

**PROFESSIONAL MARKET STUDY
FOR THE LONE MOUNTAIN VILLAGE
PHASE II APARTMENTS
A PROPOSED LIHTC ELDERLY DEVELOPMENT**

**LOCATED IN:
RINGGOLD, CATOOSA COUNTY, GA**

***PREPARED FOR:
LONE MOUNTAIN VILLAGE PHASE II, L.P.***

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SECTION A
EXECUTIVE SUMMARY

1. Project Description:

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

. The site of the proposed elderly LIHTC apartment development is located off Chapman Road, approximately .3 miles north of US Highway 41. The site is located in the extreme northwestern portion of Ringgold, within the city limits.

. Construction and occupancy types.

. The proposed new construction project design will comprise 3 two-story buildings connected by two elevators. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 104-parking spaces.

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

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

Project Mix

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

Project Rents:

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

PROPOSED PROJECT RENTS @ 50% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	2	\$330	\$133	\$463
2BR/2b	11	\$365	\$163	\$528

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	6	\$330	\$133	\$463
2BR/2b	45	\$365	\$163	\$528

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

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

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

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

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

2. Site Description/Evaluation:

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

- . The approximately 11-acre, square shaped tract mostly is situated on top of a large hill, that has a sizable plateau area. The majority of the this segment of the tract is wooded. At present, there are no physical structures on the tract. All public utility services are available to the tract and excess capacity exists. The site is not located within a flood plain and appears to drain well.
- . The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land including: vacant land use, with nearby single-family and multi-family use.

- Directly north of the site is vacant land. Directly south of the site is Phase I of the Lone Mountain Village LIHTC-elderly Apartments. Lone Mountain Village was built in 2008, comprises 56-units and is in excellent condition. Also directly south are the Woodland Manor Apartments. Woodland Manor contains 32, two-bedroom units. Directly east of the site is mostly vacant land. Directly west of the tract is a vacant site. About .2 miles west is US 41 and the intersection with Battlefield Parkway. The land use in this area is primarily commercial.

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

- Access to the site will be available off Chapman Road. The access point off Chapman is just north of the Woodland Manor Apartments. For the most part Chapman Road is low density connector, with a speed limit of 35 miles per hour in the immediate vicinity of the site. Also, the location of the site off Chapman does not present problems of egress and ingress to the site.

The site will sit atop elevated ground and will offer excellent views of the surrounding area. The site in relation to the subject and the surrounding roads is agreeable to signage.

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

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

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

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

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

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

3. Market Area Definition:

- **A brief definition of the primary market area including boundaries of the market area and their approximate distance from the subject property.**
- The Primary Market Area (PMA) for the proposed multi-family elderly development consists of the following census tracts in Catoosa County: 301, 302, 303, 304.01, and 304.02.
- The PMA is located in the extreme Northwest corner of Georgia, within the Chattanooga, TN MSA. Ringgold is approximately 15 miles southeast of Chattanooga. Ringgold, the county seat, is centrally located in Catoosa County. Fort Oglethorpe, the other major populated place in the county, is about 8 to 9 miles west of Ringgold. Note: Fort Oglethorpe was excluded from the PMA.
- Ringgold is the largest populated place in the PMA. With the exception of Ringgold, there are no other incorporated places located within the PMA.
- There are two large land areas of the PMA that are sparsely populated. One area is directly south of the city and comprises the Chattahoochee National Forest. The other area is to the east and comprises the US National Guard Reservation and Catoosa Target Range.
- The demand methodology in this market study could utilized a GA-DCA market study guideline factor of 15%. However, in order to remain conservative and account for the current PMA delineation the SMA factor will be capped at 5%.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Tennessee / Georgia State Line	4 miles
East	Whitfield County	7 miles
South	Walker & Whitfield Counties	11 miles
West	Chickamauga Creek, Chickamauga Battlefield & Fort Oglethorpe	5.5 miles

4. Community Demographic Data:

- **Current and projected household and population counts for the primary market area. For senior reports, data should be presented for both overall and senior households and populations/households.**
- Total population and household gains over the next several years, (2010-2014) are forecasted for the PMA at a significant rate of growth, represented by a rate of change approximating 1.7% per year. In the PMA, in 2000, the total population count was 37,804 versus 48,608 in 2014.
- Population gains over the next several years, (2010-2014) are forecasted for the PMA for the 55 and over age group continuing at a very significant rate of increase, with a forecasted rate of growth at approximately 4% to 4.5% per year. In the PMA, in 2000, for population age 55 and over the count was 7,122 versus 13,930 in 2014. In the PMA, in 2000, for households age 55 and over the count was 4,475 versus 8,251 in 2014.
- **Households by tenure including any trends in rental rates.**
- The 2000 to 2014 tenure trend revealed an increase in both owner-occupied and renter-occupied tenure in the PMA for households age 55 and over.
- **Households by income level.**
- It is projected that in 2014, approximately **9%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,890 to \$22,800.
- It is projected that in 2014, approximately **17%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,890 to \$22,800.
- It is projected that in 2014, approximately **14%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,890 to \$27,360.
- It is projected that in 2014, approximately **27%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,890 to \$27,360.
- **Impact of foreclosed, abandoned and vacant, single and multi-family homes, and commercial properties in the PMA of the proposed development should be discussed.**
- The foreclosure problem is still very much evident

Nationwide, Statewide, as well as in Catoosa County. ForeclosureListings.com is a nationwide data base with around 2 million listings (26% foreclosures, 24% pre-foreclosures, 26% auctions, and 24% brokers listings). As of 6/2/11, there were 4 listings in Ringgold, GA.

- In the Ringgold PMA the relationship between the local area foreclosure market and existing LIHTC supply is not crystal clear. However, there is one LIHTC elderly property located within the Ringgold PMA. At the time of the survey, Lone Mountain Village (Phase I) was 100% occupied and maintained a lengthy waiting list.
- Note: Recent anecdotal news information points to the fact that the majority of the foreclosed properties were occupied by first time buyers or move-up buyers, of which the majority were younger households, still in the job market, (at the time) versus elderly homeowners. The recent recession and current slow recovery magnified the foreclosure problem and negatively impacted young to middle age homeowners more so than the elderly.
- With regard to the elderly desiring to sell a home in a market with many foreclosed properties they have the upper hand in terms of pricing power. Many purchased their homes decades ago at far lower prices than today and many own homes outright. Also, many transfer home ownership rights to heirs versus selling outright.

5. Economic Data:

- ***Trends in employment for the county and/or region. Employment should be based on the number of jobs in the county (i.e., covered employment).***
- Between 2005 and 2007, the average increase in employment was 150 workers or approximately +1.3% per year. The rate of employment loss between 2008 and 2009, was very significant at almost -7%, representing a net loss of almost -2,350 workers. The change in employment reversed into a positive trend between 2009 and 2010, at a moderate rate of change, at almost +1%, representing a net gain of almost +300 workers. The rate of employment change thus far into 2011 has been for the most part positive, is forecasted to continue to increase, at a modest rate of gain into the remainder of the year. The change in covered employment in Catoosa County in the 1st three quarters of 2010 appear to support the recent modest to moderate positive civilian labor force employment trends.
- ***Employment by sector for the county and/or region.***
- The top four employment sectors in the County are: manufacturing, trade, government and service. The forecast for 2011, is for manufacturing to stabilize and the service sector to increase.

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

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

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

- In many ways Ringgold has become a bedroom community to nearby Chattanooga and to a lesser degree Dalton. This in turn has led to significant employment growth in the retail trade, health-care, education and government sectors of the local economy. Another recent growth area of the local economy has been in tourism.
- Ringgold and the mid-point area between Ringgold and Fort Oglethorpe are the center of trade and services for the county. Significant commercial and service-based development runs along the Battlefield Parkway (State Road 2) that connects the two places.
- The Ringgold PMA greatly benefits from its nearby proximity to the City of Chattanooga and Hamilton County regional based economy. Approximately 46% of the Catoosa County workforce commutes into Hamilton County and almost 15% commutes south into Whitfield County (Dalton).

- ***An overall conclusion regarding the stability of the county's overall economic environment. This conclusion should include an opinion if the current economic environment will negatively impact the demand for additional or renovated rental housing.***

- Very recent local and regional economic indicators are positive for Catoosa County in the short term. The local economy appears to be on the upswing at a rate much greater than many other rural markets in Northwest Georgia.
- It is believed that once the recession is fully subsided, sometime in early to mid-2011, the Chattanooga MSA (which includes Catoosa County) will be well positioned to benefit from an expanding economy,

given: (1) the regional target market of its local healthcare and professional service sectors, and (2) the location of the new Volkswagen plant and its subsidiary auto suppliers. The Volkswagen plant began operations in the 1st quarter of 2011. The plant (a \$1 billion investment) will have around 2,000 workers at peak production levels. It is expected to generate \$12 billion in income growth and create an additional 9,500 jobs related to the plant.

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

6. Project-Specific Affordability and Demand Analysis:

- **Number of renter households income qualified for the proposed development given the proposed unit mix, income targeting, and rents. For senior projects, this should be age and income qualified renter households.**

- The forecasted number of age and income qualified renter households for the proposed LIHTC elderly development is 511.

- **Overall estimate of demand based on DCA's demand methodology.**

- The overall forecasted number of income qualified renter households for the proposed LIHTC elderly development taking into consideration like-kind competitive supply introduced into the market since 2000 is 467.

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

Proposed Project Capture Rate All Units	13.7%
Proposed Project Capture Rate LIHTC Units	13.7%
Proposed Project Capture Rate LIHTC Units @ 50% AMI	7.4%
Proposed Project Capture Rate LIHTC Units @ 60% AMI	17.5%
Proposed Project Capture Rate Market Rate Units	Na

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

- The above capture rates are well below the GA-DCA thresholds. They are considered to be a reliable

quantitative indicator of market support for the proposed subject development.

7. Competitive Rental Analysis:

- **An analysis of the competitive properties in the PMA.**
 - At the time of the survey, the overall estimated vacancy rate at the program assisted apartment properties was less than 1%.
 - Lone Mountain Village is a LIHTC/Market Rate elderly development. It is a 56-unit property, built in 2008. At the time of the survey, it was 100% occupied and reported to be maintaining a waiting list with 26-applicants.
 - Bedford Place is a LIHTC/Market Rate family development. It is an 88-unit property, built in 2004. At the time of the survey, it was 99% occupied and reported to be maintaining a waiting list with 29-applicants.
 - At the time of the survey, the overall estimated vacancy rate of the surveyed market rate properties was approximately 1%.
 - The reported range of typical occupancy rates was 93% to 99%. The median typical occupancy rate was around 97%. One of the surveyed market properties reported having a waiting list, and two other market rate properties reported that a waiting list was "not needed".
- **Number of properties.**
 - Four program assisted properties targeting the general population, representing 270 units, were surveyed in detail.
 - Six market rate properties, representing 659 units, were surveyed in the subject's overall competitive environment, in partial to complete detail.
- **Rent bands for each bedroom type proposed.**

Bedroom type	Rent Band (Subject)	Rent Band (Market Rate)
1BR/1b	\$330	\$375 - \$555
2BR/1b	Na	Na
2BR/2b	\$365	\$415 - \$745
3BR/2b	Na	Na

- **Average Market rents.**

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

8. Absorption/Stabilization Estimate:

- **An estimate of the number of units to be leased at the subject property, on average.**
- The forecasted rent-up scenario suggests an average of 10-units being leased per month.
- **Number of units expected to be leased by AMI Targeting.**

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

* at the end of the 1 to 6-month absorption period

- **Number of months required for the project to reach stabilization of 93% occupancy.**
- A 93% occupancy rate is forecasted to occur within 6-months of the placed in service date. Stabilized occupancy, subsequent to initial lease-up is expected to be 93% or higher up to but no later than a three month period, beyond the absorption period.
- **The absorption rate should coincide with other key conclusions. For example, insufficient demand or unachievable rents should be reflected in the absorption rate.**
- A reconciliation of the proposed LIHTC net rents by bedroom type with current average market rate net rents by bedroom type are supportive of the forecasted absorption and stabilization periods. In addition, in terms of unit size, the proposed subject 1BR and 2BR units will be about 5% to 10% larger than the existing median 1BR and 2BR market rate unit sizes.

9. Overall Conclusion:

- ***A narrative detailing the key conclusions of the report including the analyst's opinion regarding the potential for success of the proposed development.***
- Based upon the analysis and the conclusions of each of the report sections, it is recommended that the proposed application **proceed forward based on market findings, as presently configured.**
- Elderly population and household growth is very significant, with annual growth rates approximating 4% to 4.5% per year.
- At present, the Ringgold PMA has one LIHTC elderly property. At the time of the survey, Lone Mountain Village (Phase I) was 100% occupied and had 26- applicants on the waiting list.
- In the area of unit size, by bedroom type, the subject will offer a very competitive unit size, based on the proposed floor plans.
- The subject will be competitive to very competitive with all of the existing program assisted and market rate apartment properties in the market regarding proposed net rents by bedroom type.
- The proposed subject 1BR net rent at 50% AMI is approximately 29% less and at 60% AMI is approximately 29% less than the comparable/competitive 1BR market rate median net rent.
- The proposed subject 2BR/2b net rent at 50% AMI is approximately 39% less and at 60% AMI is approximately 39% less than the comparable/competitive 2BR/2b market rate median net rent.
- The proposed subject design, comprising a two story building with elevator access. It is a proven design, as represented by the success of Lone Mountain Village I, and is considered to be one that will be very marketable and competitive with the local area apartment market targeting low to moderate income households, seeking alternative affordable rental housing.
- The subject bedroom mix is considered to be appropriate. In the opinion of the analyst, the market is in need of larger bedroom sizes, both in terms of square footage and number of bedrooms. According to the manager of the Lone Mountain Village LIHTC-elderly property, 2BR units are in greatest demand.

Summary Table				
Development Name: Lone Mountain Village Phase II Apartments			Total Number of Units: 64	
Location: Ringgold, GA (Catoosa County)			# LIHTC Units: 64	
PMA Boundary: North 4 miles; East 7 miles South 11 miles; West 5.5 miles			Farthest Boundary Distance to Subject: 11 miles	
Rental Housing Stock (found on pages 74 - 87)				
Type	# Properties	Total Units	Vacant Units	Avg Occupancy
All Rental Housing	10	929	7	99.2%
Market Rate Housing	6	659	6	99.1%
Assisted/Subsidized Housing Ex LIHTC	2	126	0	100%
LIHTC family	1	88	1	98.9%
LIHTC elderly	1	56	0	100%
Stabilized Comps	3	371	1	99.7%
Properties in Lease Up	0	0	Na	Na

Subject Development					Average Market Rent			Highest Unadjusted Comp Rent	
Number Units	Number Bedrooms	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Adv (%)	Per Unit	Per SF
8	1	1	762	\$330	\$468	\$.71	29%	\$465	\$.59
56	2	2	1078	\$365	\$683	\$.57	46%	\$600	\$.60

Demographic Data (found on pages 36 & 66)						
	2000		2011		2014	
Renter Households	573	12.80%	1,067	14.00%	1,180	14.30%
Income-Qualified Renter HHs (LIHTC)	218	38.00%	416	39.00%	469	39.75%
Income-Qualified Renter HHs (MR) (if applicable)	Na	%	Na	%	Na	%

Targeted Income Qualified Renter Household Demand (found on pages 56 - 66)						
Type of Demand	30%	50%	60%	MR	Other	Overall
Renter Household Growth		61	103			164
Existing Households		106	161			267
Homeowner Conversion (Seniors)		20	32			52
Secondary Market Demand 5%		11	17			28
Less Comparable Supply		23	21			44
Net Income-Qualified Renter HHs		175	292			467
Capture Rates (found on page 67)						
Targeted Population	30%	50%	60%	MR	Other	Overall
Capture Rate		7.4%	17.5%			13.7%

MARKET STUDY FOLLOWS

SECTION B

PROPOSED PROJECT DESCRIPTION

The proposed Low Income Housing Tax Credit (LIHTC) multi-family development will target elderly households, age 55 and over in Ringgold and Catoosa County, Georgia. The subject property is located off Chapman Road, approximately .3 miles north of US Highway 41. The site is located in the extreme northwestern portion of

Ringgold, within the city limits.

The market study assignment was to ascertain market demand for a proposed multi-family elderly development to be known as the **Lone Mountain Village Phase II Apartments**, for the Lone Mountain Village Phase II, 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	762
2BR/2b	56	Na	1,078
Total	64		

The proposed new construction project design will comprise 3 two-story buildings connected by two elevators. The project will include a separate building comprising a managers office, central laundry, and community room. The project will provide 104-parking spaces.

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

Project Rents:

The proposed development will target approximately 20% of the units at 50% or below of area median income (AMI), and 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	\$330	\$133	\$463
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*Provided by applicant, based upon GA-DCA Northern Region Utility Allowances.

PROPOSED PROJECT RENTS @ 60% AMI				
Bedroom Mix	# of Units	Net Rent	Utility Allowance*	Gross Rent
1BR/1b	6	\$330	\$133	\$463
2BR/2b	45	\$365	\$163	\$528

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

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

Amenity Package

The development will include the following amenity package:

Unit Amenities

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

Development Amenities

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

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

SECTION C

**SITE & NEIGHBORHOOD
EVALUATION**

The site of the proposed LIHTC elderly new construction apartment development is located off Chapman Road, approximately .3 miles north of US Highway 41. The site is located in the extreme northwestern portion of Ringgold, within the city

limits. Specifically, the site is located in Census Tract 302, Census Block Group 5, Census Block 5012, and Zip Code 30736.

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 and area churches. All major facilities in the city can be accessed within a 5 minute drive. At the time of the market study, no significant infrastructure development was in progress within the vicinity of the site.

Site Characteristics

The approximately 11-acre, square shaped tract mostly is situated on top of a large hill, that has a sizable plateau area. The majority of the this segment of the tract is wooded. At present, there are no physical structures on the tract. The site is considered to be very marketable and buildable. However, this assessment is subject to both environmental and engineering studies. All public utility services are available to the tract and excess capacity exists.

The site is not located within a flood plain and appears to drain well. At the time of the field research the site was zoned R3, which allows multi-family development. The surrounding land use and zoning designations around the site are detailed below:

Direction	Existing Land Use	Current Zoning
North	Vacant, followed by residential	County
East	Vacant, followed by residential	R2
South	Residential MF & SF	R1, R2 & R3
West	Vacant	R1 & C2

Zoning Key: C2 - General Commercial District
 R1 - Single-Family Residential
 R2 - Single-Family Residential
 R3 - Two family/Multi-family Residential

Source: City of Ringgold, Official Zoning Map

Neighborhood Description / Characteristics

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

Directly north of the site is vacant land. About .2 miles northeast of the site along Chapman Road is the very upscale Calloway Farms subdivision.

Directly south of the site is Phase I of the Lone Mountain Village LIHTC-elderly Apartments. Lone Mountain Village was built in 2008, comprises 56-units and is in excellent condition. At the time of the survey it was 100% occupied and maintains a lengthy waiting list. Also directly south are the Woodland Manor Apartments. Woodland Manor contains 32, two-bedroom units. It was built in two phases. Phase I is 15 years old and Phase II is 5 years old. At the time of the survey it was 100% occupied.

Directly east of the site is mostly vacant land.

Directly west of the tract is a vacant site. About .2 miles west is US 41 and the intersection with SR 2 (Battlefield Parkway). The land use in this area is primarily commercial.

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

Crime Statistics

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

Type of Offence	Number of Offences	% of Total
Murder	1	0.01
Rape	7	0.03
Robbery	19	0.09
Assault	66	3.17
Burglary	334	16.07
Larceny	1,504	72.34
Vehicle Theft	148	7.12
Total	2,079	100%

Source: Georgia Bureau of Investigation



(1) Site, off Chapman Road, east to west.



(2) Site to the left, off Chapman Rd, south to north.



(3) Site to the right, off Chapman, north to south.



(4) Site from Lone Mountain Village I, south to north.



(5) Lone Mountain Village I, directly south of site.

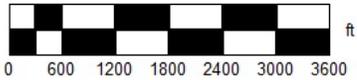


(6) Woodland (market rate) Apts directly south of site.

