

**Market Analysis**  
for  
**Willingham Village II**

**Tax Credit (Sec. 42) Apartments  
For Family Households**  
in  
**Rome, Georgia  
Floyd County**

Prepared For:

**Willingham Village Apartments Phase II, LP**

**This report uses DCA's methodology.  
DCA requires the items to be presented in the order given.  
This report contains all required DCA content, plus additional content as  
necessary for a reasonable analysis.**

By:

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## FOREWORD

### QUALIFICATIONS STATEMENT

John Wall and Associates has done over 2,500 market analyses, the majority of these being for apartment projects (conventional and government). However, the firm has done many other types of real estate market analyses, shopping center master plans, industrial park master plans, housing and demographic studies, land planning projects, site analysis, location analysis and GIS projects. Clients include private developers, government officials, syndicators, and lending institutions.

Prior to founding John Wall and Associates, Mr. Wall was the Planning Director for a city of 30,000 where he supervised the work of the Planning Department, including coordinating the activities of and making presentations to both the Planning and Zoning Commission and the Zoning Board of Adjustment and Appeals. His duties included site plan approval, subdivision review, annexation, downtown revitalization, land use mapping program, and negotiation of realistic, workable solutions with various groups.

While in the public and private sectors, Mr. Wall served on the Appalachian Regional Council of Governments Planning and Economic Development Committee for more than seven years.

Mr. Wall has also taught site analysis and site planning part-time at the graduate level for several semesters as a visiting professor at Clemson University College of Architecture, Planning Department.

Mr. Wall holds a Master's degree in City and Regional Planning and a BS degree in Pre-Architecture. In addition, he has studied at the Clemson College of Architecture Center for Building Research and Urban Studies at Genoa, Italy, and at Harvard University in the Management of Planning and Design Firms, Real Estate Finance, and Real Estate Development.

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This report shall not be released by John Wall and Associates to persons other than the client and his/her designates for a period of at least sixty (60) days. Other arrangements can be made upon the client's request.

### TRUTH AND ACCURACY

It is hereby attested to that the information contained in this report is true and accurate. The report can be relied upon as a true assessment of the low income housing rental market. However, no assumption of liability is being made or implied.

### IDENTITY OF INTEREST

The market analyst will receive no fees contingent upon approval of the project by any agency or lending institution, before or after the fact, and the market analyst will have no interest in the housing project.

### CERTIFICATIONS

#### CERTIFICATION OF PHYSICAL INSPECTION

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that information has been used in the full assessment of the need and demand for new rental units.

#### REQUIRED STATEMENT

The statement below is required precisely as worded by some clients. It is, in part, repetitious of some of the other statements in this section, which are required by other clients *exactly as they* are worded.

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area, and the information derived from that inspection has been used in the full study of the need and demand for new rental units.

To the best of my knowledge: the market can support the project to the extent shown in the study; the study was written according to The Client's *Market Study Guide*; the information is accurate; and the report can be relied upon by The Client to present a true assessment of the low-income rental housing market.

I understand that any misrepresentation of this statement may result in the denial of further participation in The Client's rental housing programs. I affirm that I have no interest in the project. I have no relationship with the ownership entity that has not been disclosed to The Client in accordance with the certifications in the *Proposal for Market Studies*. My compensation is not contingent on this project being funded.

#### NCHMA MEMBER CERTIFICATION

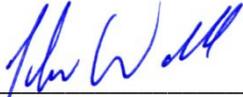
This market study has been prepared by John Wall and Associates, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies for Affordable Housing Projects, and Model Content Standards for the Content of Market Studies for Affordable Housing Projects*. These standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users.

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(Note: Information on the National Council of Housing Market Analysts including *Standard Definitions of Key Terms and Model Content Standards* may be obtained by visiting <http://www.housingonline.com/mac/machome.htm>)

Submitted and attested to by:

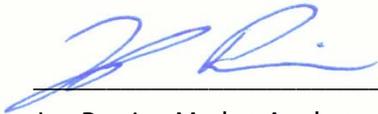


John Wall, President

JOHN WALL and ASSOCIATES

6-3-14

Date



Joe Burriss, Market Analyst

JOHN WALL and ASSOCIATES

6-3-14

Date

## TABLE OF CONTENTS

FOREWORD	2	G.2	AFFORDABILITY	52
QUALIFICATIONS STATEMENT	2	G.3	DEMAND	56
RELEASE OF INFORMATION	2	G.4	DEMAND FOR NEW UNITS	59
TRUTH AND ACCURACY	2	G.5	CAPTURE RATE ANALYSIS CHART	60
IDENTITY OF INTEREST	2	H.	COMPETITIVE ANALYSIS (EXISTING	
CERTIFICATIONS	2		COMPETITIVE RENTAL ENVIRONMENT)	61
TABLE OF CONTENTS	4	H.1	SURVEY OF APARTMENTS	61
TABLE OF TABLES	5	H.2	ADDITIONAL INFORMATION ON COMPETITIVE	
TABLE OF MAPS	5		ENVIRONMENT	63
INTRODUCTION	6	H.3	APARTMENT LOCATIONS MAP	64
PURPOSE	6	H.4	AMENITY ANALYSIS	65
SCOPE	6	H.5	SELECTION OF COMPS	65
METHODOLOGY	6	H.6	LONG TERM IMPACT OF THE SUBJECT ON EXISTING	
LIMITATIONS	6		TAX CREDIT UNITS	65
A. EXECUTIVE SUMMARY	8	H.7	NEW "SUPPLY"	65
A.1 PROJECT DESCRIPTION	8	H.8	AVERAGE MARKET RENT	65
A.2 SITE DESCRIPTION/EVALUATION	9	H.9	INFORMATION ON OTHER DCA PROPERTIES	66
A.3 MARKET AREA DEFINITION	10	H.10	RENTAL TRENDS IN THE MARKET AREA	66
A.4 COMMUNITY DEMOGRAPHIC DATA	10	H.11	IMPACT OF FORECLOSED, ABANDONED, ETC.	
A.5 ECONOMIC DATA	11		PROPERTIES	68
A.6 PROJECT SPECIFIC AFFORDABILITY AND DEMAND		H.12	PRIMARY HOUSING VOIDS	68
ANALYSIS	12	H.13	ADVERSE IMPACTS ON OCCUPANCY	68
A.7 COMPETITIVE RENTAL ANALYSIS	13	H.14	BUILDING PERMITS ISSUED	68
A.8 ABSORPTION/STABILIZATION ESTIMATE	13	I.	ABSORPTION & STABILIZATION RATES	70
A.9 OVERALL CONCLUSION	13	J.	INTERVIEWS	71
NARRATIVE DETAILING KEY CONCLUSIONS OF THE REPORT:	13	J.1	APARTMENT MANAGERS	71
A.10 DCA SUMMARY TABLE	16	J.2	ECONOMIC DEVELOPMENT	71
A.11 DEMAND	17	K.	CONCLUSIONS AND RECOMMENDATIONS	72
A.12 NCHMA CAPTURE RATE	17	L.	SIGNED STATEMENT REQUIREMENTS	73
B. PROJECT DESCRIPTION	18	M.	MARKET STUDY REPRESENTATION	74
B.1 DEVELOPMENT LOCATION	18	N.	APPENDIX A – RENT ROLL	75
B.2 CONSTRUCTION TYPE	18	O.	APPENDIX B – SCOPE OF WORK	81
B.3 OCCUPANCY	18	P.	APPENDIX C – CRIME MAP	83
B.4 TARGET INCOME GROUP	18	Q.	NCHMA MARKET STUDY INDEX/CHECKLIST	85
B.5 SPECIAL POPULATION	18	R.	BUSINESS REFERENCES	86
B.6 STRUCTURE TYPE	18	S.	RÉSUMÉS	87
B.7 UNIT SIZES, RENTS AND TARGETING	18			
B.8 DEVELOPMENT AMENITIES	18			
B.9 UNIT AMENITIES	18			
B.10 REHAB	19			
B.11 UTILITIES INCLUDED	19			
B.12 PROJECTED CERTIFICATE OF OCCUPANCY DATE	19			
C. SITE EVALUATION	20			
C.1 DATE OF SITE VISIT	20			
C.2 PHYSICAL FEATURES OF SITE AND ADJACENT				
PARCELS	20			
C.3 SURROUNDING ROADS, TRANSPORTATION,				
AMENITIES, EMPLOYMENT, COMMUNITY SERVICES	20			
C.4 SITE AND NEIGHBORHOOD PHOTOS	22			
C.5 SITE LOCATION MAP	31			
C.6 LAND USES OF THE IMMEDIATE AREA	33			
C.7 MULTIFAMILY RESIDENTIAL DEVELOPMENTS	34			
C.8 ROAD AND INFRASTRUCTURE IMPROVEMENTS	35			
C.9 ACCESS, INGRESS, VISIBILITY	35			
C.10 OBSERVED VISIBLE ENVIRONMENTAL OR OTHER				
CONCERNS	35			
C.11 CONCLUSION	35			
D. MARKET AREA	36			
D.1 MARKET AREA DETERMINATION	37			
D.2 DRIVING TIMES AND PLACE OF WORK	37			
D.3 MARKET AREA DEFINITION	37			
E. DEMOGRAPHIC ANALYSIS	38			
E.1 POPULATION	38			
E.2 HOUSEHOLDS	39			
F. EMPLOYMENT TREND	44			
F.1 TOTAL JOBS	44			
F.2 JOBS BY INDUSTRY AND OCCUPATION	45			
F.3 MAJOR EMPLOYERS	47			
F.4 EMPLOYMENT (CIVILIAN LABOR FORCE)	47			
F.5 EMPLOYMENT CONCENTRATIONS MAP	48			
F.6 ECONOMIC SUMMARY	49			
G. PROJECT-SPECIFIC AFFORDABILITY & DEMAND				
ANALYSIS	51			
G.1 INCOME RESTRICTIONS	51			

**TABLE OF TABLES**

Crimes Reported to Police ..... 10

Percent of Renter Households in Appropriate Income  
 Ranges for the Market Area ..... 11

Number of Renter Households in Appropriate Income  
 Ranges for the Market Area ..... 12

NCHMA Capture Rate..... 17

Community Amenities..... 32

Workers’ Travel Time to Work for the Market Area (Time in  
 Minutes)..... 37

Population Trends and Projections ..... 38

Persons by Age ..... 38

Race and Hispanic Origin ..... 39

Renter Households by Age of Householder..... 39

Household Trends and Projections ..... 40

Occupied Housing Units by Tenure ..... 40

Housing Units by Persons in Unit..... 42

Renter Persons Per Unit For The Market Area ..... 42

Number of Households in Various Income Ranges..... 43

Covered Employment ..... 44

Occupation of Employed Persons Age 16 Years And Over..... 45

Occupation for the State and Market Area ..... 45

Industry of Employed Persons Age 16 Years And Over..... 46

Industry for the State and Market Area ..... 46

Employment Trends ..... 47

County Employment Trends ..... 48

Median Wages by Industry ..... 49

Wages by Industry for the County ..... 50

Percent of Workers by Occupation for the Market Area ..... 50

Maximum Income Limit (HUD FY 2014)..... 51

Minimum Incomes Required and Gross Rents ..... 52

Qualifying Income Ranges by Bedrooms and Persons Per  
 Household..... 52

Qualifying and Proposed and Programmatic Rent  
 Summary ..... 53

Targeted Income Ranges ..... 53

Number of Specified Households in Various Income  
 Ranges by Tenure..... 53

Percent of Renter Households in Appropriate Income  
 Ranges for the Market Area ..... 54

Change in Renter Household Income ..... 54

New Renter Households in Each Income Range for the  
 Market Area ..... 56

Percentage of Income Paid For Gross Rent (Renter  
 Households in Specified Housing Units) ..... 57

Rent Overburdened Households in Each Income Range  
 for the Market Area..... 57

Substandard Occupied Units..... 58

Substandard Conditions in Each Income Range for the  
 Market Area ..... 58

Capture Rate by Unit Size (Bedrooms) and Targeting..... 60

List of Apartments Surveyed ..... 61

Comparison of Comparables to Subject..... 61

Schedule of Rents, Number of Units, and Vacancies for  
*Unassisted* Apartment Units ..... 62

Apartment Units Built or Proposed Since the Base Year..... 65

Tenure by Bedrooms..... 66

Tenure by Bedrooms for the State and Market Area ..... 66

Building Permits Issued ..... 68

**TABLE OF MAPS**

REGIONAL LOCATOR MAP ..... 6

AREA LOCATOR MAP ..... 7

SITE AND NEIGHBORHOOD PHOTOS AND  
 ADJACENT LAND USES MAP ..... 21

SITE LOCATION MAP ..... 31

NEIGHBORHOOD MAP ..... 33

APARTMENT LOCATIONS MAP ..... 34

MARKET AREA MAP ..... 36

TENURE MAP ..... 41

EMPLOYMENT CONCENTRATIONS MAP ..... 48

MEDIAN HOUSEHOLD INCOME MAP ..... 55

APARTMENT LOCATIONS MAP ..... 64

MEDIAN HOME VALUE MAP ..... 67

MEDIAN GROSS RENT MAP ..... 69

## INTRODUCTION

### PURPOSE

The purpose of this report is to analyze the apartment market for a specific site in Rome, Georgia.

### SCOPE

Considered in this report are market depth, bedroom mix, rental rates, unit size, and amenities. These items are investigated principally through a field survey conducted by John Wall and Associates. Unless otherwise noted, all charts and statistics are the result of this survey.

In general, only complexes of 30 units or more built since 1980 are considered in the field survey. Older or smaller projects are sometimes surveyed when it helps the analysis. Projects with rent subsidized units are included, if relevant, and noted.

### METHODOLOGY

Three separate approaches to the analysis are used in this report; each is a check on the other. By using three generally accepted approaches, reasonable conclusions can be drawn. The three approaches used are:

- (1) Statistical
- (2) Like-Kind Comparison
- (3) Interviews

The Statistical approach uses Census data and local statistics; 2010 is used as a base year. The population that would qualify for the proposed units is obtained from these figures.

The Like-Kind Comparison approach collects data on projects similar in nature to that which is being proposed and analyzes how they are doing. This approach assesses their strong points, as well as weak points, and compares them with the subject.

The last section, Interviews, assesses key individuals' special knowledge about the market area. While certainly subjective and limited in perspective, their collective knowledge, gathered and assessed, can offer valuable information.

Taken individually, these three approaches give a somewhat restricted view of the market. However, by examining them together, knowledge sufficient to draw reasonable conclusions can be achieved.

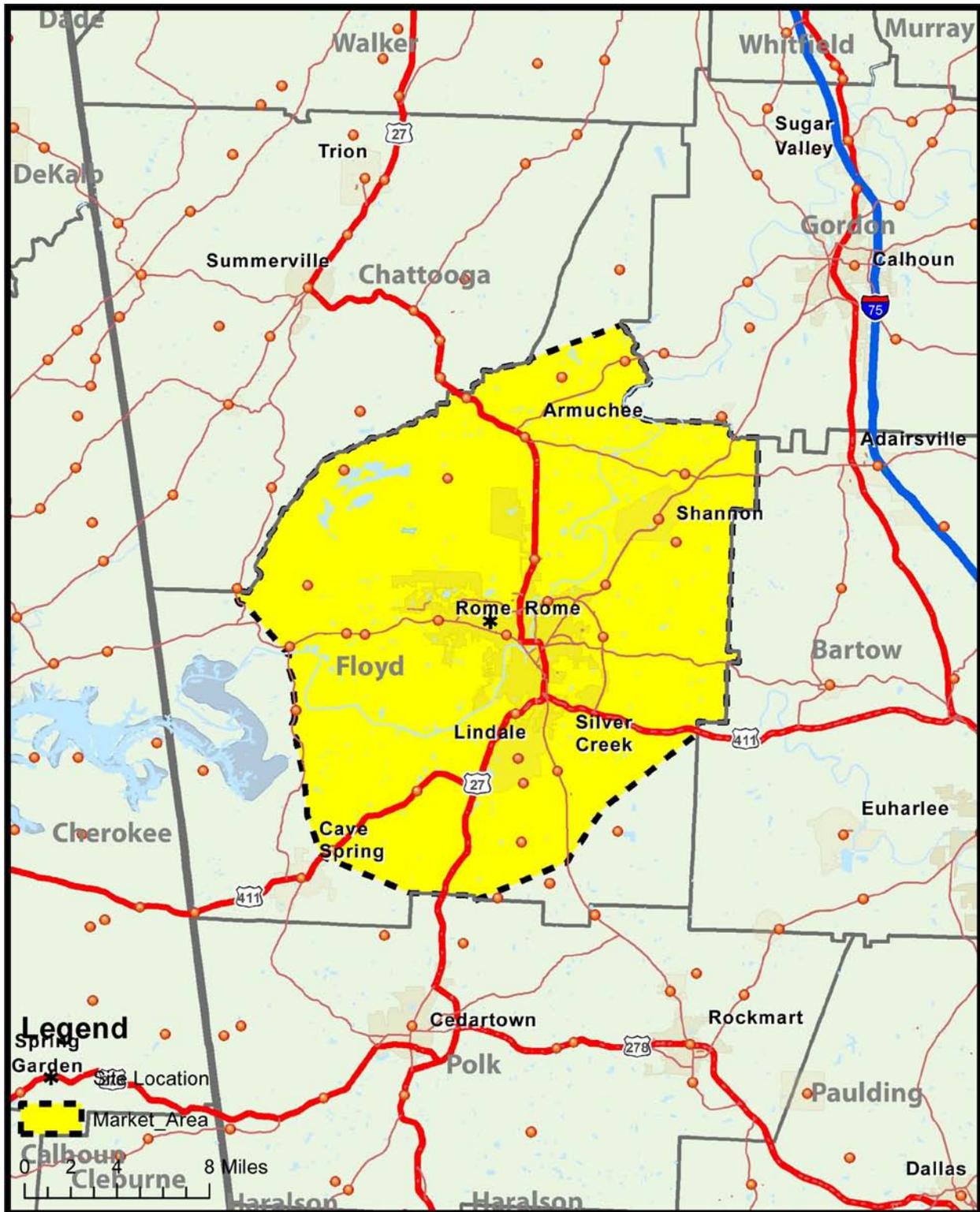
### LIMITATIONS

This market study was written according to the Client's *Market Study Guide*. To the extent this guide differs from the NCHMA *Standard Definitions of Key Terms or Model Content Standards*, the client's guide has prevailed.

