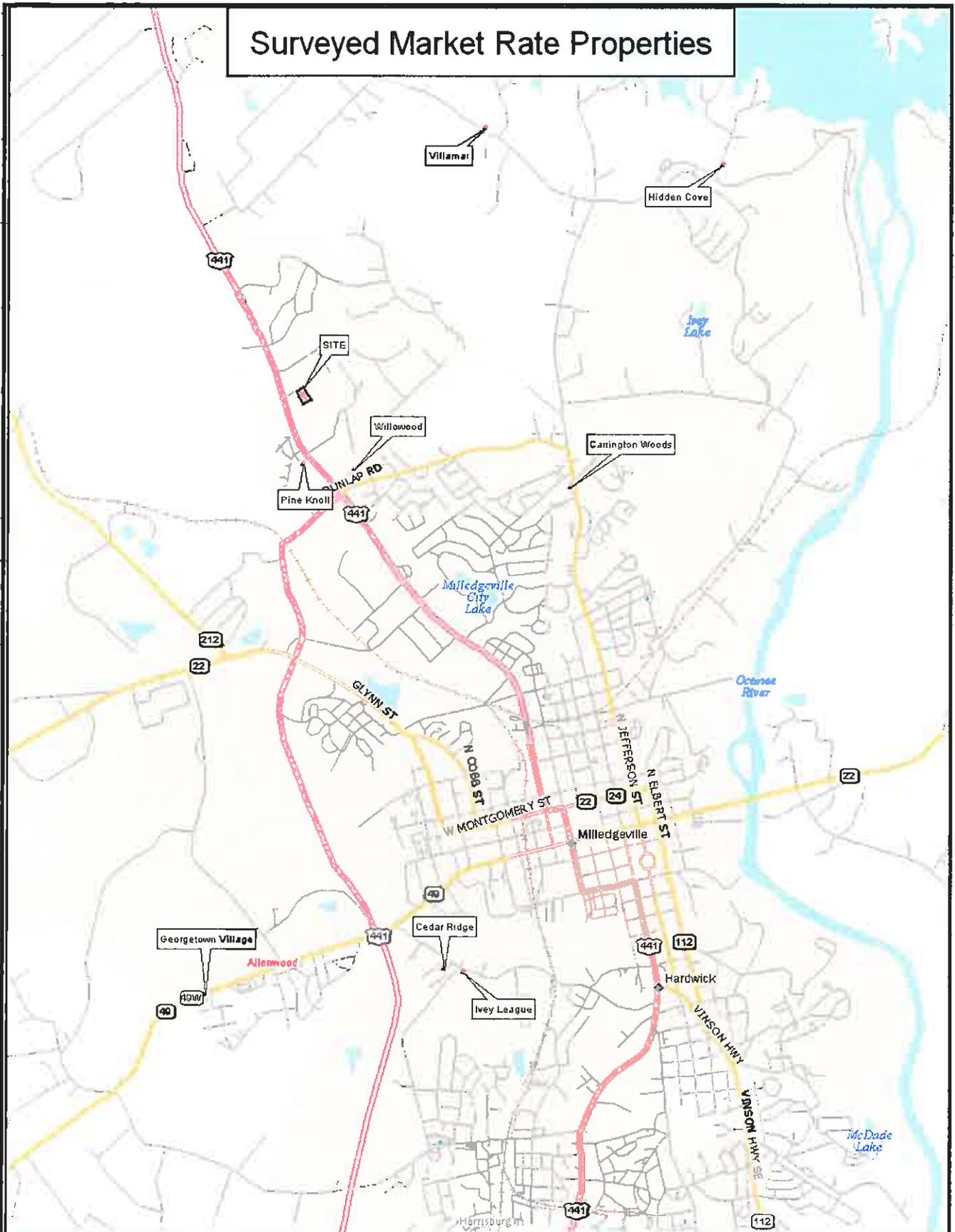
Mgmt Office	Yes	Pool	No
Laundry Room	Yes	Community Room	No
Fitness Ctr	No	Recreation Area	No
Tennis County	No	Picnic Area	No

Design: 1-story

Remarks: efficiency units include all utilities; concession applies to deposit



# Surveyed Market Rate Properties



 DeLORME

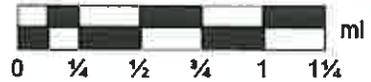
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MN (5.2° W)



Data Zoom 12-1

**SECTION I**  
**ABSORPTION & STABILIZATION**  
**RATES**

Given the strength (or lack of strength) of the demand estimated in Table 14, the most likely/best case scenario for 93% to 100% rent-up is estimated to be 6-months (at approximately 11-units per month on average) or less. The worst case estimate is 9-months, or approximately 7-units per month.

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

Waterford Place    80-units            6-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. Shelia, the Manager of the Waterford Place LIHTC family development that was built in Milledgeville in 2004, reported that her property was typically 98%+ occupied and maintains a waiting list. The property targets households at 50%, 60% AMI and at Market. At the time of the survey, the property was 100% occupied and had over 40-applicants on the waiting list. It was reported that 2BR units are in greatest demand. It was stated that if the subject was introduced into the market, no long term negative impact is expected to be placed upon Waterford Place, but that there could be some short term impact during the first 6-months of rent-up of the subject in question. Note: Waterford Place was reported to have been 100% occupied within 6-months of opening. Contact Number: (478) 453-0849. (Updated in May, 2011)

(2) - Ms. Betty (Peabody Properties), the Manager of the Edgewood Park LIHTC family development that was built in Milledgeville in 1997, was re-contacted and, reported that Edgewood Park is typically 95% occupied and maintained a lengthy waiting list. The property targets households at 30%, 50%, and 60% AMI. At the time of the survey, the property was 100% occupied and had 41-applicants were on the waiting list. It was stated that if the subject was introduced into the market, neither short nor long term negative impact is expected to be placed upon Edgewood Park. Contact Number: (478) 452-1806. (Updated in May, 2011)

(3) - Mr. Ralph McMullen, the Assistant County Manager for Baldwin County was re-interviewed. Mr. McMullen stated that the County has written a letter of support for the proposed development. In addition, he stated that in his opinion, there is an on-going need for affordable housing, such as the proposed development. He went on to state that the proposed site is an excellent location, offering great access to shopping, and for those low to moderate income households that have limited access to transportation they can easily walk to the Walmart Supercenter for the site of the proposed development. Over the last few years most multi-family residential construction in Milledgeville has specifically target the college student renter population, Contact Number: (478) 445-4791. (Updated in May, 2011)

**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 Heritage Vista Apartments (a proposed LIHTC property) targeting the general population should proceed forward with the development process.

**Detailed Support of Recommendation**

1. Product Mix - The income qualified target group is large enough to absorb the proposed product development of **64** units.
2. Assessment of rents - The proposed net rents will be competitive to very competitive within the PMA.
3. The current LIHTC and market rate apartment market is not representative of an over saturated market, for well maintained, well amenitized and professionally managed properties. However, in the conventional apartment environment concessions are prevalent.
4. The proposed complex unit amenity package is considered to be competitive to very competitive within 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 very marketable.
7. The proposed development will not negatively impact the existing supply of program assisted LIHTC family properties within the subject PMA.

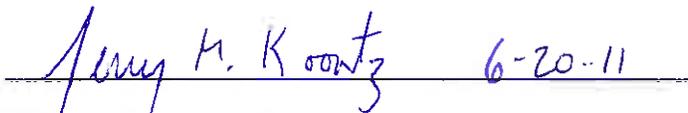
**SECTION L**  
**IDENTITY OF INTEREST**

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

**APPENDIX A**

**DATA SET**

**UTILITY ALLOWANCES**

**COMPREHENSIVE PLAN**

**DCA - QUESTIONS & ANSWERS**

**NCAHMA CERTIFICATION**

## **DATA SETS**



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 P1 Summary File data as delivered

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/pub/4-171.pdf>

GEO:

Geographic area	Total population	Housing units		
		Total	Occupied	Vacant
Baldwin County	45,720	20,159	16,788	3,371
Census Tract 9701	5,401	2,585	2,075	510
Census Tract 9702	6,883	3,448	2,882	566
Census Tract 9703	6,098	3,006	2,437	569
Census Tract 9704	4,336	2,100	1,810	290
Census Tract 9705	7,114	2,441	2,132	309
Census Tract 9706	3,923	2,002	1,616	386
Census Tract 9707.01	2,632	1,053	815	238
Census Tract 9707.02	2,297	889	691	198
Census Tract 9708	7,036	2,635	2,330	305

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

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



Source: U.S. Census Bureau | American FactFinder



**QT-PL Race, Hispanic or Latino, Age, and Housing Occupancy: 2010  
2010 Census Redistricting Data (Public Law 94-171) Summary File**

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/tables/c10br01.pdf>

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

GEO:

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
<b>POPULATION</b>				
Total population	17,715	100.0	15,091	100.0
<b>RACE</b>				
One race	17,455	98.5	14,931	98.9
White	9,466	53.4	8,807	58.4
Black or African American	7,483	42.2	5,695	37.7
American Indian and Alaska Native	26	0.1	22	0.1
Asian	308	1.7	267	1.8
Native Hawaiian and Other Pacific Islander	11	0.1	11	0.1
Some Other Race	161	0.9	129	0.9
Two or More Races	260	1.5	160	1.1
<b>HISPANIC OR LATINO AND RACE</b>				
Hispanic or Latino (of any race)	402	2.3	326	2.2
Not Hispanic or Latino	17,313	97.7	14,765	97.8
One race	17,089	96.5	14,625	96.9
White	9,287	52.4	8,651	57.3
Black or African American	7,432	42.0	5,663	37.5
American Indian and Alaska Native	23	0.1	19	0.1
Asian	307	1.7	266	1.8
Native Hawaiian and Other Pacific Islander	10	0.1	10	0.1
Some Other Race	30	0.2	16	0.1
Two or More Races	224	1.3	140	0.9
<b>HOUSING UNITS</b>				
Total Housing Units	6,856	100.0		
<b>OCCUPANCY STATUS</b>				
Occupied housing units	5,936	86.6		
Vacant housing units	920	13.4		

X Not applicable

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

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



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

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

GEO: Baldwin County, Georgia

Subject	Number	Percent
<b>SEX AND AGE</b>		
Total population	45,720	100.0
Under 5 years	2,775	6.1
5 to 9 years	2,647	5.8
10 to 14 years	2,407	5.3
15 to 19 years	4,167	9.1
20 to 24 years	5,767	12.6
25 to 29 years	3,003	6.6
30 to 34 years	2,525	5.5
35 to 39 years	2,476	5.4
40 to 44 years	2,685	5.9
45 to 49 years	3,196	7.0
50 to 54 years	3,169	6.9
55 to 59 years	2,821	6.2
60 to 64 years	2,574	5.6
65 to 69 years	1,901	4.2
70 to 74 years	1,344	2.9
75 to 79 years	982	2.1
80 to 84 years	669	1.5
85 years and over	612	1.3
Median age (years)	34.1	( X )
16 years and over	37,404	81.8
18 years and over	36,369	79.5
21 years and over	32,147	70.3
62 years and over	6,977	15.3
65 years and over	5,508	12.0
Male population	22,683	49.6
Under 5 years	1,451	3.2
5 to 9 years	1,349	3.0
10 to 14 years	1,180	2.6
15 to 19 years	1,982	4.3
20 to 24 years	2,706	5.9
25 to 29 years	1,565	3.4
30 to 34 years	1,333	2.9
35 to 39 years	1,248	2.7
40 to 44 years	1,358	3.0
45 to 49 years	1,684	3.7
50 to 54 years	1,622	3.5
55 to 59 years	1,437	3.1
60 to 64 years	1,278	2.8
65 to 69 years	925	2.0
70 to 74 years	645	1.4
75 to 79 years	408	0.9
80 to 84 years	298	0.7
85 years and over	214	0.5