SITE MAP



Data use subject to license.
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www.delorme.com



Data Zoom 13-1

Access to Services

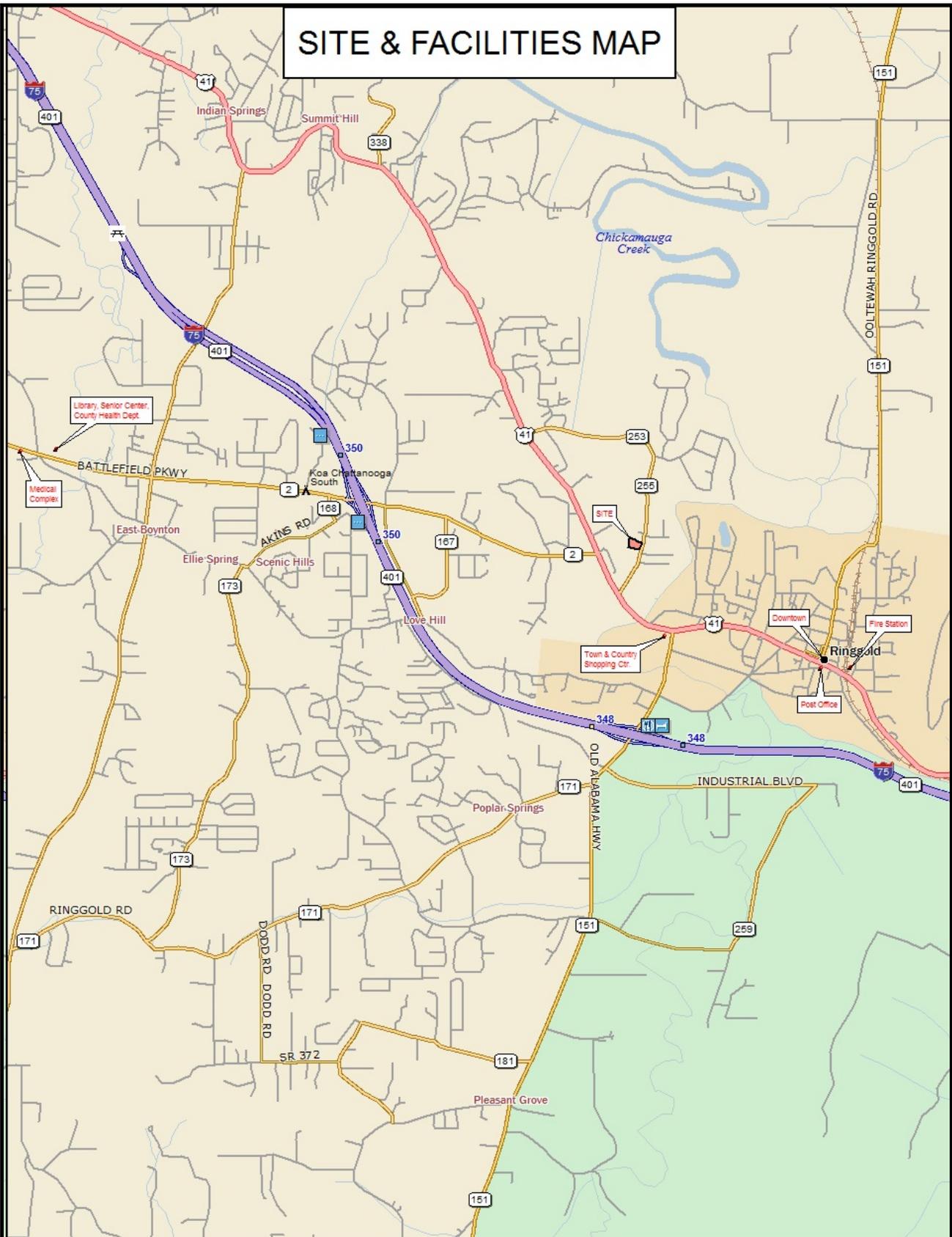
The subject is accessible to major employers, shopping, healthcare services, retail and social services, recreational areas, and the local and regional highway system. (See Site and Facilities Map, next page.)

Distances from the site to community services are exhibited below:

Points of Interest	Distance from Subject
Access to US 41	.3
Access to SR 2	.5
Town & Country Shopping Center (Ingles Grocery & CVS Pharmacy)	.6
Access to I-75	1.2
Post Office	1.2
Fire Station	1.5
Library	3.3
County Health Department	3.3
Senior Center	3.3
Hutchinson Medical Complex	3.5
Walmart Super Center	5.5
Fort Oglethorpe	8.0
Hospital	10.0
Chattanooga	15.0

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

SITE & FACILITIES MAP



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Data Zoom 12-2

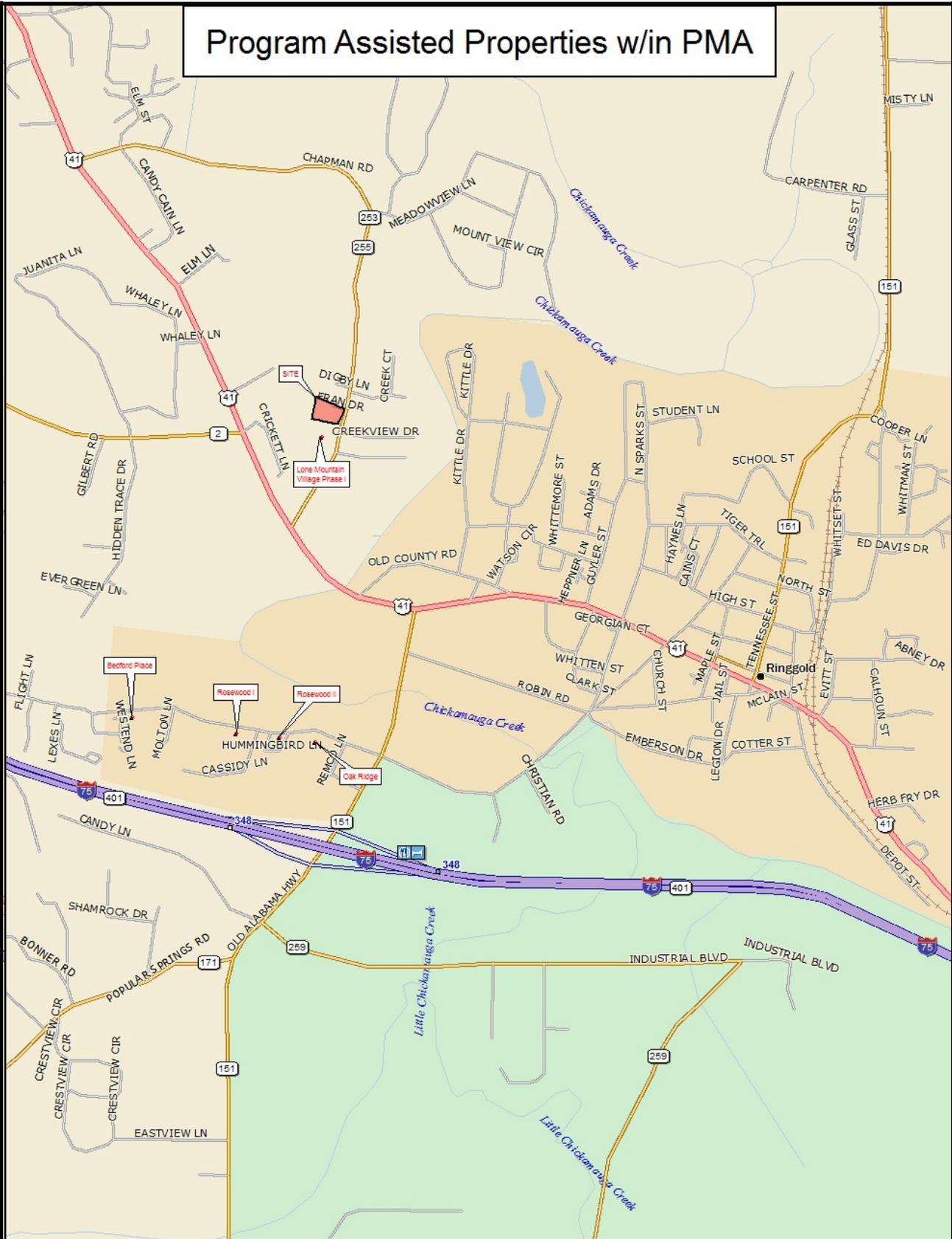
Program Assisted Apartments Located w/in Ringgold

At present there are five program assisted apartment complexes, located within the Ringgold PMA. At the time of the survey, there was one program assisted LIHTC elderly apartment property, Lone Mountain Village (Phase I), located within the PMA. A map (on the next page) exhibits the competitive program assisted properties located within Ringgold in relation to the site.

Project Name	Program Type	Number of Units	Distance from Site
Bedford Place	LIHTC/MR fm	88	1.4
Lone Mountain Village (I)	LIHTC/MR el	56	.1
Oak Ridge	USDA-RD fm	40	1.2
Rosewood I	USDA-RD fm	52	1.3
Rosewood II	USDA-RD fm	32	1.2

Distance in tenths of miles

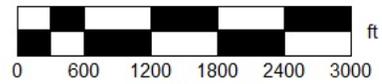
Program Assisted Properties w/in PMA



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Data Zoom 13-4

SUMMARY

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

The overall character of the neighborhood in the immediate vicinity of the site can be defined as a mixture of land including: vacant land use, with nearby single-family and multi-family use. The site is located in the northwestern portion of Ringgold. The site is zoned R3, which allows multi-family development.



Access to the site will be available off Chapman Road. The access point off Chapman is just north of the Woodland Manor Apartments. For the most part Chapman Road is low density connector, with a speed limit of 35 miles per hour in the immediate vicinity of the site. Also, the location of the site off Chapman does not present problems of egress and ingress to the site.

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

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

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

SECTION D
MARKET AREA DESCRIPTION

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

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

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

Primary Market Area

Based upon field research in Ringgold and a 10 to 15 mile area, along with an assessment of the competitive environment, transportation and employment patterns, the site location and physical, natural and political barriers - the Primary Market Area (PMA) for the proposed multi-family elderly development consists of the following census tracts in Catoosa County:

301, 302, 303, 304.01, and 304.02.

The PMA is located in the extreme Northwest corner of Georgia, within the Chattanooga, Tennessee MSA. Ringgold is approximately 15 miles southeast of Chattanooga, and 15 miles northwest of Dalton. Ringgold, the county seat, is centrally located in Catoosa County. Fort Oglethorpe, the other major populated place in the county, is about 8 to 9 miles west of Ringgold. Note: Fort Oglethorpe was excluded from the PMA.

Ringgold is the largest populated place in the PMA. However, it only represents about 6.5% of the total population within the PMA. With the exception of Ringgold, there are no other incorporated places located within the PMA. The PMA does contain a Census Designated Place, Indian Springs, this area of the PMA (about 4-miles northwest of Ringgold) had a 2000 census population of 1,982.

There are two large land areas of the PMA that are sparsely populated. One area is directly south of the city and comprises the Chattahoochee National Forest. The other area is to the east and comprises the US National Guard Reservation and Catoosa Target Range. Most of the population in the PMA is concentrated west, northwest and southwest of Ringgold.

The PMA is bounded as follows:

Direction	Boundary	Distance from Subject
North	Tennessee / Georgia State Line	4 miles
East	Whitfield County	7 miles
South	Walker & Whitfield Counties	11 miles
West	Chickamauga Creek, Chickamauga Battlefield & Fort Oglethorpe	5.5 miles

Ringgold is the regional trade area for the PMA regarding: employment opportunities, finance, retail and wholesale trade, entertainment and health care services.

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

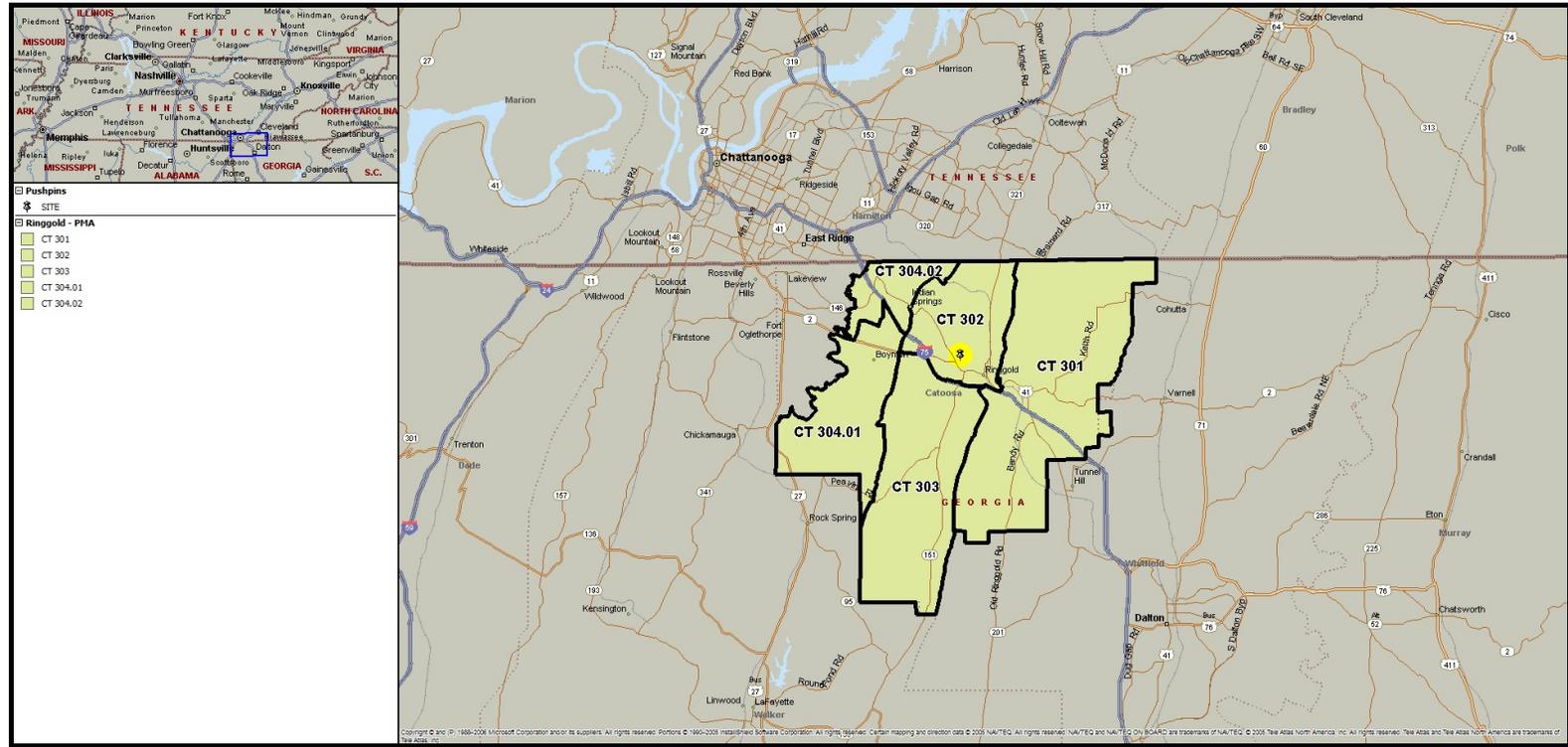
Transportation access to the Ringgold is very good. Interstate 75, US 41 and SR 151 are the major north/south connectors and SR 2 is the major east/west connectors.

Secondary Market Area

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

Note: The demand methodology in this market study utilized a GA-DCA market study guideline factor of 15%. However, it will be capped at 5%, owing to the near proximity of the City of Chattanooga to the Ringgold PMA.

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



SECTION E
COMMUNITY DEMOGRAPHIC DATA

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

Population Trends

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

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

The PMA exhibited significant total population gains between 2000 and 2010, at approximately 2% per year. Population gains over the next several years, (2010-2015) are forecasted for the PMA at a comparable rate of growth, represented by a rate of change ranging between 1.5% to 1.75% per year.

A significant minority of the population in the PMA is located within the City of Ringgold. It is estimated that approximately 8% of the PMA population is located within the City of Ringgold.

The PMA exhibited significant to very significant population gains for population age 55+ between 2000 and 2010, at around 6% per year. Population gains over the next several years are forecasted for the PMA for the 55 and over age group continuing at a very significant rate of increase, with a forecasted rate of growth at approximately 4% to 4.5% per year.

Population gains are forecasted in both the 55 and 65 and over age groups for the year 2010 and beyond. The projected increase is not owing to a significant increase in elderly in-migration into the PMA, but instead owing to significant age in-place as the "war baby generation, (1940-1945)" and the beginning of the "baby boom generation, (1946 to 1950)" begin to enter into the empty nester and retirement population segments in large numbers.

Population Projection Methodology:

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

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

Sources: (1) 2000 and 2010 US Census.

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

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

Table 1					
Total Population Trends and Projections: Ringgold, Ringgold PMA, and Catoosa County					
Ringgold					
Year	Population	Total Change	Percent	Annual Change	Percent
2000	2,422	-----	-----	-----	-----
2010	3,580	+ 1,158	+ 47.81	+ 116	+ 4.78
2011	3,685	+ 105	+ 2.93	+ 105	+ 2.93
2014	3,980	+ 295	+ 8.00	+ 98	+ 2.67
2015	4,070	+ 90	+ 2.26	+ 90	+ 2.26
Ringgold PMA					
2000	37,804	-----	-----	-----	-----
2010	45,444	+ 7,640	+ 20.21	+ 764	+ 2.02
2011	46,214	+ 770	+ 1.69	+ 770	+ 1.69
2014*	48,608	+ 2,394	+ 5.18	+ 798	+ 1.73
2015	49,405	+ 797	+ 1.64	+ 797	+ 1.64
Catoosa County					
2000	53,282	-----	-----	-----	-----
2010	63,942	+10,660	+ 20.00	+1,066	+ 2.00
2011	65,017	+ 1,075	+ 1.68	+1,075	+ 1.68
2014*	68,347	+ 3,339	+ 5.12	+1,110	+ 1.71
2015	69,457	+ 1,110	+ 1.62	+1,110	+ 1.62

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

Calculations - Koontz and Salinger. June, 2011.

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

Table 2 Population by Age Groups: Ringgold PMA, 2010 - 2014						
	2010 Number	2010 Percent	2014 Number	2014 Percent	Change Number	Change Percent
Age Group						
0 - 4	2,904	6.39	3,038	6.25	+ 134	+ 4.61
5 - 17	8,030	17.67	8,506	17.50	+ 476	+ 5.93
18 - 24	4,104	9.03	4,253	8.75	+ 149	+ 3.63
25 - 44	12,215	26.88	12,638	26.00	+ 423	+ 3.46
45 - 54	6,535	14.38	7,048	14.50	+ 513	+ 7.85
55 - 64	5,508	12.12	6,319	13.00	+ 811	+ 14.72
65 +	6,148	13.53	6,806	14.00	+ 658	+ 10.70

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

Table 2 revealed that population increased in all of the displayed age groups in the PMA between 2010 and 2014. The increase is very significant in the primary renter age group: of 55 and over, at over 11%. Overall, a significant portion of the total PMA population is in the target property age eligible group of 55 and over, representing approximately 27% of the total population.

Between 2010 and 2014 total population is projected to increase in the PMA at around 2% per year. This is considered to be a very significant rate of growth. For the most part growth within the PMA has been outside of Ringgold, near the major transportation corridors, towards Fort Oglethorpe and Chattanooga. Much of the recent growth is owing to in-migration.

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

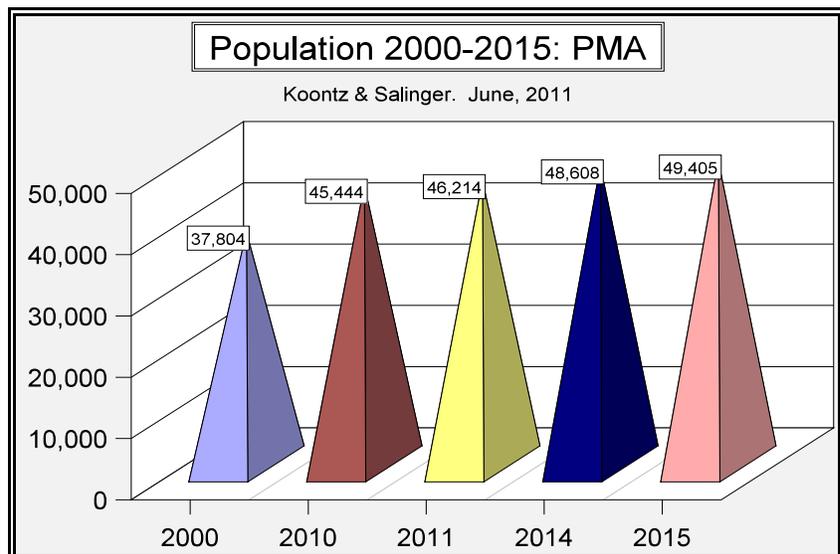


Table 3, exhibits the change in **elderly** population age 55 and over (the age restriction limit for the subject), in Ringgold, the Ringgold PMA and Catoosa County between 2000 and 2015.

Table 3					
Elderly Population (Age 55+) Trends and Projections: Ringgold, Ringgold PMA and Catoosa County					
Ringgold					
2000	563	-----	-----	-----	-----
2010	934	+ 371	+ 65.90	+ 37	+ 6.59
2011	972	+ 38	+ 4.07	+ 38	+ 4.07
2014	1,084	+ 112	+ 11.52	+ 37	+ 3.84
2015	1,120	+ 36	+ 3.32	+ 36	+ 3.32
Ringgold PMA					
2000	7,122	-----	-----	-----	-----
2010	11,656	+4,534	+ 63.66	+ 453	+ 6.37
2011	12,194	+ 538	+ 4.62	+ 538	+ 4.62
2014*	13,930	+1,736	+ 14.24	+ 579	+ 4.75
2015	14,540	+ 610	+ 4.38	+ 610	+ 4.38
Catoosa County					
2000	11,482	-----	-----	-----	-----
2010	16,407	+4,925	+ 42.89	+ 493	+ 4.29
2011	16,950	+ 543	+ 3.31	+ 543	+ 3.31
2014*	18,659	+1,709	+ 10.08	+ 570	+ 3.36
2015	19,247	+ 588	+ 3.15	+ 588	+ 3.15

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

Calculations - Koontz and Salinger. June, 2011.

HOUSEHOLD TRENDS & CHARACTERISTICS

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

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

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

Table 4					
Household Formations Age 55+: 2000 to 2015					
Ringgold PMA					
Year / Place	Total Population	Population In Group Quarters	Population In Households	Persons Per Household ¹	Total Households ²
2000	7,122	28	7,094	1.5852	4,475
2010	11,656	30	11,626	1.6625	6,993
2011	12,194	30	12,164	1.6650	7,306
2014	13,930	130	13,800	1.6725	8,251
2015	14,540	150	14,390	1.6750	8,591

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

Calculations: Koontz & Salinger. June, 2011.

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

²Population in Households divided by persons per unit count.