### REGIONAL LOCATOR MAP



**AREA LOCATOR MAP**



## A. EXECUTIVE SUMMARY

The projected completion date of the proposed project is on or before 12/31/2016.

The market area (conservative) consists of Census tracts 1, 2.01, 2.02 (71%), 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14 (60%), 16, 17.01 (42%), 17.02 (86%), 18, 20 (50%), and 21 in Floyd County.

The proposed project consists of 75 units of rehabilitation.

The proposed project is for family households receiving full project-based rental assistance.

### A.1 PROJECT DESCRIPTION

- **Address:**  
15 Brookwood Avenue
  
- **Construction and occupancy types:**  
Rehabilitation  
Duplex, single family detached  
Family
  
- **Unit mix including bedrooms, bathrooms, square footage, income targeting, rents, and utility allowance:**

<u>AMI</u>	<u>Bedrooms</u>	<u>Baths</u>	<u>Number of Units</u>	<u>Square Feet</u>	<u>Net Rent</u>	<u>Utility Allow.</u>	<u>Gross Rent</u>	<u>Target Population</u>
60%	1	1	24	826	449	115	564	PBRA
60%	2	1	37	1,014	585	143	728	PBRA
60%	3	2	12	1,250	673	190	863	PBRA
60%	4	2	2	1,476	737	238	975	PBRA

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Total Units	75
Tax Credit Units	75
PBRA Units	75
Mkt. Rate Units	0

- **Any additional subsidies available including project based rental assistance:**  
All units will continue receiving full project-based rental assistance.
  
- **Brief description of proposed amenities and how they compare to existing properties:**
  - DEVELOPMENT AMENITIES:  
Laundry room, clubhouse, fitness center, covered pavilion w/BBQ, and gazebo
  - UNIT AMENITIES:  
Refrigerator, stove, dishwasher, washer/dryer connections, HVAC, and pre-wired telephone/cable
  - UTILITIES INCLUDED:  
Trash

The subject’s amenities, on average, are superior to other fully rental assisted properties.

## A.2 SITE DESCRIPTION/EVALUATION

- **A brief description of physical features of the site and adjacent parcels:**  
The site is currently the existing subject property. Adjacent land uses include woods, other Public Housing, an office building, a fire station, and single family homes.
- **A brief overview of the neighborhood land composition (residential, commercial, industrial, agricultural):**  
The immediate neighborhood is mostly residential with both single family and multifamily. There is commercial to the south.
- **A discussion of site access and visibility:**  
Access to the site is from North Division Street Northwest and John Davenport Drive. There are no problems with access and ingress. The site has some visibility from North Division Street Northwest, a well-traveled north-south artery, and from John Davenport Drive. However, most visibility is from the neighborhood streets that make up the property.
- **Any significant positive or negative aspects of the subject site:**  
Significant positive aspects of the site include the fact that it is already an established neighborhood, and it has close proximity to goods and services. There are no significant negative aspects of the site.
- **A brief summary of the site's proximity to neighborhood services including shopping, medical care, employment concentrations, public transportation, etc.**  
Most of the relevant goods and services exist to the south of the site, about ½ mile away. Rite Aid and West Rome IGA can be found here at the intersection of North Division Street Northwest and Shorter Avenue Northwest. There are some employment opportunities in the retail and service sectors between a ½ mile and one mile away and additional opportunities throughout Rome. The site is between a ½ mile and one mile from several major arteries servicing the Rome area. The Rome Transit Department provides public transportation within the city limits. The fixed-route bus service operates Monday through Friday from 5:40 a.m. to 6:30 p.m. Regular fare is \$1.25; senior citizen and disabled fare is \$0.60; student fare is \$0.60; transfers and children under 5 years old ride for free. Route 1A (Green) and Route 1B (Blue) service the site.
- **An overall conclusion of the site's appropriateness for the proposed development:**  
The site is well-suited for the proposed rehabilitation.

### A.2.1 CRIME

According to the FBI, in 2011 the following crimes were reported to police:

#### Crimes Reported to Police

	<u>City</u>	<u>County</u>
Population:	36,781	—
Violent Crime	227	257
Murder	4	1
Rape	18	9
Robbery	62	14
Assault	143	233
Property Crime	2,202	1,462
Burglary	472	390
Larceny	1,655	979
Motor Vehicle Theft	75	93
Arson	18	15

Source: 2011 Table 8 and Table 10, Crime in the United States 2011

<http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2011/crime-in-the-u.s.-2011/offenses-known-to-law-enforcement/standard-links/city-agency>

<http://www.fbi.gov/about-us/cjis/ucr/crime-in-the-u.s/2011/crime-in-the-u.s.-2011/offenses-known-to-law-enforcement/standard-links/county-agency>

Detailed crime statistics are available in Appendix C for a 30-day time period (March 17, 2014-April 16, 2014). The site does not appear to be in a problematic area.

### A.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 market area (conservative) consists of Census tracts 1, 2.01, 2.02 (71%), 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14 (60%), 16, 17.01 (42%), 17.02 (86%), 18, 20 (50%), and 21 in Floyd County.

### A.4 COMMUNITY DEMOGRAPHIC DATA

- **Current and projected household and population counts for the primary market area:**

2010 population = 85,550; 2014 population = 86,535; 2016 population = 87,028

2010 households = 31,864; 2014 households = 32,102; 2016 households = 32,220

- **Household tenure:**

38.6% of the households in the market area rent.

	<u>Owners</u>	<u>%</u>	<u>Renters</u>	<u>%</u>
55 +	10,188	73.5%	3,666	26.5%
62 +	7,245	74.9%	2,423	25.1%
65 +	6,000	75.5%	1,942	24.5%

- **Household income:**

**Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA	
Lower Limit			0
Upper Limit			36,420
	<b>Mkt. Area</b>		
<b>Renter occupied:</b>	<b>Households</b>	<b>%</b>	<b>#</b>
Less than \$5,000	892	1.00	892
\$5,000 to \$9,999	1,256	1.00	1,256
\$10,000 to \$14,999	1,429	1.00	1,429
\$15,000 to \$19,999	1,134	1.00	1,134
\$20,000 to \$24,999	1,059	1.00	1,059
\$25,000 to \$34,999	1,619	1.00	1,619
\$35,000 to \$49,999	1,503	0.09	142
\$50,000 to \$74,999	1,367	—	0
\$75,000 to \$99,999	558	—	0
\$100,000 to \$149,999	232	—	0
\$150,000 or more	100	—	0
<b>Total</b>	<b>11,148</b>		<b>7,531</b>
<b>Percent in Range</b>			<b>67.6%</b>

- **Impact of foreclosed, abandoned and vacant, single and multifamily homes, and commercial properties in the PMA on the proposed development:**

There are no signs of any abandonment or foreclosure that would impact the subject.

## A.5 ECONOMIC DATA

- **Trends in employment for the county and/or region:**

Employment has been fairly stable over the past few years and has continued to be so over the past 12 months.

- **Employment by sector:**

The largest sector of employment is:

Educational services, and health care and social assistance — 30.7%

- **Unemployment trends:**

Over the last 12 months, the unemployment rate has been between 7.5% and 10.2%. For 2012, the average rate was 10.0% while for 2011 the average rate was 10.8%. For 2010 the average rate was 10.7%.

- **Recent or planned major employment contractions or expansions:**

According to the Rome Chamber of Commerce's Economic Development Department, there have been seven companies to announce a location to or expansion in Floyd County within the past few years, which will create a total of 886 new jobs. The Lowes Regional Distribution Center, announced in 2011, was completed in 2013 and will create 600 new jobs over three years. F&P Georgia, a tier-1 auto-parts supplier, announced in 2012 it will expand and create 100 new jobs over three years. Syntec Industries, a fabric mill, announced an expansion in July 2013, which will create 20 new jobs. Stemco announced an expansion in July 2013, which will create 50 new jobs. Dermatran Health Solutions announced in August 2013 an expansion, which will create 116 new jobs. International Paper announced in September 2013 it would

expand with no new jobs projected. Mohawk Industries will retain 230 jobs while they undergo an expansion.

Other developments include a proposed connector road to link Highway 411 to Interstate 75; both Bartow and Floyd Counties support the proposal. The Richard B. Russell Airport will extend its 6,000 foot runway another 1,000 feet. The Tennis Center of Georgia at Berry College was approved and is currently in development; there will be 74 tennis courts created which will bring tournaments, tourism, jobs, and skill to youth. A new Coosa High School will be built with technological upgrades; this has been made possible due to ESPLOST (Education Special Project Local Option Sales Tax -1%). Pirelli and Hannah Solar announced an agreement for a solar facility at Pirelli Manufacturing Plant in Rome which will create 13,000 megawatt hours of clean energy over the next 20 years; Pirelli will lease the property, GA Solar Power Company and Energy EcoSystem will develop the project, and Hannah Solar will manage.

According to the Georgia Department of Community Affairs, there have been no major business closings or downsizings in Floyd County since January 2013.

**Overall conclusion regarding the stability of the county’s overall economic environment:**

There have been or will be a significant number of job creations in the area, and the unemployment rate is significantly lower than it has been the last several years. Overall, the economy is stable and will have no negative impacts on the subject.

**A.6 PROJECT SPECIFIC AFFORDABILITY AND DEMAND ANALYSIS**

- **Number renter households income qualified for the proposed development:**

**Number of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA	
Lower Limit			0
Upper Limit			36,420
	Mkt. Area		
<u>Renter occupied:</u>	<u>Households</u>	<u>%</u>	<u>#</u>
Less than \$5,000	892	1.00	892
\$5,000 to \$9,999	1,256	1.00	1,256
\$10,000 to \$14,999	1,429	1.00	1,429
\$15,000 to \$19,999	1,134	1.00	1,134
\$20,000 to \$24,999	1,059	1.00	1,059
\$25,000 to \$34,999	1,619	1.00	1,619
\$35,000 to \$49,999	1,503	0.09	142
\$50,000 to \$74,999	1,367	—	0
\$75,000 to \$99,999	558	—	0
\$100,000 to \$149,999	232	—	0
\$150,000 or more	100	—	0
<b>Total</b>	<b>11,148</b>		<b>7,531</b>
<b>Percent in Range</b>			<b>67.6%</b>

- **Overall estimate of demand:**  
Overall demand is 5,792.
- **Capture rates**
  - Overall:  
1.3% (really 0.0% considering all units are already occupied)
  - LIHTC units:

1.3% (really 0.0% considering all units are already occupied)

○ *By AMI targeting:*

	<u>Units Proposed</u>	<u>Total Demand</u>	<u>Supply</u>	<u>Net Demand</u>	<u>Capture Rate</u>
60% AMI	75	5,792	0	5,792	1.3%
Overall	75	5,792	0	5,792	1.3%

- *Conclusion regarding the achievability of these capture rates:*  
The capture rates are achievable.

## A.7 COMPETITIVE RENTAL ANALYSIS

- **Analysis of the competitive properties in the PMA**
  - *Number of properties:*  
22 properties were surveyed.
  - *Rent bands for each bedroom type proposed:*  
1BR = PBRA to \$909  
2BR = PBRA to \$899  
3BR = PBRA to \$1,075  
4BR = PBRA to \$542
  - *Average market rents:*  
1BR = \$568  
2BR = \$626  
3BR = \$755  
4BR = \$849

## A.8 ABSORPTION/STABILIZATION ESTIMATE

- **Number of units expected to be leased per month:**  
The subject is already fully occupied and should be able to stay above 93% occupancy throughout the rehabilitation.
- **Number of units to be leased by AMI targeting:**  
60% AMI = 75 (all PBRA)
- **Number of months required for the project to reach 93% occupancy:**  
The subject is already fully occupied and should be able to stay above 93% occupancy throughout the rehabilitation.

## A.9 OVERALL CONCLUSION

### NARRATIVE DETAILING KEY CONCLUSIONS OF THE REPORT:

- The **site** appears suitable for the project. It is currently the existing subject property.

- The **neighborhood** is compatible with the project. The immediate neighborhood is mostly residential with both single family and multifamily. There is commercial to the south.
- The **location** is well suited to the project. Most of the relevant goods and services exist to the south of the site, about ½ mile away.
- The **population and household growth** in the market area is positive.
- The **economy** is stable.
- The **demand** for the project is reasonable.
- The **capture rates** for the project are reasonable. The overall tax credit capture rate is 1.3%, however, it is really 0.0% as all units are already occupied.
- The **most comparable** apartments are Callier Forest, Meadow Lane, Rome Housing Authority, Tamassee, and Willingham Village (Subject).
- Total **vacancy rates** of the most comparable projects are 0.0% (Callier Forest), 0.0% (Meadow Lane), 0.0% (Rome Housing Authority), 0.0% (Tamassee), and 0.0% (Willingham Village).
- The **average vacancy** rate reported at **comparable projects** is 0.0%.
- The **average LIHTC vacancy rate** is 1.3% for non-PBRA units.
- The overall **vacancy rate** among non-PBRA apartments surveyed is 1.1% and 0.0% among PBRA apartments.
- **Concessions** in the comparables are non-existent.
- The **rents**, given prevailing rents, vacancy rates, and concessions in the market area, are very reasonable, as all units receive project-based rental assistance.
- The proposed **bedroom mix** is acceptable for the market.
- The **unit sizes** are reasonable for the proposal.
- The subject's **amenities** are good and superior to similarly priced apartments.
- The subject's **value** should be perceived as very good.
- The subject's **affordability** is good.
- The proposal would have no long term **impact** on existing LIHTC projects.

#### A.9.1 RECOMMENDATIONS

None

#### A.9.2 NOTES

None

#### A.9.2.1 STRENGTHS

Proximity to goods and services  
 Already an established neighborhood  
 Already fully occupied  
 Full project-based rental assistance  
 Market performance

A.9.2.2 WEAKNESSES

None

**A.9.3 CONCLUSION**

The project, as proposed, should be successful.

**A.10 DCA SUMMARY TABLE**

<b>Summary Table:</b>									
(must be completed by the analyst and included in the executive summary)									
Development Name: Willingham Village II				Total # Units: 75					
Location: Rome				# LIHTC Units: 75					
PMA Boundary: See map on page 35				Farthest Boundary Distance to Subject: 14 miles					
RENTAL HOUSING STOCK (found in Apartment Inventory)									
Type		# Properties	Total Units	Vacant Units	Average Occupancy				
All Rental Housing		22	2,459	13	99.5%				
Market-Rate Housing		12	877	9	99.0%				
Assisted/Subsidized Housing not to include LIHTC		5	1,267	0	100.0%				
<b>LIHTC</b>		5	315	4	<b>98.7</b>				
Stabilized Comps		5	1,267	0	100.0%				
Properties in Construction & Lease Up									
Subject Development					Average Market Rent			Highest Comp Rent	
# Units	# BR's	# Baths	Size (SF)	Proposed Rent	Per Unit	Per SF	Advtg.	Per Unit	Per SF
24	1	1	826	PBRA	\$568	\$0.69	n/a	PBRA	n/a
37	2	1	1014	PBRA	\$626	\$0.62	n/a	PBRA	n/a
12	3	2	1250	PBRA	\$755	\$0.60	n/a	PBRA	n/a
2	4	2	1476	PBRA	\$849	\$0.58	n/a	PBRA	n/a
DEMOGRAPHIC DATA (found on pages 39 and 53)									
	2010		2014		2016				
Renter Households	12,300	38.6%	12,391	38.6%	12,437	38.6%			
Income-Qualified Renter HHs (LIHTC)	8,315	67.6%	8,376	67.6%	8,407	67.6%			
Income-Qualified Renter HHs (MR)		%		%		%			
TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 58)									
Type of Demand	30%	50%	60%	mkt-rate	Other: __	Overall			
Renter Household Growth			31			31			
Existing HH (Overburden + Substandard)			5,761			5,761			
Homeowner conversion (Seniors)									
Less Comparable/Competitive Supply			0			0			
<b>Net Income-qualified Renter HHs</b>			5,792			5,792			
CAPTURE RATES (found on page 59)									
Targeted Population	30%	50%	60%	mkt-rate	Other: __	Overall			
Capture Rate			1.3%			1.3%			

## A.11 DEMAND

	60% AMI: \$0 to \$36,420	
New Housing Units Required	31	
Rent Overburden Households	5,352	
Substandard Units	409	
Demand	5,792	
Less New Supply	0	
<b>NET DEMAND</b>	<b>5,792</b>	

### A.11.1 OPTIMAL BEDROOM MIX

The following bedroom mix will keep the market in balance over the long term. Individual projects can vary from it.