Subject	Number	Percent
Median age (years)	34.1	( X )
16 years and over	18,429	40.3
18 years and over	17,894	39.1
21 years and over	16,043	35.1
62 years and over	3,206	7.0
65 years and over	2,490	5.4
Female population	23,037	50.4
Under 5 years	1,324	2.9
5 to 9 years	1,298	2.8
10 to 14 years	1,227	2.7
15 to 19 years	2,185	4.8
20 to 24 years	3,061	6.7
25 to 29 years	1,438	3.1
30 to 34 years	1,192	2.6
35 to 39 years	1,228	2.7
40 to 44 years	1,327	2.9
45 to 49 years	1,512	3.3
50 to 54 years	1,547	3.4
55 to 59 years	1,384	3.0
60 to 64 years	1,296	2.8
65 to 69 years	976	2.1
70 to 74 years	699	1.5
75 to 79 years	574	1.3
80 to 84 years	371	0.8
85 years and over	398	0.9
Median age (years)	33.9	( X )
16 years and over	18,975	41.5
18 years and over	18,475	40.4
21 years and over	16,104	35.2
62 years and over	3,771	8.2
65 years and over	3,018	6.6
<b>RACE</b>		
Total population	45,720	100.0
One Race	45,164	98.8
White	25,121	54.9
Black or African American	18,965	41.5
American Indian and Alaska Native	98	0.2
Asian	582	1.3
Asian Indian	220	0.5
Chinese	43	0.1
Filipino	101	0.2
Japanese	12	0.0
Korean	110	0.2
Vietnamese	54	0.1
Other Asian [1]	42	0.1
Native Hawaiian and Other Pacific Islander	19	0.0
Native Hawaiian	6	0.0
Guamanian or Chamorro	2	0.0
Samoan	1	0.0
Other Pacific Islander [2]	10	0.0
Some Other Race	379	0.8
Two or More Races	556	1.2
White; American Indian and Alaska Native [3]	94	0.2
White; Asian [3]	75	0.2
White; Black or African American [3]	216	0.5
White; Some Other Race [3]	44	0.1
Race alone or in combination with one or more other races: [4]		
White	25,585	56.0
Black or African American	19,285	42.2
American Indian and Alaska Native	257	0.6

Subject	Number	Percent
Asian	690	1.5
Native Hawaiian and Other Pacific Islander	33	0.1
Some Other Race	456	1.0
<b>HISPANIC OR LATINO</b>		
Total population	45,720	100.0
Hispanic or Latino (of any race)	919	2.0
Mexican	490	1.1
Puerto Rican	121	0.3
Cuban	98	0.2
Other Hispanic or Latino [5]	210	0.5
Not Hispanic or Latino	44,801	98.0
<b>HISPANIC OR LATINO AND RACE</b>		
Total population	45,720	100.0
Hispanic or Latino	919	2.0
White alone	417	0.9
Black or African American alone	99	0.2
American Indian and Alaska Native alone	13	0.0
Asian alone	2	0.0
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	324	0.7
Two or More Races	63	0.1
Not Hispanic or Latino	44,801	98.0
White alone	24,704	54.0
Black or African American alone	18,866	41.3
American Indian and Alaska Native alone	85	0.2
Asian alone	580	1.3
Native Hawaiian and Other Pacific Islander alone	18	0.0
Some Other Race alone	55	0.1
Two or More Races	493	1.1
<b>RELATIONSHIP</b>		
Total population	45,720	100.0
In households	41,151	90.0
Householder	16,788	36.7
Spouse [6]	6,384	14.0
Child	11,140	24.4
Own child under 18 years	7,792	17.0
Other relatives	2,916	6.4
Under 18 years	1,378	3.0
65 years and over	294	0.6
Nonrelatives	3,923	8.6
Under 18 years	172	0.4
65 years and over	73	0.2
Unmarried partner	1,073	2.3
In group quarters	4,569	10.0
Institutionalized population	2,771	6.1
Male	2,486	5.4
Female	285	0.6
Noninstitutionalized population	1,798	3.9
Male	918	2.0
Female	880	1.9
<b>HOUSEHOLDS BY TYPE</b>		
Total households	16,788	100.0
Family households (families) [7]	10,373	61.8
With own children under 18 years	4,294	25.6
Husband-wife family	6,384	38.0
With own children under 18 years	2,205	13.1
Male householder, no wife present	772	4.6
With own children under 18 years	335	2.0
Female householder, no husband present	3,217	19.2
With own children under 18 years	1,754	10.4

Subject	Number	Percent
Nonfamily households [7]	6,415	38.2
Householder living alone	4,523	26.9
Male	1,999	11.9
65 years and over	387	2.3
Female	2,524	15.0
65 years and over	1,043	6.2
Households with individuals under 18 years	5,112	30.5
Households with individuals 65 years and over	3,787	22.6
Average household size	2.45	( X )
Average family size [7]	2.97	( X )
HOUSING OCCUPANCY		
Total housing units	20,159	100.0
Occupied housing units	16,788	83.3
Vacant housing units	3,371	16.7
For rent	1,066	5.3
Rented, not occupied	44	0.2
For sale only	388	1.9
Sold, not occupied	64	0.3
For seasonal, recreational, or occasional use	881	4.4
All other vacants	928	4.6
Homeowner vacancy rate (percent) [8]	3.7	( X )
Rental vacancy rate (percent) [9]	13.4	( X )
HOUSING TENURE		
Occupied housing units	16,788	100.0
Owner-occupied housing units	9,939	59.2
Population in owner-occupied housing units	24,538	( X )
Average household size of owner-occupied units	2.47	( X )
Renter-occupied housing units	6,849	40.8
Population in renter-occupied housing units	16,613	( X )
Average household size of renter-occupied units	2.43	( 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

American FactFinder

## B25014 TENURE BY OCCUPANTS PER ROOM - Universal 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 [Accuracy of ACS Data](#).

	Census Tract 9702, Baldwin County, Georgia		Census Tract 9703, Baldwin County, Georgia		Census Tract 9704, Baldwin County, Georgia		Census Tract 9705, Baldwin County, Georgia		Census Tract 9706, Baldwin County, Georgia	
	Estimate	Margin of Error								
Total:	2,860	+/-322	2,061	+/-179	1,910	+/-275	1,204	+/-179	1,604	+/-206
Owner occupied:	1,507	+/-166	1,571	+/-181	1,100	+/-209	615	+/-128	991	+/-200
0.50 or less occupants per room	1,114	+/-175	1,380	+/-157	852	+/-191	578	+/-131	771	+/-180
0.51 to 1.00 occupants per room	393	+/-127	191	+/-86	241	+/-84	37	+/-44	202	+/-95
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	7	+/-11	0	+/-132	18	+/-29
1.51 to 2.00 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
2.01 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Renter occupied:	1,353	+/-321	490	+/-201	810	+/-212	589	+/-173	613	+/-194
0.50 or less occupants per room	727	+/-222	399	+/-196	625	+/-205	450	+/-131	314	+/-123
0.51 to 1.00 occupants per room	584	+/-265	91	+/-73	175	+/-117	118	+/-87	299	+/-137
1.01 to 1.50 occupants per room	42	+/-65	0	+/-132	10	+/-16	21	+/-36	0	+/-132
1.51 to 2.00 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
2.01 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

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

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

Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see [Data Note #39](#).

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.

## B25016 TENURE BY PLUMBING FACILITIES BY OCCUPANTS PER ROOM - Universal 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 <http://www.census.gov/ipeds/data/acs/2009/00000.html>.

	Census Tract 9702, Baldwin County, Georgia		Census Tract 9703, Baldwin County, Georgia		Census Tract 9704, Baldwin County, Georgia		Census Tract 9705, Baldwin County, Georgia		Census Tract 9706, Baldwin County, Georgia	
	Estimate	Margin of Error								
Total:	2,860	+/-322	2,081	+/-179	1,910	+/-275	1,204	+/-179	1,604	+/-206
Owner occupied:	1,507	+/-166	1,571	+/-161	1,100	+/-209	615	+/-128	991	+/-200
Complete plumbing facilities:	1,507	+/-166	1,571	+/-161	1,100	+/-209	615	+/-128	991	+/-200
1.00 or less occupants per room	1,507	+/-166	1,571	+/-161	1,093	+/-209	615	+/-128	973	+/-200
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	7	+/-11	0	+/-132	18	+/-29
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Lacking complete plumbing facilities:	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.00 or less occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Renter occupied:	1,353	+/-321	490	+/-201	810	+/-212	589	+/-173	613	+/-194
Complete plumbing facilities:	1,353	+/-321	490	+/-201	810	+/-212	589	+/-173	613	+/-194
1.00 or less occupants per room	1,311	+/-324	490	+/-201	800	+/-214	568	+/-172	613	+/-194
1.01 to 1.50 occupants per room	42	+/-85	0	+/-132	10	+/-16	21	+/-36	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Lacking complete plumbing facilities:	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.00 or less occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

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

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see [Accuracy of the Data](http://www.census.gov/ipeds/data/acs/2009/00000.html)). 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 [Table Note #24](http://www.census.gov/ipeds/data/acs/2009/00000.html).

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

B25074 HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS. Universe: RENTER OCCUPIED HOUSING UNITS

Data Set: 2005-2009 American Community Survey 5-Year Estimates  
Survey: American Community Survey

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

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](http://www.census.gov/ipeds/data/acs/2009/00000.html).