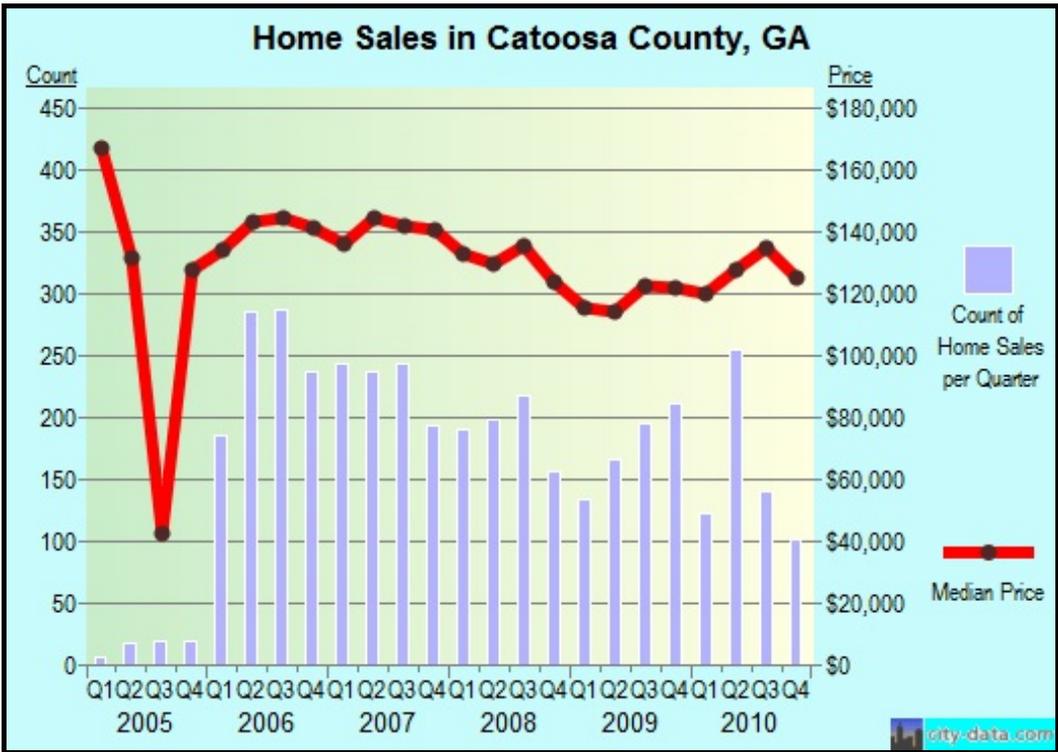
Table 5 exhibits households in the Ringgold PMA, age 55 and over, by owner-occupied and renter-occupied tenure. The 2010 to 2015 projected trend supports a change in the tenure ratio favoring owner-occupied households (slightly) on a percentage basis.

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

Table 5					
Households by Tenure: Age 55+					
Ringgold PMA					
Year/ Place	Total Households	Owner Occupied	Percent	Renter Occupied	Percent
PMA					
2000	4,475	3,902	87.20	573	12.80
2010	6,993	5,969	85.36	1,024	14.64
2011	7,306	6,239	85.40	1,067	14.60
2014	8,251	7,071	85.70	1,180	14.30
2015	8,591	7,371	85.80	1,220	14.20

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

The figure below exhibits homes in Catoosa County, between 2005 and 2010. Between 2009 and 2010 most home sales were in the vicinity of \$120,000 to \$130,000.



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

HOUSEHOLD INCOME TRENDS & CHARACTERISTICS

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

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

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

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

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

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

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

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

Table 6A				
Ringgold PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	384	9.84	430	7.21
10,000 - 20,000	657	16.84	717	12.02
20,000 - 30,000	548	14.04	738	12.37
30,000 - 40,000	582	14.92	720	12.06
40,000 - 50,000	428	10.97	555	9.29
50,000 - 60,000	389	9.97	639	10.70
\$60,000 and over	914	23.42	2,170	36.35
Total	3,902	100%	5,969	100%

Table 6B				
Ringgold PMA: Owner-Occupied Households Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	430	7.21	421	5.96
10,000 - 20,000	717	12.02	678	9.59
20,000 - 30,000	738	12.37	752	10.63
30,000 - 40,000	720	12.06	836	11.83
40,000 - 50,000	555	9.29	648	9.17
50,000 - 60,000	639	10.70	725	10.26
\$60,000 and over	2,170	36.35	3,011	42.56
Total	5,969	100%	7,071	100%

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

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

Table 7A				
Ringgold PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2000 Number	2000 Percent	2010 Number	2010 Percent
Under \$10,000	164	28.62	205	20.02
10,000 - 20,000	147	25.65	209	20.37
20,000 - 30,000	151	26.35	225	21.97
30,000 - 40,000	40	6.98	87	8.47
40,000 - 50,000	38	6.63	178	17.39
50,000 - 60,000	0	0.00	0	0.00
60,000 +	33	5.79	120	11.78
Total	573	100%	1,024	100%

Table 7B				
Ringgold PMA: Renter-Occupied Household Age 55+, by Income Groups				
Households by Income	2010 Number	2010 Percent	2014 Number	2014 Percent
Under \$10,000	205	20.02	216	18.32
10,000 - 20,000	209	20.37	217	18.41
20,000 - 30,000	225	21.97	245	20.77
30,000 - 40,000	87	8.47	107	9.07
40,000 - 50,000	178	17.39	222	18.79
50,000 - 60,000	0	0.00	0	0.00
60,000 +	120	11.78	173	14.64
Total	1,024	100%	1,180	100%

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

Table 8								
Households Age 55 and Over, by Tenure, by Person Per Household Ringgold PMA, 2010 - 2014								
Households	Owner				Renter			
	2010	2014	Change	% 2014	2010	2014	Change	% 2014
1 Person	1,328	1,488	+ 160	21.04%	516	574	+ 58	48.63%
2 Person	3,205	3,754	+ 549	53.09%	278	304	+ 26	25.78%
3 Person	997	1,266	+ 269	17.90%	76	104	+ 28	8.78%
4 Person	239	315	+ 76	4.46%	145	188	+ 43	15.96%
5 + Person	200	248	+ 48	3.51%	9	10	+ 1	0.85%
Total	5,969	7,071	+1,102	100%	1,024	1,180	+ 156	100%

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

Table 8 indicates that in 2014 approximately 74.5% of the renter-occupied households age 55 and over in the PMA contain 1 to 2 persons (the target group by household size).

Table 8 indicates that in 2014 approximately 74% of the owner-occupied households age 55 and over in the PMA contain 1 and 2 persons (the target group by household size).

A significant increase in renter-occupied households by size was exhibited by 1 person households. A moderate increase in renter-occupied households by size was exhibited by 2 and 3 person households. One person elderly households are typically attracted to both 1 and 2 bedroom rental units and 2 person elderly households are typically attracted to two bedroom units, and to a much lesser degree three bedroom units.

SECTION F
ECONOMIC & EMPLOYMENT
TRENDS

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

Tables 9 through 15 exhibit labor force trends by: (1) civilian labor force employment, (2) covered employment, (3) changes in covered employment by sector, and (4) changes in average annual weekly wages, for Catoosa County. Also, exhibited are the major employers for the immediate labor market area. A summary analysis is provided at the end of this section.

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

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

* Rounded Na - Not applicable

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

Koontz and Salinger. June, 2011.

Employment Trends

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

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

Table 12
Covered Employment, 2005 - 2010, Catoosa County

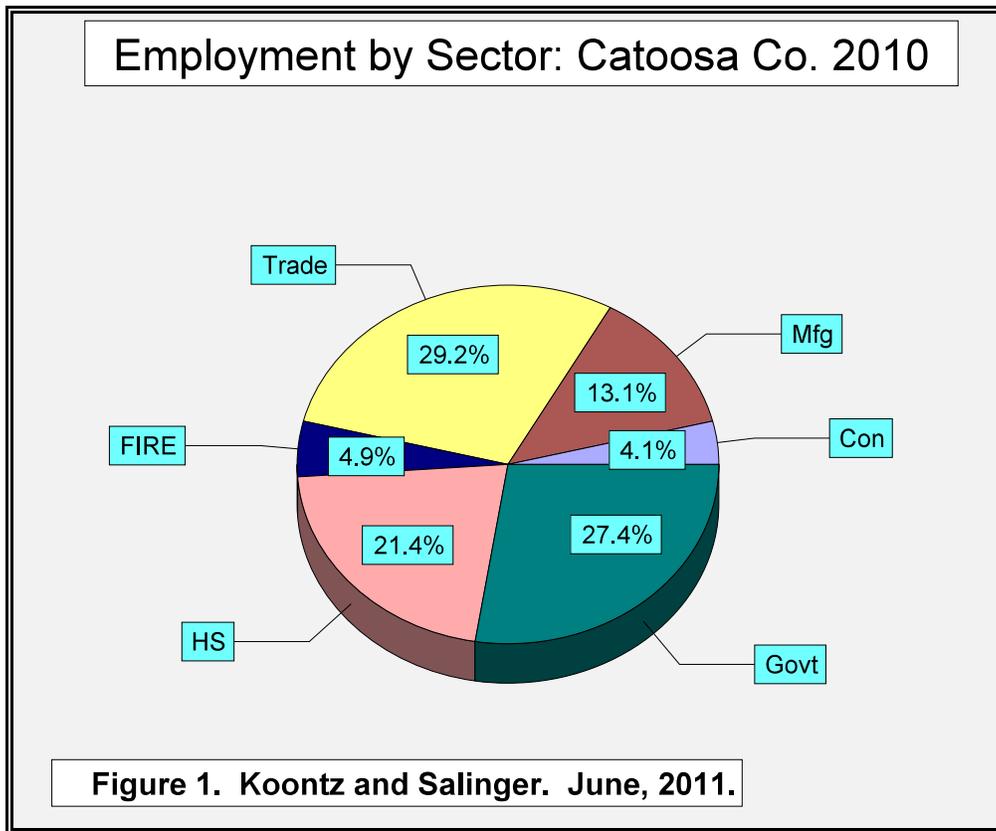
Year	Number Employed	Change Over Previous Year
2005	15,014	-----
2006	15,503	+ 489
2007	15,467	- 36
2008	15,173	- 294
2009	13,628	- 1,545
2010 (1 st Quarter)	12,885	-----
2010 (2 nd Quarter)	13,478	+ 593
2010 (3 rd Quarter)	13,263	- 215

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

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

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

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



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

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

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

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

Koontz and Salinger. June, 2011.

Major Employers

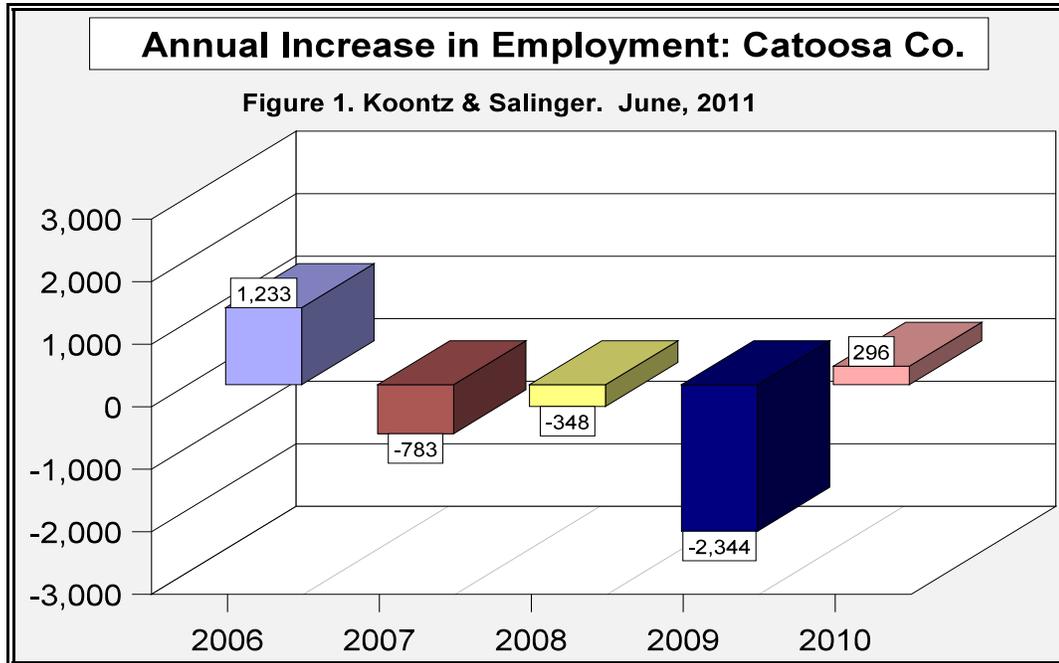
The major employers in Ringgold, Fort Oglethorpe, and Catoosa County are listed in Table 15.

Table 15		
Major Employers		
Firm	Product/Service	Employees
Manufacturing		
Babb Lumber	Wood Products	50
Candlewick Yarns	Textile Yarns	370
Container Service Corp	Corrugated Boxes	104
Habitat International	Artificial Rugs & Turf	60
Interstate Machine Works	Metal Fabrication	49
Metro Boiler Tube	Boiler Tubes	59
Mohawk Industries	Carpet Yarns	300
Shaw Industries	Carpet	650
Sourdillon Inc	Gas Burners	48
Southern Metal Ind	Office Shelving	63
Victory Sign Ind	Commercial Signs	100
Non Manufacturing		
Catoosa County	School System	1,125
Ringgold & Catoosa County	Government	Na
Hutchinson Medical Center	Health Care	1,400
Parkside Nursing Home	Health Care	Na
Walmart Supercenter	Retail	450

Sources: Catoosa County Chamber of Commerce
Catoosa County Development Authority

SUMMARY

The economic situation for Catoosa County is statistically represented by employment activity, both in workers and jobs. As represented in Tables 9-14, Catoosa County experienced moderate to significant employment gains between 2005 and 2006. Between 2007 and 2009 the decrease in employment in Catoosa County was very significant, owing primarily to declines in manufacturing and in trade employment. In 2010, the local economy turned positive, owing primarily to the strength of the over Chattanooga MSA economy. Thus far in 2011, the moderate positive trend in 2010, appears to be continuing, albeit at a slight to moderate rate of gain.



As represented in Figure 1 (and Table 9), between 2005 and 2007, the average increase in employment was 150 workers or approximately +1.3% per year. The rate of employment loss between 2008 and 2009, was very significant at almost -7%, representing a net loss of almost -2,350 workers. The change in employment reversed into a positive trend between 2009 and 2010, at a moderate rate of change, at almost +1%, representing a net gain of almost +300 workers. The rate of employment change thus far into 2011 has been for the most part positive, is forecasted to continue to increase, at a modest rate of gain into the remainder of the year.

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

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

In many ways Ringgold has become a bedroom community to nearby Chattanooga and to a lesser degree Dalton. This in turn has led to significant employment growth in the retail trade, health-care, education and government sectors of the local economy. Another recent growth area of the local economy has been in tourism. I-75 connects both Chattanooga and Atlanta with the Northwest Region of Georgia and in turn makes it very accessible to the area Mountains, Civil War Battlefield National Parks, Heritage Trails, etc.

Ringgold and the mid-point area between Ringgold and Fort Oglethorpe are the center of trade and services for the county. Significant commercial and service-based development runs along the Battlefield Parkway (State Road 2) that connects the two places.

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

Local Economy - Relative to Subject & Impact on Housing Demand

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

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

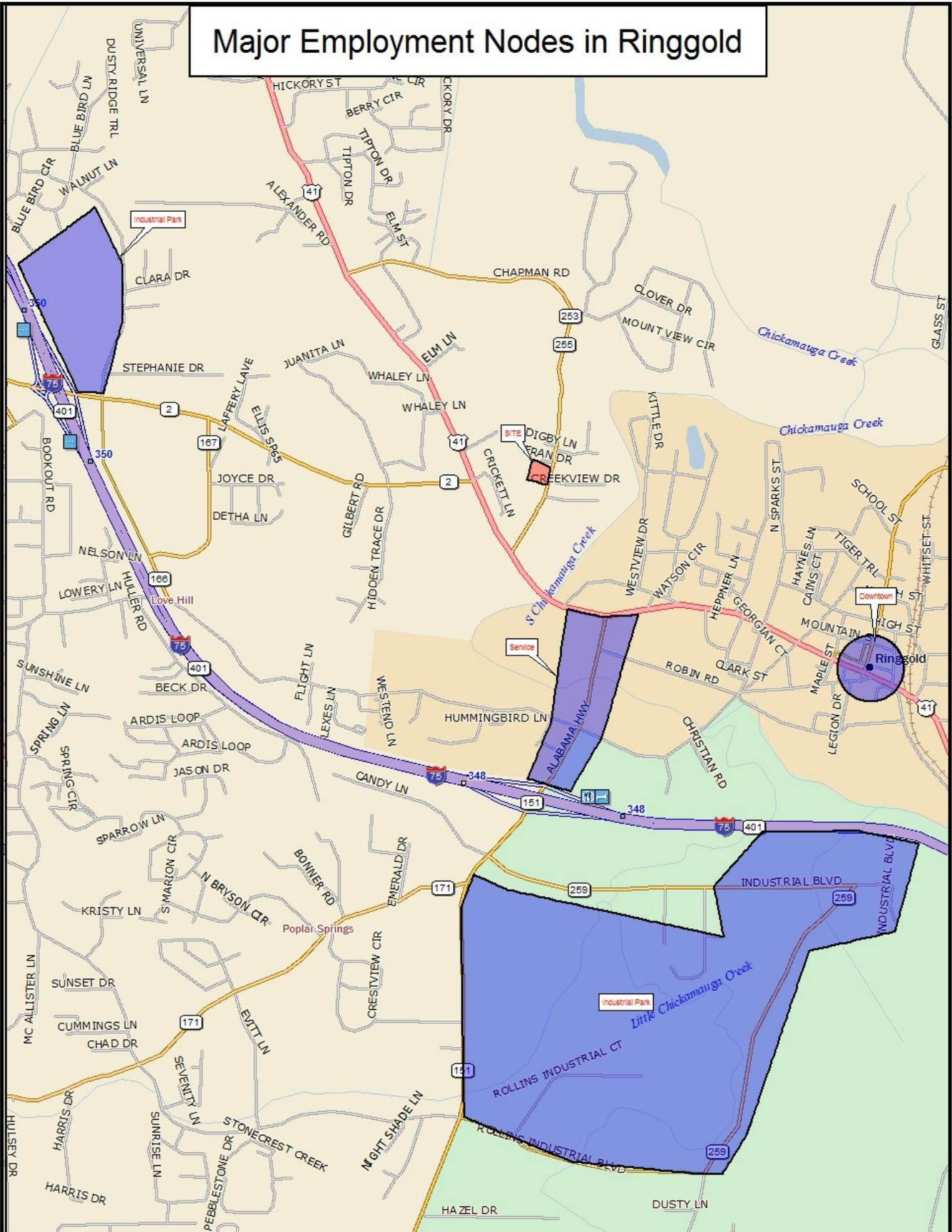
In addition, Catoosa County will continue to become a destination point for (1) working class population from the surrounding rural counties owing to the size of the local manufacturing and service sector economic base and (2) the aging baby boomer population in the State, as well as those individuals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

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

Both the City of Ringgold and Catoosa County recognized the importance of making affordable housing available to the local area workforce, and citizenry. The current comprehensive plan addresses the issues of housing including affordable housing. Source: Catoosa County Joint Comprehensive Plan, 2011-2031, Community Agenda, Prepared for the Northwest Georgia Regional Commission, by MACTEC Engineering and Consulting, Inc., Atlanta, Georgia, October, 2010.

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

Major Employment Nodes in Ringgold



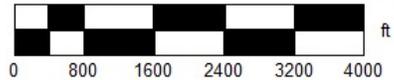
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MN (4.2° W)



Data Zoom 13-0

SECTION G

**PROJECT-SPECIFIC
DEMAND ANALYSIS**

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

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

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

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

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

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

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

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

Income Threshold Parameters

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

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

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

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

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

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

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

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

The proposed 1BR net rent at 50% AMI is \$330. The estimated utility costs is \$133. (Source: Applicant) The proposed 1BR gross rent is \$463. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$13,890.

The proposed 2BR net rent at 50% AMI is \$365. The estimated utility costs is \$163. (Source: Applicant) The proposed 2BR gross rent is \$528. The lower income limit at 50% AMI based on a rent to income ratio of 40% is established at \$15,840.

The proposed 1BR net rent at 60% AMI is \$330. The estimated utility costs is \$133. (Source: Applicant) The proposed 1BR gross rent is \$463. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$13,890.

The proposed 2BR net rent at 60% AMI is \$365. The estimated utility costs is \$163. (Source: Applicant) The proposed 2BR gross rent is \$528. The lower income limit at 60% AMI based on a rent to income ratio of 40% is established at \$15,840.

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

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

Source: 2011 HUD Median Income Guidelines.

The overall income range for the targeting of income eligible households at 50% AMI is \$13,890 to \$22,800.

The overall income range for the targeting of income eligible households at 60% AMI is \$13,890 to \$27,360.

SUMMARY

Target Income Range - Subject Property - by Income Targeting Scenario

50% AMI

The overall **Target Income Range** for the proposed subject property targeting households at 50% AMI is \$13,890 to \$22,800.

It is projected that in 2014, approximately **9%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,890 to \$22,800.

It is projected that in 2014, approximately **17%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 50% AMI LIHTC target income group of \$13,890 to \$22,800.

60% AMI

The overall **Target Income Range** for the proposed subject property targeting households at 60% AMI is \$13,890 to \$27,360.

It is projected that in 2014, approximately **14%** of the elderly owner-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,890 to \$27,360.

It is projected that in 2014, approximately **27%** of the elderly renter-occupied households age 55+ in the PMA were in the subject property 60% AMI LIHTC target income group of \$13,890 to \$27,360.