<u>Bedrooms</u>	<u>Optimal Mix</u>
1	30%
2	50%
3	20%
4	0%
<b>Total</b>	<b>100%</b>

### A.11.2 ABSORPTION

The subject is already fully occupied and should be able to stay above 93% occupancy throughout the rehabilitation.

## A.12 NCHMA CAPTURE RATE

NCHMA defines capture rate as:

The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area. See penetration rate for rate for entire market area.

This definition varies from the capture rate used above.

### NCHMA Capture Rate

	<u>Income Qualified Renter Households</u>	<u>Proposal</u>	<u>Capture Rate</u>
60% AMI: \$0 to \$36,420	7,531	75	1.0%

## B. PROJECT DESCRIPTION

The project description is provided by the developer.

### B.1 DEVELOPMENT LOCATION

The site is on the northwest side of Rome, Georgia. It is located on Brookwood Avenue and connecting neighborhood streets.

### B.2 CONSTRUCTION TYPE

Rehabilitation

### B.3 OCCUPANCY

The proposal is for occupancy by family households.

### B.4 TARGET INCOME GROUP

Low income

### B.5 SPECIAL POPULATION

Four units designed for mobility impaired and two units designed for sensory impaired

### B.6 STRUCTURE TYPE

Duplex, single family detached

### B.7 UNIT SIZES, RENTS AND TARGETING

<u>AMI</u>	<u>Bedrooms</u>	<u>Baths</u>	<u>Number of Units</u>	<u>Square Feet</u>	<u>Net Rent</u>	<u>Utility Allow.</u>	<u>Gross Rent</u>	<u>Target Population</u>
60%	1	1	24	826	449	115	564	PBRA
60%	2	1	37	1,014	585	143	728	PBRA
60%	3	2	12	1,250	673	190	863	PBRA
60%	4	2	2	1,476	737	238	975	PBRA
Total Units			75					
Tax Credit Units			75					
PBRA Units			75					
Mkt. Rate Units			0					

These *pro forma* rents will be evaluated in terms of the market in the Supply section of the study.

### B.8 DEVELOPMENT AMENITIES

Laundry room, clubhouse, fitness center, covered pavilion w/BBQ, and gazebo

### B.9 UNIT AMENITIES

Refrigerator, stove, dishwasher, washer/dryer connections, HVAC, and pre-wired telephone/cable

**B.10 REHAB**

Occupancy: 100%

Rents: All units have full project-based rental assistance

Tenant incomes: See Appendix A

Scope of work: See Appendix B

**B.11 UTILITIES INCLUDED**

Trash

**B.12 PROJECTED CERTIFICATE OF OCCUPANCY DATE**

It is anticipated that the subject will have its final certificates of occupancy on or before 12/31/2016.

## **C. SITE EVALUATION**

### **C.1 DATE OF SITE VISIT**

Joe Burriss visited the site on April 22, 2014.

### **C.2 PHYSICAL FEATURES OF SITE AND ADJACENT PARCELS**

- **Physical features:**

The site is currently existing Public Housing in need of rehabilitation.

- **Adjacent parcels:**

N: Woods and Public Housing

E: Single family homes

S: Office building, fire station, and single family homes

W: Public Housing and fire station

- **Condition of surrounding land uses:**

The surrounding land uses appear mostly in good or fair condition.

### **C.3 SURROUNDING ROADS, TRANSPORTATION, AMENITIES, EMPLOYMENT, COMMUNITY SERVICES**

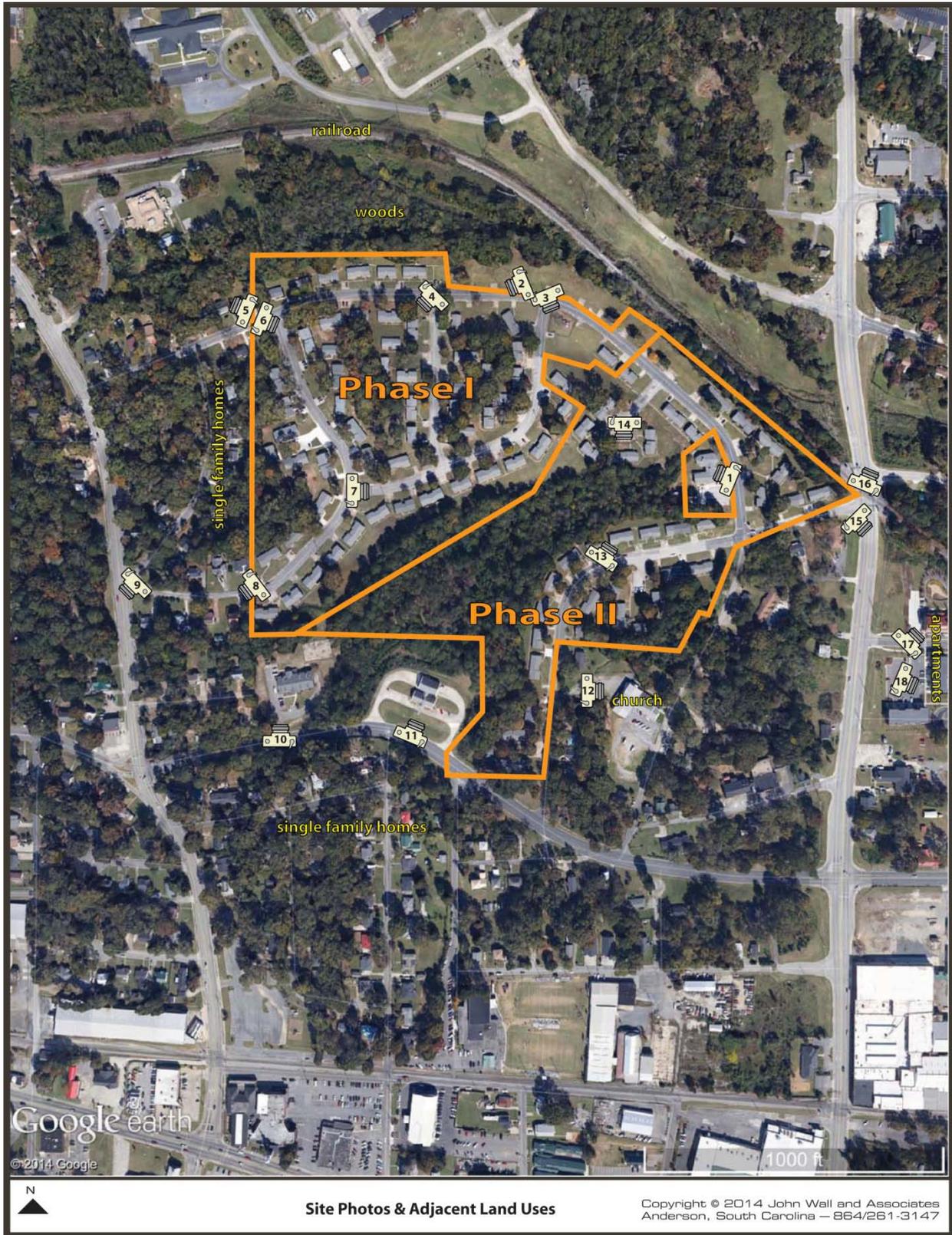
The site is between a ½ mile and one mile from several major arteries servicing the Rome area.

The Rome Transit Department provides public transportation within the city limits of Rome, Georgia. The fixed-route bus service operates Monday through Friday from 5:40 a.m. to 6:30 p.m. Regular fare is \$1.25; senior citizen and disabled fare is \$0.60; student fare is \$0.60; transfers and children under 5 years old ride for free. Route 1A (Green) and Route 1B (Blue) service the site.

Most of the relevant goods and services exist to the south of the site, about ½ mile away. Rite Aid and IGA can be found here at the intersection of North Division Street Northwest and Shorter Avenue Northwest.

There are some employment opportunities in the retail and service sectors between a ½ mile and one mile away.

**SITE AND NEIGHBORHOOD PHOTOS AND ADJACENT LAND USES MAP**



### C.4 SITE AND NEIGHBORHOOD PHOTOS



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



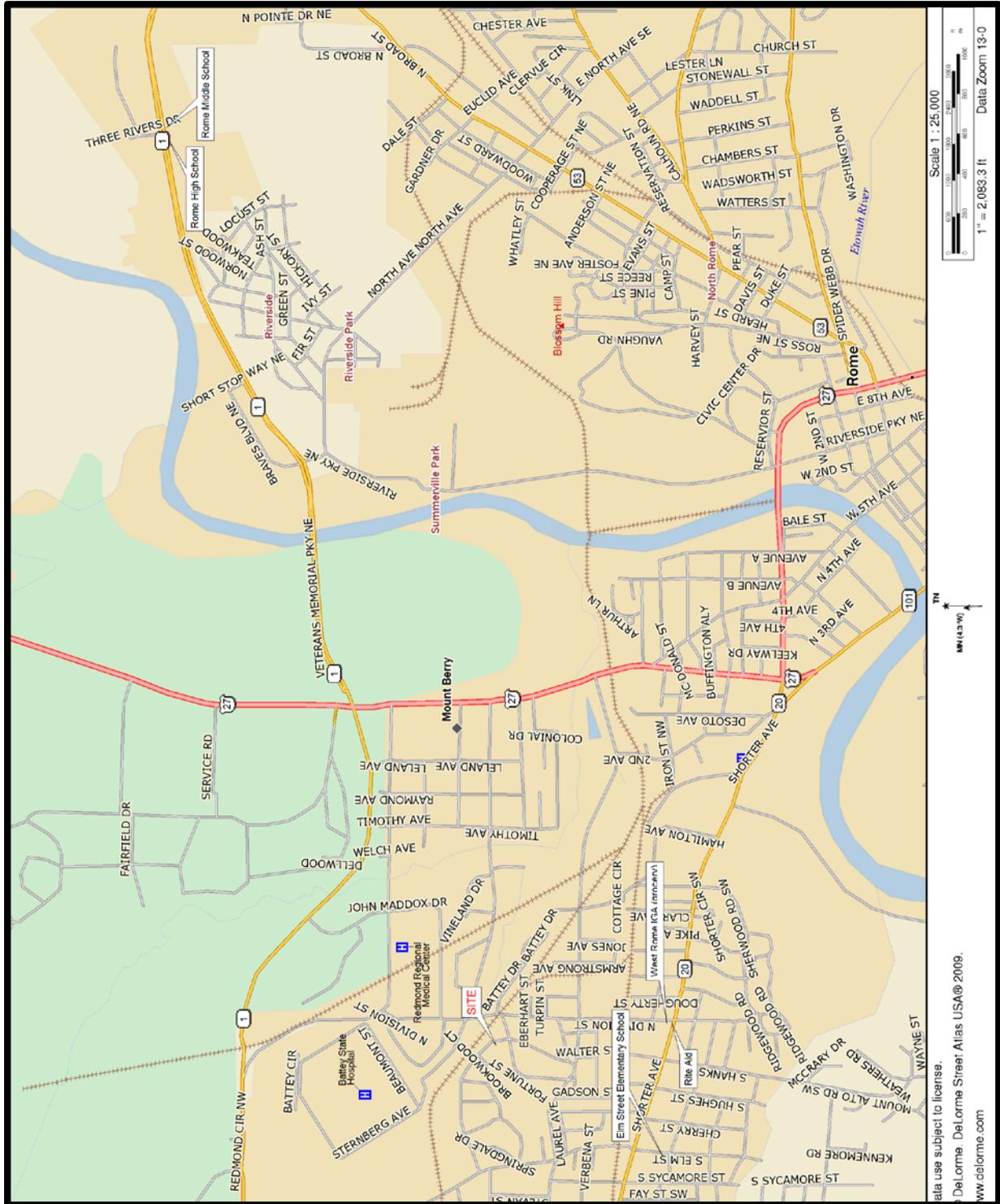
Photo 17



Photo 18

# C.5 SITE LOCATION MAP

## SITE LOCATION MAP



- **Listing of closest shopping areas, schools, employment centers, medical facilities and other important amenities with distance to site:**

**Community Amenities**

<b><u>Amenity</u></b>	<b><u>Distance</u></b>
Rite Aid	0.5 miles
West Rome IGA	0.5 miles
Rome High School	3.0 miles
Rome Middle School	3.0 miles
Elm Street Elementary School	0.6 miles

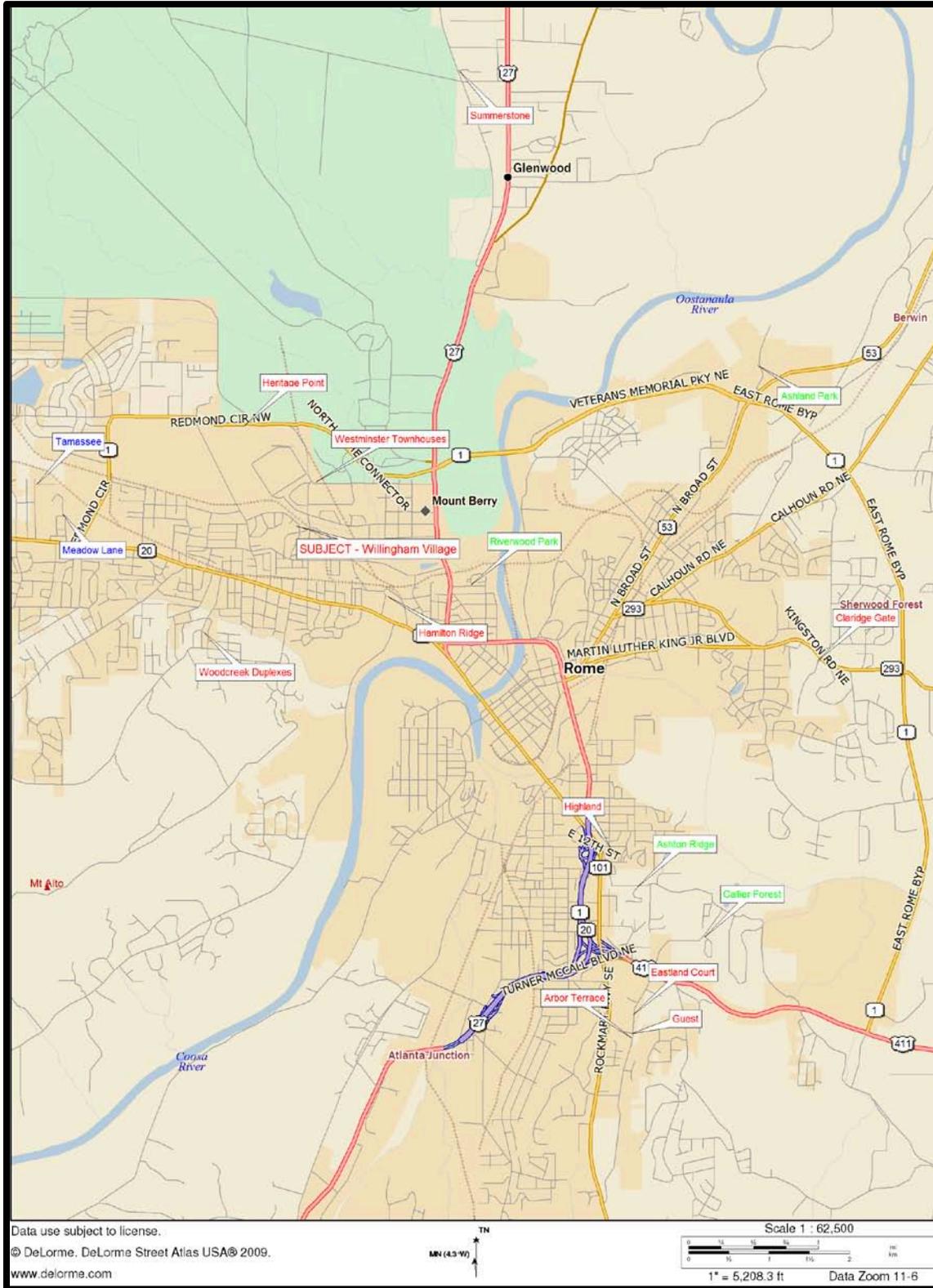
## C.6 LAND USES OF THE IMMEDIATE AREA

### NEIGHBORHOOD MAP



### C.7 MULTIFAMILY RESIDENTIAL DEVELOPMENTS

#### APARTMENT LOCATIONS MAP



**C.8 ROAD AND INFRASTRUCTURE IMPROVEMENTS**

No major road or infrastructure projects were noted in the immediate area that would have direct impact on the subject.

**C.9 ACCESS, INGRESS, VISIBILITY**

Access to the site is from North Division Street Northwest, John Davenport Drive, and two points on Lavender Road Northwest. There are no problems with access and ingress. The site has some visibility from North Division Street Northwest, a well-traveled north-south artery. However, most visibility is from the neighborhood streets that make up the property.