	Census Tract 9702, Baldwin County, Georgia		Census Tract 9703, Baldwin County, Georgia		Census Tract 9704, Baldwin County, Georgia		Census Tract 9705, Baldwin County, Georgia		Census Tract 9706, Baldwin County, Georgia	
	Estimate	Margin of Error								
<b>Total:</b>	1,353	+/-321	490	+/-201	810	+/-212	589	+/-173	613	+/-194
<b>Less than \$10,000:</b>	197	+/-144	98	+/-100	307	+/-144	257	+/-132	137	+/-94
Less than 20.0 percent	0	+/-132	0	+/-132	0	+/-132	15	+/-24	0	+/-132
20.0 to 24.9 percent	0	+/-132	0	+/-132	0	+/-132	10	+/-17	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132	11	+/-18	10	+/-16	8	+/-12
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	11	+/-18	0	+/-132
35.0 percent or more	115	+/-103	98	+/-100	215	+/-111	139	+/-126	129	+/-94
Not computed	82	+/-92	0	+/-132	81	+/-108	72	+/-89	0	+/-132
<b>\$10,000 to \$19,999:</b>	270	+/-171	146	+/-134	248	+/-137	220	+/-124	52	+/-45
Less than 20.0 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
20.0 to 24.9 percent	0	+/-132	0	+/-132	12	+/-18	0	+/-132	13	+/-22
25.0 to 29.9 percent	14	+/-22	38	+/-61	0	+/-132	30	+/-24	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	15	+/-24	55	+/-75	0	+/-132
35.0 percent or more	256	+/-172	93	+/-126	201	+/-133	99	+/-78	34	+/-40
Not computed	0	+/-132	15	+/-25	20	+/-29	36	+/-47	5	+/-10
<b>\$20,000 to \$34,999:</b>	266	+/-158	34	+/-43	138	+/-103	34	+/-40	146	+/-77
Less than 20.0 percent	46	+/-70	0	+/-132	21	+/-36	8	+/-13	26	+/-43
20.0 to 24.9 percent	0	+/-132	8	+/-13	11	+/-23	0	+/-132	19	+/-23
25.0 to 29.9 percent	24	+/-34	0	+/-132	49	+/-43	0	+/-132	46	+/-29
30.0 to 34.9 percent	12	+/-19	26	+/-42	0	+/-132	7	+/-12	23	+/-38
35.0 percent or more	184	+/-127	0	+/-132	57	+/-86	19	+/-33	0	+/-132
Not computed	0	+/-132	0	+/-132	0	+/-132	0	+/-132	32	+/-38
<b>\$35,000 to \$49,999:</b>	243	+/-172	168	+/-100	79	+/-104	27	+/-34	135	+/-127
Less than 20.0 percent	118	+/-119	57	+/-85	8	+/-18	27	+/-34	35	+/-57
20.0 to 24.9 percent	98	+/-122	43	+/-52	65	+/-100	0	+/-132	100	+/-113
25.0 to 29.9 percent	14	+/-24	68	+/-65	0	+/-132	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	6	+/-10	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Not computed	13	+/-21	0	+/-132	0	+/-132	0	+/-132	0	+/-132
<b>\$50,000 to \$74,999:</b>	246	+/-136	0	+/-132	24	+/-24	27	+/-33	38	+/-48
Less than 20.0 percent	202	+/-149	0	+/-132	14	+/-17	27	+/-33	38	+/-48
20.0 to 24.9 percent	44	+/-51	0	+/-132	10	+/-16	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Not computed	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
<b>\$75,000 to \$99,999:</b>	131	+/-101	17	+/-25	0	+/-132	24	+/-28	45	+/-44
Less than 20.0 percent	56	+/-63	14	+/-28	0	+/-132	24	+/-28	0	+/-132
20.0 to 24.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	45	+/-44
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Not computed	75	+/-83	3	+/-6	0	+/-132	0	+/-132	0	+/-132
<b>\$100,000 or more:</b>	0	+/-132	27	+/-46	14	+/-25	0	+/-132	60	+/-61
Less than 20.0 percent	0	+/-132	27	+/-46	14	+/-25	0	+/-132	60	+/-61
20.0 to 24.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
Not computed	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

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

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

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.

#### 026001 GROUP QUARTERS POPULATION - Universe POPULATION IN GROUP QUARTERS

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 total 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 [http://www.census.gov/ipeds/data/r100/026001.html#12](#).

	Census Tract 9702, Baldwin County, Georgia		Census Tract 9703, Baldwin County, Georgia		Census Tract 9704, Baldwin County, Georgia		Census Tract 9705, Baldwin County, Georgia		Census Tract 9706, Baldwin County, Georgia	
	Estimate	Margin of Error								
Total:	0	+/-132	0	+/-132	0	+/-132	1,801	+/-586	97	+/-160

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

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

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

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

#### Explanation of Symbols:

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

#### Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)



B25014 TENURE BY OCCUPANTS PER ROOM - Universe: ALL 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 census tracts for states and counties.

For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [http://www.census.gov/ipeds/data/c2k09/tables/2000serr.html](#).

	Census Tract 9707.01, Baldwin County, Georgia		Census Tract 9707.02, Baldwin County, Georgia		
	Estimate	Margin of Error	Estimate	Margin of Error	
Total:	803	+/-145	751	+/-143	
Owner occupied:	204	+/-85	365	+/-105	
0.50 or less occupants per room	204	+/-85	270	+/-87	
0.51 to 1.00 occupants per room	0	+/-132	83	+/-86	
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	
1.51 to 2.00 occupants per room	0	+/-132	0	+/-132	
2.01 or more occupants per room	0	+/-132	12	+/-19	
Renter occupied:	599	+/-143	386	+/-127	
0.50 or less occupants per room	308	+/-126	249	+/-128	
0.51 to 1.00 occupants per room	230	+/-111	137	+/-54	
1.01 to 1.50 occupants per room	81	+/-58	0	+/-132	
1.51 to 2.00 occupants per room	0	+/-132	0	+/-132	
2.01 or more occupants per room	0	+/-132	0	+/-132	

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

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

Caution should be used when comparing data for Occupants per Room between 2008 and 2009. A data collection error was identified for 2008 impacting the "1 room" category. For more information please see [Table Note #34](#).

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.

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

[Return to search results for this table.](#)

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

	Census Tract 9707.01, Baldwin County, Georgia		Census Tract 9707.02, Baldwin County, Georgia		
	Estimate	Margin of Error	Estimate	Margin of Error	
Total:	803		751		+/-143
Owner occupied:	204		365		+/-105
Complete plumbing facilities:	204		365		+/-105
1.00 or less occupants per room	204		353		+/-110
1.01 to 1.50 occupants per room	0		0		+/-132
1.51 or more occupants per room	0		12		+/-19
Lacking complete plumbing facilities:	0		0		+/-132
1.00 or less occupants per room	0		0		+/-132
1.01 to 1.50 occupants per room	0		0		+/-132
1.51 or more occupants per room	0		0		+/-132
Renter occupied:	599		386		+/-127
Complete plumbing facilities:	574		386		+/-127
1.00 or less occupants per room	513		386		+/-127
1.01 to 1.50 occupants per room	61		0		+/-132
1.51 or more occupants per room	0		0		+/-132
Lacking complete plumbing facilities:	25		0		+/-132
1.00 or less occupants per room	25		0		+/-132
1.01 to 1.50 occupants per room	0		0		+/-132
1.51 or more occupants per room	0		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 [Data Table B013](#).

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 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.

#### B25074 HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS, Universe: RENTER OCCUPIED HOUSING UNITS

Data Set: 2005-2009 American Community Survey 5-Year Estimates

Survey: American Community Survey

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

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

	Census Tract 9707.01, Baldwin County, Georgia		Census Tract 9707.02, Baldwin County, Georgia		
	Estimate	Margin of Error	Estimate	Margin of Error	
Total:	599		386		+/-127

Less than \$10,000:	164	+/-82	9	+/-14
Less than 20.0 percent	0	+/-132	0	+/-132
20.0 to 24.9 percent	12	+/-23	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132
35.0 percent or more	55	+/-53	9	+/-14
Not computed	97	+/-58	0	+/-132
\$10,000 to \$19,999:	120	+/-82	41	+/-43
Less than 20.0 percent	0	+/-132	0	+/-132
20.0 to 24.9 percent	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132
30.0 to 34.9 percent	31	+/-36	0	+/-132
35.0 percent or more	70	+/-65	41	+/-43
Not computed	19	+/-32	0	+/-132
\$20,000 to \$34,999:	63	+/-62	108	+/-65
Less than 20.0 percent	0	+/-132	0	+/-132
20.0 to 24.9 percent	31	+/-48	24	+/-36
25.0 to 29.9 percent	0	+/-132	31	+/-51
30.0 to 34.9 percent	17	+/-28	0	+/-132
35.0 percent or more	15	+/-25	37	+/-41
Not computed	0	+/-132	16	+/-24
\$35,000 to \$49,999:	178	+/-93	117	+/-100
Less than 20.0 percent	65	+/-57	20	+/-29
20.0 to 24.9 percent	59	+/-52	34	+/-41
25.0 to 29.9 percent	0	+/-132	59	+/-93
30.0 to 34.9 percent	42	+/-33	4	+/-13
35.0 percent or more	0	+/-132	0	+/-132
Not computed	12	+/-19	0	+/-132
\$50,000 to \$74,999:	46	+/-53	14	+/-25
Less than 20.0 percent	46	+/-53	14	+/-25
20.0 to 24.9 percent	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132
Not computed	0	+/-132	0	+/-132
\$75,000 to \$99,999:	0	+/-132	37	+/-60
Less than 20.0 percent	0	+/-132	37	+/-60
20.0 to 24.9 percent	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132
Not computed	0	+/-132	0	+/-132
\$100,000 or more:	28	+/-44	60	+/-41
Less than 20.0 percent	28	+/-44	60	+/-41
20.0 to 24.9 percent	0	+/-132	0	+/-132
25.0 to 29.9 percent	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	0	+/-132
35.0 percent or more	0	+/-132	0	+/-132
Not computed	0	+/-132	0	+/-132

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

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

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

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

#### Explanation of Symbols:

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



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### Population by Age & Sex Milledgeville, 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	315	339	654	0 to 4 Years	407	380	787	0 to 4 Years	428	398	826
5 to 9 Years	389	369	758	5 to 9 Years	336	339	675	5 to 9 Years	399	377	776
10 to 14 Years	432	339	771	10 to 14 Years	358	346	704	10 to 14 Years	378	346	724
15 to 17 Years	576	234	810	15 to 17 Years	568	228	796	15 to 17 Years	548	187	735
18 to 20 Years	986	977	1,963	18 to 20 Years	959	975	1,934	18 to 20 Years	922	921	1,843
21 to 24 Years	1,257	702	1,959	21 to 24 Years	1,354	716	2,070	21 to 24 Years	1,283	668	1,951
25 to 34 Years	2,282	773	3,055	25 to 34 Years	2,642	942	3,584	25 to 34 Years	2,778	1,055	3,833
35 to 44 Years	2,128	876	3,004	35 to 44 Years	2,142	743	2,885	35 to 44 Years	2,310	813	3,123
45 to 49 Years	828	405	1,233	45 to 49 Years	829	395	1,224	45 to 49 Years	864	372	1,236
50 to 54 Years	719	379	1,098	50 to 54 Years	722	413	1,135	50 to 54 Years	735	390	1,125
55 to 59 Years	432	294	726	55 to 59 Years	585	377	962	55 to 59 Years	590	418	1,008
60 to 64 Years	372	254	626	60 to 64 Years	454	332	786	60 to 64 Years	521	368	889
65 to 74 Years	571	531	1,102	65 to 74 Years	669	511	1,180	65 to 74 Years	739	586	1,325
75 to 84 Years	343	415	758	75 to 84 Years	354	405	759	75 to 84 Years	384	417	801
85 Years and Up	76	164	240	85 Years and Up	93	180	273	85 Years and Up	92	197	289
<b>Total</b>	<b>11,706</b>	<b>7,051</b>	<b>18,757</b>	<b>Total</b>	<b>12,472</b>	<b>7,282</b>	<b>19,754</b>	<b>Total</b>	<b>12,971</b>	<b>7,513</b>	<b>20,484</b>
62+ Years	n/a	n/a	2,459	62+ Years	n/a	n/a	2,667	62+ Years	n/a	n/a	2,930