Adjustments

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

	<u>Owner-Occupied</u>	<u>Renter-Occupied</u>
50% AMI	5.5%	10.0%
60% AMI	8.5%	17.0%

Reconciliation of Net Rents

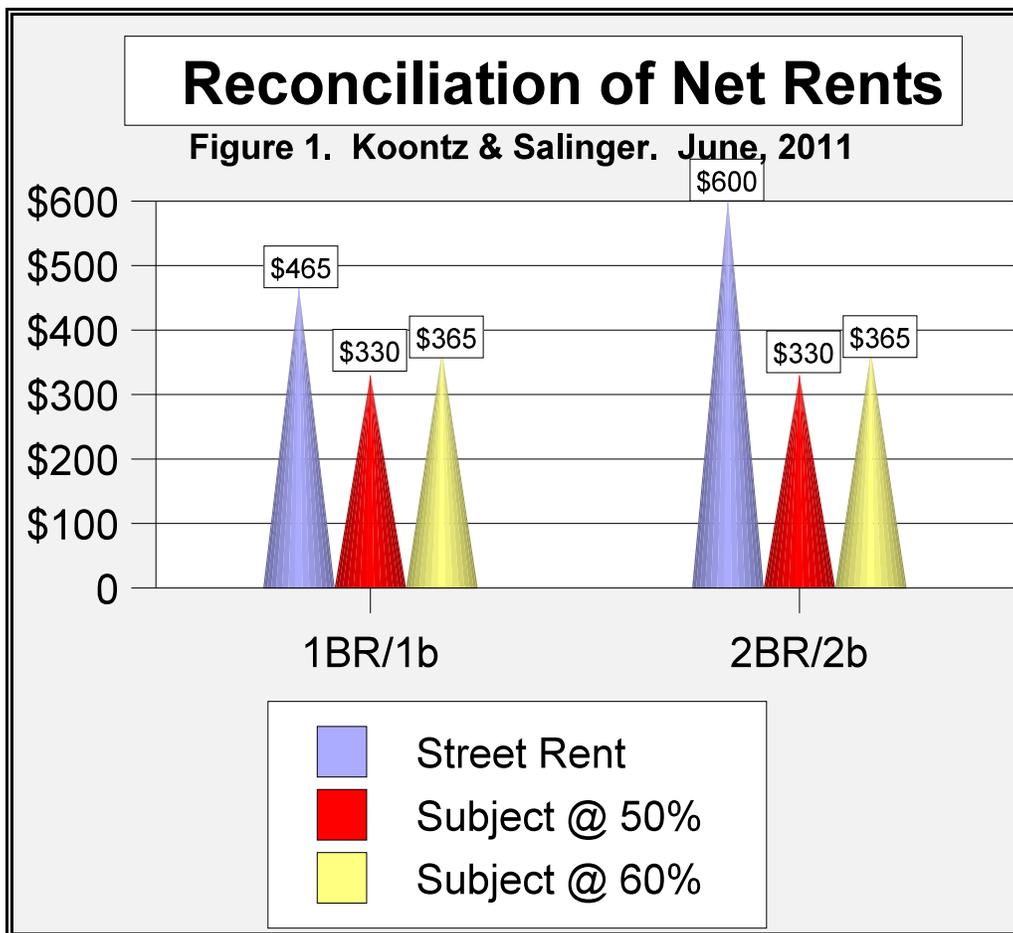
The survey of the competitive environment (which included local real estate professionals) revealed the following market based findings regarding net rents. Figure 1 below exhibits the estimated median conventional (street) net rents by bedroom type in relation to the proposed subject property net rents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

Data Set

<u>Bedroom Type</u>	<u>Street Rent*</u>	<u>Subject Rents at</u>	
		<u>50% AMI</u>	<u>60% AMI</u>
1BR/1b	\$465	\$330	\$330
2BR/2b	\$600	\$365	\$365

* 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 29% less than the comparable/competitive 1BR market rate net rent. The proposed subject 2BR/2b net rent at 50% AMI is approximately 39% less and at 60% AMI is approximately 39% less than the comparable/competitive 2BR/2b market rate net rent.



Effective Demand Pool

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

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

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

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

Demand from New Elderly Renter Households (Growth)

For the PMA, forecast housing demand through household formation totals 607 elderly renter-occupied households over the 2000 to 2014 forecast period.

Based on 2014 income forecasts, 61 new elderly renter households fall into the 50% AMI target income segment of the proposed subject property, and 103 into the 60% AMI target income segment.

Demand from Existing Renters that are In Substandard Housing

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

Based upon 2000 Census data, 5 elderly renter-occupied households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 15 elderly renter-occupied households were defined as residing in substandard housing.

The forecast for 2010 based upon a straight line trend of over crowding data, and holding constant at year 2009 lacking complete plumbing data was for 15 elderly renter occupied households residing in substandard housing in the PMA. The forecast in 2014 was for 20 elderly renter occupied households residing in substandard housing in the PMA.

Based on 2014 income forecasts, 2 substandard elderly renter households fall into the target income segment of the proposed subject property at 50% AMI, and 3 are in the 60% AMI segment.

Demand from Existing Renters

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

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

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

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

In the PMA it is estimated that 104 existing elderly renter households are rent overburdened and fall into the 50% AMI target income segment of the proposed subject property, and 158 are in the 60% AMI segment.

Demand from Existing Owners that are In Substandard Housing

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

Based upon 2000 Census data, 12 owner-occupied elderly households were defined as residing in substandard housing. Based upon 2005-2009 American Community Survey data, 20 owner-occupied elderly households were defined as residing in substandard housing.

The forecast for 2010 based upon a straight line trend of over crowding data, and holding constant at year 2009 lacking complete plumbing data was for 20 owner occupied elderly households residing in substandard housing in the PMA. The forecast in 2014 was for 24 owner occupied elderly households residing in substandard housing in the PMA.

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

Elderly Homeowner Tenure Conversion

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

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

After income segmentation, this results in 19 elderly households added to the target demand pool at 50% AMI, and 30 elderly households added to the target demand pool at 60% AMI.

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

After adjusting for the 20% Rule, there was no change in the calculations for this segment of the quantitative demand methodology.

Demand from Elderly Households in a Non Tenure Setting

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

In the 2000 US Census, Table H16 in STF 1 exhibits tenure by age of householder. The data in this table that was use was age 65+

for both owner-occupied and renter-occupied. The resultant for the PMA was 2,309 households, age 65+. Table P23 in STF 1 exhibits households by presence of people 65 years and over, by household size and household type. The data used in this table was the total number of households with one or more people age 65 and over. This came to 2,615 households in the PMA. The difference is 306 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

In the 2005-2009 American Consumer Survey, Table B25007 exhibits tenure by age of householder. The data in this table that was use was age 65+ for both owner-occupied and renter-occupied. The resultant for the PMA was 3,001 households, age 65+. Table B11007 exhibits households by presence of people 65 years and over, by household size and household type. The data used in this table was the total number of households with one or more people age 65 and over. This came to 3,560 households in the PMA. The difference is 559 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

The forecast for 2010 based upon a straight line trend of the difference in the two data sets was for 560 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others. The forecast in 2014 was for 670 households with 1 or more persons age 65+, not in a tenure setting, other than residing with others.

Based on 2014 income forecasts, 37 elderly households fall into the 50% AMI LIHTC target income segment of the proposed subject property, and 57 elderly households fall into the 60% AMI LIHTC target income segment.

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

After adjusting for the 20% Rule, the 50% AMI segment was reduced by 7, and the 60% AMI segment was reduced by 7.

Secondary Market Area Adjustment

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

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

The secondary market area adjustment factor increased demand by 11 elderly households at 50% of AMI, and by 17 elderly households at 60% of AMI.

Total Effective Tenant Pool

The potential demand from these sources (in the methodology) total 228 households/units at 50% AMI. The potential demand from these sources (in the methodology) total 363 households/units at 60% AMI. These estimates comprise the total income qualified demand pool from which the tenants at the proposed project will be drawn from the PMA. These estimates of demand were adjusted for the introduction of new like-kind supply into the PMA since 2000. Naturally, not every household in this effective demand pool will choose to enter the market for a new unit; this is the gross effective demand.

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

Upcoming Direct Competition

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

A review of the 2000 to 2010 list of awards made by the Georgia Department of Community Affairs revealed that in the last ten rounds one award was made for a LIHTC elderly developments within the Ringgold PMA, Lone Mountain Village (Phase I).

Lone Mountain Village is a 56-unit LIHTC/Market Rate elderly development that was awarded in 2006 and built in 2008. The development targets elderly households at 50% and 60% AMI, as well as at Market. 23-units target at 50% AMI and 21-units target at 60% AMI. These units will be taken into consideration within the demand methodology.

After taking these units into consideration, potential demand was reduced to 205 households/units at 50% AMI, and potential demand was reduced to 342 households/units at 60% AMI.

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

Table 16

LIHTC Quantitative Demand Estimate: Ringgold PMA

	AMI	AMI
● <u>Demand from New Growth - Elderly Renter Households</u>	<u>50%</u>	<u>60%</u>
Total Projected Number of Households (2014)	1,180	1,180
Less: Current Number of Households (2000)	<u>573</u>	<u>573</u>
Change in Total Renter Households	+ 607	+ 607
% of Renter Households in Target Income Range	<u>10%</u>	<u>17%</u>
Total Demand from New Growth	61	103
● <u>Demand from Substandard Housing with Renter Households</u>		
Number of Households in Substandard Housing(2010)	15	15
Number of Households in Substandard Housing(2014)	20	20
% of Substandard Households in Target Income Range	<u>10%</u>	<u>17%</u>
Number of Income Qualified Renter Households	2	3
● <u>Demand from Existing Elderly Renter Households</u>		
Number of Renter Households (2014)	1,180	1,180
Minus Number of Substandard Renter Household	<u>- 20</u>	<u>- 20</u>
Total in Eligible Demand Pool	1,160	1,160
% of Households in Target Income Range	<u>10%</u>	<u>17%</u>
Number of Income Qualified Renter Households	116	197
Proportion Income Qualified (that are Rent Overburden)	<u>90%</u>	<u>80%</u>
Total	104	158
● <u>Total Demand From Elderly Renters</u>	167	264
● <u>Demand from Substandard Housing with Owner Households</u>		
Number of Households in Substandard Housing(2010)	20	20
Number of Households in Substandard Housing(2014)	24	24
% of Substandard Households in Target Income Range	<u>5.5%</u>	<u>8.5%</u>
Number of Income Qualified Owner Households	1	2
● <u>Demand from Existing Elderly Owner Households</u>		
Number of Owner Households (2014)	7,071	7,071
Minus Number of Substandard Owner Household	<u>- 24</u>	<u>- 24</u>
Total in Eligible Demand Pool	7,047	7,047
% of Households in Target Income Range	<u>5.5%</u>	<u>8.5%</u>
Number of Income Qualified Owner Households	388	599
Proportion Income Qualified (likely to Re-locate)	<u>5%</u>	<u>5%</u>
Total	19	30
20% Rule Adjustment	<u>- 0</u>	<u>- 0</u>
Net (after adjustment)	19	30

● <u>Total Demand From Elderly Owners</u>	20	30
● <u>Demand from Elderly in Non Tenure Settings</u>		
Number of Elderly Households living w/others (2010)	560	560
Number of Elderly Households living w/others (2014)	670	670
% of Substandard Households in Target Income Range	<u>5.5%</u>	<u>8.5%</u>
Number of Income Qualified Elderly Households	37	57
20% Rule Adjustment	<u>- 7</u>	<u>- 7</u>
Net (after adjustment)	30	50
● <u>Net Total Demand (Renter, Owner & Non Tenure)</u>	217	346
● <u>Secondary Market Area Adjustment</u>		
Net Total Demand	217	346
Adjustment Factor of 5%	<u>5%</u>	<u>5%</u>
Demand from SMA Adjustment	11	17
● <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	228	363
Minus New Supply of Competitive Units (2000-2010)*	<u>- 23</u>	<u>21</u>
● <u>Gross Total Demand (Renter, Owner, Non Tenure & SMA)</u>	205	342

* Lone Mountain Village (Phase I)

Capture Rate Analysis

Total Number of Households Income Qualified = 547. For the subject 64 LIHTC units, this equates to an overall LIHTC Capture Rate of 11.7%.

	50%	60%
● <u>Capture Rate</u> (64-units)	<u>AMI</u>	<u>AMI</u>
Number of Units in LIHTC Segment	13	51
Number of Income Qualified Households	205	342
Required Capture Rate	6.3%	14.9%
● <u>Total Demand by Bedroom Mix</u>		

Approximately 48% of the 55 and over population in the PMA is in the 55 to 64 age group. Also, of the PMA elderly population age 55+ that comprises 1 and 2 person households (both owners and renters), approximately 34% are 1 person and 66% are 2 person (see Table 10). In addition, the size of the households age 55+ in the 2014 forecast year increased to approximately 1.6725 versus approximately 1.585 in the 2000 Census, and in turn suggests additional demand support for 2BR units.

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

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

Total Demand by Bedroom Type (at 50% AMI)

1BR - 62
 2BR - 143
 Total - 205

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	62	0	62	2	3.2%
2BR	143	0	143	11	7.7%

Total Demand by Bedroom Type (at 60% AMI)

1BR - 102
 2BR - 240
 Total - 342

	<u>Total Demand</u>	<u>New Supply*</u>	<u>Net Demand</u>	<u>Units Proposed</u>	<u>Capture Rate</u>
1BR	102	0	102	6	5.9%
2BR	240	0	240	45	18.8%

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

	HH @30% AMI xxxxxx to xxxxxx	HH @50% AMI \$13,890 to \$22,800	HH@ 60% AMI \$13,890 to \$27,360	HH @ Market xxxxxx to xxxxxx	All LIHTC Households
Demand from New Household (age & income appropriate)		61	103		164
Plus					
Demand from Existing Renter Households - Substandard Housing		2	3		5
Plus					
Demand from Existing Renter Households - Rent Overburdened households		104	158		262
Plus					
Secondary Market Demand adjustment (if any) Subject to 5% Limitation		11 (5% factor)	17 (5% factor)		28
Sub Total		178	281		459
Demand from Existing Households - Elderly Homeowner Turnover (limited to 20%)		20	32		52
Equals Total Demand		198	313		511
Less					
Supply of comparable LIHTC or Market Rate housing units built and/or planned in the project market between 2000 and the present		23	21		44
Equals Net Demand		175	292		467

Capture Rate Analysis Chart

Income Targeting	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Abspt
30% AMI							
1BR							
2BR							
3BR							
4BR							
50% AMI	\$13,890-\$22,800	13	198	23	175	7.4%	2 mos.
1BR	\$13,890-\$19,950	2	59	14	45	4.4%	1 mo.
2BR	\$15,240-\$22,800	11	139	9	130	8.5%	2 mos.
3BR							
4BR							
60% AMI	\$13,890-\$27,360	51	313	21	292	17.5%	6 mos.
1BR	\$13,890-\$23,940	6	94	4	90	6.7%	1 mo.
2BR	\$15,240-\$27,360	45	219	17	202	22.3%	6 mos.
3BR							
4BR							
Market Rate							
1BR							
2BR							
3BR							
4BR							
Total 30%							
Total 50%	\$13,890-\$22,800	13	198	23	175	7.4%	2 mos.
Total 60%	\$17,740-\$27,360	51	313	21	292	17.5%	6 mos.
Total LIHTC	\$13,890-\$27,360	64	511	44	467	13.7%	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	\$468	\$375-\$555	\$330
2BR	\$683	\$415-\$745	\$365
3BR			
4BR			
60% AMI			
1BR	\$468	\$375-\$555	\$330
2BR	\$683	\$415-\$745	\$365
3BR			
4BR			
Market Rate			
1BR			
2BR			
3BR			
4BR			

Overall Impact to the Rental Market

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

At present, there is one existing program assisted LIHTC elderly property located within the Ringgold PMA, Lone Mountain Village I. At the time of the survey, Lone Mountain Village I was 100% occupied and maintained a lengthy waiting list. This property could experience some short term negative impact, owing to the fact that the proposed Phase II development will offer a greater number of two-bedroom units, but it is highly unlikely it would experience any long term negative impact.

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 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 Ringgold apartment market is representative of a semi-rural apartment market, with a mixture of a number of small program assisted properties and small market rate properties. At present, the market has three program assisted properties, none of which solely target the elderly population. The market has several small to mid-size conventional apartment complexes, with the remainder of the rental supply comprising mostly single-family homes and duplexes for rent. Over the last 10 years the Ringgold apartment market has become less rural in character and more urban.

Survey of the Competitive Environment - Program Assisted Properties

Four program assisted properties, representing 270 units, were surveyed in Ringgold, in complete detail. Two properties are new construction LIHTC (one family and one elderly), and two are USDA-RD Section 515 family developments. Several key factors in the Ringgold program assisted apartment market include:

- * At the time of the survey, the overall estimated vacancy rate at the program assisted apartment properties was less than 1%.
- * Lone Mountain Village is a LIHTC/Market Rate elderly development. It is a 56-unit property, built in 2008. At the time of the survey, it was 100% occupied and reported to be maintaining a waiting list with 26-applicants.
- * Bedford Place is a LIHTC/Market Rate family development. It is an 88-unit property, built in 2004. At the time of the survey, it was 99% occupied and reported to be maintaining a waiting list with 29-applicants.
- * The survey of the USDA-RD Section 515 properties in Ringgold revealed low income / basic net rents for 1BR units between \$335 and \$345 and two-bedroom units ranged between \$370 and \$380.
- * At the time of the survey, no rent concessions were being offered at the surveyed program assisted properties.
- * The bedroom mix of the surveyed program assisted apartment properties, is 30% 1BR, 61.5% 2BR, and 8.5% 3BR.

Survey of the Competitive Environment - Market Rate Supply

- * Six market rate properties, representing 659 units, were surveyed within the PMA. 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 1%.
- * The reported range of typical occupancy rates was 93% to 99%. The median typical occupancy rate was around 97%. One of the surveyed market properties reported having a waiting list, and two other market rate properties reported that a waiting list was "not needed".
- * The bedroom mix of the surveyed conventional apartment properties is 49% 1BR, 51% 2BR, and 0% 3BR.
- * At the time of the survey, no rent concessions were being offered at the surveyed market rate properties.
- * The survey of the market rate apartment market exhibited the following data; the median, average, and range of net rents, by bedroom type, within the area competitive environment.

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

Source: Koontz & Salinger. June, 2011

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

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

Source: Koontz & Salinger. June, 2011

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

Section 8 Vouchers

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

Comparability

The most direct, like-kind comparable surveyed properties to the proposed subject development in terms of age and income targeting is the Lone Mountain Village (Phase I) LIHTC elderly property located in Ringgold. In terms of market rents, (Street rents) the most comparable properties, comprise a compilation of the surveyed market rate properties located within the PMA, extracting out the low and high rents and focusing upon the overall median net rent, by bedroom type. Overall, the best comparable market rate properties to the subject are Fort Town Place and Woodlawn Manor, as well as the market rate units in the Bedford Place (LIHTC-family) property.

Fair Market Rents

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

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

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

Source: www.huduser.org

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

Table 17 exhibits building permit data between 2000 and February, 2011. The permit data is for Catoosa County.

Between 2000 and February, 2011, 5,434 permits were issued in Catoosa County, of which, 1,020 or approximately 19% were multi-family units.

Table 17 New Housing Units Permitted: Catoosa County, 2000-2011¹			
Year	Net Total ²	Single-Family Units	Multi-Family Units
2000	500	410	90
2001	535	431	104
2002	616	509	107
2003	644	496	148
2004	785	631	154
2005	892	713	179
2006	581	475	106
2007	380	299	81
2008	258	234	24
2009	137	113	24
2010	90	87	3
2011	16	16	--
Total	5,434	4,414	1,020

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

Selig Center for Economic Growth.

²Net total equals new SF and MF dwellings units.

Table 18, exhibits the project size, bedroom mix, number of vacant units (at time of the survey), net rents and unit sizes of the surveyed program assisted family apartment properties in the Ringgold competitive environment.

Table 18											
SURVEY OF PROGRAM ASSISTED FAMILY APARTMENT COMPLEXES											
PROJECT PARAMETERS											
Complex	Total Units	1BR	2BR	3BR	Vac. Units	1BR Rent	2BR Rent	3BR Rent	SF 1BR	SF 2BR	SF 3BR
Subject	64	8	56	--	Na	\$330	\$365	--	762	1078	--
Bedford Place	88	20	48	20	1	\$203-\$465	\$236-\$575	\$535-\$625	783	1025	1180
Lone Mtn Village	56	24	32	--	0	\$355-\$375	\$385-\$415	--	762	1002	--
Rosewood I & II	84	29	55	--	0	\$335-\$345	\$370-\$380	--	Na	Na	--
Oakridge	42	8	26	8	0	\$337	\$357	\$382	780	900	1000
Total*	270	81	166	28	1						

* - Excludes the subject property

Na - Not available

** Basic rent noted for USDA-RD properties

Source: Koontz and Salinger. June, 2011.

Table 19, exhibits the project size, bedroom mix, number of vacant units (at time of the survey), net rents and unit sizes of the surveyed market rate apartment properties in the Ringgold competitive environment.

Table 19											
SURVEYED MARKET RATE APARTMENT COMPLEXES											
PROJECT PARAMETERS											
Complex	Total Units	1BR	2BR	3BR	Vac. Units	1BR Rent	2BR Rent	3BR Rent	SF 1BR	SF 2BR	SF 3BR
Subject	64	8	56	--	Na	\$330	\$365	--	762	1078	--
Fort Town Place	251	163	88	--	0	\$430- \$455	\$500- \$595	--	600	816- 1000	--
Fountain Brook	264	100	164	--	3	\$555	\$725- \$745	--	850	1300	--
Spring Hill	84	60	24	--	**	\$400	\$550	--	600	815	--
Woodland Manor	32	--	32	--	0	--	\$600	--	--	1000	--
Boynton TH	25	--	25	--	2	--	\$600	--	--	900	--
Tri-Plex	3	--	3	--	1	--	\$595	--	--	1024	--
Total*	659	323	336	--	6						

* - Excludes the subject property

** - property was damaged in recent tornado

Source: Koontz and Salinger. June, 2011.

Table 20, exhibits the key amenities of the subject and the surveyed program assisted and conventional apartment properties. Overall, the subject is competitive to very competitive with all of the existing conventional apartment properties in the market regarding the unit and development amenity package.