**C.10 OBSERVED VISIBLE ENVIRONMENTAL OR OTHER CONCERNS**

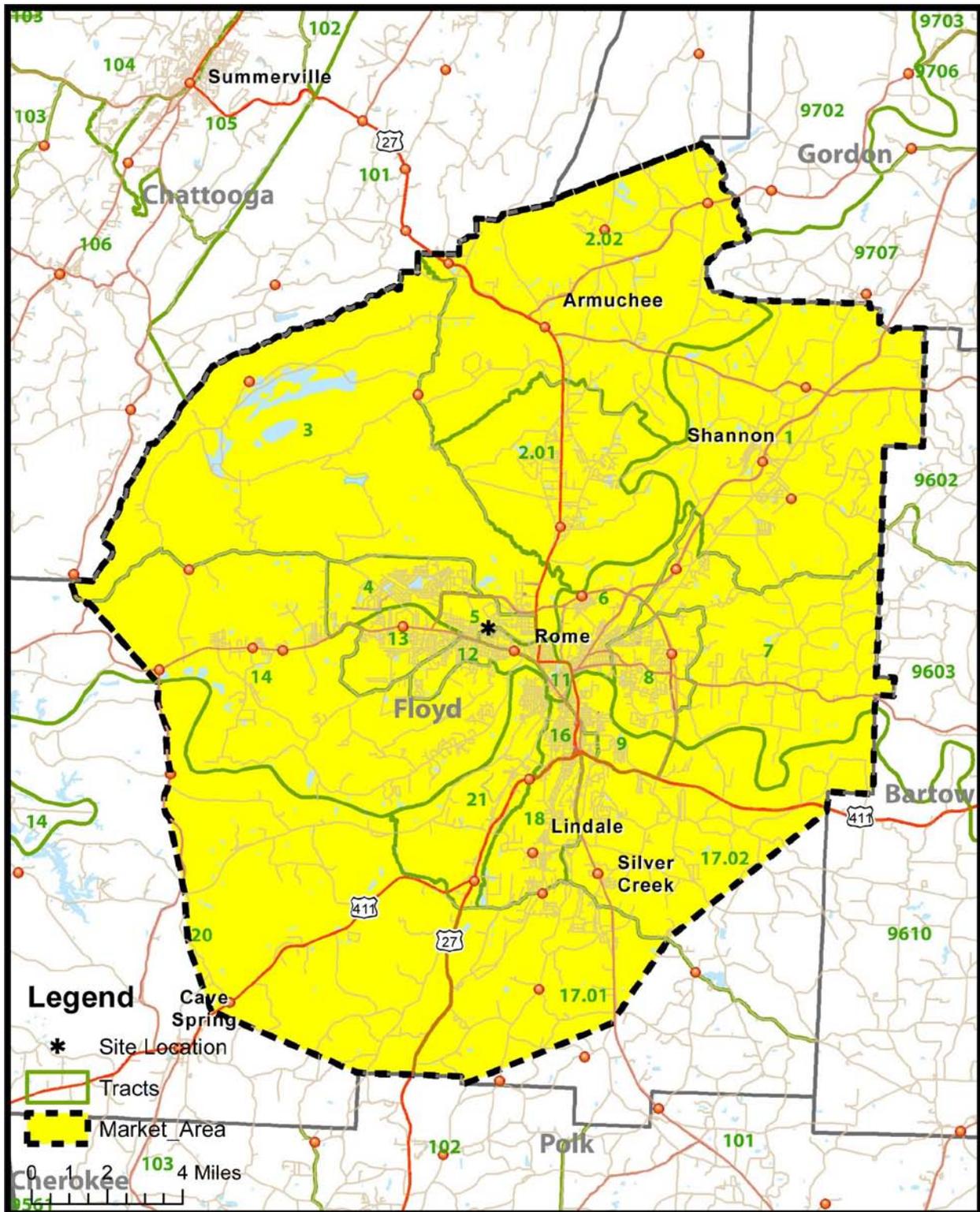
There were no other visible environmental or other concerns.

**C.11 CONCLUSION**

The site is well-suited for the proposed rehabilitation.

# D. MARKET AREA

## MARKET AREA MAP



## D.1 MARKET AREA DETERMINATION

The market area is the community where the project will be located and only those outlying rural areas that will be significantly impacted by the project, generally excluding other significant established communities. The market area is considered to be the area from which most of the prospective tenants will be drawn. Some people will move into the market area from nearby towns, while others will move away. These households are accounted for in the "Household Trends" section. The border of the market area is based on travel time, commuting patterns, the gravity model, physical boundaries, and the distribution of renters in the area. The analyst visits the area before the market area definition is finalized.

Housing alternatives and local perspective will be presented in the Development Comparisons section of this report.

## D.2 DRIVING TIMES AND PLACE OF WORK

Commuter time to work is shown below:

### Workers' Travel Time to Work for the Market Area (Time in Minutes)

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Total:</b>	4,045,105		38,766		33,381		13,654	
<b>Less than 5 minutes</b>	106,831	2.6%	2,120	5.5%	1,873	5.6%	740	5.4%
<b>5 to 9 minutes</b>	346,798	8.6%	4,146	10.7%	4,231	12.7%	2,164	15.8%
<b>10 to 14 minutes</b>	542,240	13.4%	7,380	19.0%	7,116	21.3%	3,566	26.1%
<b>15 to 19 minutes</b>	630,182	15.6%	7,505	19.4%	6,481	19.4%	2,755	20.2%
<b>20 to 24 minutes</b>	585,153	14.5%	6,330	16.3%	5,006	15.0%	1,570	11.5%
<b>25 to 29 minutes</b>	241,842	6.0%	2,066	5.3%	1,331	4.0%	473	3.5%
<b>30 to 34 minutes</b>	572,487	14.2%	3,692	9.5%	2,506	7.5%	1,071	7.8%
<b>35 to 39 minutes</b>	122,570	3.0%	680	1.8%	631	1.9%	166	1.2%
<b>40 to 44 minutes</b>	151,966	3.8%	668	1.7%	601	1.8%	161	1.2%
<b>45 to 59 minutes</b>	367,879	9.1%	1,705	4.4%	1,486	4.5%	353	2.6%
<b>60 to 89 minutes</b>	269,296	6.7%	1,346	3.5%	1,176	3.5%	359	2.6%
<b>90 or more minutes</b>	107,861	2.7%	1,128	2.9%	942	2.8%	276	2.0%

Source: 2011-5yr ACS (Census)

## D.3 MARKET AREA DEFINITION

The market area for this report has been defined as Census tracts 1, 2.01, 2.02 (71%), 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14 (60%), 16, 17.01 (42%), 17.02 (86%), 18, 20 (50%), and 21 in Floyd County (2010 Census). The market area is defined in terms of standard US Census geography so it will be possible to obtain accurate, verifiable information about it. The Market Area Map highlights this area.

### D.3.1 SECONDARY MARKET AREA

The secondary market area for this report has been defined as Floyd County. Demand will neither be calculated for, nor derived from, the secondary market area.

## E. DEMOGRAPHIC ANALYSIS

### E.1 POPULATION

#### E.1.1 POPULATION TRENDS

Housing demand is most closely associated with population trends. While no population projection presently exists for the market area, one is calculated from existing figures and shown below.

##### Population Trends and Projections

	<u>State</u>	<u>County</u>	<u>Market Area</u>	<u>City</u>
<b>2000</b>	8,186,453	90,565	83,087	34,980
<b>2008</b>	9,468,815	95,810	85,043	36,257
<b>2010</b>	9,687,653	96,317	85,550	36,303
<b>2014</b>	10,288,133	98,618	86,535	36,832
<b>2016</b>	10,588,373	99,768	87,028	37,097

Sources: 2000 Census; 2010 5yr ACS (Census); 2010 Census; others by John Wall and Associates from figures shown

As seen in the table above, the population in the market area was 86,535 in 2014 and is projected to increase by 493 persons from 2014 to 2016.

#### E.1.2 AGE

Population is shown below for several age categories. The percent figures are presented in such a way as to easily compare the market area to the state, which is a "norm." This will point out any peculiarities in the market area.

##### Persons by Age

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Total</b>	9,687,653		96,317		85,550		36,303	
<b>Under 20</b>	2,781,629	29.0%	26,883	28.0%	24,085	29.3%	10,284	28.4%
<b>20 to 34</b>	2,015,640	21.0%	18,202	19.0%	16,593	20.2%	7,805	21.5%
<b>35 to 54</b>	2,788,792	29.0%	25,989	27.1%	22,799	27.8%	9,074	25.0%
<b>55 to 61</b>	783,421	8.2%	8,407	8.8%	7,259	8.8%	2,969	8.2%
<b>62 to 64</b>	286,136	3.0%	3,134	3.3%	2,707	3.3%	1,016	2.8%
<b>65 plus</b>	1,032,035	10.7%	13,702	14.3%	12,106	14.7%	5,155	14.2%
<b>55 plus</b>	2,101,592	21.9%	25,243	26.3%	22,072	26.9%	9,140	25.2%
<b>62 plus</b>	1,318,171	13.7%	16,836	17.5%	14,813	18.0%	6,171	17.0%

Source: 2010 Census

### E.1.3 RACE AND HISPANIC ORIGIN

The racial composition of the market area does not factor into the demand for units; the information below is provided for reference.

Note that "Hispanic" is not a racial category. "White," "Black," and "Other" represent 100% of the population. Some people in each of those categories also consider themselves "Hispanic." The percent figures allow for a comparison between the state ("norm") and the market area.

#### Race and Hispanic Origin

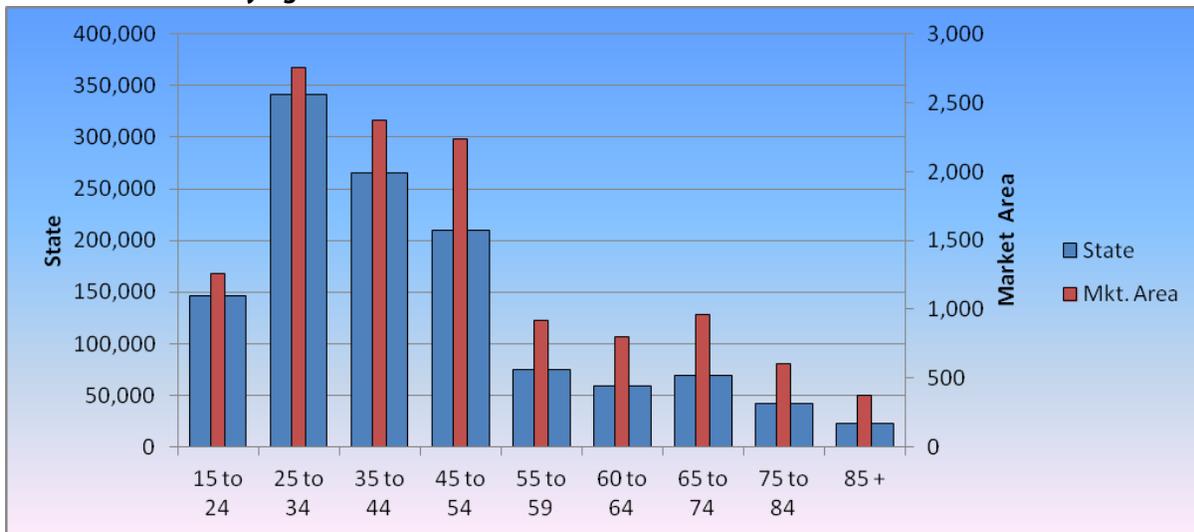
	State	%	County	%	Market Area	%	City	%
<b>Total</b>	9,687,653		96,317		85,550		36,303	
<b>Not Hispanic or Latino</b>	8,833,964	<b>91.2%</b>	87,330	<b>90.7%</b>	76,884	<b>89.9%</b>	30,411	<b>83.8%</b>
White	5,413,920	55.9%	70,959	73.7%	61,152	71.5%	18,974	52.3%
Black or African American	2,910,800	30.0%	13,494	14.0%	13,078	15.3%	9,991	27.5%
American Indian	21,279	0.2%	194	0.2%	174	0.2%	88	0.2%
Asian	311,692	3.2%	1,225	1.3%	1,144	1.3%	690	1.9%
Native Hawaiian	5,152	0.1%	56	0.1%	50	0.1%	17	0.0%
Some Other Race	19,141	0.2%	108	0.1%	104	0.1%	73	0.2%
Two or More Races	151,980	1.6%	1,294	1.3%	1,183	1.4%	578	1.6%
<b>Hispanic or Latino</b>	853,689	<b>8.8%</b>	8,987	<b>9.3%</b>	8,666	<b>10.1%</b>	5,892	<b>16.2%</b>
White	373,520	3.9%	3,096	3.2%	2,948	3.4%	1,847	5.1%
Black or African American	39,635	0.4%	146	0.2%	135	0.2%	84	0.2%
American Indian	10,872	0.1%	150	0.2%	149	0.2%	126	0.3%
Asian	2,775	0.0%	28	0.0%	26	0.0%	4	0.0%
Native Hawaiian	1,647	0.0%	60	0.1%	60	0.1%	53	0.1%
Some Other Race	369,731	3.8%	5,002	5.2%	4,860	5.7%	3,460	9.5%
Two or More Races	55,509	0.6%	505	0.5%	487	0.6%	318	0.9%

Source: 2010 Census

Note that the "Native Hawaiian" category above also includes "Other Pacific Islander" and the "American Indian" category also includes "Alaska Native."

### E.2 HOUSEHOLDS

#### Renter Households by Age of Householder



Source: 2010 Census

The graph above shows the relative distribution of households by age in the market area as compared to the state.

## E.2.1 HOUSEHOLD TRENDS

The following table shows the change in the number of households between the base year and the projected year of completion.

### Household Trends and Projections

	<u>State</u>	<u>County</u>	<u>Market Area</u>	<u>City</u>
<b>2000</b>	3,006,369	34,028	31,270	13,320
<b>2008</b>	3,468,704	34,977	31,017	13,206
<b>2010</b>	3,585,584	35,930	31,864	13,885
<b>2014</b>	3,817,270	36,691	32,102	14,111
<b>2016</b>	3,933,113	37,071	32,220	14,224
<b>Growth 2014 to 2016</b>	115,843	380	119	113

Sources: 2000 Census; 2010 5yr ACS (Census); 2010 Census; others by John Wall and Associates from figures shown

In 2010, the market area had 31,864 households and thus a demand for the same number of housing units (because each household lives in its own housing unit). Similarly, there were 32,102 households in 2014, and there will be 32,220 in 2016. These figures indicate that the market area needs to provide 119 housing units from 2014 to 2016.

## E.2.2 HOUSEHOLD TENURE

The tables below show how many units are occupied by owners and by renters. The percent of the households in the market area that are occupied by renters will be used later in determining the demand for new rental housing.

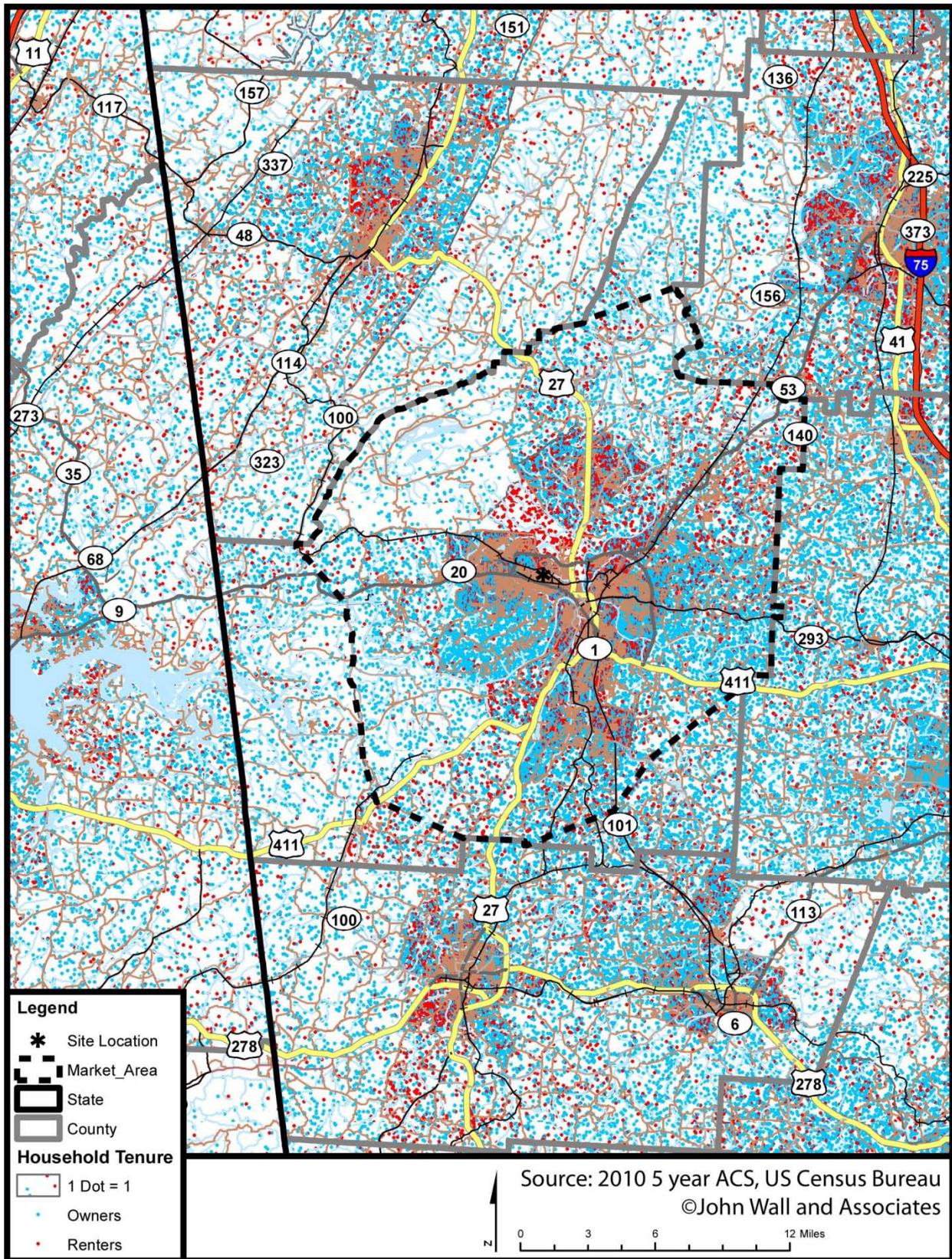
### Occupied Housing Units by Tenure

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Households</b>	3,585,584	—	35,930	—	31,864	—	13,885	—
<b>Owner</b>	2,354,402	65.7%	22,735	63.3%	19,564	61.4%	6,706	48.3%
<b>Renter</b>	1,231,182	34.3%	13,195	36.7%	12,300	38.6%	7,179	51.7%

Source: 2010 Census

From the table above, it can be seen that 38.6% of the households in the market area rent. This percentage will be used later in the report to calculate the number of general occupancy units necessary to accommodate household growth.