Percent Population by Age & Sex  
Milledgeville, GA

Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1.7%	1.8%	3.5%	0 to 4 Years	2.1%	1.9%	4.0%	0 to 4 Years	2.1%	1.9%	4.0%
5 to 9 Years	2.1%	2.0%	4.0%	5 to 9 Years	1.7%	1.7%	3.4%	5 to 9 Years	1.9%	1.8%	3.8%
10 to 14 Years	2.3%	1.8%	4.1%	10 to 14 Years	1.8%	1.8%	3.6%	10 to 14 Years	1.8%	1.7%	3.5%
15 to 17 Years	3.1%	1.2%	4.3%	15 to 17 Years	2.9%	1.2%	4.0%	15 to 17 Years	2.7%	0.9%	3.6%
18 to 20 Years	5.3%	5.2%	10.5%	18 to 20 Years	4.9%	4.9%	9.8%	18 to 20 Years	4.5%	4.5%	9.0%
21 to 24 Years	6.7%	3.7%	10.4%	21 to 24 Years	6.9%	3.6%	10.5%	21 to 24 Years	6.3%	3.3%	9.5%
25 to 34 Years	12.2%	4.1%	16.3%	25 to 34 Years	13.4%	4.8%	18.1%	25 to 34 Years	13.6%	5.2%	18.7%
35 to 44 Years	11.3%	4.7%	16.0%	35 to 44 Years	10.8%	3.8%	14.6%	35 to 44 Years	11.3%	4.0%	15.2%
45 to 49 Years	4.4%	2.2%	6.6%	45 to 49 Years	4.2%	2.0%	6.2%	45 to 49 Years	4.2%	1.8%	6.0%
50 to 54 Years	3.8%	2.0%	5.9%	50 to 54 Years	3.7%	2.1%	5.7%	50 to 54 Years	3.6%	1.9%	5.5%
55 to 59 Years	2.3%	1.6%	3.9%	55 to 59 Years	3.0%	1.9%	4.9%	55 to 59 Years	2.9%	2.0%	4.9%
60 to 64 Years	2.0%	1.4%	3.3%	60 to 64 Years	2.3%	1.7%	4.0%	60 to 64 Years	2.5%	1.8%	4.3%
65 to 74 Years	3.0%	2.8%	5.9%	65 to 74 Years	3.4%	2.6%	6.0%	65 to 74 Years	3.6%	2.9%	6.5%
75 to 84 Years	1.8%	2.2%	4.0%	75 to 84 Years	1.8%	2.1%	3.8%	75 to 84 Years	1.9%	2.0%	3.9%
85 Years and Up	0.4%	0.9%	1.3%	85 Years and Up	0.5%	0.9%	1.4%	85 Years and Up	0.4%	1.0%	1.4%
<b>Total</b>	<b>62.4%</b>	<b>37.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>63.1%</b>	<b>36.9%</b>	<b>100.0%</b>	<b>Total</b>	<b>63.3%</b>	<b>36.7%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	13.1%	62+ Years	n/a	n/a	13.5%	62+ Years	n/a	n/a	14.3%

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Nelson Clark

### Population by Age & Sex Milledgeville, GA - PMA

Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	834	849	1,683	0 to 4 Years	1,060	1,012	2,072	0 to 4 Years	1,093	1,035	2,128
5 to 9 Years	965	951	1,916	5 to 9 Years	908	907	1,815	5 to 9 Years	1,049	1,010	2,059
10 to 14 Years	1,016	885	1,901	10 to 14 Years	905	875	1,780	10 to 14 Years	945	905	1,850
15 to 17 Years	930	600	1,530	15 to 17 Years	934	634	1,568	15 to 17 Years	879	499	1,378
18 to 20 Years	1,281	1,339	2,620	18 to 20 Years	1,222	1,353	2,575	18 to 20 Years	1,151	1,251	2,402
21 to 24 Years	1,545	1,170	2,715	21 to 24 Years	1,648	1,238	2,886	21 to 24 Years	1,553	1,212	2,765
25 to 34 Years	2,975	1,929	4,904	25 to 34 Years	3,386	2,000	5,386	25 to 34 Years	3,572	2,239	5,811
35 to 44 Years	3,101	2,242	5,343	35 to 44 Years	3,029	1,881	4,910	35 to 44 Years	3,119	1,797	4,916
45 to 49 Years	1,340	1,002	2,342	45 to 49 Years	1,352	1,042	2,394	45 to 49 Years	1,395	984	2,379
50 to 54 Years	1,167	895	2,062	50 to 54 Years	1,263	1,032	2,295	50 to 54 Years	1,268	1,028	2,296
55 to 59 Years	835	775	1,610	55 to 59 Years	1,078	943	2,021	55 to 59 Years	1,128	1,032	2,160
60 to 64 Years	677	598	1,275	60 to 64 Years	850	796	1,646	60 to 64 Years	979	909	1,888
65 to 74 Years	1,005	1,066	2,071	65 to 74 Years	1,200	1,161	2,361	65 to 74 Years	1,385	1,357	2,742
75 to 84 Years	525	728	1,253	75 to 84 Years	583	774	1,357	75 to 84 Years	656	850	1,506
85 Years and Up	<u>121</u>	<u>347</u>	<u>468</u>	85 Years and Up	<u>153</u>	<u>376</u>	<u>529</u>	85 Years and Up	<u>170</u>	<u>424</u>	<u>594</u>
<b>Total</b>	<b>18,317</b>	<b>15,376</b>	<b>33,693</b>	<b>Total</b>	<b>19,571</b>	<b>16,024</b>	<b>35,595</b>	<b>Total</b>	<b>20,342</b>	<b>16,532</b>	<b>36,874</b>
62+ Years	n/a	n/a	4,518	62+ Years	n/a	n/a	5,189	62+ Years	n/a	n/a	5,922

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Percent Population by Age & Sex  
Milledgeville, GA - PMA

Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2.5%	2.5%	5.0%	0 to 4 Years	3.0%	2.8%	5.8%	0 to 4 Years	3.0%	2.8%	5.8%
5 to 9 Years	2.9%	2.8%	5.7%	5 to 9 Years	2.6%	2.5%	5.1%	5 to 9 Years	2.8%	2.7%	5.6%
10 to 14 Years	3.0%	2.6%	5.6%	10 to 14 Years	2.5%	2.5%	5.0%	10 to 14 Years	2.6%	2.5%	5.0%
15 to 17 Years	2.8%	1.8%	4.5%	15 to 17 Years	2.6%	1.8%	4.4%	15 to 17 Years	2.4%	1.4%	3.7%
18 to 20 Years	3.8%	4.0%	7.8%	18 to 20 Years	3.4%	3.8%	7.2%	18 to 20 Years	3.1%	3.4%	6.5%
21 to 24 Years	4.6%	3.5%	8.1%	21 to 24 Years	4.6%	3.5%	8.1%	21 to 24 Years	4.2%	3.3%	7.5%
25 to 34 Years	8.8%	5.7%	14.6%	25 to 34 Years	9.5%	5.6%	15.1%	25 to 34 Years	9.7%	6.1%	15.8%
35 to 44 Years	9.2%	6.7%	15.9%	35 to 44 Years	8.5%	5.3%	13.8%	35 to 44 Years	8.5%	4.9%	13.3%
45 to 49 Years	4.0%	3.0%	7.0%	45 to 49 Years	3.8%	2.9%	6.7%	45 to 49 Years	3.8%	2.7%	6.5%
50 to 54 Years	3.5%	2.7%	6.1%	50 to 54 Years	3.5%	2.9%	6.4%	50 to 54 Years	3.4%	2.8%	6.2%
55 to 59 Years	2.5%	2.3%	4.8%	55 to 59 Years	3.0%	2.6%	5.7%	55 to 59 Years	3.1%	2.8%	5.9%
60 to 64 Years	2.0%	1.8%	3.8%	60 to 64 Years	2.4%	2.2%	4.6%	60 to 64 Years	2.7%	2.5%	5.1%
65 to 74 Years	3.0%	3.2%	6.1%	65 to 74 Years	3.4%	3.3%	6.6%	65 to 74 Years	3.8%	3.7%	7.4%
75 to 84 Years	1.6%	2.2%	3.7%	75 to 84 Years	1.6%	2.2%	3.8%	75 to 84 Years	1.8%	2.3%	4.1%
85 Years and Up	0.4%	1.0%	1.4%	85 Years and Up	0.4%	1.1%	1.5%	85 Years and Up	0.5%	1.1%	1.6%
<b>Total</b>	<b>54.4%</b>	<b>45.6%</b>	<b>100.0%</b>	<b>Total</b>	<b>55.0%</b>	<b>45.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>55.2%</b>	<b>44.8%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	13.4%	62+ Years	n/a	n/a	14.6%	62+ Years	n/a	n/a	16.1%

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### Population by Age & Sex Baldwin County, NC

Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,138	1,150	2,288	0 to 4 Years	1,434	1,373	2,807	0 to 4 Years	1,458	1,388	2,846
5 to 9 Years	1,329	1,342	2,671	5 to 9 Years	1,229	1,224	2,453	5 to 9 Years	1,420	1,362	2,782
10 to 14 Years	1,438	1,319	2,757	10 to 14 Years	1,207	1,182	2,389	10 to 14 Years	1,258	1,213	2,471
15 to 17 Years	1,166	839	2,005	15 to 17 Years	1,151	913	2,064	15 to 17 Years	1,049	694	1,743
18 to 20 Years	1,603	1,553	3,156	18 to 20 Years	1,555	1,615	3,170	18 to 20 Years	1,446	1,463	2,909
21 to 24 Years	1,943	1,400	3,343	21 to 24 Years	2,125	1,572	3,697	21 to 24 Years	1,999	1,541	3,540
25 to 34 Years	4,004	2,665	6,669	25 to 34 Years	4,400	2,585	6,985	25 to 34 Years	4,682	2,948	7,630
35 to 44 Years	4,188	3,100	7,288	35 to 44 Years	3,888	2,571	6,459	35 to 44 Years	3,884	2,338	6,222
45 to 49 Years	1,746	1,399	3,145	45 to 49 Years	1,776	1,415	3,191	45 to 49 Years	1,782	1,353	3,135
50 to 54 Years	1,519	1,247	2,766	50 to 54 Years	1,642	1,390	3,032	50 to 54 Years	1,649	1,384	3,033
55 to 59 Years	1,077	1,061	2,138	55 to 59 Years	1,388	1,298	2,686	55 to 59 Years	1,466	1,365	2,831
60 to 64 Years	931	827	1,758	60 to 64 Years	1,113	1,076	2,189	60 to 64 Years	1,270	1,246	2,516
65 to 74 Years	1,286	1,390	2,676	65 to 74 Years	1,526	1,539	3,065	65 to 74 Years	1,765	1,797	3,562
75 to 84 Years	626	882	1,508	75 to 84 Years	717	951	1,668	75 to 84 Years	824	1,072	1,896
85 Years and Up	138	394	532	85 Years and Up	176	430	606	85 Years and Up	205	491	696
<b>Total</b>	<b>24,132</b>	<b>20,568</b>	<b>44,700</b>	<b>Total</b>	<b>25,327</b>	<b>21,134</b>	<b>46,461</b>	<b>Total</b>	<b>26,157</b>	<b>21,655</b>	<b>47,812</b>
62+ Years	n/a	n/a	5,722	62+ Years	n/a	n/a	6,593	62+ Years	n/a	n/a	7,587