Table 20													
SURVEY OF APARTMENT COMPLEXES UNIT & PROJECT AMENITIES													
Complex	A	B	C	D	E	F	G	H	I	J	K	L	M
Subject	x	x			x	x	x	x	x	x	x	x	x
Program Assisted													
Bedford Pl	x	x			x	x	x	x	x	x	x	x	x
Lone Mtn V	x	x			x	x	x	x	x	x	x	x	x
Rosewood I	x							x	x	x	x		x
Rosewood II	x							x	x	x	x		x
Oakridge					x			x	x	x	x		x
Market Rate													
Fort Town	x		x			x		x	x	x	x	x	
Fountain Brook	x		x			x	x	x	x	x	x	x	x
Spring Hill						x		x	x	x	x		
Woodland						x		x	x	x	x		x
Boynton TH						x		x	x	x	x		x
Tri-Plex						x		x	x	x	x		x

Source: Koontz and Salinger. June, 2011.

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

* or office

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

A map showing the location of the surveyed Program Assisted properties is provided on page 25. A map showing the location of the surveyed Market Rate properties is provided on page 88.

Part I - Survey of Program Assisted Properties

1. Bedford Place Apartments, 60 Bedford Pl (706) 937-6268

Contact: Seantee Wilson, Mgr. (5/31/11)
Date Built: 2004

Type: LIHTC fm
Condition: Excellent

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>				<u>Utility Allowance</u>	<u>Size sf</u>	<u>Vacant</u>
		30%	50%	60%	MR			
1BR/1b	20	\$203	\$410	\$420	\$465	\$111	783	0
2BR/2b	48	\$236	\$480	\$490	\$575	\$140	1025	0
3BR/2b	20		\$535	\$570	\$625	\$170	1180	1
Total	88	-	5	40	25	18		1

Typical Occupancy Rate: 98%

Waiting List: Yes (29 apps)

Security Deposit: \$150

Concessions: No

Utilities Included: None (inc. trash)

Turnover: 1-2 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

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

Design: two-story walk-up; community building has a computer room

Remarks: 7 tenants have a Section 8 voucher; tenants came from the city and Chattanooga; about 15 of the existing tenants are age 55+ households; the complex was absorbed over a 6 month period; those on the waiting list are mostly at 30% and Market Rate; 2BR units are in most demand



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

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

Type: LIHTC e1
Condition: Excellent

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

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

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

Amenities - Unit

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

Amenities - Project

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

Design: two story w/elevator

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



3. Rosewood I & II Apartments, 31 Rosewood Lane (706) 935-9263

Contact: Shannon Lopez, Mgr. (5/19/11) **Type:** USDA-RD fm

Date Built: Phase I 1985; Phase II 1988 **Condition:** Good

Phase I

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Vacant</u>
1BR/1b	17	\$335	\$491	\$ 87	0
2BR/1.5b	35	\$370	\$543	\$ 99	0
Total	52				0

Phase II

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Vacant</u>
1BR/1b	12	\$345	\$483	\$ 88	0
2BR/1.5b	20	\$380	\$551	\$ 93	0
Total	32				0

Typical Occupancy Rate: 97%+
Security Deposit: \$200
Utilities Included: Allowance

Waiting List: Yes (1-2 yrs)
Concessions: No
Turnover: "low"

Amenities - Unit

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

Amenities - Project

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

Design: 1 story & townhouse

Remarks: 9 of the 84-units have RA; 4-units occupied by voucher holders



4. Oakridge Apartments, 25 Hummingbird Lane (706) 965-2310

Contact: Ms Wilda, Mgr (5/26/11)
Date Built: 1980

Type: USDA-RD fm
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Basic Rent</u>	<u>Market Rent</u>	<u>Utility Allowance</u>	<u>Vacant</u>
1BR/1b	8	\$337	\$491	\$ 93	0
2BR/1b	26	\$357	\$552	\$114	0
3BR/1.5b	8	\$382	\$585	\$153	0
Total	42				0

Typical Occupancy Rate: 95%+
Security Deposit: 1 month rent
Utilities Included: Allowance

Waiting List: Yes
Concessions: No
Turnover: Na

Amenities - Unit

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

Amenities - Project

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

Design: townhouse

Remarks: 10 units have RA; 1BR-780 sf; 2BR-900 sf; 3BR-1000 sf



Survey of the Competitive Environment-Market Rate

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

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

Type: Conventional
Condition: Good

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

Typical Occupancy Rate: high 90's
Security Deposit: \$260-\$325
Utilities Included: water, sewer, trash

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

Amenities - Unit

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

Amenities - Project

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

Design: 2 story walk-up

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



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

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

Type: Conventional
Condition: Good

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

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

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

Amenities - Unit

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

Amenities - Project

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

Design: 2 & 3 story walk-up

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



3. Spring Hill Apartments, Guyler Street (423) 284-0855

Contact: Karen, Lsg Agent (5/19/11)
Date Built: 1990

Type: Conventional
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
1BR/1b	60	\$400	600	*
2BR/1b	24	\$550	815	*
Total	84			"property damaged by tornado"

Typical Occupancy Rate: 98%
Security Deposit: Na
Utilities Included: water, sewer, trash

Waiting List: Na
Concessions: No
Turnover: Na

Amenities - Unit

Stove	Yes	Air Conditioning	Yes
Refrigerator	Yes	Cable Ready	Yes
Dishwasher	Yes (2BR units)	Carpeting	Yes
Disposal	No	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	No

Amenities - Project

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

Design: 2 story walk-up & 1 story

Remarks: does not accept Section 8



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

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

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

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

Amenities - Unit

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

Amenities - Project

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

Design: 2 story walk-up

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



5. Boynton Townhomes

(770) 331-4715

Contact: www.padmapper.com (5/31/11)
Date Built: 1998

Type: Conventional
Condition: Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/1.5b	25	\$600	900	2
Total	25			2

Typical Occupancy Rate: low 90's
Security Deposit: 1 month rent
Utilities Included: water, sewer, 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	No	Window Treatment	Yes
Washer/Dryer	No	Ceiling Fan	No
W/D Hook Up	Yes	Patio/Balcony	Yes

Amenities - Project

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

Design: townhouse

Remarks: info. was confirmed as being accurate via phone call on 6/2/11



6. Hunters Run Tri-plex, 157 Priscilla Dr (423) 208-9444

Contact: www.chattanooga.craiglist.org

Type: Conventional

Date Built: Na

Condition: Very Good

<u>Unit Type</u>	<u>Number</u>	<u>Rent</u>	<u>Size sf</u>	<u>Vacant</u>
2BR/2b	3	\$595	1024	1
Total	3			1

Typical Occupancy Rate: Na

Waiting List: Na

Security Deposit: \$500

Concessions: No

Utilities Included: water, sewer, trash

Turnover: Na

Amenities - Unit

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

Amenities - Project

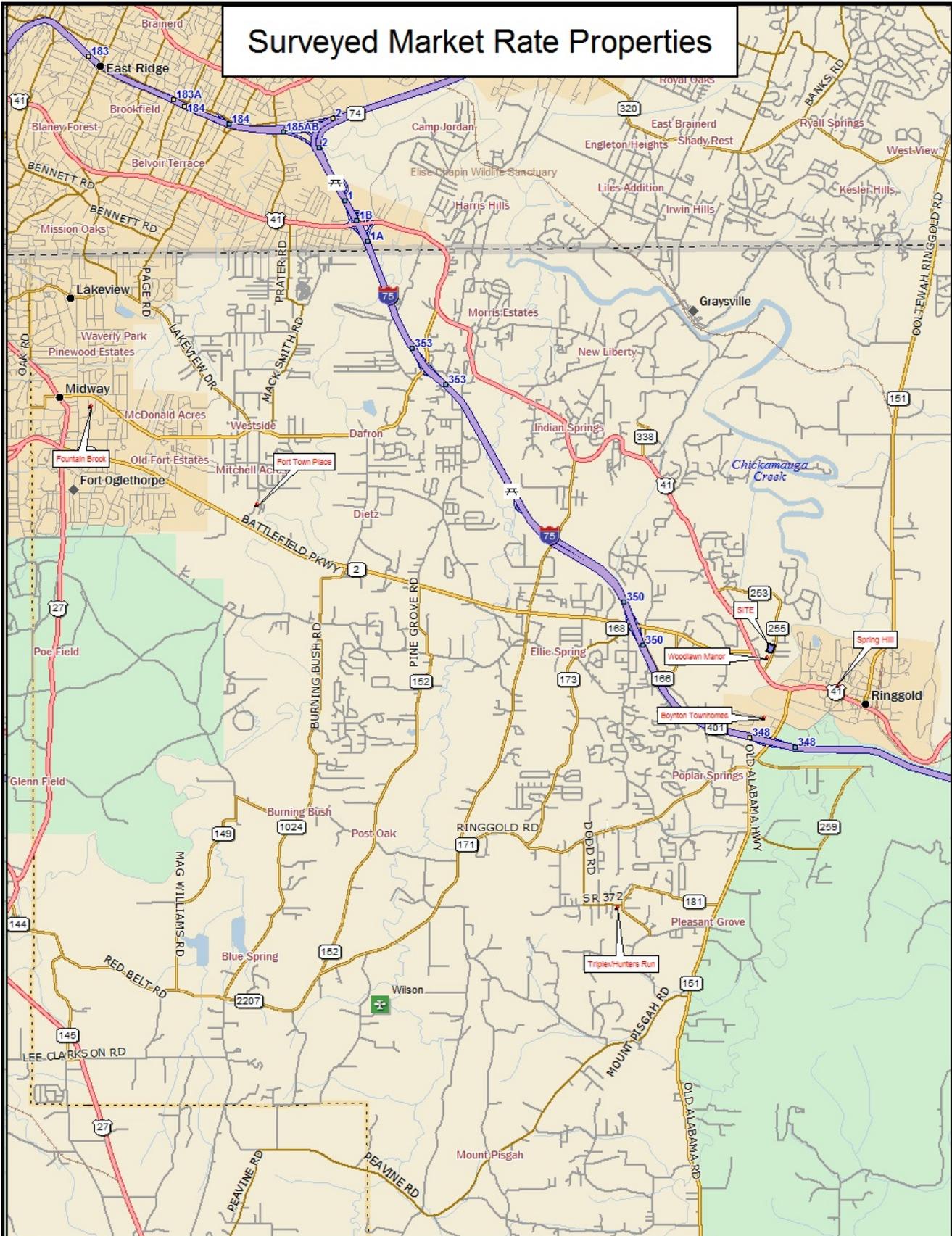
On-Site Mgmt	No	Pool	No
Laundry Room	No	Community Room	No
Fitness Ctr	No	Recreation Area	No
Storage	No	Picnic Area	No

Design: townhouse

Remarks: there are actually 84-units in the Hunters Run townhouse development, the properties are comprised of duplexes, triplexes and four-plexes, these are investor owned properties, all are 2BR/2b and offer rents around \$600 per month, the above information is for a tri-plex



Surveyed Market Rate Properties



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MN (4.2° W)



Data Zoom 11-2

SECTION I
ABSORPTION & STABILIZATION
RATES

Given the strength (or lack of strength) of the demand estimated in Table 16, the most likely/best case scenario for 93% to 100% rent-up is estimated to be 6-months (at approximately 10-units per month on average) or less. The worst case estimate is 11-months, or approximately 6-units per month.

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

Calhoun

Catoosa Sr Village 60-units 7-months to attain 95% occupancy

Ringgold

Lone Mtn. Village 56-units 3-months to attain 95% occupancy

Rossville

Rossville Sr Village 72-units 4 months to attain 95% occupancy

Note: In addition, the absorption of the project is contingent upon an attractive product, a competitive amenity package, competitive rents and professional management.

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

SECTION J
INTERVIEWS

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

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

(1) - Ms. Barbara (Babbie) Jaco, CPM, Vice President of Boyd Management Inc., stated that the Bedford Place (LIHTC-family) Apartments, and the Lone Mountain Village (Phase I LIHTC-elderly) Apartments would not be negatively impacted by the development of a new construction Phase II LIHTC elderly property being introduced within the Ringgold market. She reported that Bedford Place was typically 98%+ occupied and maintains an extensive waiting list. She reported that Lone Mountain Village (Phase I) was typically 100% occupied and maintains an extensive waiting list. Currently, there are over 25-applicants on the Lone Mountain Village waiting list. In addition, it was reported that 2BR units are in greatest demand at both Bedford Place and Lone Mountain Village. Note: Lone Mountain Village (56-units) was reported to have been 100% occupied within 3-months of opening. Contact Number: (803) 419-6556.

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

(3) - The manager of the South Rossville Senior Village Apartments (LIHTC/Home-elderly; age 55+) in Rossville, GA (at 1300 McFarland Ave - about 12 miles west of Ringgold), Ms. Sandy Lee was interviewed, (706) 861-3934. The manager thought that a Phase II LIHTC elderly property located in Ringgold would do very well. Her 72-unit property which opened in October of 2003 was 100% occupied within 4-months. It was reported that 40 of the 70-units were occupied in the first month. Sixty of the units are LIHTC and 12 are market rate. The net rent for a 1BR unit at 50% and 60% is \$360. The net rent for a 2BR/1b unit at 50% and 60% is \$395. At the time of the survey, 10-units were occupied by a Section 8 voucher holder. It was reported that 2BR units were in greatest demand. At the time of the survey, 11 applicants were on the waiting list, of which 8 are for a 2BR unit and 3 for a 1BR unit). The project design is two-fold. The front portion of the property consists of the rehab of the old high school. The rear portion of the property has two-story buildings with elevators.

(4) - Mr. Joe Barger, the Mayor of Ringgold was interviewed, (706) 935-3061. Mr Barger stated that the city had recently written and approved a letter of support for the proposed subject development. He stated that the existing Lone Mountain Village elderly development was very successful and has a great reputation within the community. In addition, Ringgold is still in need of additional, affordable apartment housing, that offer good amenities, with professional management. In his opinion, this continuing need, is even more so, since the devastation that resulted from the tornado event of April 27, 2011, which resulted in the loss of life and extensive property damage in Ringgold.

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 Lone Mountain Village Phase II Apartments (a proposed new construction LIHTC elderly (age 55+) property) proceed forward with the development process.

Detailed Support of Recommendation

1. Product Mix - The age and income qualified target group is large enough to absorb the proposed product development of **64** units.
2. Assessment of rents - The proposed subject net rents will be very competitive within the PMA.
3. The current apartment market for both LIHTC supply and conventional supply (located within the PMA) is **not** representative of an over saturated market, for well maintained, well amenitized and professionally managed properties.
4. The proposed complex unit amenity package is considered to be competitive in the PMA.
5. Stabilized occupancy, subsequent to initial lease-up, is forecasted to be 93% or higher.
6. The site location is considered to be very marketable, as represented by the successful rent-up process and high typical occupancy rates of Lone Mountain Village I.
7. The proposed development will not negatively impact the existing supply of program assisted elderly properties in the market. At present, Lone Mountain Village I is 100% occupied and maintains a lengthy waiting list.

SECTION L
IDENTITY OF INTEREST

I affirm that I have made a physical inspection of the market area and the subject property area and that information has been used in the full study of need and demand for the proposed units. To the best of my knowledge, the market can support the project as shown in the study. I understand that any misrepresentation of this statement may result in the denial of further participation in DCA's rental housing programs. I also affirm that I have no interest in the project or relationship with the ownership entity and my compensation is not contingent on this project being funded.

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

CERTIFICATION

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

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

**MARKET ANALYST
QUALIFICATIONS**

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

agencies.

JERRY M. KOONTZ

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

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

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

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

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

AREAS OF

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

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

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

National Council of Affordable Housing Market Analysts (NCAHMA)

STATEMENT OF CONTINGENT AND LIMITING CONDITIONS

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

APPENDIX A

DATA SET

UTILITY ALLOWANCES

COMPREHENSIVE PLAN

DCA - QUESTIONS & ANSWERS

NCAHMA CERTIFICATION

DATA SETS



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: Ringgold city, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	3,580	100.0
Under 5 years	302	8.4
5 to 9 years	242	6.8
10 to 14 years	200	5.6
15 to 19 years	240	6.7
20 to 24 years	223	6.2
25 to 29 years	265	7.4
30 to 34 years	273	7.6
35 to 39 years	235	6.6
40 to 44 years	222	6.2
45 to 49 years	238	6.6
50 to 54 years	206	5.8
55 to 59 years	201	5.6
60 to 64 years	203	5.7
65 to 69 years	161	4.5
70 to 74 years	138	3.9
75 to 79 years	125	3.5
80 to 84 years	64	1.8
85 years and over	42	1.2
Median age (years)	35.8	(X)
16 years and over	2,791	78.0
18 years and over	2,696	75.3
21 years and over	2,550	71.2
62 years and over	656	18.3
65 years and over	530	14.8
Male population	1,639	45.8
Under 5 years	156	4.4
5 to 9 years	125	3.5
10 to 14 years	105	2.9
15 to 19 years	127	3.5
20 to 24 years	99	2.8
25 to 29 years	133	3.7
30 to 34 years	137	3.8
35 to 39 years	94	2.6
40 to 44 years	104	2.9
45 to 49 years	106	3.0
50 to 54 years	93	2.6
55 to 59 years	77	2.2
60 to 64 years	82	2.3
65 to 69 years	68	1.9
70 to 74 years	57	1.6
75 to 79 years	45	1.3
80 to 84 years	26	0.7
85 years and over	5	0.1

Subject	Number	Percent
Median age (years)	32.4	(X)
16 years and over	1,227	34.3
18 years and over	1,174	32.8
21 years and over	1,107	30.9
62 years and over	247	6.9
65 years and over	201	5.6
Female population	1,941	54.2
Under 5 years	146	4.1
5 to 9 years	117	3.3
10 to 14 years	95	2.7
15 to 19 years	113	3.2
20 to 24 years	124	3.5
25 to 29 years	132	3.7
30 to 34 years	136	3.8
35 to 39 years	141	3.9
40 to 44 years	118	3.3
45 to 49 years	132	3.7
50 to 54 years	113	3.2
55 to 59 years	124	3.5
60 to 64 years	121	3.4
65 to 69 years	93	2.6
70 to 74 years	81	2.3
75 to 79 years	80	2.2
80 to 84 years	38	1.1
85 years and over	37	1.0
Median age (years)	39.0	(X)
16 years and over	1,564	43.7
18 years and over	1,522	42.5
21 years and over	1,443	40.3
62 years and over	409	11.4
65 years and over	329	9.2
RACE		
Total population	3,580	100.0
One Race	3,500	97.8
White	3,192	89.2
Black or African American	184	5.1
American Indian and Alaska Native	8	0.2
Asian	67	1.9
Asian Indian	17	0.5
Chinese	15	0.4
Filipino	1	0.0
Japanese	1	0.0
Korean	12	0.3
Vietnamese	8	0.2
Other Asian [1]	13	0.4
Native Hawaiian and Other Pacific Islander	1	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	0	0.0
Some Other Race	48	1.3
Two or More Races	80	2.2
White; American Indian and Alaska Native [3]	25	0.7
White; Asian [3]	8	0.2
White; Black or African American [3]	33	0.9
White; Some Other Race [3]	7	0.2
Race alone or in combination with one or more other races: [4]		
White	3,271	91.4
Black or African American	220	6.1
American Indian and Alaska Native	33	0.9

Subject	Number	Percent
Asian	78	2.2
Native Hawaiian and Other Pacific Islander	5	0.1
Some Other Race	56	1.6
HISPANIC OR LATINO		
Total population	3,580	100.0
Hispanic or Latino (of any race)	98	2.7
Mexican	41	1.1
Puerto Rican	13	0.4
Cuban	4	0.1
Other Hispanic or Latino [5]	40	1.1
Not Hispanic or Latino	3,482	97.3
HISPANIC OR LATINO AND RACE		
Total population	3,580	100.0
Hispanic or Latino	98	2.7
White alone	42	1.2
Black or African American alone	5	0.1
American Indian and Alaska Native alone	1	0.0
Asian alone	1	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	45	1.3
Two or More Races	4	0.1
Not Hispanic or Latino	3,482	97.3
White alone	3,150	88.0
Black or African American alone	179	5.0
American Indian and Alaska Native alone	7	0.2
Asian alone	66	1.8
Native Hawaiian and Other Pacific Islander alone	1	0.0
Some Other Race alone	3	0.1
Two or More Races	76	2.1
RELATIONSHIP		
Total population	3,580	100.0
In households	3,580	100.0
Householder	1,543	43.1
Spouse [6]	667	18.6
Child	996	27.8
Own child under 18 years	773	21.6
Other relatives	217	6.1
Under 18 years	99	2.8
65 years and over	17	0.5
Nonrelatives	157	4.4
Under 18 years	12	0.3
65 years and over	4	0.1
Unmarried partner	99	2.8
In group quarters	0	0.0
Institutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
Noninstitutionalized population	0	0.0
Male	0	0.0
Female	0	0.0
HOUSEHOLDS BY TYPE		
Total households	1,543	100.0
Family households (families) [7]	1,024	66.4
With own children under 18 years	490	31.8
Husband-wife family	667	43.2
With own children under 18 years	261	16.9
Male householder, no wife present	78	5.1
With own children under 18 years	52	3.4
Female householder, no husband present	279	18.1
With own children under 18 years	177	11.5

Subject	Number	Percent
Nonfamily households [7]	519	33.6
Householder living alone	457	29.6
Male	152	9.9
65 years and over	33	2.1
Female	305	19.8
65 years and over	162	10.5
Households with individuals under 18 years	549	35.6
Households with individuals 65 years and over	409	26.5
Average household size	2.32	(X)
Average family size [7]	2.84	(X)
HOUSING OCCUPANCY		
Total housing units	1,676	100.0
Occupied housing units	1,543	92.1
Vacant housing units	133	7.9
For rent	35	2.1
Rented, not occupied	2	0.1
For sale only	34	2.0
Sold, not occupied	14	0.8
For seasonal, recreational, or occasional use	8	0.5
All other vacants	40	2.4
Homeowner vacancy rate (percent) [8]	4.3	(X)
Rental vacancy rate (percent) [9]	4.2	(X)
HOUSING TENURE		
Occupied housing units	1,543	100.0
Owner-occupied housing units	737	47.8
Population in owner-occupied housing units	1,815	(X)
Average household size of owner-occupied units	2.46	(X)
Renter-occupied housing units	806	52.2
Population in renter-occupied housing units	1,765	(X)
Average household size of renter-occupied units	2.19	(X)

X Not applicable.