### TENURE MAP



**E.2.3 HOUSEHOLD SIZE**

Household size is another characteristic that needs to be examined. The household size of those presently renting can be used as a strong indicator of the bedroom mix required. Renters and owners have been shown separately in the tables below because the make-up of owner-occupied units is significantly different from that of renters. A comparison of the percent figures for the market area and the state (“norm”) is often of interest.

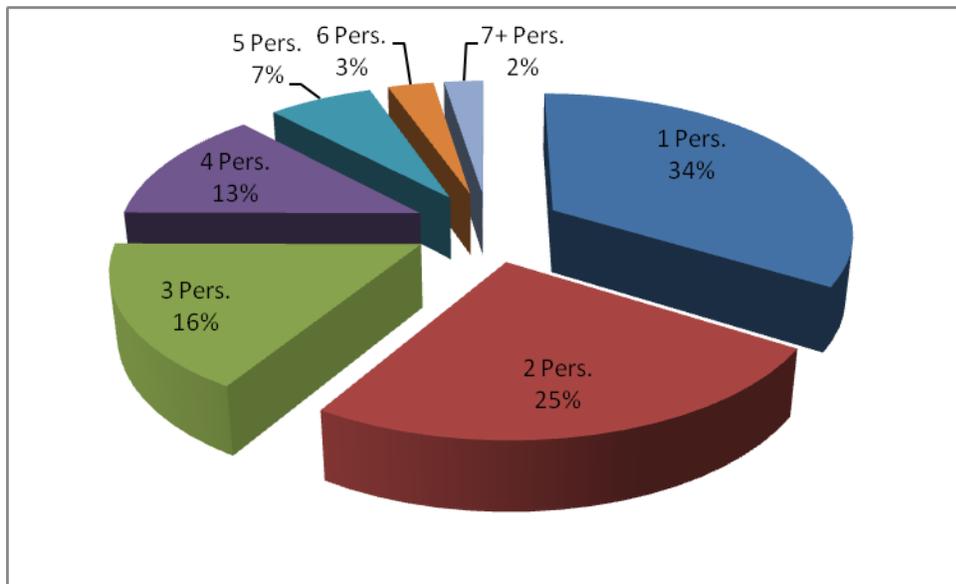
**Housing Units by Persons in Unit**

	<u>State</u>		<u>County</u>		<u>Market Area</u>		<u>City</u>	
<b>Owner occupied:</b>	2,354,402	—	22,735	—	19,565	—	6,706	—
<b>1-person</b>	498,417	21.2%	4,914	21.6%	4,364	22.3%	1,706	25.4%
<b>2-person</b>	821,066	34.9%	8,531	37.5%	7,260	37.1%	2,445	36.5%
<b>3-person</b>	417,477	17.7%	3,917	17.2%	3,336	17.1%	1,014	15.1%
<b>4-person</b>	360,504	15.3%	3,102	13.6%	2,646	13.5%	825	12.3%
<b>5-person</b>	159,076	6.8%	1,373	6.0%	1,173	6.0%	405	6.0%
<b>6-person</b>	60,144	2.6%	558	2.5%	484	2.5%	183	2.7%
<b>7-or-more</b>	37,718	1.6%	340	1.5%	302	1.5%	128	1.9%
<b>Renter occupied:</b>	1,231,182	—	13,195	—	12,300	—	7,179	—
<b>1-person</b>	411,057	33.4%	4,436	33.6%	4,166	33.9%	2,756	38.4%
<b>2-person</b>	309,072	25.1%	3,298	25.0%	3,058	24.9%	1,721	24.0%
<b>3-person</b>	203,417	16.5%	2,173	16.5%	2,011	16.3%	1,048	14.6%
<b>4-person</b>	155,014	12.6%	1,714	13.0%	1,585	12.9%	805	11.2%
<b>5-person</b>	84,999	6.9%	878	6.7%	818	6.7%	437	6.1%
<b>6-person</b>	37,976	3.1%	378	2.9%	358	2.9%	211	2.9%
<b>7-or-more</b>	29,647	2.4%	318	2.4%	305	2.5%	201	2.8%

Source: 2010 Census

The percent and number of large (5 or more persons) households in the market is an important fact to consider in projects with a significant number of 3 or 4 bedroom units. In such cases, this fact has been taken into account and is used to refine the analysis. It also helps to determine the upper income limit for the purpose of calculating demand. In the market area, 12.% of the renter households are large, compared to 12.4% in the state.

**Renter Persons Per Unit For The Market Area**



## E.2.4 HOUSEHOLD INCOMES

The table below shows the number of households (both renter and owner) that fall within various income ranges for the market area.

### Number of Households in Various Income Ranges

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Total:</b>	3,490,754		34,823		30,066		13,424	
<b>Less than \$10,000</b>	291,920	8.4%	3,203	9.2%	3,025	10.1%	1,817	13.5%
<b>\$10,000 to \$14,999</b>	199,317	5.7%	2,663	7.6%	2,301	7.7%	1,175	8.8%
<b>\$15,000 to \$19,999</b>	193,170	5.5%	2,315	6.6%	2,183	7.3%	1,083	8.1%
<b>\$20,000 to \$24,999</b>	192,281	5.5%	2,552	7.3%	2,159	7.2%	1,213	9.0%
<b>\$25,000 to \$29,999</b>	186,824	5.4%	1,961	5.6%	1,760	5.9%	812	6.0%
<b>\$30,000 to \$34,999</b>	193,158	5.5%	1,945	5.6%	1,722	5.7%	777	5.8%
<b>\$35,000 to \$39,999</b>	172,930	5.0%	1,944	5.6%	1,545	5.1%	781	5.8%
<b>\$40,000 to \$44,999</b>	174,284	5.0%	1,398	4.0%	1,238	4.1%	478	3.6%
<b>\$45,000 to \$49,999</b>	148,836	4.3%	1,942	5.6%	1,638	5.4%	595	4.4%
<b>\$50,000 to \$59,999</b>	287,623	8.2%	3,336	9.6%	2,909	9.7%	1,172	8.7%
<b>\$60,000 to \$74,999</b>	358,774	10.3%	3,104	8.9%	2,324	7.7%	804	6.0%
<b>\$75,000 to \$99,999</b>	410,336	11.8%	3,784	10.9%	3,148	10.5%	1,089	8.1%
<b>\$100,000 to \$124,999</b>	257,874	7.4%	1,992	5.7%	1,782	5.9%	528	3.9%
<b>\$125,000 to \$149,999</b>	146,883	4.2%	1,036	3.0%	853	2.8%	355	2.6%
<b>\$150,000 to \$199,999</b>	143,147	4.1%	816	2.3%	728	2.4%	329	2.5%
<b>\$200,000 or more</b>	133,397	3.8%	832	2.4%	752	2.5%	416	3.1%

Source: 2011-5yr ACS (Census)

## F. EMPLOYMENT TREND

The economy of the market area will have an impact on the need for apartment units.

### F.1 TOTAL JOBS

The following table shows how many people were employed in the county. These employed persons do not necessarily live in the county, so the trends are useful to determining the economic health of the area.

#### Covered Employment

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2001	39,498	39,534	39,800	39,808	39,830	40,203	39,901	39,964	40,472	40,083	40,281	40,367	39,978
2002	39,552	39,870	39,941	39,510	39,425	39,698	39,656	39,841	40,225	40,032	40,393	40,279	39,869
2003	40,100	40,299	40,592	39,842	39,918	40,137	39,573	39,955	40,453	40,627	40,778	40,831	40,259
2004	41,000	41,146	41,574	41,401	41,133	41,567	41,220	41,388	41,483	41,259	41,694	41,222	41,341
2005	41,203	41,476	41,670	41,896	41,731	41,978	41,719	41,872	42,187	41,953	41,973	42,052	41,809
2006	41,971	42,266	42,474	42,499	42,367	42,516	42,341	42,695	43,057	43,069	43,202	42,953	42,618
2007	39,980	40,026	39,885	40,315	40,381	40,395	39,883	40,225	40,225	40,195	40,341	40,396	40,187
2008	39,805	40,158	39,882	39,931	40,020	40,107	39,602	39,808	40,019	39,911	39,760	39,844	39,904
2009	38,514	38,499	37,858	37,695	37,413	37,328	37,139	37,234	37,177	37,281	37,335	37,448	37,577
2010	36,505	36,642	36,878	36,915	36,995	36,939	36,884	36,899	36,958	37,646	37,684	37,481	37,036
2011	36,161	36,213	36,349	36,769	36,554	36,525	36,060	36,253	36,040	36,297	36,304	36,260	36,315
2012	35,833	35,956	36,119	36,727	36,933	36,883	36,450	36,689	36,878	36,882	37,234	37,024	36,634
2013	36,312	36,694	36,663	36,844	36,983	36,794	36,478	36,973	36,791				



Source: <http://data.bls.gov/pdq/querytool.jsp?survey=en>

## F.2 JOBS BY INDUSTRY AND OCCUPATION

### Occupation of Employed Persons Age 16 Years And Over

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
Total	4,288,924		40,675		35,068		14,335	
Management, business, science, and arts occupations:	1,503,863	35%	12,464	31%	10,906	31%	4,583	32%
Management, business, and financial occupations:	639,928	15%	4,507	11%	4,110	12%	1,579	11%
Management occupations	431,733	10%	3,351	8%	3,068	9%	1,172	8%
Business and financial operations occupations	208,195	5%	1,156	3%	1,042	3%	407	3%
Computer, engineering, and science occupations:	205,648	5%	900	2%	829	2%	311	2%
Computer and mathematical occupations	109,280	3%	451	1%	375	1%	157	1%
Architecture and engineering occupations	67,189	2%	322	1%	285	1%	118	1%
Life, physical, and social science occupations	29,179	1%	127	0%	169	0%	36	0%
Education, legal, community service, arts, and media occupations:	452,182	11%	4,326	11%	3,784	11%	1,775	12%
Community and social service occupations	63,956	1%	652	2%	623	2%	287	2%
Legal occupations	43,217	1%	348	1%	233	1%	208	1%
Education, training, and library occupations	275,377	6%	2,764	7%	2,458	7%	1,082	8%
Arts, design, entertainment, sports, and media occupations	69,632	2%	562	1%	469	1%	198	1%
Healthcare practitioners and technical occupations:	206,105	5%	2,731	7%	2,182	6%	918	6%
Health diagnosing and treating practitioners and other technical occupations	134,416	3%	1,783	4%	1,498	4%	700	5%
Health technologists and technicians	71,689	2%	948	2%	685	2%	218	2%
Service occupations:	693,740	16%	7,612	19%	6,922	20%	3,021	21%
Healthcare support occupations	77,057	2%	876	2%	685	2%	319	2%
Protective service occupations:	95,433	2%	1,044	3%	852	2%	415	3%
Fire fighting and prevention, and other protective service workers including supervisors	48,018	1%	630	2%	486	1%	226	2%
Law enforcement workers including supervisors	47,415	1%	414	1%	366	1%	189	1%
Food preparation and serving related occupations	230,056	5%	2,496	6%	2,386	7%	1,056	7%
Building and grounds cleaning and maintenance occupations	164,820	4%	1,741	4%	1,597	5%	650	5%
Personal care and service occupations	126,374	3%	1,455	4%	1,402	4%	581	4%
Sales and office occupations:	1,099,346	26%	9,387	23%	8,051	23%	2,816	20%
Sales and related occupations	514,219	12%	4,132	10%	3,589	10%	1,326	9%
Office and administrative support occupations	585,127	14%	5,255	13%	4,462	13%	1,490	10%
Natural resources, construction, and maintenance occupations:	430,635	10%	4,754	12%	3,485	10%	1,493	10%
Farming, fishing, and forestry occupations	26,147	1%	275	1%	192	1%	143	1%
Construction and extraction occupations	245,903	6%	2,889	7%	2,087	6%	1,080	8%
Installation, maintenance, and repair occupations	158,585	4%	1,590	4%	1,206	3%	270	2%
Production, transportation, and material moving occupations:	561,340	13%	6,458	16%	5,705	16%	2,422	17%
Production occupations	265,856	6%	4,012	10%	3,623	10%	1,576	11%
Transportation occupations	171,649	4%	1,500	4%	1,259	4%	328	2%
Material moving occupations	123,835	3%	946	2%	824	2%	518	4%

Source: 2011-5yr ACS (Census)

### Occupation for the State and Market Area



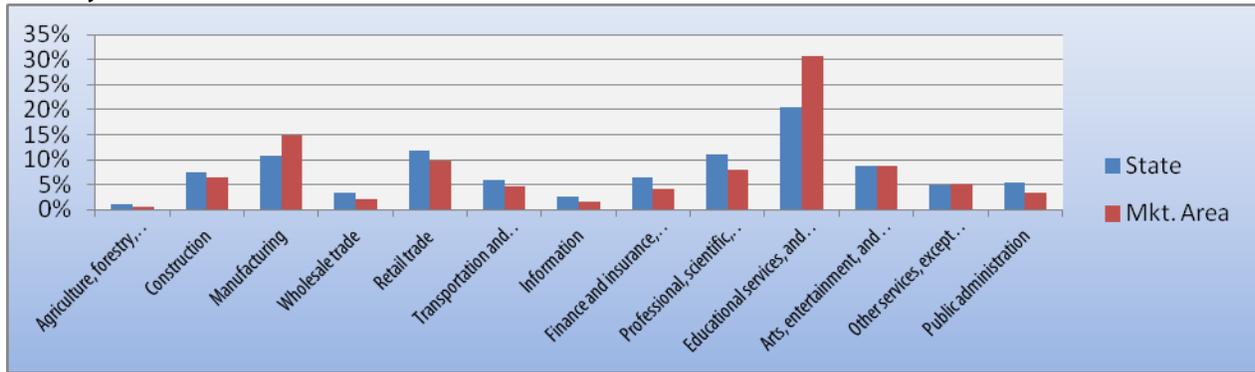
**Industry of Employed Persons Age 16 Years And Over**

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
Total:	4,288,924		40,675		35,068		14,335	
Agriculture, forestry, fishing and hunting, and mining:	49,487	<b>1%</b>	294	<b>1%</b>	216	<b>1%</b>	152	<b>1%</b>
Agriculture, forestry, fishing and hunting	44,572	1%	294	1%	216	1%	152	1%
Mining, quarrying, and oil and gas extraction	4,915	0%	0	0%	0	0%	0	0%
Construction	318,753	<b>7%</b>	3,187	<b>8%</b>	2,256	<b>6%</b>	1,148	<b>8%</b>
Manufacturing	466,714	<b>11%</b>	5,909	<b>15%</b>	5,217	<b>15%</b>	1,941	<b>14%</b>
Wholesale trade	140,068	<b>3%</b>	796	<b>2%</b>	748	<b>2%</b>	239	<b>2%</b>
Retail trade	507,318	<b>12%</b>	4,134	<b>10%</b>	3,401	<b>10%</b>	1,163	<b>8%</b>
Transportation and warehousing, and utilities:	257,832	<b>6%</b>	2,068	<b>5%</b>	1,621	<b>5%</b>	475	<b>3%</b>
Transportation and warehousing	217,447	5%	1,238	3%	1,045	3%	318	2%
Utilities	40,385	1%	830	2%	576	2%	157	1%
Information	113,553	<b>3%</b>	761	<b>2%</b>	587	<b>2%</b>	214	<b>1%</b>
Finance and insurance, and real estate and rental and leasing:	276,239	<b>6%</b>	1,562	<b>4%</b>	1,456	<b>4%</b>	571	<b>4%</b>
Finance and insurance	186,606	4%	1,016	2%	1,008	3%	411	3%
Real estate and rental and leasing	89,633	2%	546	1%	448	1%	160	1%
Professional, scientific, and management, and administrative and waste management services:	470,531	<b>11%</b>	3,369	<b>8%</b>	2,804	<b>8%</b>	1,511	<b>11%</b>
Professional, scientific, and technical services	272,826	6%	1,542	4%	1,262	4%	611	4%
Management of companies and enterprises	4,939	0%	13	0%	9	0%	0	0%
Administrative and support and waste management services	192,766	4%	1,814	4%	1,533	4%	900	6%
Educational services, and health care and social assistance:	873,918	<b>20%</b>	11,858	<b>29%</b>	10,756	<b>31%</b>	4,258	<b>30%</b>
Educational services	406,986	9%	5,620	14%	5,440	16%	2,024	14%
Health care and social assistance	466,932	11%	6,238	15%	5,315	15%	2,234	16%
Arts, entertainment, and recreation, and accommodation and food services:	369,726	<b>9%</b>	3,120	<b>8%</b>	3,030	<b>9%</b>	1,368	<b>10%</b>
Arts, entertainment, and recreation	62,655	1%	391	1%	370	1%	152	1%
Accommodation and food services	307,071	7%	2,729	7%	2,660	8%	1,216	8%
Other services, except public administration	215,345	<b>5%</b>	2,026	<b>5%</b>	1,803	<b>5%</b>	775	<b>5%</b>
Public administration	229,440	<b>5%</b>	1,591	<b>4%</b>	1,174	<b>3%</b>	520	<b>4%</b>

Source: 2011-5yr ACS (Census)

Note: Bold numbers represent category totals and add to 100%

**Industry for the State and Market Area**



Source: 2011-5yr ACS (Census)

### F.3 MAJOR EMPLOYERS

The following is a list of major employers in the county:

<u>Company</u>	<u>Product</u>	<u>Employees</u>
Floyd Medical Center	Healthcare	2,790
Floyd County Schools	Public	1,523
Harbin Clinic	Healthcare	1,226
Redmond Regional Medical Center	Healthcare	1,200
Floyd County Government	Public	1,126
Rome City Schools	Public	751
Lowe's RDC	Distribution	700
City of Rome	Public	614
Berry College	Private	557
Kellogg Company	Food Production	550

Source: Chamber of Commerce

#### F.3.1 NEW OR PLANNED CHANGES IN WORKFORCE

If there are any, they will be discussed in the Interviews section of the report.