Percent Population by Age & Sex  
Baldwin County, NC

Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	2.5%	2.6%	5.1%	0 to 4 Years	3.1%	3.0%	6.0%	0 to 4 Years	3.0%	2.9%	6.0%
5 to 9 Years	3.0%	3.0%	6.0%	5 to 9 Years	2.6%	2.6%	5.3%	5 to 9 Years	3.0%	2.8%	5.8%
10 to 14 Years	3.2%	3.0%	6.2%	10 to 14 Years	2.6%	2.5%	5.1%	10 to 14 Years	2.6%	2.5%	5.2%
15 to 17 Years	2.6%	1.9%	4.5%	15 to 17 Years	2.5%	2.0%	4.4%	15 to 17 Years	2.2%	1.5%	3.6%
18 to 20 Years	3.6%	3.5%	7.1%	18 to 20 Years	3.3%	3.5%	6.8%	18 to 20 Years	3.0%	3.1%	6.1%
21 to 24 Years	4.3%	3.1%	7.5%	21 to 24 Years	4.6%	3.4%	8.0%	21 to 24 Years	4.2%	3.2%	7.4%
25 to 34 Years	9.0%	6.0%	14.9%	25 to 34 Years	9.5%	5.6%	15.0%	25 to 34 Years	9.8%	6.2%	16.0%
35 to 44 Years	9.4%	6.9%	16.3%	35 to 44 Years	8.4%	5.5%	13.9%	35 to 44 Years	8.1%	4.9%	13.0%
45 to 49 Years	3.9%	3.1%	7.0%	45 to 49 Years	3.8%	3.0%	6.9%	45 to 49 Years	3.7%	2.8%	6.6%
50 to 54 Years	3.4%	2.8%	6.2%	50 to 54 Years	3.5%	3.0%	6.5%	50 to 54 Years	3.4%	2.9%	6.3%
55 to 59 Years	2.4%	2.4%	4.8%	55 to 59 Years	3.0%	2.8%	5.8%	55 to 59 Years	3.1%	2.9%	5.9%
60 to 64 Years	2.1%	1.9%	3.9%	60 to 64 Years	2.4%	2.3%	4.7%	60 to 64 Years	2.7%	2.6%	5.3%
65 to 74 Years	2.9%	3.1%	6.0%	65 to 74 Years	3.3%	3.3%	6.6%	65 to 74 Years	3.7%	3.8%	7.5%
75 to 84 Years	1.4%	2.0%	3.4%	75 to 84 Years	1.5%	2.0%	3.6%	75 to 84 Years	1.7%	2.2%	4.0%
85 Years and Up	0.3%	0.9%	1.2%	85 Years and Up	0.4%	0.9%	1.3%	85 Years and Up	0.4%	1.0%	1.5%
<b>Total</b>	<b>54.0%</b>	<b>46.0%</b>	<b>100.0%</b>	<b>Total</b>	<b>54.5%</b>	<b>45.5%</b>	<b>100.0%</b>	<b>Total</b>	<b>54.7%</b>	<b>45.3%</b>	<b>100.0%</b>
62+ Years	n/a	n/a	12.8%	62+ Years	n/a	n/a	14.2%	62+ Years	n/a	n/a	15.9%

**HISTA DATA: Milledgeville - PMA**

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<b>Owner Households</b>						
<b>Under Age 55 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	58	43	60	25	12	198
\$10,000-20,000	113	89	49	26	14	291
\$20,000-30,000	190	101	143	47	41	522
\$30,000-40,000	93	92	88	81	67	421
\$40,000-50,000	66	115	146	111	80	518
\$50,000-60,000	14	85	190	128	37	454
\$60,000+	<u>70</u>	<u>374</u>	<u>391</u>	<u>376</u>	<u>199</u>	<u>1,410</u>
<b>Total</b>	<b>604</b>	<b>899</b>	<b>1,067</b>	<b>794</b>	<b>450</b>	<b>3,814</b>

<b>Owner Households</b>						
<b>Aged 55-61 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	38	10	0	0	0	48
\$10,000-20,000	16	28	3	0	0	47
\$20,000-30,000	18	23	8	5	9	63
\$30,000-40,000	42	25	36	12	0	115
\$40,000-50,000	0	24	4	19	7	54
\$50,000-60,000	25	86	4	0	4	119
\$60,000+	<u>20</u>	<u>203</u>	<u>55</u>	<u>16</u>	<u>59</u>	<u>353</u>
<b>Total</b>	<b>159</b>	<b>399</b>	<b>110</b>	<b>52</b>	<b>79</b>	<b>799</b>

<b>Owner Households</b>						
<b>Aged 62+ Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	210	29	13	5	0	257
\$10,000-20,000	241	114	0	0	0	355
\$20,000-30,000	71	113	8	15	0	207
\$30,000-40,000	119	160	11	0	4	294
\$40,000-50,000	60	126	5	18	10	219
\$50,000-60,000	5	134	3	0	0	142
\$60,000+	<u>76</u>	<u>375</u>	<u>30</u>	<u>18</u>	<u>21</u>	<u>520</u>
<b>Total</b>	<b>782</b>	<b>1,051</b>	<b>70</b>	<b>56</b>	<b>35</b>	<b>1,994</b>

## HISTA DATA: Milledgeville - PMA

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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	1.5%	1.1%	1.6%	0.7%	0.3%	5.2%
\$10,000-20,000	3.0%	2.3%	1.3%	0.7%	0.4%	7.6%
\$20,000-30,000	5.0%	2.6%	3.7%	1.2%	1.1%	13.7%
\$30,000-40,000	2.4%	2.4%	2.3%	2.1%	1.8%	11.0%
\$40,000-50,000	1.7%	3.0%	3.8%	2.9%	2.1%	13.6%
\$50,000-60,000	0.4%	2.2%	5.0%	3.4%	1.0%	11.9%
\$60,000+	<u>1.8%</u>	<u>9.8%</u>	<u>10.3%</u>	<u>9.9%</u>	<u>5.2%</u>	<u>37.0%</u>
<b>Total</b>	<b>15.8%</b>	<b>23.6%</b>	<b>28.0%</b>	<b>20.8%</b>	<b>11.8%</b>	<b>100.0%</b>

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%	1.3%	0.0%	0.0%	0.0%	6.0%
\$10,000-20,000	2.0%	3.5%	0.4%	0.0%	0.0%	5.9%
\$20,000-30,000	2.3%	2.9%	1.0%	0.6%	1.1%	7.9%
\$30,000-40,000	5.3%	3.1%	4.5%	1.5%	0.0%	14.4%
\$40,000-50,000	0.0%	3.0%	0.5%	2.4%	0.9%	6.8%
\$50,000-60,000	3.1%	10.8%	0.5%	0.0%	0.5%	14.9%
\$60,000+	<u>2.5%</u>	<u>25.4%</u>	<u>6.9%</u>	<u>2.0%</u>	<u>7.4%</u>	<u>44.2%</u>
<b>Total</b>	<b>19.9%</b>	<b>49.9%</b>	<b>13.8%</b>	<b>6.5%</b>	<b>9.9%</b>	<b>100.0%</b>

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	10.5%	1.5%	0.7%	0.3%	0.0%	12.9%
\$10,000-20,000	12.1%	5.7%	0.0%	0.0%	0.0%	17.8%
\$20,000-30,000	3.6%	5.7%	0.4%	0.8%	0.0%	10.4%
\$30,000-40,000	6.0%	8.0%	0.6%	0.0%	0.2%	14.7%
\$40,000-50,000	3.0%	6.3%	0.3%	0.9%	0.5%	11.0%
\$50,000-60,000	0.3%	6.7%	0.2%	0.0%	0.0%	7.1%
\$60,000+	<u>3.8%</u>	<u>18.8%</u>	<u>1.5%</u>	<u>0.9%</u>	<u>1.1%</u>	<u>26.1%</u>
<b>Total</b>	<b>39.2%</b>	<b>52.7%</b>	<b>3.5%</b>	<b>2.8%</b>	<b>1.8%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
<b>Under Age 55 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	298	274	143	57	54	826
\$10,000-20,000	270	236	140	46	71	763
\$20,000-30,000	256	254	120	67	47	744
\$30,000-40,000	78	159	77	68	34	416
\$40,000-50,000	57	128	80	34	44	343
\$50,000-60,000	21	51	30	53	22	177
\$60,000+	27	120	51	80	27	305
<b>Total</b>	<b>1,007</b>	<b>1,222</b>	<b>641</b>	<b>405</b>	<b>299</b>	<b>3,574</b>

<b>Renter Households</b>						
<b>Aged 55-61 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	72	9	0	0	3	84
\$10,000-20,000	0	32	0	2	0	34
\$20,000-30,000	18	9	0	0	6	33
\$30,000-40,000	20	3	10	0	0	33
\$40,000-50,000	26	29	10	0	0	65
\$50,000-60,000	7	0	0	0	0	7
\$60,000+	0	29	6	8	6	49
<b>Total</b>	<b>143</b>	<b>111</b>	<b>26</b>	<b>10</b>	<b>15</b>	<b>305</b>

<b>Renter Households</b>						
<b>Aged 62+ Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	168	34	0	9	0	211
\$10,000-20,000	63	43	0	0	0	106
\$20,000-30,000	45	15	28	0	0	88
\$30,000-40,000	32	17	3	8	0	60
\$40,000-50,000	0	0	0	1	0	1
\$50,000-60,000	0	5	0	5	0	10
\$60,000+	10	6	5	0	0	21
<b>Total</b>	<b>318</b>	<b>120</b>	<b>36</b>	<b>23</b>	<b>0</b>	<b>497</b>

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<b>Percent Renter Households</b>						
<b>Under Age 55 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	8.3%	7.7%	4.0%	1.6%	1.5%	<b>23.1%</b>
\$10,000-20,000	7.6%	6.6%	3.9%	1.3%	2.0%	<b>21.3%</b>
\$20,000-30,000	7.2%	7.1%	3.4%	1.9%	1.3%	<b>20.8%</b>
\$30,000-40,000	2.2%	4.4%	2.2%	1.9%	1.0%	<b>11.6%</b>
\$40,000-50,000	1.6%	3.6%	2.2%	1.0%	1.2%	<b>9.6%</b>
\$50,000-60,000	0.6%	1.4%	0.8%	1.5%	0.6%	<b>5.0%</b>
\$60,000+	<u>0.8%</u>	<u>3.4%</u>	<u>1.4%</u>	<u>2.2%</u>	<u>0.8%</u>	<b>8.5%</b>
<b>Total</b>	<b>28.2%</b>	<b>34.2%</b>	<b>17.9%</b>	<b>11.3%</b>	<b>8.4%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
<b>Aged 55-61 Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	23.6%	3.0%	0.0%	0.0%	1.0%	<b>27.5%</b>
\$10,000-20,000	0.0%	10.5%	0.0%	0.7%	0.0%	<b>11.1%</b>
\$20,000-30,000	5.9%	3.0%	0.0%	0.0%	2.0%	<b>10.8%</b>
\$30,000-40,000	6.6%	1.0%	3.3%	0.0%	0.0%	<b>10.8%</b>
\$40,000-50,000	8.5%	9.5%	3.3%	0.0%	0.0%	<b>21.3%</b>
\$50,000-60,000	2.3%	0.0%	0.0%	0.0%	0.0%	<b>2.3%</b>
\$60,000+	<u>0.0%</u>	<u>9.5%</u>	<u>2.0%</u>	<u>2.6%</u>	<u>2.0%</u>	<b>16.1%</b>
<b>Total</b>	<b>46.9%</b>	<b>36.4%</b>	<b>8.5%</b>	<b>3.3%</b>	<b>4.9%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
<b>Aged 62+ Years</b>						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	33.8%	6.8%	0.0%	1.8%	0.0%	<b>42.5%</b>
\$10,000-20,000	12.7%	8.7%	0.0%	0.0%	0.0%	<b>21.3%</b>
\$20,000-30,000	9.1%	3.0%	5.6%	0.0%	0.0%	<b>17.7%</b>
\$30,000-40,000	6.4%	3.4%	0.6%	1.6%	0.0%	<b>12.1%</b>
\$40,000-50,000	0.0%	0.0%	0.0%	0.2%	0.0%	<b>0.2%</b>
\$50,000-60,000	0.0%	1.0%	0.0%	1.0%	0.0%	<b>2.0%</b>
\$60,000+	<u>2.0%</u>	<u>1.2%</u>	<u>1.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<b>4.2%</b>
<b>Total</b>	<b>64.0%</b>	<b>24.1%</b>	<b>7.2%</b>	<b>4.6%</b>	<b>0.0%</b>	<b>100.0%</b>