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

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

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

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

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

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

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

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

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

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



DP-1

Profile of General Population and Housing Characteristics: 2010

2010 Demographic Profile Data

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

GEO: Catoosa County, Georgia

Subject	Number	Percent
SEX AND AGE		
Total population	63,942	100.0
Under 5 years	4,084	6.4
5 to 9 years	4,426	6.9
10 to 14 years	4,667	7.3
15 to 19 years	4,407	6.9
20 to 24 years	3,567	5.6
25 to 29 years	3,700	5.8
30 to 34 years	4,161	6.5
35 to 39 years	4,625	7.2
40 to 44 years	4,699	7.3
45 to 49 years	4,775	7.5
50 to 54 years	4,424	6.9
55 to 59 years	4,027	6.3
60 to 64 years	3,724	5.8
65 to 69 years	2,893	4.5
70 to 74 years	2,177	3.4
75 to 79 years	1,696	2.7
80 to 84 years	1,068	1.7
85 years and over	822	1.3
Median age (years)	38.3	(X)
16 years and over	49,837	77.9
18 years and over	48,002	75.1
21 years and over	45,630	71.4
62 years and over	10,870	17.0
65 years and over	8,656	13.5
Male population	31,028	48.5
Under 5 years	2,117	3.3
5 to 9 years	2,314	3.6
10 to 14 years	2,489	3.9
15 to 19 years	2,263	3.5
20 to 24 years	1,796	2.8
25 to 29 years	1,794	2.8
30 to 34 years	2,023	3.2
35 to 39 years	2,254	3.5
40 to 44 years	2,289	3.6
45 to 49 years	2,324	3.6
50 to 54 years	2,052	3.2
55 to 59 years	1,906	3.0
60 to 64 years	1,741	2.7
65 to 69 years	1,339	2.1
70 to 74 years	998	1.6
75 to 79 years	706	1.1
80 to 84 years	407	0.6
85 years and over	216	0.3

Subject	Number	Percent
Median age (years)	36.7	(X)
16 years and over	23,640	37.0
18 years and over	22,696	35.5
21 years and over	21,462	33.6
62 years and over	4,708	7.4
65 years and over	3,666	5.7
Female population	32,914	51.5
Under 5 years	1,967	3.1
5 to 9 years	2,112	3.3
10 to 14 years	2,178	3.4
15 to 19 years	2,144	3.4
20 to 24 years	1,771	2.8
25 to 29 years	1,906	3.0
30 to 34 years	2,138	3.3
35 to 39 years	2,371	3.7
40 to 44 years	2,410	3.8
45 to 49 years	2,451	3.8
50 to 54 years	2,372	3.7
55 to 59 years	2,121	3.3
60 to 64 years	1,983	3.1
65 to 69 years	1,554	2.4
70 to 74 years	1,179	1.8
75 to 79 years	990	1.5
80 to 84 years	661	1.0
85 years and over	606	0.9
Median age (years)	39.7	(X)
16 years and over	26,197	41.0
18 years and over	25,306	39.6
21 years and over	24,168	37.8
62 years and over	6,162	9.6
65 years and over	4,990	7.8
RACE		
Total population	63,942	100.0
One Race	62,887	98.4
White	59,845	93.6
Black or African American	1,392	2.2
American Indian and Alaska Native	212	0.3
Asian	783	1.2
Asian Indian	178	0.3
Chinese	69	0.1
Filipino	64	0.1
Japanese	23	0.0
Korean	199	0.3
Vietnamese	60	0.1
Other Asian [1]	190	0.3
Native Hawaiian and Other Pacific Islander	34	0.1
Native Hawaiian	6	0.0
Guamanian or Chamorro	12	0.0
Samoan	6	0.0
Other Pacific Islander [2]	10	0.0
Some Other Race	621	1.0
Two or More Races	1,055	1.6
White; American Indian and Alaska Native [3]	357	0.6
White; Asian [3]	145	0.2
White; Black or African American [3]	341	0.5
White; Some Other Race [3]	75	0.1
Race alone or in combination with one or more other races: [4]		
White	60,826	95.1
Black or African American	1,793	2.8
American Indian and Alaska Native	625	1.0

Subject	Number	Percent
Asian	971	1.5
Native Hawaiian and Other Pacific Islander	85	0.1
Some Other Race	741	1.2
HISPANIC OR LATINO		
Total population	63,942	100.0
Hispanic or Latino (of any race)	1,469	2.3
Mexican	813	1.3
Puerto Rican	159	0.2
Cuban	91	0.1
Other Hispanic or Latino [5]	406	0.6
Not Hispanic or Latino	62,473	97.7
HISPANIC OR LATINO AND RACE		
Total population	63,942	100.0
Hispanic or Latino	1,469	2.3
White alone	696	1.1
Black or African American alone	36	0.1
American Indian and Alaska Native alone	21	0.0
Asian alone	21	0.0
Native Hawaiian and Other Pacific Islander alone	4	0.0
Some Other Race alone	572	0.9
Two or More Races	119	0.2
Not Hispanic or Latino	62,473	97.7
White alone	59,149	92.5
Black or African American alone	1,356	2.1
American Indian and Alaska Native alone	191	0.3
Asian alone	762	1.2
Native Hawaiian and Other Pacific Islander alone	30	0.0
Some Other Race alone	49	0.1
Two or More Races	936	1.5
RELATIONSHIP		
Total population	63,942	100.0
In households	63,481	99.3
Householder	24,475	38.3
Spouse [6]	13,635	21.3
Child	18,705	29.3
Own child under 18 years	13,757	21.5
Other relatives	4,093	6.4
Under 18 years	1,896	3.0
65 years and over	507	0.8
Nonrelatives	2,573	4.0
Under 18 years	280	0.4
65 years and over	88	0.1
Unmarried partner	1,301	2.0
In group quarters	461	0.7
Institutionalized population	424	0.7
Male	201	0.3
Female	223	0.3
Noninstitutionalized population	37	0.1
Male	20	0.0
Female	17	0.0
HOUSEHOLDS BY TYPE		
Total households	24,475	100.0
Family households (families) [7]	17,785	72.7
With own children under 18 years	7,705	31.5
Husband-wife family	13,635	55.7
With own children under 18 years	5,574	22.8
Male householder, no wife present	1,065	4.4
With own children under 18 years	537	2.2
Female householder, no husband present	3,085	12.6
With own children under 18 years	1,594	6.5

Subject	Number	Percent
Nonfamily households [7]	6,690	27.3
Householder living alone	5,663	23.1
Male	2,302	9.4
65 years and over	583	2.4
Female	3,361	13.7
65 years and over	1,674	6.8
Households with individuals under 18 years	8,888	36.3
Households with individuals 65 years and over	6,276	25.6
Average household size	2.59	(X)
Average family size [7]	3.05	(X)
HOUSING OCCUPANCY		
Total housing units	26,606	100.0
Occupied housing units	24,475	92.0
Vacant housing units	2,131	8.0
For rent	583	2.2
Rented, not occupied	23	0.1
For sale only	451	1.7
Sold, not occupied	74	0.3
For seasonal, recreational, or occasional use	106	0.4
All other vacants	894	3.4
Homeowner vacancy rate (percent) [8]	2.5	(X)
Rental vacancy rate (percent) [9]	8.1	(X)
HOUSING TENURE		
Occupied housing units	24,475	100.0
Owner-occupied housing units	17,871	73.0
Population in owner-occupied housing units	46,894	(X)
Average household size of owner-occupied units	2.62	(X)
Renter-occupied housing units	6,604	27.0
Population in renter-occupied housing units	16,587	(X)
Average household size of renter-occupied units	2.51	(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



QT-PL

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

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

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

GEO:

Subject	Total		18 years and over	
	Number	Percent	Number	Percent
POPULATION				
Total population	3,580	100.0	2,696	100.0
RACE				
One race	3,500	97.8	2,662	98.7
White	3,192	89.2	2,425	89.9
Black or African American	184	5.1	143	5.3
American Indian and Alaska Native	8	0.2	6	0.2
Asian	67	1.9	53	2.0
Native Hawaiian and Other Pacific Islander	1	0.0	1	0.0
Some Other Race	48	1.3	34	1.3
Two or More Races	80	2.2	34	1.3
HISPANIC OR LATINO AND RACE				
Hispanic or Latino (of any race)	98	2.7	67	2.5
Not Hispanic or Latino	3,482	97.3	2,629	97.5
One race	3,406	95.1	2,597	96.3
White	3,150	88.0	2,398	88.9
Black or African American	179	5.0	140	5.2
American Indian and Alaska Native	7	0.2	5	0.2
Asian	66	1.8	52	1.9
Native Hawaiian and Other Pacific Islander	1	0.0	1	0.0
Some Other Race	3	0.1	1	0.0
Two or More Races	76	2.1	32	1.2
HOUSING UNITS				
Total Housing Units	1,676	100.0		
OCCUPANCY STATUS				
Occupied housing units	1,543	92.1		
Vacant housing units	133	7.9		

X Not applicable

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

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

U.S. Census Bureau



GCT-PL2

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

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

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

GEO:

Geographic area	Total population	Housing units		
		Total	Occupied	Vacant
Catoosa County	63,942	26,606	24,475	2,131
Census Tract 301	6,955	2,833	2,582	251
Census Tract 302.01	4,708	2,020	1,856	164
Census Tract 302.02	6,232	2,491	2,329	162
Census Tract 303.01	7,334	2,795	2,616	179
Census Tract 303.03	3,233	1,290	1,184	106
Census Tract 303.04	3,651	1,342	1,256	86
Census Tract 304.01	7,139	2,783	2,590	193
Census Tract 304.02	6,192	2,556	2,310	246
Census Tract 305	5,659	2,761	2,503	258
Census Tract 306	5,122	2,234	2,010	224
Census Tract 307	7,717	3,501	3,239	262

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

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

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

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

Survey: American Community Survey

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

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	753	+/-129	1,232	+/-164	1,168	+/-110	880	+/-136	934	+/-160
In households:	753	+/-129	1,232	+/-164	1,168	+/-110	880	+/-136	934	+/-160
In family households:	547	+/-131	858	+/-148	914	+/-114	650	+/-130	717	+/-175
Householder:	279	+/-84	380	+/-85	436	+/-76	324	+/-88	316	+/-85
Male	214	+/-79	272	+/-86	327	+/-80	198	+/-66	237	+/-76
Female	65	+/-52	108	+/-52	109	+/-57	126	+/-79	79	+/-62
Spouse	129	+/-63	314	+/-82	292	+/-68	280	+/-68	320	+/-92
Parent	125	+/-93	83	+/-82	121	+/-98	27	+/-50	9	+/-16
Other relatives	14	+/-23	59	+/-42	65	+/-69	19	+/-29	72	+/-67
Nonrelatives	0	+/-132	22	+/-34	0	+/-132	0	+/-132	0	+/-132
In nonfamily households:	206	+/-89	374	+/-129	254	+/-94	230	+/-89	217	+/-88
Householder:	206	+/-89	359	+/-116	254	+/-94	230	+/-89	217	+/-88
Male:	101	+/-72	100	+/-57	59	+/-47	106	+/-65	52	+/-42
Living alone	101	+/-72	91	+/-56	59	+/-47	106	+/-65	52	+/-42
Not living alone	0	+/-132	9	+/-14	0	+/-132	0	+/-132	0	+/-132
Female:	105	+/-60	259	+/-105	195	+/-84	124	+/-67	165	+/-78
Living alone	105	+/-60	246	+/-99	162	+/-75	124	+/-67	165	+/-78
Not living alone	0	+/-132	13	+/-21	33	+/-46	0	+/-132	0	+/-132
Nonrelatives	0	+/-132	15	+/-24	0	+/-132	0	+/-132	0	+/-132
In group quarters	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.
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[B11007. HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE - Universe: HOUSEHOLDS](#)

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

Survey: American Community Survey

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

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,391	+/-178	3,787	+/-196	4,924	+/-202	2,296	+/-177	2,383	+/-165
Households with one or more people 65 years and over:	567	+/-103	914	+/-137	842	+/-103	618	+/-116	619	+/-98
1-person household	206	+/-89	337	+/-108	221	+/-85	230	+/-89	217	+/-88
2-or-more-person household:	361	+/-88	577	+/-99	621	+/-88	388	+/-91	402	+/-88
Family households	361	+/-88	555	+/-97	588	+/-86	388	+/-91	402	+/-88
Nonfamily households	0	+/-132	22	+/-24	33	+/-46	0	+/-132	0	+/-132
Households with no people 65 years and over:	1,824	+/-173	2,873	+/-189	4,082	+/-217	1,678	+/-185	1,764	+/-160
1-person households	274	+/-103	466	+/-144	566	+/-145	168	+/-102	221	+/-112
2-or-more-person household:	1,550	+/-169	2,407	+/-158	3,516	+/-210	1,510	+/-173	1,543	+/-170
Family households	1,517	+/-166	2,287	+/-156	3,415	+/-222	1,443	+/-162	1,408	+/-171
Nonfamily households	33	+/-24	120	+/-87	101	+/-68	67	+/-70	135	+/-77

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

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

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

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

Survey: American Community Survey

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

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	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,391	+/-178	3,787	+/-196	4,924	+/-202	2,296	+/-177	2,383	+/-165

Owner occupied:	1,870	+/-204	2,804	+/-165	4,004	+/-257	2,043	+/-196	1,970	+/-184
Householder 15 to 24 years	62	+/-57	10	+/-17	92	+/-71	0	+/-132	39	+/-47
Householder 25 to 34 years	151	+/-70	455	+/-139	742	+/-187	264	+/-132	201	+/-111
Householder 35 to 44 years	522	+/-110	679	+/-138	887	+/-145	462	+/-120	504	+/-125
Householder 45 to 54 years	401	+/-100	476	+/-112	996	+/-201	397	+/-105	479	+/-113
Householder 55 to 59 years	217	+/-75	266	+/-89	346	+/-134	144	+/-71	125	+/-73
Householder 60 to 64 years	76	+/-41	343	+/-101	334	+/-111	238	+/-91	155	+/-72
Householder 65 to 74 years	326	+/-99	343	+/-86	416	+/-105	372	+/-110	168	+/-76
Householder 75 to 84 years	96	+/-58	187	+/-52	162	+/-65	151	+/-64	254	+/-89
Householder 85 years and over	19	+/-31	45	+/-33	29	+/-30	15	+/-24	45	+/-41
Renter occupied:	521	+/-161	983	+/-176	920	+/-216	253	+/-122	413	+/-154
Householder 15 to 24 years	60	+/-62	69	+/-61	111	+/-87	0	+/-132	84	+/-75
Householder 25 to 34 years	102	+/-84	285	+/-119	120	+/-76	25	+/-26	13	+/-21
Householder 35 to 44 years	98	+/-55	172	+/-90	366	+/-167	128	+/-106	89	+/-67
Householder 45 to 54 years	50	+/-36	180	+/-94	187	+/-113	21	+/-25	112	+/-87
Householder 55 to 59 years	69	+/-76	95	+/-63	49	+/-40	50	+/-72	31	+/-53
Householder 60 to 64 years	98	+/-90	18	+/-17	4	+/-8	13	+/-21	18	+/-28
Householder 65 to 74 years	30	+/-33	106	+/-80	68	+/-51	16	+/-26	27	+/-30
Householder 75 to 84 years	14	+/-23	41	+/-40	15	+/-23	0	+/-132	25	+/-29
Householder 85 years and over	0	+/-132	17	+/-21	0	+/-132	0	+/-132	14	+/-21

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

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

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

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

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

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

Survey: American Community Survey

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

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,391	+/-178	3,787	+/-196	4,924	+/-202	2,296	+/-177	2,383	+/-165
Owner occupied:	1,870	+/-204	2,804	+/-165	4,004	+/-257	2,043	+/-196	1,970	+/-184
Householder 15 to 34 years:	213	+/-92	465	+/-140	834	+/-199	264	+/-132	240	+/-117
1.00 or less occupants per room	213	+/-92	465	+/-140	834	+/-199	264	+/-132	240	+/-117
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

Householder 35 to 64 years:	1,216	+/-166	1,764	+/-152	2,563	+/-234	1,241	+/-157	1,263	+/-143
1.00 or less occupants per room	1,194	+/-164	1,710	+/-174	2,537	+/-238	1,241	+/-157	1,249	+/-145
1.01 to 1.50 occupants per room	22	+/-24	40	+/-60	13	+/-21	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	14	+/-23	13	+/-20	0	+/-132	14	+/-23
Householder 65 years and over:	441	+/-104	575	+/-97	607	+/-103	538	+/-108	467	+/-101
1.00 or less occupants per room	441	+/-104	575	+/-97	607	+/-103	538	+/-108	467	+/-101
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:	521	+/-161	983	+/-176	920	+/-216	253	+/-122	413	+/-154
Householder 15 to 34 years:	162	+/-103	354	+/-118	231	+/-115	25	+/-26	97	+/-76
1.00 or less occupants per room	117	+/-77	306	+/-117	231	+/-115	25	+/-26	84	+/-75
1.01 to 1.50 occupants per room	45	+/-69	15	+/-23	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	33	+/-50	0	+/-132	0	+/-132	13	+/-21
Householder 35 to 64 years:	315	+/-126	465	+/-132	606	+/-204	212	+/-117	250	+/-132
1.00 or less occupants per room	315	+/-126	446	+/-133	582	+/-199	212	+/-117	204	+/-112
1.01 to 1.50 occupants per room	0	+/-132	19	+/-24	15	+/-24	0	+/-132	46	+/-57
1.51 or more occupants per room	0	+/-132	0	+/-132	9	+/-15	0	+/-132	0	+/-132
Householder 65 years and over:	44	+/-39	164	+/-88	83	+/-62	16	+/-26	66	+/-48
1.00 or less occupants per room	44	+/-39	164	+/-88	83	+/-62	16	+/-26	66	+/-48
1.01 to 1.50 occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	0	+/-132	0	+/-132	0	+/-132	0	+/-132

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

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

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

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

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

Explanation of Symbols:

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

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

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

Survey: American Community Survey

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

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	2,391	+/-178	3,787	+/-196	4,924	+/-202	2,296	+/-177	2,383	+/-165
Owner occupied:	1,870	+/-204	2,804	+/-165	4,004	+/-257	2,043	+/-196	1,970	+/-184
Complete plumbing facilities:	1,840	+/-208	2,804	+/-165	3,993	+/-258	2,043	+/-196	1,970	+/-184

1.00 or less occupants per room	1,818	+/-209	2,750	+/-182	3,967	+/-262	2,043	+/-196	1,956	+/-183
1.01 to 1.50 occupants per room	22	+/-24	40	+/-60	13	+/-21	0	+/-132	0	+/-132
1.51 or more occupants per room	0	+/-132	14	+/-23	13	+/-20	0	+/-132	14	+/-23
Lacking complete plumbing facilities:	30	+/-45	0	+/-132	11	+/-17	0	+/-132	0	+/-132
1.00 or less occupants per room	30	+/-45	0	+/-132	11	+/-17	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:	521	+/-161	983	+/-176	920	+/-216	253	+/-122	413	+/-154
Complete plumbing facilities:	476	+/-156	983	+/-176	920	+/-216	253	+/-122	413	+/-154
1.00 or less occupants per room	431	+/-138	916	+/-169	896	+/-211	253	+/-122	354	+/-141
1.01 to 1.50 occupants per room	45	+/-69	34	+/-34	15	+/-24	0	+/-132	46	+/-57
1.51 or more occupants per room	0	+/-132	33	+/-50	9	+/-15	0	+/-132	13	+/-21
Lacking complete plumbing facilities:	45	+/-48	0	+/-132	0	+/-132	0	+/-132	0	+/-132
1.00 or less occupants per room	45	+/-48	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](#)). The effect of nonsampling error is not represented in these tables.

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

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

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

Explanation of Symbols:

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

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

Survey: American Community Survey

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

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	521	+/-161	983	+/-176	920	+/-216	253	+/-122	413	+/-154
Householder 15 to 24 years:	60	+/-62	69	+/-61	111	+/-87	0	+/-132	84	+/-75
Less than 20.0 percent	14	+/-22	33	+/-50	11	+/-18	0	+/-132	40	+/-60
20.0 to 24.9 percent	0	+/-132	0	+/-132	47	+/-74	0	+/-132	23	+/-35
25.0 to 29.9 percent	0	+/-132	0	+/-132	13	+/-20	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	46	+/-58	36	+/-35	14	+/-23	0	+/-132	21	+/-29
Not computed	0	+/-132	0	+/-132	26	+/-31	0	+/-132	0	+/-132

Householder 25 to 34 years:	102	+/-84	285	+/-119	120	+/-76	25	+/-26	13	+/-21
Less than 20.0 percent	29	+/-34	147	+/-101	20	+/-25	9	+/-14	0	+/-132
20.0 to 24.9 percent	0	+/-132	24	+/-29	32	+/-34	16	+/-20	0	+/-132
25.0 to 29.9 percent	45	+/-69	41	+/-46	0	+/-132	0	+/-132	0	+/-132
30.0 to 34.9 percent	9	+/-15	0	+/-132	0	+/-132	0	+/-132	13	+/-21
35.0 percent or more	0	+/-132	59	+/-47	0	+/-132	0	+/-132	0	+/-132
Not computed	19	+/-32	14	+/-19	68	+/-69	0	+/-132	0	+/-132
Householder 35 to 64 years:	315	+/-126	465	+/-132	606	+/-204	212	+/-117	250	+/-132
Less than 20.0 percent	45	+/-39	91	+/-53	193	+/-116	44	+/-67	39	+/-48
20.0 to 24.9 percent	69	+/-76	102	+/-71	125	+/-95	0	+/-132	0	+/-132
25.0 to 29.9 percent	58	+/-68	46	+/-40	60	+/-54	0	+/-132	68	+/-78
30.0 to 34.9 percent	20	+/-30	65	+/-49	28	+/-40	13	+/-21	16	+/-26
35.0 percent or more	96	+/-74	125	+/-68	128	+/-123	96	+/-81	127	+/-90
Not computed	27	+/-33	36	+/-29	72	+/-43	59	+/-74	0	+/-132
Householder 65 years and over:	44	+/-39	164	+/-88	83	+/-62	16	+/-26	66	+/-48
Less than 20.0 percent	0	+/-132	38	+/-37	0	+/-132	0	+/-132	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	11	+/-13	0	+/-132	0	+/-132	0	+/-132
30.0 to 34.9 percent	0	+/-132	6	+/-9	0	+/-132	0	+/-132	0	+/-132
35.0 percent or more	14	+/-22	80	+/-78	35	+/-35	0	+/-132	43	+/-40
Not computed	30	+/-34	29	+/-29	48	+/-50	16	+/-26	23	+/-27

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.