### F.4 EMPLOYMENT (CIVILIAN LABOR FORCE)

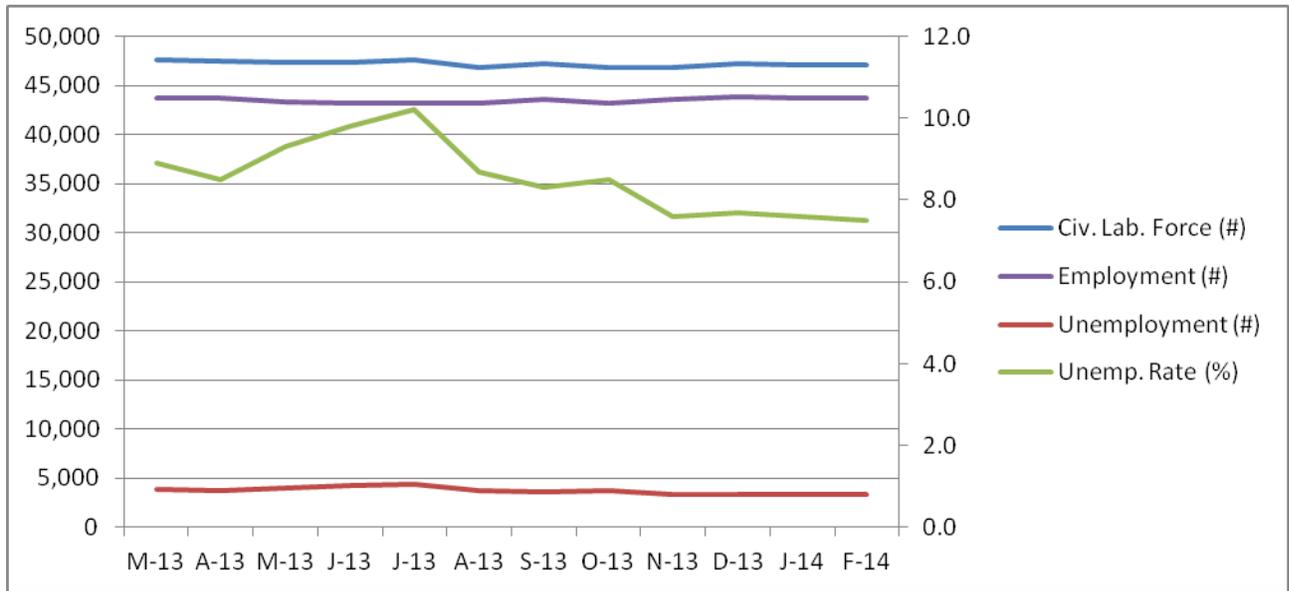
In order to determine how employment affects the market area and whether the local economy is expanding, declining, or stable, it is necessary to inspect employment statistics for several years. The table below shows the increase or decrease in employment and the percentage of unemployed at the county level. This table also shows the change in the size of the labor force, an indicator of change in housing requirements for the county.

#### Employment Trends

<u>Year</u>	<u>Civilian Labor</u>		<u>Rate (%)</u>	<u>Employment</u>	<u>Employment Change</u>		<u>Annual Change</u>	
	<u>Force</u>	<u>Unemployment</u>			<u>Number</u>	<u>Pct.</u>	<u>Number</u>	<u>Pct.</u>
2000	44,852	1,642	3.8	43,210	—	—	—	—
2010	48,084	4,648	10.7	43,436	226	0.5%	23	0.1%
2011	47,751	4,654	10.8	43,097	-339	-0.8%	-339	-0.8%
2012	48,234	4,385	10.0	43,849	752	1.7%	752	1.7%
M-13	47,588	3,889	8.9	43,699	-150	-0.3%		
A-13	47,450	3,717	8.5	43,733	34	0.1%		
M-13	47,395	4,033	9.3	43,362	-371	-0.8%		
J-13	47,380	4,229	9.8	43,151	-211	-0.5%		
J-13	47,617	4,407	10.2	43,210	59	0.1%		
A-13	46,891	3,753	8.7	43,138	-72	-0.2%		
S-13	47,198	3,617	8.3	43,581	443	1.0%		
O-13	46,886	3,673	8.5	43,213	-368	-0.8%		
N-13	46,850	3,309	7.6	43,541	328	0.8%		
D-13	47,198	3,374	7.7	43,824	283	0.6%		
J-14	47,034	3,322	7.6	43,712	-112	-0.3%		
F-14	47,058	3,283	7.5	43,775	63	0.1%		

Source: State Employment Security Commission

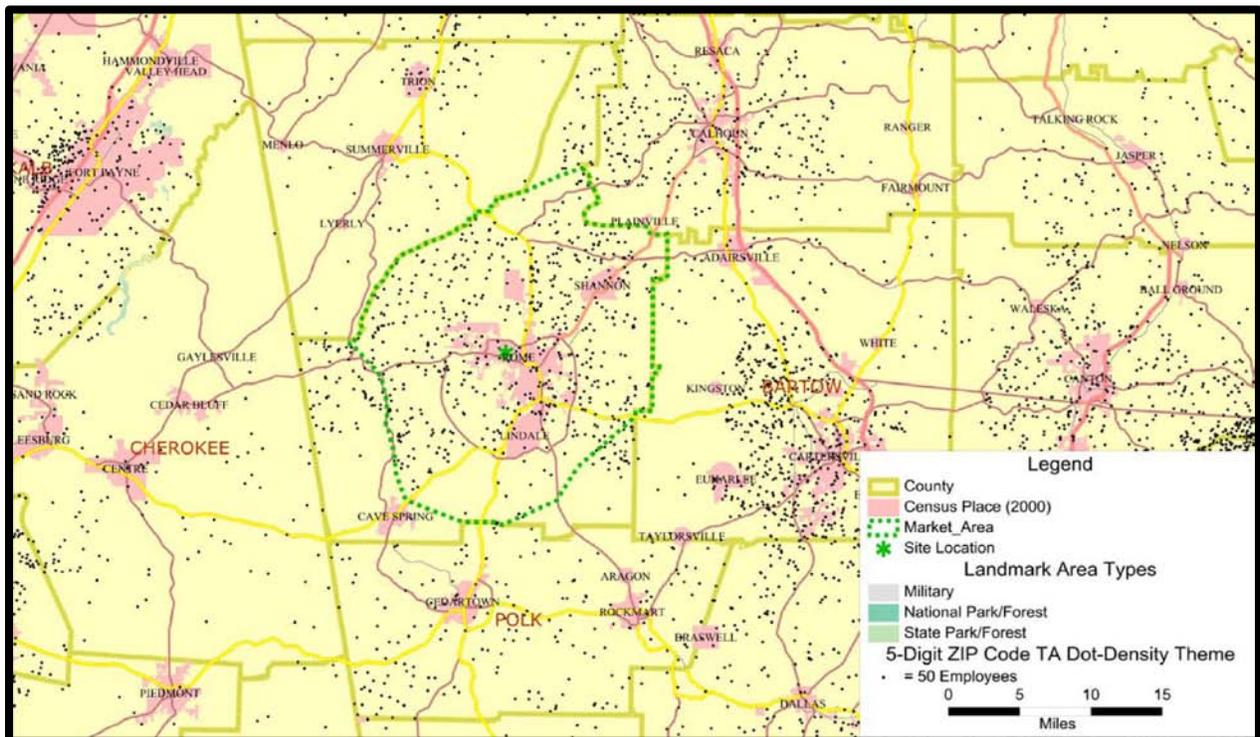
**County Employment Trends**



Source: State Employment Security Commission

**F.5 EMPLOYMENT CONCENTRATIONS MAP**

**EMPLOYMENT CONCENTRATIONS MAP**



## F.6 ECONOMIC SUMMARY

The largest number of persons in the market area is employed in the "Management, professional, and related occupations" occupation category and in the "Educational services, and health care and social assistance" industry category.

A change in the size of labor force frequently indicates a corresponding change in the need for housing. The size of the labor force has been stable over the past several years.

Employment has been stable over the past several years. For the past 12 months, it has continued to be so.

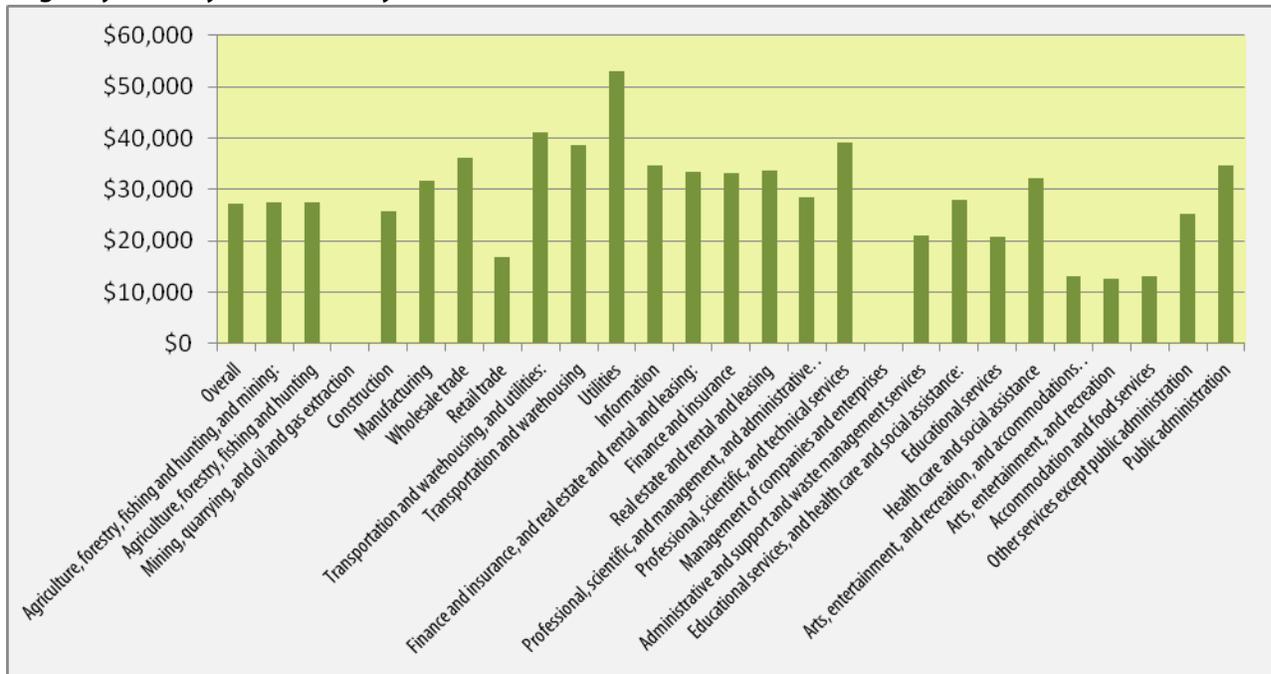
### Median Wages by Industry

	<u>State</u>	<u>County</u>	<u>City</u>
Overall	\$32,040	\$27,266	\$24,802
Agriculture, forestry, fishing and hunting, and mining:	\$24,299	\$27,391	\$25,870
Agriculture, forestry, fishing and hunting	\$22,179	\$27,391	\$25,870
Mining, quarrying, and oil and gas extraction	\$42,782	—	—
Construction	\$28,274	\$25,887	\$18,457
Manufacturing	\$36,117	\$31,689	\$25,635
Wholesale trade	\$41,076	\$36,064	\$36,771
Retail trade	\$22,149	\$16,804	\$15,690
Transportation and warehousing, and utilities:	\$41,538	\$41,237	\$47,694
Transportation and warehousing	\$40,471	\$38,670	\$40,479
Utilities	\$50,922	\$53,143	\$62,169
Information	\$53,424	\$34,770	\$38,846
Finance and insurance, and real estate and rental and leasing:	\$41,475	\$33,500	\$32,104
Finance and insurance	\$45,242	\$33,311	\$31,860
Real estate and rental and leasing	\$34,581	\$33,603	\$50,526
Professional, scientific, and management, and administrative and waste management services:	\$40,875	\$28,545	\$24,181
Professional, scientific, and technical services	\$56,566	\$39,255	\$42,321
Management of companies and enterprises	\$63,862	—	—
Administrative and support and waste management services	\$24,691	\$21,031	\$16,797
Educational services, and health care and social assistance:	\$33,411	\$28,054	\$27,153
Educational services	\$36,546	\$20,829	\$23,580
Health care and social assistance	\$31,660	\$32,100	\$30,316
Arts, entertainment, and recreation, and accommodations and food services:	\$14,501	\$13,102	\$13,392
Arts, entertainment, and recreation	\$19,205	\$12,682	\$12,609
Accommodation and food services	\$14,029	\$13,143	\$13,480
Other services except public administration	\$23,097	\$25,292	\$26,875
Public administration	\$42,690	\$34,794	\$40,447

Source: 2011-5yr ACS (Census)

Note: Dashes indicate data suppressed by Census Bureau; no data is available for the market area.

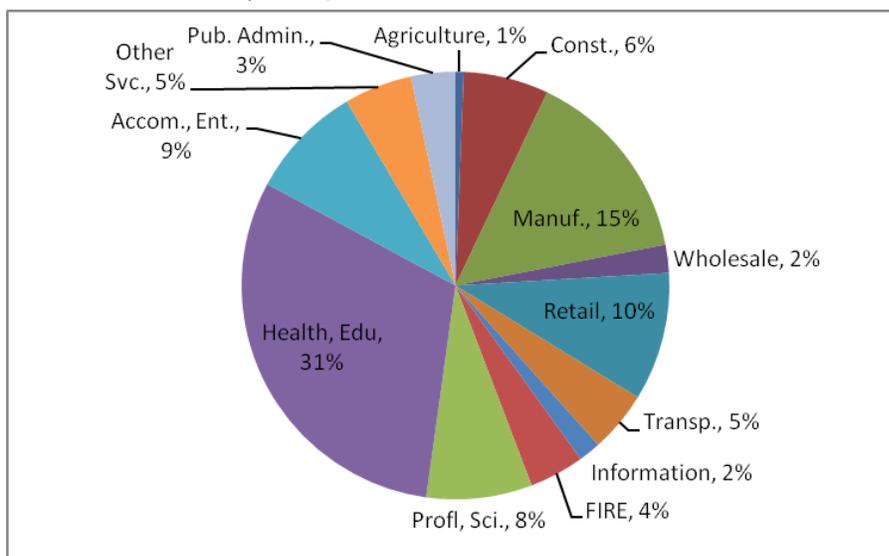
**Wages by Industry for the County**



2010-5yr ACS (Census)

A downturn in the economy and thus a corresponding increase in unemployment will impact LIHTC properties without rental assistance. LIHTC properties without rental assistance require tenants who either earn enough money to afford the rent or have a rent subsidy voucher. When there is an increase in unemployment, there will be households where one or more employed persons become unemployed. Some households that could afford to live in the proposed units will no longer have enough income. By the same token, there will be other households that previously had incomes that were too high to live in the proposed units that will now be income qualified.

**Percent of Workers by Occupation for the Market Area**



Source: 2011-5yr ACS (Census)

## G. PROJECT-SPECIFIC AFFORDABILITY & DEMAND ANALYSIS

Several economic factors need to be examined in a housing market study. Most important is the number of households that would qualify for apartments on the basis of their incomes. A variety of circumstances regarding restrictions and affordability are outlined below.

These minimum and maximum incomes are used to establish the income *range* for households entering the project. Only households whose incomes fall within the range are considered as a source of demand.

Income data have been shown separately for owner and renter households. Only the renter household income data are used for determining demand for rental units.

**Gross rent** includes utilities, but it excludes payments of rental assistance by federal, state, and local entities. In this study, gross rent is always monthly.