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<b>Owner Households</b>						
<b>Under Age 55 Years</b>						
<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	53	32	47	17	8	157
\$10,000-20,000	108	64	35	20	11	238
\$20,000-30,000	168	71	99	32	32	402
\$30,000-40,000	125	85	77	73	56	416
\$40,000-50,000	74	82	119	86	68	429
\$50,000-60,000	18	74	202	131	37	462
\$60,000+	<u>118</u>	<u>451</u>	<u>495</u>	<u>460</u>	<u>245</u>	<u>1,769</u>
<b>Total</b>	<b>664</b>	<b>859</b>	<b>1,074</b>	<b>819</b>	<b>457</b>	<b>3,873</b>

<b>Owner Households</b>						
<b>Aged 55-61 Years</b>						
<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	34	6	0	0	0	40
\$10,000-20,000	21	32	5	0	0	58
\$20,000-30,000	32	23	10	6	12	83
\$30,000-40,000	55	23	37	9	0	124
\$40,000-50,000	0	35	5	32	11	83
\$50,000-60,000	20	76	6	3	3	108
\$60,000+	<u>43</u>	<u>331</u>	<u>83</u>	<u>31</u>	<u>97</u>	<u>585</u>
<b>Total</b>	<b>205</b>	<b>526</b>	<b>146</b>	<b>81</b>	<b>123</b>	<b>1,081</b>

<b>Owner Households</b>						
<b>Aged 62+ Years</b>						
<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	171	16	11	3	0	201
\$10,000-20,000	232	90	0	0	0	322
\$20,000-30,000	80	114	8	34	0	236
\$30,000-40,000	107	139	8	0	4	258
\$40,000-50,000	81	106	8	23	13	231
\$50,000-60,000	1	188	3	0	0	192
\$60,000+	<u>120</u>	<u>515</u>	<u>45</u>	<u>21</u>	<u>27</u>	<u>728</u>
<b>Total</b>	<b>792</b>	<b>1,168</b>	<b>83</b>	<b>81</b>	<b>44</b>	<b>2,168</b>

## HISTA DATA: Milledgeville - PMA

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**nielsen**  
Nielsen Clintas

<b>Percent Owner Households</b>						
<b>Under Age 55 Years</b>						
<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	1.4%	0.8%	1.2%	0.4%	0.2%	4.1%
\$10,000-20,000	2.8%	1.7%	0.9%	0.5%	0.3%	6.1%
\$20,000-30,000	4.3%	1.8%	2.6%	0.8%	0.8%	10.4%
\$30,000-40,000	3.2%	2.2%	2.0%	1.9%	1.4%	10.7%
\$40,000-50,000	1.9%	2.1%	3.1%	2.2%	1.8%	11.1%
\$50,000-60,000	0.5%	1.9%	5.2%	3.4%	1.0%	11.9%
\$60,000+	<u>3.0%</u>	<u>11.6%</u>	<u>12.8%</u>	<u>11.9%</u>	<u>6.3%</u>	<u>45.7%</u>
<b>Total</b>	<b>17.1%</b>	<b>22.2%</b>	<b>27.7%</b>	<b>21.1%</b>	<b>11.8%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
<b>Aged 55-61 Years</b>						
<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	3.1%	0.6%	0.0%	0.0%	0.0%	3.7%
\$10,000-20,000	1.9%	3.0%	0.5%	0.0%	0.0%	5.4%
\$20,000-30,000	3.0%	2.1%	0.9%	0.6%	1.1%	7.7%
\$30,000-40,000	5.1%	2.1%	3.4%	0.8%	0.0%	11.5%
\$40,000-50,000	0.0%	3.2%	0.5%	3.0%	1.0%	7.7%
\$50,000-60,000	1.9%	7.0%	0.6%	0.3%	0.3%	10.0%
\$60,000+	<u>4.0%</u>	<u>30.6%</u>	<u>7.7%</u>	<u>2.9%</u>	<u>9.0%</u>	<u>54.1%</u>
<b>Total</b>	<b>19.0%</b>	<b>48.7%</b>	<b>13.5%</b>	<b>7.5%</b>	<b>11.4%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
<b>Aged 62+ Years</b>						
<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	7.9%	0.7%	0.5%	0.1%	0.0%	9.3%
\$10,000-20,000	10.7%	4.2%	0.0%	0.0%	0.0%	14.9%
\$20,000-30,000	3.7%	5.3%	0.4%	1.6%	0.0%	10.9%
\$30,000-40,000	4.9%	6.4%	0.4%	0.0%	0.2%	11.9%
\$40,000-50,000	3.7%	4.9%	0.4%	1.1%	0.6%	10.7%
\$50,000-60,000	0.0%	8.7%	0.1%	0.0%	0.0%	8.9%
\$60,000+	<u>5.5%</u>	<u>23.8%</u>	<u>2.1%</u>	<u>1.0%</u>	<u>1.2%</u>	<u>33.6%</u>
<b>Total</b>	<b>36.5%</b>	<b>53.9%</b>	<b>3.8%</b>	<b>3.7%</b>	<b>2.0%</b>	<b>100.0%</b>

## HISTA DATA: Milledgeville - PMA

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<b>Renter Households</b>						
<b>Under Age 55 Years</b>						
<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	337	231	132	51	48	799
\$10,000-20,000	305	208	123	39	56	731
\$20,000-30,000	275	192	99	57	36	659
\$30,000-40,000	104	172	100	76	46	498
\$40,000-50,000	71	132	79	33	40	355
\$50,000-60,000	38	65	40	69	28	240
\$60,000+	<u>61</u>	<u>186</u>	<u>87</u>	<u>123</u>	<u>47</u>	<u>504</u>
<b>Total</b>	<b>1,191</b>	<b>1,186</b>	<b>660</b>	<b>448</b>	<b>301</b>	<b>3,786</b>

<b>Renter Households</b>						
<b>Aged 55-61 Years</b>						
<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	87	9	0	0	4	100
\$10,000-20,000	0	33	0	2	1	36
\$20,000-30,000	17	12	0	0	3	32
\$30,000-40,000	15	5	6	0	0	26
\$40,000-50,000	50	31	11	0	0	92
\$50,000-60,000	15	2	4	2	3	26
\$60,000+	<u>0</u>	<u>46</u>	<u>7</u>	<u>17</u>	<u>11</u>	<u>81</u>
<b>Total</b>	<b>184</b>	<b>138</b>	<b>28</b>	<b>21</b>	<b>22</b>	<b>393</b>

<b>Renter Households</b>						
<b>Aged 62+ Years</b>						
<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	174	25	0	11	0	210
\$10,000-20,000	75	40	0	0	0	115
\$20,000-30,000	67	17	36	0	0	120
\$30,000-40,000	43	13	2	5	0	63
\$40,000-50,000	4	4	4	4	4	20
\$50,000-60,000	0	1	0	8	0	9
\$60,000+	<u>24</u>	<u>10</u>	<u>6</u>	<u>0</u>	<u>0</u>	<u>40</u>
<b>Total</b>	<b>387</b>	<b>110</b>	<b>48</b>	<b>28</b>	<b>4</b>	<b>577</b>

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<b>Percent Renter Households</b>						
<b>Under Age 55 Years</b>						
<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	8.9%	6.1%	3.5%	1.3%	1.3%	21.1%
\$10,000-20,000	8.1%	5.5%	3.2%	1.0%	1.5%	19.3%
\$20,000-30,000	7.3%	5.1%	2.6%	1.5%	1.0%	17.4%
\$30,000-40,000	2.7%	4.5%	2.6%	2.0%	1.2%	13.2%
\$40,000-50,000	1.9%	3.5%	2.1%	0.9%	1.1%	9.4%
\$50,000-60,000	1.0%	1.7%	1.1%	1.8%	0.7%	6.3%
\$60,000+	1.6%	4.9%	2.3%	3.2%	1.2%	13.3%
<b>Total</b>	<b>31.5%</b>	<b>31.3%</b>	<b>17.4%</b>	<b>11.8%</b>	<b>8.0%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
<b>Aged 55-61 Years</b>						
<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	22.1%	2.3%	0.0%	0.0%	1.0%	25.4%
\$10,000-20,000	0.0%	8.4%	0.0%	0.5%	0.3%	9.2%
\$20,000-30,000	4.3%	3.1%	0.0%	0.0%	0.8%	8.1%
\$30,000-40,000	3.8%	1.3%	1.5%	0.0%	0.0%	6.6%
\$40,000-50,000	12.7%	7.9%	2.8%	0.0%	0.0%	23.4%
\$50,000-60,000	3.8%	0.5%	1.0%	0.5%	0.8%	6.6%
\$60,000+	0.0%	11.7%	1.8%	4.3%	2.8%	20.6%
<b>Total</b>	<b>46.8%</b>	<b>35.1%</b>	<b>7.1%</b>	<b>5.3%</b>	<b>5.6%</b>	<b>100.0%</b>

<b>Percent Renter Households</b>						
<b>Aged 62+ Years</b>						
<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	30.2%	4.3%	0.0%	1.9%	0.0%	36.4%
\$10,000-20,000	13.0%	6.9%	0.0%	0.0%	0.0%	19.9%
\$20,000-30,000	11.6%	2.9%	6.2%	0.0%	0.0%	20.8%
\$30,000-40,000	7.5%	2.3%	0.3%	0.9%	0.0%	10.9%
\$40,000-50,000	0.7%	0.7%	0.7%	0.7%	0.7%	3.5%
\$50,000-60,000	0.0%	0.2%	0.0%	1.4%	0.0%	1.6%
\$60,000+	4.2%	1.7%	1.0%	0.0%	0.0%	6.9%
<b>Total</b>	<b>67.1%</b>	<b>19.1%</b>	<b>8.3%</b>	<b>4.9%</b>	<b>0.7%</b>	<b>100.0%</b>