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B26001. 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 the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties](#).

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

	Census Tract 301, Catoosa County, Georgia		Census Tract 302, Catoosa County, Georgia		Census Tract 303, Catoosa County, Georgia		Census Tract 304.01, Catoosa County, Georgia		Census Tract 304.02, Catoosa County, Georgia	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	0	+/-132	226	+/-373	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.

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Explanation of Symbols:

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

Standard Error/Variance documentation for this dataset:

[Accuracy of the Data](#)

POPULATION DATA

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Population by Age & Sex Ringgold, 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	87	92	179	0 to 4 Years	102	86	188	0 to 4 Years	115	98	213
5 to 9 Years	77	90	167	5 to 9 Years	89	96	185	5 to 9 Years	98	89	187
10 to 14 Years	75	71	146	10 to 14 Years	89	104	193	10 to 14 Years	95	101	196
15 to 17 Years	45	42	87	15 to 17 Years	49	48	97	15 to 17 Years	55	58	113
18 to 20 Years	52	57	109	18 to 20 Years	54	65	119	18 to 20 Years	64	73	137
21 to 24 Years	90	81	171	21 to 24 Years	70	61	131	21 to 24 Years	83	75	158
25 to 34 Years	214	181	395	25 to 34 Years	274	248	522	25 to 34 Years	233	216	449
35 to 44 Years	155	172	327	35 to 44 Years	231	193	424	35 to 44 Years	279	240	519
45 to 49 Years	64	81	145	45 to 49 Years	82	93	175	45 to 49 Years	110	95	205
50 to 54 Years	60	73	133	50 to 54 Years	79	88	167	50 to 54 Years	84	94	178
55 to 59 Years	55	56	111	55 to 59 Years	58	87	145	55 to 59 Years	82	94	176
60 to 64 Years	39	51	90	60 to 64 Years	60	64	124	60 to 64 Years	58	89	147
65 to 74 Years	78	114	192	65 to 74 Years	74	105	179	65 to 74 Years	95	117	212
75 to 84 Years	40	84	124	75 to 84 Years	45	89	134	75 to 84 Years	49	92	141
85 Years and Up	9	37	46	85 Years and Up	18	45	63	85 Years and Up	20	51	71
Total	1,140	1,282	2,422	Total	1,374	1,472	2,846	Total	1,520	1,582	3,102
62+ Years	n/a	n/a	409	62+ Years	n/a	n/a	442	62+ Years	n/a	n/a	500

POPULATION DATA

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Percent Population by Age & Sex Ringgold, GA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.6%	3.8%	7.4%	0 to 4 Years	3.6%	3.0%	6.6%	0 to 4 Years	3.7%	3.2%	6.9%
5 to 9 Years	3.2%	3.7%	6.9%	5 to 9 Years	3.1%	3.4%	6.5%	5 to 9 Years	3.2%	2.9%	6.0%
10 to 14 Years	3.1%	2.9%	6.0%	10 to 14 Years	3.1%	3.7%	6.8%	10 to 14 Years	3.1%	3.3%	6.3%
15 to 17 Years	1.9%	1.7%	3.6%	15 to 17 Years	1.7%	1.7%	3.4%	15 to 17 Years	1.8%	1.9%	3.6%
18 to 20 Years	2.1%	2.4%	4.5%	18 to 20 Years	1.9%	2.3%	4.2%	18 to 20 Years	2.1%	2.4%	4.4%
21 to 24 Years	3.7%	3.3%	7.1%	21 to 24 Years	2.5%	2.1%	4.6%	21 to 24 Years	2.7%	2.4%	5.1%
25 to 34 Years	8.8%	7.5%	16.3%	25 to 34 Years	9.6%	8.7%	18.3%	25 to 34 Years	7.5%	7.0%	14.5%
35 to 44 Years	6.4%	7.1%	13.5%	35 to 44 Years	8.1%	6.8%	14.9%	35 to 44 Years	9.0%	7.7%	16.7%
45 to 49 Years	2.6%	3.3%	6.0%	45 to 49 Years	2.9%	3.3%	6.1%	45 to 49 Years	3.5%	3.1%	6.6%
50 to 54 Years	2.5%	3.0%	5.5%	50 to 54 Years	2.8%	3.1%	5.9%	50 to 54 Years	2.7%	3.0%	5.7%
55 to 59 Years	2.3%	2.3%	4.6%	55 to 59 Years	2.0%	3.1%	5.1%	55 to 59 Years	2.6%	3.0%	5.7%
60 to 64 Years	1.6%	2.1%	3.7%	60 to 64 Years	2.1%	2.2%	4.4%	60 to 64 Years	1.9%	2.9%	4.7%
65 to 74 Years	3.2%	4.7%	7.9%	65 to 74 Years	2.6%	3.7%	6.3%	65 to 74 Years	3.1%	3.8%	6.8%
75 to 84 Years	1.7%	3.5%	5.1%	75 to 84 Years	1.6%	3.1%	4.7%	75 to 84 Years	1.6%	3.0%	4.5%
85 Years and Up	0.4%	1.5%	1.9%	85 Years and Up	0.6%	1.6%	2.2%	85 Years and Up	0.6%	1.6%	2.3%
Total	47.1%	52.9%	100.0%	Total	48.3%	51.7%	100.0%	Total	49.0%	51.0%	100.0%
62+ Years	n/a	n/a	16.9%	62+ Years	n/a	n/a	15.5%	62+ Years	n/a	n/a	16.1%



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Population by Age & Sex Ringgold, GA - PMA											
Census 2000				Current Year Estimates - 2009				Five-Year Projections - 2014			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,374	1,299	2,673	0 to 4 Years	1,526	1,424	2,950	0 to 4 Years	1,632	1,554	3,186
5 to 9 Years	1,562	1,476	3,038	5 to 9 Years	1,609	1,531	3,140	5 to 9 Years	1,614	1,509	3,123
10 to 14 Years	1,487	1,464	2,951	10 to 14 Years	1,656	1,578	3,234	10 to 14 Years	1,708	1,623	3,331
15 to 17 Years	811	763	1,574	15 to 17 Years	1,055	991	2,046	15 to 17 Years	1,085	1,007	2,092
18 to 20 Years	680	654	1,334	18 to 20 Years	862	883	1,745	18 to 20 Years	977	945	1,922
21 to 24 Years	847	800	1,647	21 to 24 Years	1,066	1,135	2,201	21 to 24 Years	1,385	1,349	2,734
25 to 34 Years	2,798	2,994	5,792	25 to 34 Years	3,099	2,947	6,046	25 to 34 Years	3,047	3,041	6,088
35 to 44 Years	3,171	3,270	6,441	35 to 44 Years	3,366	3,477	6,843	35 to 44 Years	3,315	3,339	6,654
45 to 49 Years	1,330	1,389	2,719	45 to 49 Years	1,637	1,743	3,380	45 to 49 Years	1,830	1,899	3,729
50 to 54 Years	1,239	1,274	2,513	50 to 54 Years	1,518	1,608	3,126	50 to 54 Years	1,695	1,824	3,519
55 to 59 Years	1,003	1,048	2,051	55 to 59 Years	1,300	1,403	2,703	55 to 59 Years	1,549	1,671	3,220
60 to 64 Years	740	754	1,494	60 to 64 Years	1,098	1,158	2,256	60 to 64 Years	1,304	1,421	2,725
65 to 74 Years	1,058	1,200	2,258	65 to 74 Years	1,313	1,522	2,835	65 to 74 Years	1,725	1,949	3,674
75 to 84 Years	408	656	1,064	75 to 84 Years	621	857	1,478	75 to 84 Years	766	1,030	1,796
85 Years and Up	74	181	255	85 Years and Up	147	317	464	85 Years and Up	196	402	598
Total	18,582	19,222	37,804	Total	21,873	22,574	44,447	Total	23,828	24,563	48,391
62+ Years	n/a	n/a	4,496	62+ Years	n/a	n/a	6,169	62+ Years	n/a	n/a	7,749

POPULATION DATA

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Percent Population by Age & Sex Ringgold, 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	3.6%	3.4%	7.1%	0 to 4 Years	3.4%	3.2%	6.6%	0 to 4 Years	3.4%	3.2%	6.6%
5 to 9 Years	4.1%	3.9%	8.0%	5 to 9 Years	3.6%	3.4%	7.1%	5 to 9 Years	3.3%	3.1%	6.5%
10 to 14 Years	3.9%	3.9%	7.8%	10 to 14 Years	3.7%	3.6%	7.3%	10 to 14 Years	3.5%	3.4%	6.9%
15 to 17 Years	2.1%	2.0%	4.2%	15 to 17 Years	2.4%	2.2%	4.6%	15 to 17 Years	2.2%	2.1%	4.3%
18 to 20 Years	1.8%	1.7%	3.5%	18 to 20 Years	1.9%	2.0%	3.9%	18 to 20 Years	2.0%	2.0%	4.0%
21 to 24 Years	2.2%	2.1%	4.4%	21 to 24 Years	2.4%	2.6%	5.0%	21 to 24 Years	2.9%	2.8%	5.6%
25 to 34 Years	7.4%	7.9%	15.3%	25 to 34 Years	7.0%	6.6%	13.6%	25 to 34 Years	6.3%	6.3%	12.6%
35 to 44 Years	8.4%	8.6%	17.0%	35 to 44 Years	7.6%	7.8%	15.4%	35 to 44 Years	6.9%	6.9%	13.8%
45 to 49 Years	3.5%	3.7%	7.2%	45 to 49 Years	3.7%	3.9%	7.6%	45 to 49 Years	3.8%	3.9%	7.7%
50 to 54 Years	3.3%	3.4%	6.6%	50 to 54 Years	3.4%	3.6%	7.0%	50 to 54 Years	3.5%	3.8%	7.3%
55 to 59 Years	2.7%	2.8%	5.4%	55 to 59 Years	2.9%	3.2%	6.1%	55 to 59 Years	3.2%	3.5%	6.7%
60 to 64 Years	2.0%	2.0%	4.0%	60 to 64 Years	2.5%	2.6%	5.1%	60 to 64 Years	2.7%	2.9%	5.6%
65 to 74 Years	2.8%	3.2%	6.0%	65 to 74 Years	3.0%	3.4%	6.4%	65 to 74 Years	3.6%	4.0%	7.6%
75 to 84 Years	1.1%	1.7%	2.8%	75 to 84 Years	1.4%	1.9%	3.3%	75 to 84 Years	1.6%	2.1%	3.7%
85 Years and Up	0.2%	0.5%	0.7%	85 Years and Up	0.3%	0.7%	1.0%	85 Years and Up	0.4%	0.8%	1.2%
Total	49.2%	50.8%	100.0%	Total	49.2%	50.8%	100.0%	Total	49.2%	50.8%	100.0%
62+ Years	n/a	n/a	11.9%	62+ Years	n/a	n/a	13.9%	62+ Years	n/a	n/a	16.0%

POPULATION DATA

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

POPULATION DATA

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

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Owner Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	102	69	0	41	10	222
\$10,000-20,000	69	74	74	51	28	296
\$20,000-30,000	130	124	130	146	97	627
\$30,000-40,000	153	282	195	134	140	904
\$40,000-50,000	125	225	392	299	104	1,145
\$50,000-60,000	50	362	237	394	137	1,180
\$60,000+	<u>86</u>	<u>800</u>	<u>828</u>	<u>986</u>	<u>371</u>	<u>3,071</u>
Total	715	1,936	1,856	2,051	887	7,445

Owner Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	44	16	2	3	2	67
\$10,000-20,000	54	72	0	12	0	138
\$20,000-30,000	18	110	7	11	8	154
\$30,000-40,000	56	118	22	9	3	208
\$40,000-50,000	35	109	40	0	5	189
\$50,000-60,000	19	100	23	8	17	167
\$60,000+	<u>21</u>	<u>228</u>	<u>142</u>	<u>55</u>	<u>50</u>	<u>496</u>
Total	247	753	236	98	85	1,419

Owner Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	254	63	0	0	0	317
\$10,000-20,000	264	235	20	0	0	519
\$20,000-30,000	83	287	24	0	0	394
\$30,000-40,000	33	282	59	0	0	374
\$40,000-50,000	21	183	31	0	4	239
\$50,000-60,000	0	111	81	30	0	222
\$60,000+	<u>53</u>	<u>236</u>	<u>86</u>	<u>25</u>	<u>18</u>	<u>418</u>
Total	708	1,397	301	55	22	2,483

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Percent Owner Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.4%	0.9%	0.0%	0.6%	0.1%	3.0%
\$10,000-20,000	0.9%	1.0%	1.0%	0.7%	0.4%	4.0%
\$20,000-30,000	1.7%	1.7%	1.7%	2.0%	1.3%	8.4%
\$30,000-40,000	2.1%	3.8%	2.6%	1.8%	1.9%	12.1%
\$40,000-50,000	1.7%	3.0%	5.3%	4.0%	1.4%	15.4%
\$50,000-60,000	0.7%	4.9%	3.2%	5.3%	1.8%	15.8%
\$60,000+	<u>1.2%</u>	<u>10.7%</u>	<u>11.1%</u>	<u>13.2%</u>	<u>5.0%</u>	<u>41.2%</u>
Total	9.6%	26.0%	24.9%	27.5%	11.9%	100.0%

Percent Owner Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	3.1%	1.1%	0.1%	0.2%	0.1%	4.7%
\$10,000-20,000	3.8%	5.1%	0.0%	0.8%	0.0%	9.7%
\$20,000-30,000	1.3%	7.8%	0.5%	0.8%	0.6%	10.9%
\$30,000-40,000	3.9%	8.3%	1.6%	0.6%	0.2%	14.7%
\$40,000-50,000	2.5%	7.7%	2.8%	0.0%	0.4%	13.3%
\$50,000-60,000	1.3%	7.0%	1.6%	0.6%	1.2%	11.8%
\$60,000+	<u>1.5%</u>	<u>16.1%</u>	<u>10.0%</u>	<u>3.9%</u>	<u>3.5%</u>	<u>35.0%</u>
Total	17.4%	53.1%	16.6%	6.9%	6.0%	100.0%

Percent Owner Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.2%	2.5%	0.0%	0.0%	0.0%	12.8%
\$10,000-20,000	10.6%	9.5%	0.8%	0.0%	0.0%	20.9%
\$20,000-30,000	3.3%	11.6%	1.0%	0.0%	0.0%	15.9%
\$30,000-40,000	1.3%	11.4%	2.4%	0.0%	0.0%	15.1%
\$40,000-50,000	0.8%	7.4%	1.2%	0.0%	0.2%	9.6%
\$50,000-60,000	0.0%	4.5%	3.3%	1.2%	0.0%	8.9%
\$60,000+	<u>2.1%</u>	<u>9.5%</u>	<u>3.5%</u>	<u>1.0%</u>	<u>0.7%</u>	<u>16.8%</u>
Total	28.5%	56.3%	12.1%	2.2%	0.9%	100.0%

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Renter Households						
Under Age 55 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	92	84	10	24	10	220
\$10,000-20,000	186	80	122	10	46	444
\$20,000-30,000	135	71	109	82	64	461
\$30,000-40,000	92	85	89	62	28	356
\$40,000-50,000	11	94	69	36	28	238
\$50,000-60,000	25	21	20	20	26	112
\$60,000+	0	90	37	61	19	207
Total	541	525	456	295	221	2,038

Renter Households						
Aged 55-61 Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	26	3	3	2	1	35
\$10,000-20,000	39	15	0	0	0	54
\$20,000-30,000	10	24	4	0	0	38
\$30,000-40,000	9	7	0	0	0	16
\$40,000-50,000	0	18	0	0	0	18
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	0	3	7	16	0	26
Total	84	70	14	18	1	187

Renter Households						
Aged 62+ Years						
<i>Census 2000</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	100	20	0	9	0	129
\$10,000-20,000	27	62	0	0	4	93
\$20,000-30,000	59	54	0	0	0	113
\$30,000-40,000	24	0	0	0	0	24
\$40,000-50,000	12	0	0	8	0	20
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	0	0	7	0	0	7
Total	222	136	7	17	4	386

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Percent Renter Households						
Under Age 55 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.5%	4.1%	0.5%	1.2%	0.5%	10.8%
\$10,000-20,000	9.1%	3.9%	6.0%	0.5%	2.3%	21.8%
\$20,000-30,000	6.6%	3.5%	5.3%	4.0%	3.1%	22.6%
\$30,000-40,000	4.5%	4.2%	4.4%	3.0%	1.4%	17.5%
\$40,000-50,000	0.5%	4.6%	3.4%	1.8%	1.4%	11.7%
\$50,000-60,000	1.2%	1.0%	1.0%	1.0%	1.3%	5.5%
\$60,000+	0.0%	4.4%	1.8%	3.0%	0.9%	10.2%
Total	26.5%	25.8%	22.4%	14.5%	10.8%	100.0%

Percent Renter Households						
Aged 55-61 Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	13.9%	1.6%	1.6%	1.1%	0.5%	18.7%
\$10,000-20,000	20.9%	8.0%	0.0%	0.0%	0.0%	28.9%
\$20,000-30,000	5.3%	12.8%	2.1%	0.0%	0.0%	20.3%
\$30,000-40,000	4.8%	3.7%	0.0%	0.0%	0.0%	8.6%
\$40,000-50,000	0.0%	9.6%	0.0%	0.0%	0.0%	9.6%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	0.0%	1.6%	3.7%	8.6%	0.0%	13.9%
Total	44.9%	37.4%	7.5%	9.6%	0.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Census 2000						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	25.9%	5.2%	0.0%	2.3%	0.0%	33.4%
\$10,000-20,000	7.0%	16.1%	0.0%	0.0%	1.0%	24.1%
\$20,000-30,000	15.3%	14.0%	0.0%	0.0%	0.0%	29.3%
\$30,000-40,000	6.2%	0.0%	0.0%	0.0%	0.0%	6.2%
\$40,000-50,000	3.1%	0.0%	0.0%	2.1%	0.0%	5.2%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	0.0%	0.0%	1.8%	0.0%	0.0%	1.8%
Total	57.5%	35.2%	1.8%	4.4%	1.0%	100.0%

HISTA DATA: Ringgold, GA - PMA

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Owner Households						
Under Age 55 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	79	43	0	26	5	153
\$10,000-20,000	51	37	41	30	16	175
\$20,000-30,000	107	73	84	91	55	410
\$30,000-40,000	148	179	148	93	113	681
\$40,000-50,000	118	168	293	206	74	859
\$50,000-60,000	66	352	250	386	139	1,193
\$60,000+	<u>193</u>	<u>1,321</u>	<u>1,418</u>	<u>1,619</u>	<u>606</u>	<u>5,157</u>
Total	762	2,173	2,234	2,451	1,008	8,628

Owner Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	39	13	3	3	3	61
\$10,000-20,000	47	55	0	11	0	113
\$20,000-30,000	27	136	8	5	7	183
\$30,000-40,000	57	95	23	10	4	189
\$40,000-50,000	65	101	35	0	7	208
\$50,000-60,000	20	127	38	3	26	214
\$60,000+	<u>48</u>	<u>449</u>	<u>270</u>	<u>104</u>	<u>92</u>	<u>963</u>
Total	303	976	377	136	139	1,931

Owner Households						
Aged 62+ Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	251	55	0	0	0	306
\$10,000-20,000	288	197	14	0	0	499
\$20,000-30,000	97	319	31	0	0	447
\$30,000-40,000	51	310	64	0	0	425
\$40,000-50,000	19	205	38	0	3	265
\$50,000-60,000	0	176	144	11	0	331
\$60,000+	<u>124</u>	<u>496</u>	<u>183</u>	<u>57</u>	<u>28</u>	<u>888</u>
Total	830	1,758	474	68	31	3,161

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Percent Owner Households						
Under Age 55 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.9%	0.5%	0.0%	0.3%	0.1%	1.8%
\$10,000-20,000	0.6%	0.4%	0.5%	0.3%	0.2%	2.0%
\$20,000-30,000	1.2%	0.8%	1.0%	1.1%	0.6%	4.8%
\$30,000-40,000	1.7%	2.1%	1.7%	1.1%	1.3%	7.9%
\$40,000-50,000	1.4%	1.9%	3.4%	2.4%	0.9%	10.0%
\$50,000-60,000	0.8%	4.1%	2.9%	4.5%	1.6%	13.8%
\$60,000+	<u>2.2%</u>	<u>15.3%</u>	<u>16.4%</u>	<u>18.8%</u>	<u>7.0%</u>	<u>59.8%</u>
Total	8.8%	25.2%	25.9%	28.4%	11.7%	100.0%