### G.1 INCOME RESTRICTIONS

#### G.1.1 ESTABLISHING TAX CREDIT QUALIFYING INCOME RANGES

It is critical to establish the number of households that qualify for apartments under the tax credit program based on their incomes. The income ranges are established in two stages. First, the maximum incomes allowable are calculated by applying the tax credit guidelines. Then, minimum incomes required are calculated. According to United States Code, either 20% of the units must be occupied by households who earn under 50% of the area median gross income (AMI), OR 40% of the units must be occupied by households who earn under 60% of the AMI. Sometimes units are restricted for even lower income households. In many cases, the developer has chosen to restrict the rents for 100% of the units to be for low income households.

##### Maximum Income Limit (HUD FY 2014)

<u>Pers.</u>	<u>VLIL</u>	<u>60%</u>
1	18,350	22,020
2	20,950	25,140
3	23,550	28,260
4	26,150	31,380
5	28,250	33,900
6	30,350	36,420
7	32,450	38,940
8	34,550	41,460

Source: *Very Low Income (50%) Limit and 60% limit: HUD, Low and Very-Low Income Limits by Family Size*  
Others: John Wall and Associates, derived from HUD figures

The table above shows the maximum tax credit allowable incomes for households moving into the subject based on household size and the percent of area median gross income (AMI).

After establishing the maximum income, the lower income limit will be determined. The lower limit is the income a household must have in order to be able to afford the rent and utilities. The realistic lower limit of the income range is determined by the following formula:

Gross rent ÷ 35% [or 30% or 40%, as described in the subsections above] x 12 months = annual income

This provides for up to 35% [or 30% or 40%] of adjusted annual income (AAI) to be used for rent plus utilities.

The proposed gross rents, as supplied by the client, and the minimum incomes required to maintain 35% [or 30% or 40%] or less of income spent on gross rent are:

### Minimum Incomes Required and Gross Rents

	<u>Bedrooms</u>	<u>Number of Units</u>	<u>Net Rent</u>	<u>Gross Rent</u>	<u>Minimum Income Required</u>	<u>Target Population</u>
60%	1	24	449	564	\$0	PBRA
60%	2	37	585	728	\$0	PBRA
60%	3	12	673	863	\$0	PBRA
60%	4	2	737	975	\$0	PBRA

Source: John Wall and Associates from data provided by client

From the tables above, the practical lower income limits for units *without* rental assistance can be established. Units *with* rental assistance will use \$0 as their lower income limit.

When the minimum incomes required are combined with the maximum tax credit limits, the income *ranges* for households entering the project can be established. Only households whose incomes fall within the ranges can be considered as a source of demand. Note that *both* the income limits *and* the amount of spread in the ranges are important.

### G.1.2 HOUSEHOLDS QUALIFYING FOR TAX CREDIT UNITS

Households who earn less than a defined percentage (usually 50% or 60%) of the county or MSA median income as adjusted by HUD (AMI) qualify for low income housing tax credit (LIHTC) units. Therefore, feasibility for projects expecting to receive tax credits will be based in part on the incomes required to support the tax credit rents.

For those tax credit units occupied by low income households, the monthly gross rent should not realistically exceed 35% of the household income.

## G.2 AFFORDABILITY

The most important information from the tables above is summarized in the table below. Income requirements for any PBRA units will be calculated for the contract rent.

### Qualifying Income Ranges by Bedrooms and Persons Per Household

<u>AMI</u>	<u>Bedrooms</u>	<u>Persons</u>	<u>Gross Rent</u>	<u>Income Based Lower Limit</u>	<u>Spread Between Limits</u>	<u>Upper Limit</u>
60%	1	1	564	0	22,020	22,020
60%	1	2	564	0	25,140	25,140
60%	2	2	728	0	25,140	25,140
60%	2	3	728	0	28,260	28,260
60%	2	4	728	0	31,380	31,380
60%	3	3	863	0	28,260	28,260
60%	3	4	863	0	31,380	31,380
60%	3	5	863	0	33,900	33,900
60%	3	6	863	0	36,420	36,420
60%	4	4	975	0	31,380	31,380
60%	4	5	975	0	33,900	33,900
60%	4	6	975	0	36,420	36,420
60%	4	7	975	0	38,940	38,940

Sources: Gross rents: client; Limits: tables on prior pages; Spread: calculated from data in table

## G.2.1 UPPER INCOME DETERMINATION

DCA requires using 1.5 persons per bedroom, rounded up to the nearest whole person for the upper income limit determination.

## G.2.2 PROGRAMMATIC AND PRO FORMA RENT ANALYSIS

The table below shows a comparison of programmatic rent and *pro forma* rent.

### Qualifying and Proposed and Programmatic Rent Summary

	<u>1-BR</u>	<u>2-BR</u>	<u>3-BR</u>	<u>4-BR</u>
<b>60% Units</b>				
<b>Number of Units</b>	24	37	12	2
<b>Max Allowable Gross Rent</b>	\$589	\$706	\$816	\$910
<b>Pro Forma Gross Rent</b>	\$564	\$728	\$863	\$975
<b>Difference (\$)</b>	<b>\$25</b>	<b>-\$22</b>	<b>-\$47</b>	<b>-\$65</b>
<b>Difference (%)</b>	<b>4.2%</b>	<b>-3.1%</b>	<b>-5.8%</b>	<b>-7.1%</b>

### Targeted Income Ranges

An income range of \$0 to \$36,420 is reasonable for the 60% AMI PBRA units.

## G.2.3 HOUSEHOLDS WITH QUALIFIED INCOMES

The table below shows income levels for renters and owners separately. The number and percent of income qualified *renter* households is calculated from this table.

### Number of Specified Households in Various Income Ranges by Tenure

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Owner occupied:</b>	2,332,685		23,268		18,918		7,172	
Less than \$5,000	45,157	1.9%	478	2.1%	476	2.5%	233	3.2%
\$5,000 to \$9,999	55,792	2.4%	606	2.6%	400	2.1%	218	3.0%
\$10,000 to \$14,999	89,928	3.9%	1,195	5.1%	872	4.6%	320	4.5%
\$15,000 to \$19,999	91,304	3.9%	1,232	5.3%	1,049	5.5%	490	6.8%
\$20,000 to \$24,999	96,391	4.1%	1,358	5.8%	1,100	5.8%	568	7.9%
\$25,000 to \$34,999	209,745	9.0%	2,353	10.1%	1,863	9.8%	741	10.3%
\$35,000 to \$49,999	311,396	13.3%	3,509	15.1%	2,919	15.4%	1,060	14.8%
\$50,000 to \$74,999	475,310	20.4%	5,020	21.6%	3,866	20.4%	1,240	17.3%
\$75,000 to \$99,999	337,914	14.5%	3,128	13.4%	2,590	13.7%	806	11.2%
\$100,000 to \$149,999	361,054	15.5%	2,833	12.2%	2,403	12.7%	796	11.1%
\$150,000 or more	258,694	11.1%	1,556	6.7%	1,380	7.3%	700	9.8%
<b>Renter occupied:</b>	1,158,069		11,555		11,148		6,252	
Less than \$5,000	89,641	7.7%	912	7.9%	892	8.0%	561	9.0%
\$5,000 to \$9,999	101,330	8.7%	1,207	10.4%	1,256	11.3%	805	12.9%
\$10,000 to \$14,999	109,389	9.4%	1,468	12.7%	1,429	12.8%	855	13.7%
\$15,000 to \$19,999	101,866	8.8%	1,083	9.4%	1,134	10.2%	593	9.5%
\$20,000 to \$24,999	95,890	8.3%	1,194	10.3%	1,059	9.5%	645	10.3%
\$25,000 to \$34,999	170,237	14.7%	1,553	13.4%	1,619	14.5%	848	13.6%
\$35,000 to \$49,999	184,654	15.9%	1,775	15.4%	1,503	13.5%	794	12.7%
\$50,000 to \$74,999	171,087	14.8%	1,420	12.3%	1,367	12.3%	736	11.8%
\$75,000 to \$99,999	72,422	6.3%	656	5.7%	558	5.0%	283	4.5%
\$100,000 to \$149,999	43,703	3.8%	195	1.7%	232	2.1%	87	1.4%
\$150,000 or more	17,850	1.5%	92	0.8%	100	0.9%	45	0.7%

Source: 2005-2009 5yr ACS (Census)

The percent of renter households in the appropriate income ranges will be applied to the renter household growth figures to determine the number of new renter households that will be income qualified to move into each of the different unit types the subject will offer.

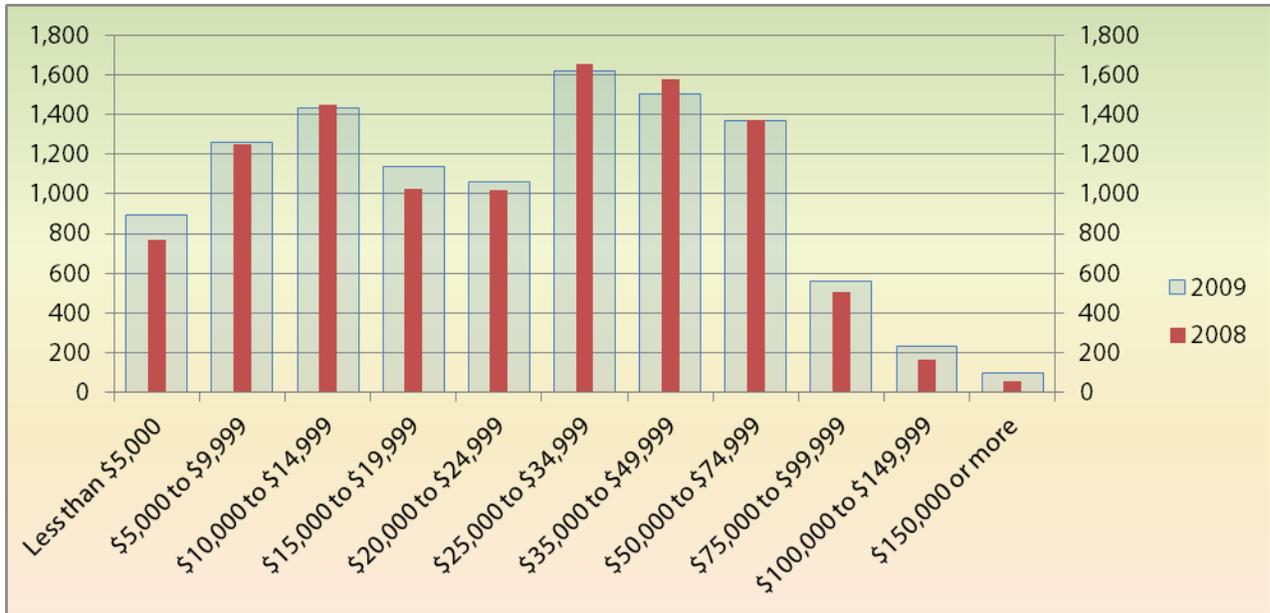
**Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA	
Lower Limit			0
Upper Limit			36,420
	<b>Mkt. Area</b>		
<b>Renter occupied:</b>	<b>Households</b>	<b>%</b>	<b>#</b>
Less than \$5,000	892	1.00	892
\$5,000 to \$9,999	1,256	1.00	1,256
\$10,000 to \$14,999	1,429	1.00	1,429
\$15,000 to \$19,999	1,134	1.00	1,134
\$20,000 to \$24,999	1,059	1.00	1,059
\$25,000 to \$34,999	1,619	1.00	1,619
\$35,000 to \$49,999	1,503	0.09	142
\$50,000 to \$74,999	1,367	—	0
\$75,000 to \$99,999	558	—	0
\$100,000 to \$149,999	232	—	0
\$150,000 or more	100	—	0
<b>Total</b>	<b>11,148</b>		<b>7,531</b>
<b>Percent in Range</b>			<b>67.6%</b>

Source: John Wall and Associates from figures above

The table above shows how many renter households are in each income range. The number and percent are given in the last two rows (e.g., 7,531, or 67.6% of the renter households in the market area are in the PBRA range.)

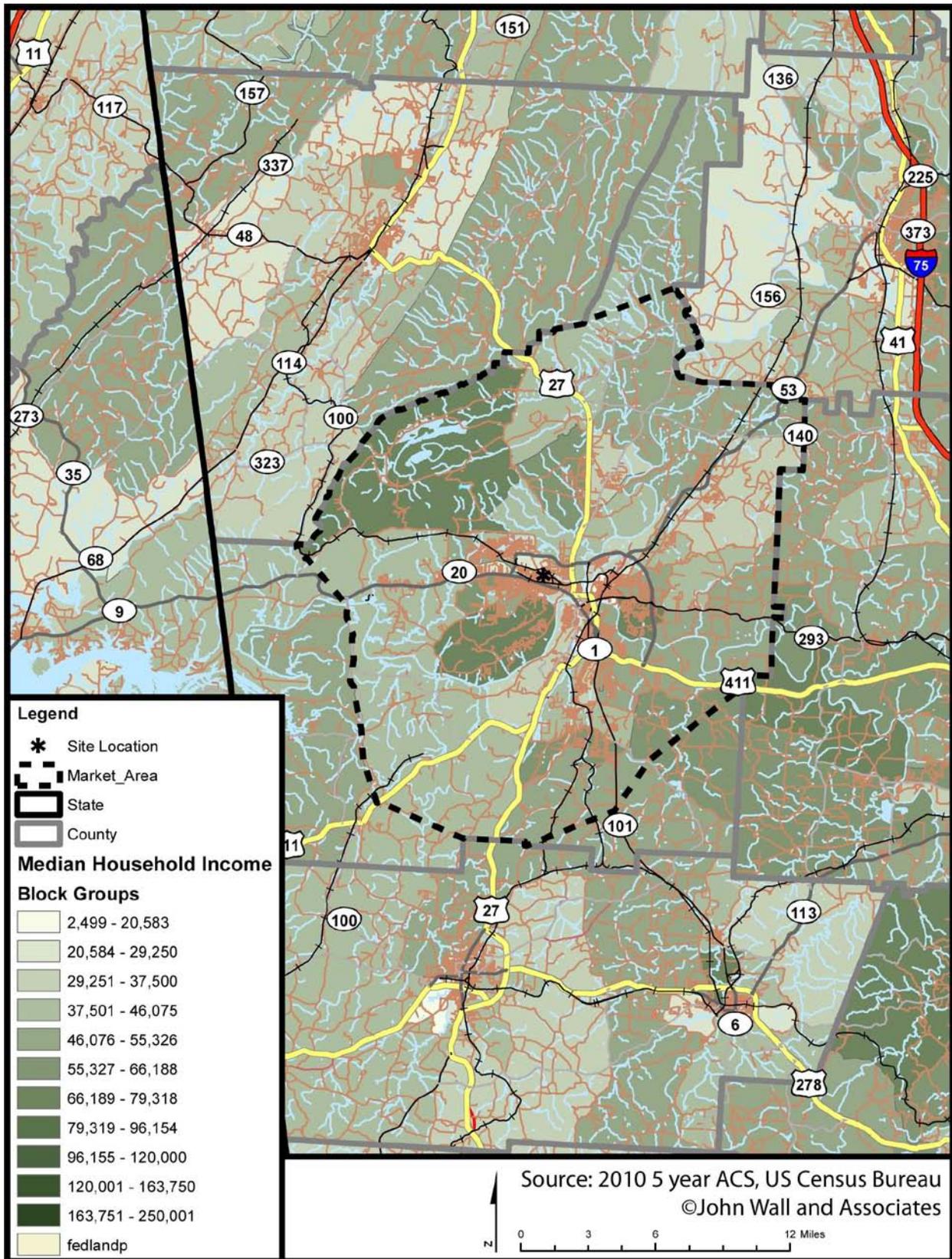
**Change in Renter Household Income**



Sources: 2010 and 2011-5yr ACS (Census)

The above table shows the change in renter households in various income ranges. The more current data is reflected on the left axis.

### MEDIAN HOUSEHOLD INCOME MAP



**G.3 DEMAND**

**G.3.1 DEMAND FROM NEW HOUSEHOLDS**

G.3.1.1 NEW HOUSEHOLDS

It was shown in the Household Trends section of this study that 119 new housing units will be needed by the year of completion. It was shown in the Tenure section that the area ratio of rental units to total units is 38.6%. Therefore, 46 of these new units will need to be rental.

The table “Percent of Renter Households in Appropriate Income Ranges for the Market Area” shows the percentage of renter households in various income ranges. These percentages are applied to the total number of new rental units needed to arrive at the *number* of new rental units needed in the relevant income categories:

**New Renter Households in Each Income Range for the Market Area**

	<u>New Renter Households</u>	<u>Percent Income Qualified</u>	<u>Demand due to new Households</u>
60% AMI: \$0 to \$36,420	46	67.6%	31

Source: John Wall and Associates from figures above

**G.3.2 DEMAND FROM EXISTING HOUSEHOLDS**

G.3.2.1 DEMAND FROM RENT OVERBURDEN HOUSEHOLDS

A household is defined as rent overburdened when it pays 30% or more of its income on gross rent (rent plus utilities). Likewise, the household is *severely* rent overburdened if it pays 35% or more of its income on gross rent.

For tax credit units *without* rental assistance, households may pay 35% of their incomes for gross rent. Therefore, up to 35% of income for gross rent is used in establishing affordability in the “Demand from New Households” calculations. Hence, only *severely* (paying in excess of 35%) rent overburdened households are counted as a source of demand for tax credit units without rental assistance.

For units *with* rental assistance (tenants pay only 30% of their income for gross rent), any households paying more than 30% for gross rent would benefit by moving into the unit so all overburdened households in the relevant income range are counted as a source of demand.