## HISTA DATA: Milledgeville - PMA

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<b>Owner Households</b>						
<b>Under Age 55 Years</b>						
<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	46	26	38	16	8	134
\$10,000-20,000	99	51	29	16	9	204
\$20,000-30,000	152	56	83	27	28	346
\$30,000-40,000	132	77	78	72	50	409
\$40,000-50,000	69	68	103	73	59	372
\$50,000-60,000	16	70	200	128	40	454
\$60,000+	<u>142</u>	<u>478</u>	<u>539</u>	<u>515</u>	<u>269</u>	<u>1,943</u>
<b>Total</b>	<b>656</b>	<b>826</b>	<b>1,070</b>	<b>847</b>	<b>463</b>	<b>3,862</b>

<b>Owner Households</b>						
<b>Aged 55-61 Years</b>						
<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	32	7	0	0	0	39
\$10,000-20,000	24	31	7	1	1	64
\$20,000-30,000	40	20	12	6	11	89
\$30,000-40,000	51	20	30	10	0	111
\$40,000-50,000	0	37	6	41	9	93
\$50,000-60,000	20	73	5	3	4	105
\$60,000+	<u>57</u>	<u>392</u>	<u>96</u>	<u>33</u>	<u>115</u>	<u>693</u>
<b>Total</b>	<b>224</b>	<b>580</b>	<b>156</b>	<b>94</b>	<b>140</b>	<b>1,194</b>

<b>Owner Households</b>						
<b>Aged 62+ Years</b>						
<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	172	14	11	3	0	200
\$10,000-20,000	243	82	0	0	0	325
\$20,000-30,000	88	109	8	53	0	258
\$30,000-40,000	113	116	8	0	3	240
\$40,000-50,000	106	126	10	29	18	289
\$50,000-60,000	3	206	4	0	0	213
\$60,000+	<u>156</u>	<u>620</u>	<u>51</u>	<u>25</u>	<u>35</u>	<u>887</u>
<b>Total</b>	<b>881</b>	<b>1,273</b>	<b>92</b>	<b>110</b>	<b>56</b>	<b>2,412</b>

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<b>Percent Owner Households</b>						
<b>Under Age 55 Years</b>						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+ Person Household	Total
\$0-10,000	1.2%	0.7%	1.0%	0.4%	0.2%	3.5%
\$10,000-20,000	2.6%	1.3%	0.8%	0.4%	0.2%	5.3%
\$20,000-30,000	3.9%	1.5%	2.1%	0.7%	0.7%	9.0%
\$30,000-40,000	3.4%	2.0%	2.0%	1.9%	1.3%	10.6%
\$40,000-50,000	1.8%	1.8%	2.7%	1.9%	1.5%	9.6%
\$50,000-60,000	0.4%	1.8%	5.2%	3.3%	1.0%	11.8%
\$60,000+	<u>3.7%</u>	<u>12.4%</u>	<u>14.0%</u>	<u>13.3%</u>	<u>7.0%</u>	<u>50.3%</u>
<b>Total</b>	<b>17.0%</b>	<b>21.4%</b>	<b>27.7%</b>	<b>21.9%</b>	<b>12.0%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
<b>Aged 55-61 Years</b>						
<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	2.7%	0.6%	0.0%	0.0%	0.0%	3.3%
\$10,000-20,000	2.0%	2.6%	0.6%	0.1%	0.1%	5.4%
\$20,000-30,000	3.4%	1.7%	1.0%	0.5%	0.9%	7.5%
\$30,000-40,000	4.3%	1.7%	2.5%	0.8%	0.0%	9.3%
\$40,000-50,000	0.0%	3.1%	0.5%	3.4%	0.8%	7.8%
\$50,000-60,000	1.7%	6.1%	0.4%	0.3%	0.3%	8.8%
\$60,000+	<u>4.8%</u>	<u>32.8%</u>	<u>8.0%</u>	<u>2.8%</u>	<u>9.6%</u>	<u>58.0%</u>
<b>Total</b>	<b>18.8%</b>	<b>48.6%</b>	<b>13.1%</b>	<b>7.9%</b>	<b>11.7%</b>	<b>100.0%</b>

<b>Percent Owner Households</b>						
<b>Aged 62+ Years</b>						
<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	7.1%	0.6%	0.5%	0.1%	0.0%	8.3%
\$10,000-20,000	10.1%	3.4%	0.0%	0.0%	0.0%	13.5%
\$20,000-30,000	3.6%	4.5%	0.3%	2.2%	0.0%	10.7%
\$30,000-40,000	4.7%	4.8%	0.3%	0.0%	0.1%	10.0%
\$40,000-50,000	4.4%	5.2%	0.4%	1.2%	0.7%	12.0%
\$50,000-60,000	0.1%	8.5%	0.2%	0.0%	0.0%	8.8%
\$60,000+	<u>6.5%</u>	<u>25.7%</u>	<u>2.1%</u>	<u>1.0%</u>	<u>1.5%</u>	<u>36.8%</u>
<b>Total</b>	<b>36.5%</b>	<b>52.8%</b>	<b>3.8%</b>	<b>4.6%</b>	<b>2.3%</b>	<b>100.0%</b>

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<b>Renter Households</b>						
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	339	208	124	51	45	767
\$10,000-20,000	314	190	115	38	56	713
\$20,000-30,000	271	166	92	57	36	622
\$30,000-40,000	111	169	111	83	54	528
\$40,000-50,000	74	122	75	32	42	345
\$50,000-60,000	39	65	40	75	32	251
\$60,000+	<u>82</u>	<u>214</u>	<u>106</u>	<u>155</u>	<u>57</u>	<u>614</u>
<b>Total</b>	<b>1,230</b>	<b>1,134</b>	<b>663</b>	<b>491</b>	<b>322</b>	<b>3,840</b>

<b>Renter Households</b>						
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	93	9	0	0	4	106
\$10,000-20,000	0	34	1	4	2	41
\$20,000-30,000	13	16	0	0	3	32
\$30,000-40,000	12	7	5	0	0	24
\$40,000-50,000	57	37	11	0	0	105
\$50,000-60,000	18	3	3	3	2	29
\$60,000+	<u>0</u>	<u>56</u>	<u>10</u>	<u>23</u>	<u>13</u>	<u>102</u>
<b>Total</b>	<b>193</b>	<b>162</b>	<b>30</b>	<b>30</b>	<b>24</b>	<b>439</b>

<b>Renter Households</b>						
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	191	24	0	13	0	228
\$10,000-20,000	85	40	0	0	0	125
\$20,000-30,000	89	18	34	0	0	141
\$30,000-40,000	64	17	3	4	0	88
\$40,000-50,000	6	7	7	6	6	32
\$50,000-60,000	0	3	0	10	0	13
\$60,000+	<u>38</u>	<u>12</u>	<u>7</u>	<u>0</u>	<u>0</u>	<u>57</u>
<b>Total</b>	<b>473</b>	<b>121</b>	<b>51</b>	<b>33</b>	<b>6</b>	<b>684</b>

**HISTA DATA: Milledgeville - PMA**



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**Percent Renter 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	8.8%	5.4%	3.2%	1.3%	1.2%	20.0%
\$10,000-20,000	8.2%	4.9%	3.0%	1.0%	1.5%	18.6%
\$20,000-30,000	7.1%	4.3%	2.4%	1.5%	0.9%	16.2%
\$30,000-40,000	2.9%	4.4%	2.9%	2.2%	1.4%	13.8%
\$40,000-50,000	1.9%	3.2%	2.0%	0.8%	1.1%	9.0%
\$50,000-60,000	1.0%	1.7%	1.0%	2.0%	0.8%	6.5%
\$60,000+	<u>2.1%</u>	<u>5.6%</u>	<u>2.8%</u>	<u>4.0%</u>	<u>1.5%</u>	<u>16.0%</u>
<b>Total</b>	<b>32.0%</b>	<b>29.5%</b>	<b>17.3%</b>	<b>12.8%</b>	<b>8.4%</b>	<b>100.0%</b>

**Percent Renter 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	21.2%	2.1%	0.0%	0.0%	0.9%	24.1%
\$10,000-20,000	0.0%	7.7%	0.2%	0.9%	0.5%	9.3%
\$20,000-30,000	3.0%	3.6%	0.0%	0.0%	0.7%	7.3%
\$30,000-40,000	2.7%	1.6%	1.1%	0.0%	0.0%	5.5%
\$40,000-50,000	13.0%	8.4%	2.5%	0.0%	0.0%	23.9%
\$50,000-60,000	4.1%	0.7%	0.7%	0.7%	0.5%	6.6%
\$60,000+	0.0%	<u>12.8%</u>	<u>2.3%</u>	<u>5.2%</u>	<u>3.0%</u>	<u>23.2%</u>
<b>Total</b>	<b>44.0%</b>	<b>36.9%</b>	<b>6.8%</b>	<b>6.8%</b>	<b>5.5%</b>	<b>100.0%</b>

**Percent Renter 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	27.9%	3.5%	0.0%	1.9%	0.0%	33.3%
\$10,000-20,000	12.4%	5.8%	0.0%	0.0%	0.0%	18.3%
\$20,000-30,000	13.0%	2.6%	5.0%	0.0%	0.0%	20.6%
\$30,000-40,000	9.4%	2.5%	0.4%	0.6%	0.0%	12.9%
\$40,000-50,000	0.9%	1.0%	1.0%	0.9%	0.9%	4.7%
\$50,000-60,000	0.0%	0.4%	0.0%	1.5%	0.0%	1.9%
\$60,000+	<u>5.6%</u>	<u>1.8%</u>	<u>1.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>8.3%</u>
<b>Total</b>	<b>69.2%</b>	<b>17.7%</b>	<b>7.5%</b>	<b>4.8%</b>	<b>0.9%</b>	<b>100.0%</b>

**UTILITY ALLOWANCES**

# Georgia Department of Community Affairs

Office of Affordable Housing

## UTILITY ALLOWANCES

Effective 6/1/2011

### MIDDLE REGION

Unit Type	Use	Appliance Type	0 BR	1 BR	2 BR	3 BR	4 BR
<b>MULTI-FAMILY</b>	Heating	Natural Gas	19	25	32	40	51
		Electric	23	32	41	49	63
		Propane	35	48	62	76	97
		78%+ AFUE Gas	12	15	19	24	30
		Electric Heat Pump	7	7	9	13	16
		Electric Aquatherm	16	22	28	35	44
		Gas Aquatherm	13	17	23	28	36
	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	25	31	39
		Electric	20	28	36	44	56
		Propane	28	37	48	58	74
	Air Cond.	Electric	23	32	41	49	63
Lights/Refr.	Electric	18	26	33	41	51	
Sewer		23	30	38	47	58	
Water		16	20	26	31	39	
Trash Collection		20	20	20	20	20	
<b>SINGLE FAMILY</b>	Heating	Natural Gas	20	28	36	44	56
		Electric	25	35	45	55	70
		Propane	39	53	69	83	106
		78%+ AFUE Gas	17	24	30	35	44
		Electric Heat Pump	14	21	23	27	36
		Electric Aquatherm	18	25	32	39	49
		Gas Aquatherm	15	20	25	31	39
	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	25	31	39
		Electric	20	28	36	44	56
		Propane	28	37	48	58	74
	Air Cond.	Electric	25	35	45	55	70
Lights/Refr.	Electric	20	29	37	45	57	
Sewer		23	31	39	47	58	
Water		15	21	26	31	39	
Trash Collection		20	20	20	20	20	