Percent Owner Households						
Aged 55-61 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	2.0%	0.7%	0.2%	0.2%	0.2%	3.2%
\$10,000-20,000	2.4%	2.8%	0.0%	0.6%	0.0%	5.9%
\$20,000-30,000	1.4%	7.0%	0.4%	0.3%	0.4%	9.5%
\$30,000-40,000	3.0%	4.9%	1.2%	0.5%	0.2%	9.8%
\$40,000-50,000	3.4%	5.2%	1.8%	0.0%	0.4%	10.8%
\$50,000-60,000	1.0%	6.6%	2.0%	0.2%	1.3%	11.1%
\$60,000+	<u>2.5%</u>	<u>23.3%</u>	<u>14.0%</u>	<u>5.4%</u>	<u>4.8%</u>	<u>49.9%</u>
Total	15.7%	50.5%	19.5%	7.0%	7.2%	100.0%

Percent Owner Households						
Aged 62+ Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	7.9%	1.7%	0.0%	0.0%	0.0%	9.7%
\$10,000-20,000	9.1%	6.2%	0.4%	0.0%	0.0%	15.8%
\$20,000-30,000	3.1%	10.1%	1.0%	0.0%	0.0%	14.1%
\$30,000-40,000	1.6%	9.8%	2.0%	0.0%	0.0%	13.4%
\$40,000-50,000	0.6%	6.5%	1.2%	0.0%	0.1%	8.4%
\$50,000-60,000	0.0%	5.6%	4.6%	0.3%	0.0%	10.5%
\$60,000+	<u>3.9%</u>	<u>15.7%</u>	<u>5.8%</u>	<u>1.8%</u>	<u>0.9%</u>	<u>28.1%</u>
Total	26.3%	55.6%	15.0%	2.2%	1.0%	100.0%

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Renter Households						
Under Age 55 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	92	62	8	20	6	188
\$10,000-20,000	176	58	90	7	30	361
\$20,000-30,000	131	52	81	60	47	371
\$30,000-40,000	71	76	97	47	21	312
\$40,000-50,000	12	82	63	33	28	218
\$50,000-60,000	37	26	24	22	33	142
\$60,000+	<u>0</u>	<u>182</u>	<u>76</u>	<u>128</u>	<u>41</u>	<u>427</u>
Total	519	538	439	317	206	2,019

Renter Households						
Aged 55-61 Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	26	2	1	2	3	34
\$10,000-20,000	57	17	0	0	0	74
\$20,000-30,000	8	28	6	0	0	42
\$30,000-40,000	15	8	1	1	1	26
\$40,000-50,000	0	18	0	0	0	18
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>0</u>	<u>15</u>	<u>20</u>	<u>31</u>	<u>0</u>	<u>66</u>
Total	106	88	28	34	4	260

Renter Households						
Aged 62+ Years						
<i>Current Year Estimates - 2009</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	115	17	0	9	0	141
\$10,000-20,000	38	62	0	0	4	104
\$20,000-30,000	80	70	0	0	0	150
\$30,000-40,000	48	0	0	0	0	48
\$40,000-50,000	53	0	0	81	0	134
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>0</u>	<u>0</u>	<u>37</u>	<u>0</u>	<u>0</u>	<u>37</u>
Total	334	149	37	90	4	614

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Percent Renter Households						
Under Age 55 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.6%	3.1%	0.4%	1.0%	0.3%	9.3%
\$10,000-20,000	8.7%	2.9%	4.5%	0.3%	1.5%	17.9%
\$20,000-30,000	6.5%	2.6%	4.0%	3.0%	2.3%	18.4%
\$30,000-40,000	3.5%	3.8%	4.8%	2.3%	1.0%	15.5%
\$40,000-50,000	0.6%	4.1%	3.1%	1.6%	1.4%	10.8%
\$50,000-60,000	1.8%	1.3%	1.2%	1.1%	1.6%	7.0%
\$60,000+	<u>0.0%</u>	<u>9.0%</u>	<u>3.8%</u>	<u>6.3%</u>	<u>2.0%</u>	<u>21.1%</u>
Total	25.7%	26.6%	21.7%	15.7%	10.2%	100.0%

Percent Renter Households						
Aged 55-61 Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.0%	0.8%	0.4%	0.8%	1.2%	13.1%
\$10,000-20,000	21.9%	6.5%	0.0%	0.0%	0.0%	28.5%
\$20,000-30,000	3.1%	10.8%	2.3%	0.0%	0.0%	16.2%
\$30,000-40,000	5.8%	3.1%	0.4%	0.4%	0.4%	10.0%
\$40,000-50,000	0.0%	6.9%	0.0%	0.0%	0.0%	6.9%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>0.0%</u>	<u>5.8%</u>	<u>7.7%</u>	<u>11.9%</u>	<u>0.0%</u>	<u>25.4%</u>
Total	40.8%	33.8%	10.8%	13.1%	1.5%	100.0%

Percent Renter Households						
Aged 62+ Years						
Current Year Estimates - 2009						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	18.7%	2.8%	0.0%	1.5%	0.0%	23.0%
\$10,000-20,000	6.2%	10.1%	0.0%	0.0%	0.7%	16.9%
\$20,000-30,000	13.0%	11.4%	0.0%	0.0%	0.0%	24.4%
\$30,000-40,000	7.8%	0.0%	0.0%	0.0%	0.0%	7.8%
\$40,000-50,000	8.6%	0.0%	0.0%	13.2%	0.0%	21.8%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>0.0%</u>	<u>0.0%</u>	<u>6.0%</u>	<u>0.0%</u>	<u>0.0%</u>	<u>6.0%</u>
Total	54.4%	24.3%	6.0%	14.7%	0.7%	100.0%

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Owner Households						
Under Age 55 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	70	32	0	22	4	128
\$10,000-20,000	44	28	33	24	13	142
\$20,000-30,000	89	51	64	73	42	319
\$30,000-40,000	130	137	124	76	96	563
\$40,000-50,000	107	141	251	187	66	752
\$50,000-60,000	61	286	212	333	116	1,008
\$60,000+	<u>249</u>	<u>1,470</u>	<u>1,647</u>	<u>1,913</u>	<u>717</u>	<u>5,996</u>
Total	750	2,145	2,331	2,628	1,054	8,908

Owner Households						
Aged 55-61 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	42	11	3	2	3	61
\$10,000-20,000	44	45	0	9	0	98
\$20,000-30,000	27	136	7	3	8	181
\$30,000-40,000	65	85	26	12	5	193
\$40,000-50,000	77	140	43	0	11	271
\$50,000-60,000	22	128	35	3	18	206
\$60,000+	<u>68</u>	<u>595</u>	<u>354</u>	<u>137</u>	<u>129</u>	<u>1,283</u>
Total	345	1,140	468	166	174	2,293

Owner Households						
Aged 62+ Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	256	53	0	0	0	309
\$10,000-20,000	299	184	14	0	0	497
\$20,000-30,000	102	344	33	0	0	479
\$30,000-40,000	85	371	85	0	0	541
\$40,000-50,000	24	228	43	0	3	298
\$50,000-60,000	0	217	184	30	0	431
\$60,000+	<u>195</u>	<u>758</u>	<u>284</u>	<u>81</u>	<u>41</u>	<u>1,359</u>
Total	961	2,155	643	111	44	3,914

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Percent Owner Households						
Under Age 55 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	0.8%	0.4%	0.0%	0.2%	0.0%	1.4%
\$10,000-20,000	0.5%	0.3%	0.4%	0.3%	0.1%	1.6%
\$20,000-30,000	1.0%	0.6%	0.7%	0.8%	0.5%	3.6%
\$30,000-40,000	1.5%	1.5%	1.4%	0.9%	1.1%	6.3%
\$40,000-50,000	1.2%	1.6%	2.8%	2.1%	0.7%	8.4%
\$50,000-60,000	0.7%	3.2%	2.4%	3.7%	1.3%	11.3%
\$60,000+	<u>2.8%</u>	<u>16.5%</u>	<u>18.5%</u>	<u>21.5%</u>	<u>8.0%</u>	<u>67.3%</u>
Total	8.4%	24.1%	26.2%	29.5%	11.8%	100.0%

Percent Owner Households						
Aged 55-61 Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	1.8%	0.5%	0.1%	0.1%	0.1%	2.7%
\$10,000-20,000	1.9%	2.0%	0.0%	0.4%	0.0%	4.3%
\$20,000-30,000	1.2%	5.9%	0.3%	0.1%	0.3%	7.9%
\$30,000-40,000	2.8%	3.7%	1.1%	0.5%	0.2%	8.4%
\$40,000-50,000	3.4%	6.1%	1.9%	0.0%	0.5%	11.8%
\$50,000-60,000	1.0%	5.6%	1.5%	0.1%	0.8%	9.0%
\$60,000+	<u>3.0%</u>	<u>25.9%</u>	<u>15.4%</u>	<u>6.0%</u>	<u>5.6%</u>	<u>56.0%</u>
Total	15.0%	49.7%	20.4%	7.2%	7.6%	100.0%

Percent Owner Households						
Aged 62+ Years						
Five Year Projections - 2014						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	6.5%	1.4%	0.0%	0.0%	0.0%	7.9%
\$10,000-20,000	7.6%	4.7%	0.4%	0.0%	0.0%	12.7%
\$20,000-30,000	2.6%	8.8%	0.8%	0.0%	0.0%	12.2%
\$30,000-40,000	2.2%	9.5%	2.2%	0.0%	0.0%	13.8%
\$40,000-50,000	0.6%	5.8%	1.1%	0.0%	0.1%	7.6%
\$50,000-60,000	0.0%	5.5%	4.7%	0.8%	0.0%	11.0%
\$60,000+	<u>5.0%</u>	<u>19.4%</u>	<u>7.3%</u>	<u>2.1%</u>	<u>1.0%</u>	<u>34.7%</u>
Total	24.6%	55.1%	16.4%	2.8%	1.1%	100.0%

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Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	92	53	8	18	5	176
\$10,000-20,000	162	44	75	8	28	317
\$20,000-30,000	116	40	66	50	44	316
\$30,000-40,000	63	69	91	45	19	287
\$40,000-50,000	10	75	57	35	30	207
\$50,000-60,000	36	24	21	24	34	139
\$60,000+	<u>0</u>	<u>230</u>	<u>103</u>	<u>172</u>	<u>55</u>	<u>560</u>
Total	479	535	421	352	215	2,002

Renter Households						
Aged 55-61 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	32	3	1	2	2	40
\$10,000-20,000	62	16	0	0	0	78
\$20,000-30,000	7	30	7	0	0	44
\$30,000-40,000	14	12	1	2	2	31
\$40,000-50,000	0	26	0	0	0	26
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>0</u>	<u>26</u>	<u>27</u>	<u>45</u>	<u>0</u>	<u>98</u>
Total	115	113	36	49	4	317

Renter Households						
Aged 62+ Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+Person Household	Total
\$0-10,000	128	16	0	10	0	154
\$10,000-20,000	47	65	0	0	5	117
\$20,000-30,000	97	79	0	0	0	176
\$30,000-40,000	65	0	0	0	0	65
\$40,000-50,000	63	0	0	110	0	173
\$50,000-60,000	0	0	0	0	0	0
\$60,000+	<u>0</u>	<u>0</u>	<u>57</u>	<u>0</u>	<u>0</u>	<u>57</u>
Total	400	160	57	120	5	742

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Percent Renter Households						
Under Age 55 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	4.6%	2.6%	0.4%	0.9%	0.2%	8.8%
\$10,000-20,000	8.1%	2.2%	3.7%	0.4%	1.4%	15.8%
\$20,000-30,000	5.8%	2.0%	3.3%	2.5%	2.2%	15.8%
\$30,000-40,000	3.1%	3.4%	4.5%	2.2%	0.9%	14.3%
\$40,000-50,000	0.5%	3.7%	2.8%	1.7%	1.5%	10.3%
\$50,000-60,000	1.8%	1.2%	1.0%	1.2%	1.7%	6.9%
\$60,000+	<u>0.0%</u>	<u>11.5%</u>	<u>5.1%</u>	<u>8.6%</u>	<u>2.7%</u>	28.0%
Total	23.9%	26.7%	21.0%	17.6%	10.7%	100.0%

Percent Renter Households						
Aged 55-61 Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	10.1%	0.9%	0.3%	0.6%	0.6%	12.6%
\$10,000-20,000	19.6%	5.0%	0.0%	0.0%	0.0%	24.6%
\$20,000-30,000	2.2%	9.5%	2.2%	0.0%	0.0%	13.9%
\$30,000-40,000	4.4%	3.8%	0.3%	0.6%	0.6%	9.8%
\$40,000-50,000	0.0%	8.2%	0.0%	0.0%	0.0%	8.2%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>0.0%</u>	<u>8.2%</u>	<u>8.5%</u>	<u>14.2%</u>	<u>0.0%</u>	30.9%
Total	36.3%	35.6%	11.4%	15.5%	1.3%	100.0%

Percent Renter Households						
Aged 62+ Years						
<i>Five Year Projections - 2014</i>						
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5+-Person Household	Total
\$0-10,000	17.3%	2.2%	0.0%	1.3%	0.0%	20.8%
\$10,000-20,000	6.3%	8.8%	0.0%	0.0%	0.7%	15.8%
\$20,000-30,000	13.1%	10.6%	0.0%	0.0%	0.0%	23.7%
\$30,000-40,000	8.8%	0.0%	0.0%	0.0%	0.0%	8.8%
\$40,000-50,000	8.5%	0.0%	0.0%	14.8%	0.0%	23.3%
\$50,000-60,000	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$60,000+	<u>0.0%</u>	<u>0.0%</u>	<u>7.7%</u>	<u>0.0%</u>	<u>0.0%</u>	7.7%
Total	53.9%	21.6%	7.7%	16.2%	0.7%	100.0%

UTILITY ALLOWANCES

Georgia Department of Community Affairs
Office of Affordable Housing

UTILITY ALLOWANCES
Effective 6/1/2011

NORTHERN REGION

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

COMPREHENSIVE PLAN

HOUSING ELEMENT

FINAL DRAFT

FOR NWGRC/DCA REVIEW

**Catoosa County
Joint Comprehensive Plan 2011-2031
Community Agenda**

Prepared for:

Northwest Georgia Regional Commission
Rome, Georgia

By:



MACTEC Engineering and Consulting, Inc.
Atlanta, Georgia

October 2010

Social and Economic Development

Primary Issues and Opportunities

Bedroom community – Catoosa County largely remains a Chattanooga bedroom community. Much of the county's labor force commutes to Tennessee for work. The challenge remains for the county to balance residential growth with retail and commercial development. Residential growth has, to date, dominated countywide development. County officials acknowledge that residential development alone fails to adequately fund suburban and urban-scale government services. The lack of jobs in the county also creates a lack of physical convenience and accessibility of jobs to workforce.

Desire for more retail, services, entertainment, dining – The community appreciates the retail, restaurant, and entertainment establishments offered in Catoosa County, but feel the population and economic buying power warrant more choice, especially for higher-end options. Currently, the county loses sales tax dollars to Hamilton County and Whitfield County as residents leave the county to conduct business, enjoy a night on the town or shop.

Condition of Downtown Ringgold and

Lafayette Road and battlefield gateway – Lafayette Road provides a lackluster gateway to Chickamauga and Chattanooga National Military Park. The area also serves as the downtown for Fort Oglethorpe.

Growing jobs/housing imbalance – An imbalance between location of available housing and location of major employment centers exists in Catoosa County. The countywide *jobs-housing unit balance* fell below the ideal range for 2000 and 2008. The number of jobs countywide has not kept pace with the number of residents, which means residents are increasingly traveling outside the county for employment.

Few housing options beyond single-family detached – *Single-family detached* houses represent the largest portion of housing units countywide and within each city. The share of *single-family detached* and *mobile home* housing units countywide was higher than that of the state and nation in 2008. While new multi-family units have come online in recent years, the share of housing structures consisting of *10 units or more* represented only 3.4% countywide units, compared to 6.6% for the MSA and 9.3% for the state. Meanwhile, the proportion of multi-family units in Fort Oglethorpe and Ringgold was greater than the proportion of the state and nation in 2000.

Increasing need for retirement and elderly housing – Approximately 30% of the Catoosa County residents were at or near retirement in 2008. Approximately 10% were at retirement age or older. These facts highlight the need for housing options and designs that address the needs of the elderly population.

Access to I-75 and airports – Access to rail, I-75 and I-24 provide economic development

- ☞ **SED Strategy 4.1.2:** Create incentives such as density bonuses or expedited permit processing development of affordable housing, mixed use development that includes multiple housing types and/or affordable housing options. ①②③
- ☞ **SED Strategy 4.1.3:** Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas. ①②③
- ☞ **SED Strategy 4.1.4:** Develop incentives that encourage housing diversity. ①②③
- ☞ **See DP Strategy 2.1.1:** Traditional Neighborhood Design principles.²⁸
- ☞ **See DP Strategy 3.1.1:** Mixed use overlay zoning district.²⁹ ①②③

SED Policy 4.2: Promote “aging in place” housing options ①②③

Senior housing developments that allow residents to “age in place” are encouraged. These developments should be located to provide and incorporate infrastructure to provide access to transit and sidewalks and allow seniors multi-modal opportunities.

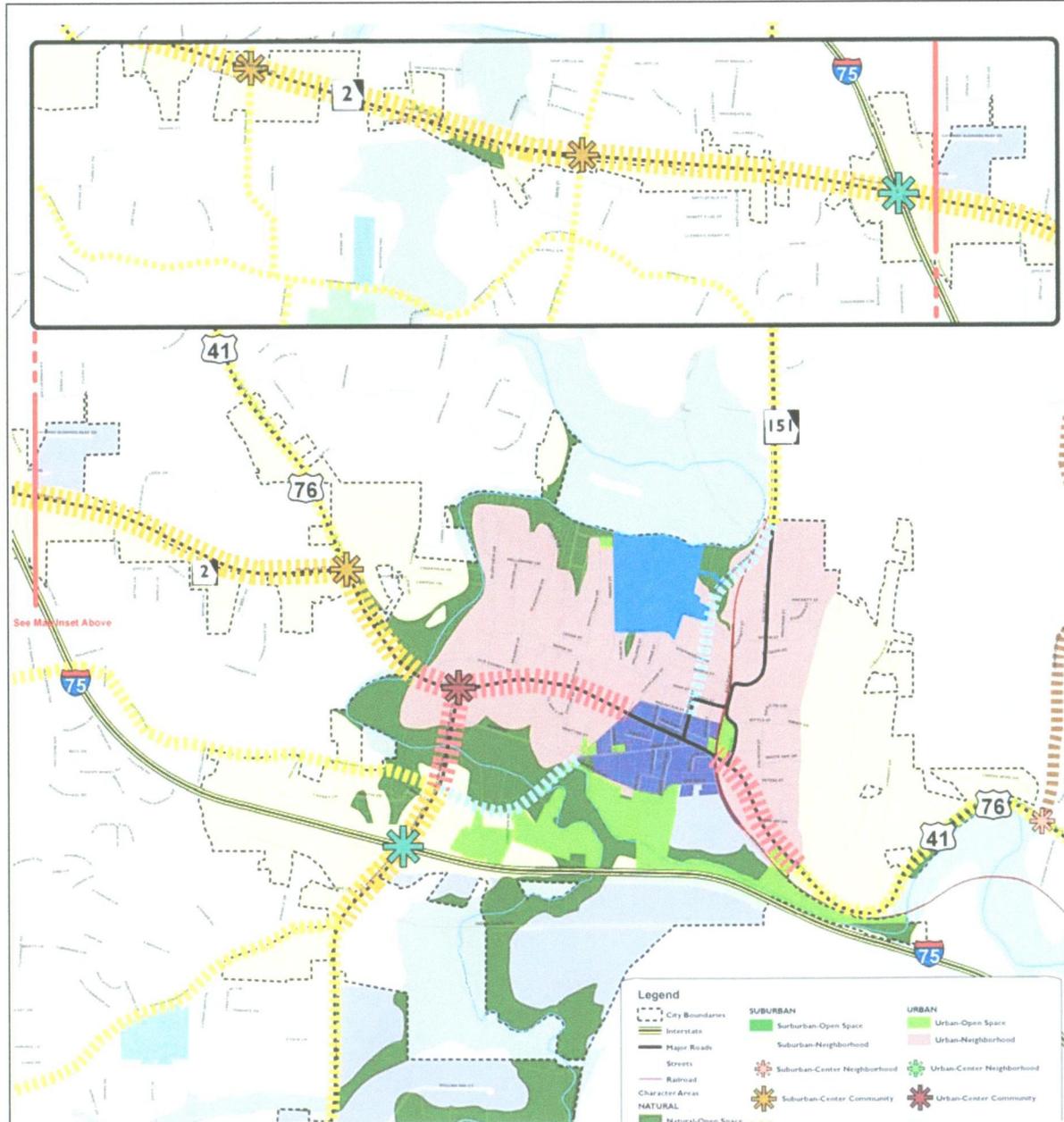
- ☞ **SED Strategy 4.2.1:** Permit development of accessory dwelling units or elderly cottage housing (i.e. granny flats) by-right in all residential areas. ①②③
- ☞ **SED Strategy 4.2.2:** Coordinate senior services and development. ①②③
- ☞ **SED Strategy 4.2.3:** Encourage the location of senior housing and retirement homes near shopping and medical services. ①②③

SED Policy 4.3: Promote high standards of construction for all housing in each jurisdiction ①②③

Ensure new home and home improvement construction makes homes healthy and safe.

- ☞ **SED Strategy 4.3.1:** Review and update building codes and inspection procedures to create healthy and safe housing conditions. ①②③

Map 3-3 Ringgold Future Development Map



DCA - QUESTIONS & ANSWERS

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

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

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

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

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

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

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

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

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

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

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

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

NCHAMA CERTIFICATION

Certificate of Professional Designation

This certificate verifies that

Jerry Koontz
Koontz & Salinger

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



National Council of Affordable Housing Market Analysts
1400 16th St. NW, Suite 420
Washington, DC 200036
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Designation Term
7/1/2010 to 6/30/2011



Thomas Amdur
Executive Director, NCAHMA