Development Name:	
City:	Milledgeville
County:	Baldwin

Income Limits

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
50%	18200	20800	23400	25950	28050	30150	32200	34300
30%	10920	12480	14040	15570	16830	18090	19320	20580
60%	21840	24960	28080	31140	33660	36180	38640	41160

Gross Rents

	1 BR	2 BR	3 BR	4 BR	EFF
50%	487	585	675	753	227
30%	292	351	405	452	136
60%	585	702	810	904	273
FMR	515	639	763	787	830
AVG MKT	0	0	0		
Section 8					

Region  
SF/MF

Middle

Date:

2011

Multi

Utility Allowances

Utility	1 BR	2 BR	3BR	4BR	EFF
Heat Electric Heat Pump	7	9	13		
Air Cond. Electric	32	41	49		
Cooking Electric	9	12	14		
Hot Water Electric	28	36	44		
Lights Electric	26	33	41		
Water	20	26	31		
Sewer	30	38	47		
Trash					
Total	152	195	239	0	0

Net Rents

	1 BR	2 BR	3BR	4BR	EFF
50%	335	390	436	753	227
30%	140	156	166	452	136
60%	433	507	571	904	273
FMR	363	444	524	787	830

Low HOME Rent  
High HOME Rent

50%  
60%

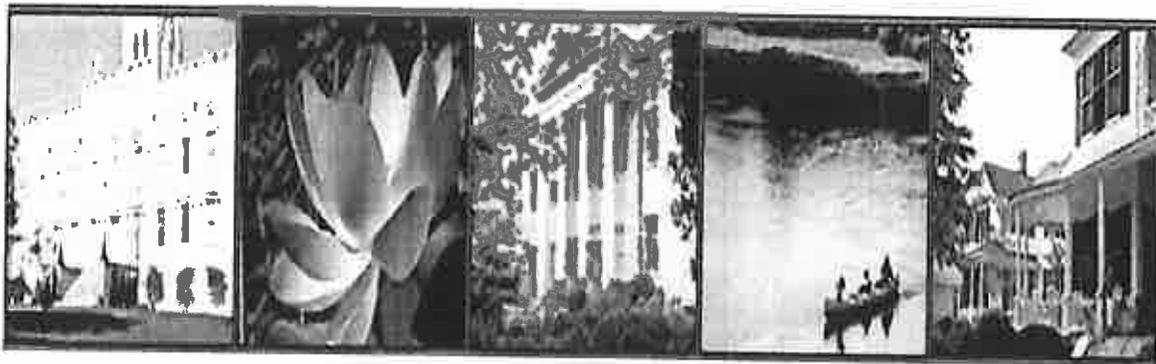
1 BR	2 BR	3BR	4BR	EFF
335	390	436	753	227
363	444	524	787	273

**COMPREHENSIVE PLAN**

**HOUSING ELEMENT**

**JOINT COMPREHENSIVE PLAN  
FOR BALDWIN COUNTY AND  
CITY OF MILLEDGEVILLE**

**COMMUNITY AGENDA**



**Prepared by  
The Comprehensive Planning Committee  
with Assistance from  
The Middle Georgia Regional  
Development Center**

**January 2008**

local workforce is qualified to move into positions in local business as soon as they have completed their education. A readily available workforce will contribute to the success of local businesses and industries, encouraging these employers to remain and expand in the community.

- Baldwin County and the City of Milledgeville have the opportunity to continue to recruit businesses and industries that will promote the retention of educated youth in the community. Promotions of this nature will increase the chances that businesses and industries will have a steady workforce and that the younger population in the community will have the opportunity to remain in the area if they choose.
- Baldwin County and the City of Milledgeville have the opportunity to utilize the Oconee River Greenway as an instrument of economic development.

## *Housing*

### **Issues**

- Baldwin County and the City of Milledgeville have seen an increase in severely cost-burdened households, both owner- and renter-occupied. Large amounts of unaffordable housing will push those who work in Baldwin County and the City of Milledgeville out of the community into adjacent areas. A large amount of workers living outside the community will increase traffic congestion during commute times and will take discretionary spending dollars outside the area as people shop closer to where they live rather than where they work. A lack of affordable housing could also serve as a deterrent to prospective businesses and industries.
- The once affordable option of manufactured housing has increased in price to the extent that they are no longer an affordable housing option. Increases in once affordable options will lead to the same situation discussed above, more workers leaving the area.
- With the presence of Central Georgia Technical College, Georgia College & State University, and Georgia Military College, there has been an increase in housing that contains 20-49 units, otherwise known as multi-family housing. This housing has the potential to cause traffic and environmental problems if development occurs in areas that are not prepared to handle densities of this nature. This increase in housing also signals an increase in the student population. Increasing student populations at Georgia College & State University and Georgia Military College can result in problems with parking and traffic congestion in downtown Milledgeville.
- There has been a significant decrease in the number of housing units built before 1939 in Baldwin County and the City of Milledgeville. These houses could contain attributes that would qualify them for historic designation. One reason for the loss of these houses is that they fall into disrepair and the owners either vacate the property or do not have the

resources to maintain the structure. Either way the house becomes uninhabitable and must be demolished. Not only does the community lose a potentially valuable historic resource, but those homes that are left vacant become eyesores to the community because the owner does not have the funds to demolish the structure or they do not have the desire to sell the property to someone that could either rehabilitate the home or utilize a higher use of the property.

- There has been an increase in the number of single-family housing in downtown Milledgeville being used as multi-family rental housing. This practice not only violates portions of the City of Milledgeville's zoning ordinance, but it also threatens the historic integrity of the structures and the Milledgeville Historic District. Having a higher resident density in a single-family neighborhood also creates a strain on the infrastructure in the area such as parking availability, street traffic, and water and sewer capacities.

## **Opportunities**

- Baldwin County and the City of Milledgeville have the opportunity to enhance housing options to special populations such as the elderly, disabled, low-income, and residents receiving public assistance. These populations are usually the most affected by the unavailability of affordable housing. The County and City can begin to encourage development patterns that provide affordable housing that is part of a mixed use development or otherwise provide convenient access to the services that these populations desire.
- Baldwin County and the City of Milledgeville have the opportunity to further protect historic housing resources by increasing the historic district and updating their historic registry. These homes will not only make the community more aesthetically pleasing, but would also enhance the historic tourism opportunities in the community.
- Baldwin County and the City of Milledgeville have the opportunity to redevelop poverty census tracts within the community. Federal funding is available for areas that qualify as opportunity zones to rehabilitate housing along with other community redevelopment projects.
- Baldwin County and the City of Milledgeville have the opportunity to research projects throughout the Middle Georgia region and the State of Georgia to find successful redevelopment projects that could be implemented in the community. This would ensure the most efficient use of resources on redevelopment projects that have a better chance of serving the community's needs.

## *Policies*

Baldwin County and the City of Milledgeville will adopt the following policies to provide ongoing guidance and direction to local government officials for making decisions consistent with achieving the Community Vision or addressing Community Issues and Opportunities.

### **Economic Development**

- We will encourage the attraction and retention of an array of different types of businesses within Downtown Milledgeville, such as professional offices, service-oriented business, and traditional retail business.
- We will support programs for retention, expansion, and creation of businesses that are a good fit for our community's economy in terms of job skill requirements and linkages to existing businesses.
- We will continue to encourage economic development and redevelopment in Downtown Milledgeville.
- We will take into account impacts on infrastructure and natural resources in our decision-making on economic development projects.
- We will continue to work with the Chamber of Commerce, Downtown Development Authority, Milledgeville-Baldwin County Convention and Visitors Bureau to continue to attract tourism to Milledgeville-Baldwin County.
- We will continue to support programs for retention, expansion, and creation of businesses that enhance the city's economic well-being.
- We will encourage entities engaged in economic development and business support to develop working relationships with local businesses and industries to have greater insight into specific needs and concerns of those companies.
- We will continue to create an atmosphere in which entrepreneurial enterprise is nurtured in the city and county.
- We will continue to work with local colleges and technical schools to provide educational opportunities and job skills training for local citizens.
- We will carefully consider costs as well as benefits in making decisions on proposed economic development projects.

### **Housing**

- We will protect, maintain, and enhance the viability, character, identity, and physical condition of established neighborhoods.
- We will ensure development to provide for a variety of residential types and densities for our diverse population that will enable the city and county to be competitive in most housing market sectors.
- We will promote residential amenities, such as parks, open space, and other features that add to the quality of life and enjoyment of the residential experience.
- We will continue to encourage high quality housing through the continued enforcement of local building codes and regulations.

- We will eliminate substandard or dilapidated housing in our community by maintaining and enhancing the city's and county's existing housing maintenance inspection program.
- We will continue to support the Milledgeville Housing Authority in their efforts to provide affordable housing to qualified citizens.
- We will encourage infill housing development of existing neighborhoods.
- We will promote safe, walkable neighborhoods.
- We will ensure that our neighborhoods are interactive communities where people have easy access to schools, parks, residences, and businesses through sidewalks, multi-use paths, roads, and public transportation.
- We will encourage homeownership.
- We will encourage housing policies, choices, and patterns that move people upward on the housing ladder from dependence to independence.
- We will increase opportunities for low-to-moderate income families to move into affordable owner-occupied housing.

### **Natural and Cultural Resources**

- We will continue to develop and maintain regulations for the protection of natural resources within the city and county, such as watershed areas, wetlands, river corridors, groundwater recharge areas, and other natural resources deemed important.
- We will support enhanced solid waste reduction and recycling initiatives.
- We will develop and manage land and transportation networks to ensure the quality of our air and water.
- We will ensure safe and adequate supplies of water through protection of ground and surface water sources.
- We will encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological, or cultural resources from human encroachment through land development regulations and/or incentives.
- We will encourage more compact development and preservation of open space.
- We will continue to promote the protection of and maintenance of trees and open space in all new development.
- We will work to redirect development pressure away from agricultural areas in order to conserve and protect farmland.
- We will continue to protect our historic districts from encroachment of incompatible building designs.

### **Community Facilities and Services**

- We will continue to ensure that adequate water and wastewater facilities are developed and maintained to meet the needs of current and future users.
- We will provide facilities and materials necessary to remain responsive in the face of growth.
- We will continue to expand recreational and cultural programs for all segments of the population.

**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 appendum 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](mailto:cathy.johnson@dca.ga.gov)  
To: [VONKOONTZ@aol.com](mailto:VONKOONTZ@aol.com)  
CC: [david.bartlett@dca.ga.gov](mailto: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](mailto:cathy.johnson@dca.ga.gov)

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



Please consider the environment before printing this e-mail

**From:** [VONKOONTZ@aol.com](mailto:VONKOONTZ@aol.com) [<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*

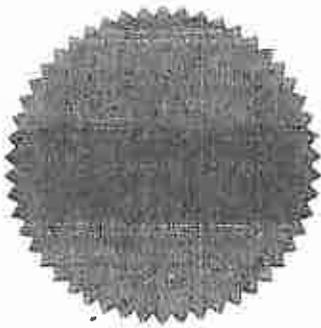
**Jerry Koontz**  
Koontz & Salinger

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



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(202) 939-1750

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



Thomas Amdur  
Executive Director, NCAHMA