The following table presents data on rent overburdened households in various income ranges.

**Percentage of Income Paid For Gross Rent (Renter Households in Specified Housing Units)**

	<u>State</u>		<u>County</u>		<u>Market Area</u>		<u>City</u>	
<b>Less than \$10,000:</b>	190,971		2,119		2,148		1,366	
<b>30.0% to 34.9%</b>	4,618	2.4%	72	3.4%	102	4.7%	72	5.3%
<b>35.0% or more</b>	125,483	65.7%	1,485	70.1%	1,438	66.9%	867	63.5%
<b>\$10,000 to \$19,999:</b>	211,255		2,551		2,563		1,448	
<b>30.0% to 34.9%</b>	12,078	5.7%	225	8.8%	195	7.6%	77	5.3%
<b>35.0% or more</b>	160,859	76.1%	1,942	76.1%	1,967	76.7%	1,062	73.3%
<b>\$20,000 to \$34,999:</b>	266,127		2,747		2,677		1,493	
<b>30.0% to 34.9%</b>	43,588	16.4%	574	20.9%	662	24.7%	267	17.9%
<b>35.0% or more</b>	132,225	49.7%	1,052	38.3%	961	35.9%	686	45.9%
<b>\$35,000 to \$49,999:</b>	184,654		1,775		1,503		794	
<b>30.0% to 34.9%</b>	28,113	15.2%	165	9.3%	185	12.3%	108	13.6%
<b>35.0% or more</b>	28,063	15.2%	142	8.0%	97	6.5%	64	8.1%
<b>\$50,000 to \$74,999:</b>	171,087		1,420		1,367		736	
<b>30.0% to 34.9%</b>	8,716	5.1%	40	2.8%	56	4.1%	0	0.0%
<b>35.0% or more</b>	6,443	3.8%	56	3.9%	45	3.3%	45	6.1%
<b>\$75,000 to \$99,999:</b>	72,422		656		558		283	
<b>30.0% to 34.9%</b>	962	1.3%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	734	1.0%	0	0.0%	0	0.0%	0	0.0%
<b>\$100,000 or more:</b>	61,553		287		332		132	
<b>30.0% to 34.9%</b>	401	0.7%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	339	0.6%	0	0.0%	0	0.0%	0	0.0%

Source: 2011-5yr ACS (Census)

From the table above, the number of rent overburdened households in each appropriate income range can be estimated in the table below.

**Rent Overburdened Households in Each Income Range for the Market Area**

<b>30% to 35% Overburden</b>			
<b>AMI</b>			
Lower Limit			<b>PBRA</b>
Upper Limit	<b>Mkt. Area</b>		36,420
	<b>Households</b>	<b>%</b>	<b>#</b>
<b>Less than \$10,000:</b>	102	1.00	102
<b>\$10,000 to \$19,999:</b>	195	1.00	195
<b>\$20,000 to \$34,999:</b>	662	1.00	662
<b>\$35,000 to \$49,999:</b>	185	0.09	18
<b>\$50,000 to \$74,999:</b>	56	—	0
<b>\$75,000 to \$99,999:</b>	0	—	0
<b>\$100,000 or more:</b>	0	—	0
<b>Column Total</b>	1,200		977

<b>35%+ Overburden</b>			
<b>AMI</b>			
Lower Limit			<b>PBRA</b>
Upper Limit	<b>Mkt. Area</b>		36,420
	<b>Households</b>	<b>%</b>	<b>#</b>
<b>Less than \$10,000:</b>	1,438	1.00	1,438
<b>\$10,000 to \$19,999:</b>	1,967	1.00	1,967
<b>\$20,000 to \$34,999:</b>	961	1.00	961
<b>\$35,000 to \$49,999:</b>	97	0.09	9
<b>\$50,000 to \$74,999:</b>	45	—	0
<b>\$75,000 to \$99,999:</b>	0	—	0
<b>\$100,000 or more:</b>	0	—	0
<b>Column Total</b>	4,508		4,375

Source: John Wall and Associates from figures above

G.3.2.2 DEMAND FROM SUBSTANDARD CONDITIONS

The Bureau of the Census defines substandard conditions as 1) lacking plumbing, or 2) 1.01 or more persons per room.

**Substandard Occupied Units**

	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Owner occupied:</b>	2,332,685		23,268		18,918		7,172	
Complete plumbing:	2,323,576	100%	23,073	99%	18,751	99%	7,075	99%
1.00 or less	2,294,862	98%	22,796	98%	18,462	98%	6,920	96%
1.01 to 1.50	23,739	1%	241	1%	253	1%	138	2%
1.51 or more	4,975	0%	36	0%	36	0%	17	0%
Lacking plumbing:	9,109	0%	195	1%	167	1%	97	1%
1.00 or less	9,048	0%	165	1%	129	1%	67	1%
1.01 to 1.50	35	0%	22	0%	22	0%	22	0%
1.51 or more	26	0%	8	0%	16	0%	8	0%
<b>Renter occupied:</b>	1,158,069		11,555		11,148		6,252	
Complete plumbing:	1,148,344	99%	11,440	99%	11,058	99%	6,216	99%
1.00 or less	1,093,504	94%	10,848	94%	10,543	95%	5,891	94%
1.01 to 1.50	40,897	4%	506	4%	<b>409</b>	4%	260	4%
1.51 or more	13,943	1%	86	1%	<b>106</b>	1%	65	1%
Lacking plumbing:	9,725	1%	115	1%	90	1%	36	1%
1.00 or less	8,900	1%	115	1%	<b>90</b>	1%	36	1%
1.01 to 1.50	420	0%	0	0%	<b>0</b>	0%	0	0%
1.51 or more	405	0%	0	0%	<b>0</b>	0%	0	0%
<b>Total Renter Substandard</b>					<b>605</b>			

Source: 2011-5yr ACS (Census)

From these tables, the need from substandard rental units can be drawn. There are 605 substandard rental units in the market area.

From the figures above the number of substandard units in each appropriate income range can be estimated in the table below.

**Substandard Conditions in Each Income Range for the Market Area**

	<u>Total Substandard Units</u>	<u>Percent Income Qualified</u>	<u>Demand due to Substandard</u>
<b>60% AMI: \$0 to \$36,420</b>	605	67.6%	409

Source: John Wall and Associates from figures above

### G.4 DEMAND FOR NEW UNITS

The demand components shown in the previous section are summarized below.

	60% AMI: \$0 to \$36,420
New Housing Units Required	31
Rent Overburden Households	5,352
Substandard Units	409
Demand	5,792
Less New Supply	0
<b>NET DEMAND</b>	<b>5,792</b>

\* Numbers may not add due to rounding.

## G.5 CAPTURE RATE ANALYSIS CHART

### Capture Rate by Unit Size (Bedrooms) and Targeting

		<u>Units</u> <u>Proposed</u>	<u>Total</u> <u>Demand</u>	<u>Supply</u>	<u>Net</u> <u>Demand</u>	<u>Capture</u> <u>Rate</u>	<u>Absorption</u>	<u>Average</u> <u>Mkt. Rent</u>	<u>Mkt. Rent</u> <u>Range</u>	<u>Proposed</u>	<u>Rents</u>
<b>60% AMI</b>	1 BR	24	1,738	0	1,738	1.4%	—	568	400-909	449	—
	2 BR	37	2,896	0	2,896	1.3%	—	626	475-899	585	—
	3 BR	12	1,158	0	1,158	1.0%	—	755	630-1075	673	—
	4 BR	2	0	0	0	—	—	849	—	737	—
<b>TOTAL</b>	60% AMI	75	5,792	0	5,792	1.3%	—	—	—	—	—
<b>for</b>											
<b>Project</b>	Overall	75	5,792	0	5,792	1.3%	n/a	—	—	—	—

\* Numbers may not add due to rounding.

The capture rate is not intended to be used in isolation. A low capture rate does not guarantee a successful project, nor does a high capture rate assure failure; the capture rate should be considered in the context of all the other indicators presented in the study. It is one of many factors considered in reaching a conclusion.

## H. COMPETITIVE ANALYSIS (EXISTING COMPETITIVE RENTAL ENVIRONMENT)

This section contains a review of statistical data on rental property in the market area and an analysis of the data collected in the field survey of apartments in the area.

### H.1 SURVEY OF APARTMENTS

John Wall and Associates conducted a survey of apartments in the area. All of the apartments of interest are surveyed. Some of them are included because they are close to the site, or because they help in understanding the context of the segment where the subject will compete. The full details of the survey are contained in the apartment photo sheets later in this report. A summary of the data focusing on rents is shown in the apartment inventory, also later in this report. A summary of vacancies sorted by rent is presented in the schedule of rents, units, and vacancies.

#### List of Apartments Surveyed

<u>Name</u>	<u>Units</u>	<u>Vacancy Rate</u>	<u>Type</u>	<u>Comments</u>
Arbor Terrace	118	0.0%	Conventional	
Ashland Park	184	25.5%	Tax Credit Bond	Vacancy issues not related to market
Ashton Ridge	88	4.5%	Tax Credit	
Callier Forest	130	0.0%	Tax Credit Bond/Sec 8	Comparable
Claridge Gate	36	0.0%	Conventional	
Eastland Court	116	5.2%	Conventional	
Guest	75	0.0%	Conventional	
Hamilton Ridge	48	0.0%	Conventional	
Heritage Point	149	0.0%	Conventional	
Highland	65	1.5%	Conventional	
Meadow Lane	120	0.0%	Section 8	Comparable; 6 market rate units
Riverwood Park	90	0.0%	Tax Credit	
Rome Housing Authority	943	0.0%	Public Housing	Comparable
Summerstone	32	0.0%	Conventional	
Tamassee	80	0.0%	Section 8	Comparable
Westminster Townhouses	104	0.0%	Conventional	
Willingham Village	172	0.0%	Public Housing	Subject; Comparable
Woodcreek Duplexes	28	3.6%	Conventional	

### H.1.1 COMPARABLES

The apartments in the market most comparable to the subject are listed below:

#### Comparison of Comparables to Subject

<u>Project Name</u>	<u>Approximate Distance</u>	<u>Reason for Comparability</u>	<u>Degree of Comparability</u>
<b>Callier Forest</b>	4.5 miles	PBRA property	Very high
<b>Meadow Lane</b>	1.9 miles	PBRA property	Very high
<b>Rome Housing Authority</b>	n/a	PBRA property	Very high
<b>Tamassee</b>	1.9 miles	PBRA property	Very high
<b>Willingham Village (subject)</b>	n/a	PBRA property	Very high

The subject will be newly rehabilitated and will still offer full project-based rental assistance. Therefore, it is well positioned in the market in regards to the comparables.

### H.1.2 APARTMENT INVENTORY

The apartment inventory follows this page. Summary information is shown for each apartment surveyed and detailed information is provided on individual property photo sheets.

**H.1.3 SCHEDULE OF PRESENT RENTS, UNITS, AND VACANCIES**

The present housing situation is examined in this section. The rents, number of units, and vacancies of the apartments listed in the apartment inventory (shown separately later) are summarized in the tables below. Rents, units, and vacancies are tabulated separately for the various bedroom sizes, a necessary step in making bedroom mix recommendations.

The table below shows surveyed apartment complexes *without* rent subsidy in or near the market area. The *pro forma* rents, as given by the developer, are shown in orange in the table below. These rents will be compared to the other apartments in the area, and especially the comparable apartments to determine if they are reasonable. In addition to seeing how the *pro forma* rents compare in terms of absolute rents in the following table, it will be important to consider the amenities and locations of the other apartments.

**Schedule of Rents, Number of Units, and Vacancies for *Unassisted* Apartment Units**

1-Bedroom Units			2-Bedroom Units			3-Bedroom Units			4-Bedroom Units		
Rents	Units	Vacancies									
167	14	0	420	29	0	465	4	0	542	2	0
400(E)	7	0	434	22	1	486	22	0			
425	34	0	480	26	0	490	16	0			
433(E)	67	0	484	15	1	515	19	0			
445	48	0	485	62	0	535	15	2			
450(E)	23	0	530	88	N/A	580	72	N/A			
480	24	N/A	530(E)	9	0	630	19	0			
480	37	0	545	31	0	650	16	0			
498	59	0	550	88	0	665	22	0			
575	12	0	575	17	0	850	4	0			
627(E)	5	0	583(E)	31	0	875	4	0			
775	20	1	595	62	0	875	4	0			
909	14	1	600	65	1	880	8	0			
			660(E)	2	0	950	6	0			
			675	24	1	1075	20	1			
			675	24	1						
			699	16	0						
			700	28	0						
			735	28	0						
			795	30	0						
			899	62	3						

Orange = Subject  
 Green = Tax Credit  
 Median

	1-Bedroom	2-Bedrooms	3-Bedrooms	4-Bedrooms	TOTAL
Vacant Units	2	8	3	0	13
Total Units	340	671	179	2	1192
Vacancy Rate	0.6%	1.2%	1.7%	0.0%	1.1%
Median Rent	\$450	\$575	\$580	\$542	
Vacant Tax Credit Units	0	2	2	n/a	4
Total Tax Credit Units	111	132	72	n/a	315
Tax Credit Vacancy Rate	0.0%	1.5%	2.8%	n/a	1.3%
Tax Credit Median Rent	\$433	\$530	\$558	n/a	

E=Elderly/Older Persons; b = basic rent; *italics* = average rent; UR = under rehabilitation; UC = under construction;  
 RU= in rent up; PL = planned; N/A = information unavailable  
 Source: John Wall and Associates

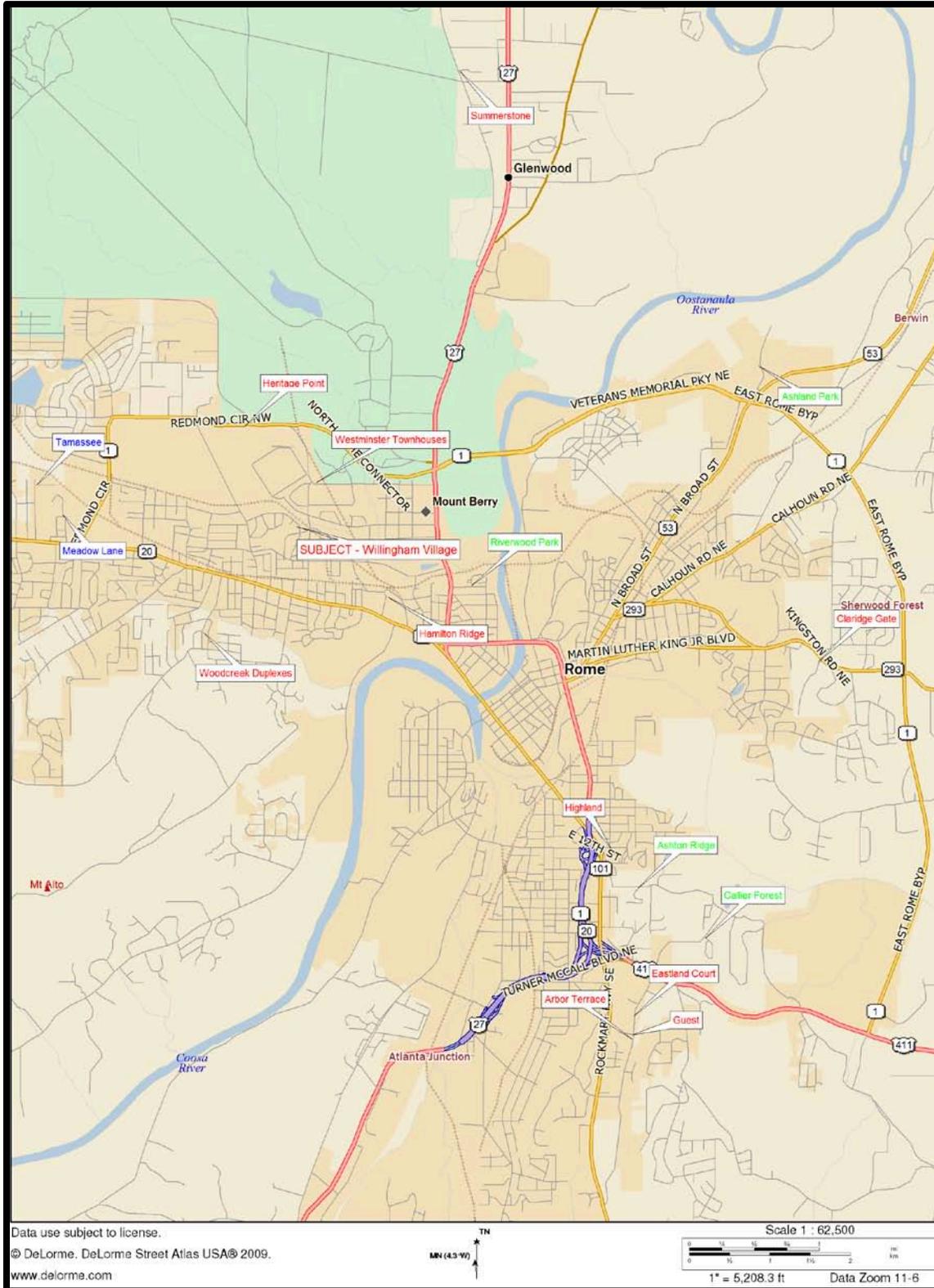
A vacancy rate of 5.0% is considered normal. The overall vacancy rate in the market is 1.1%. The overall tax credit vacancy rate is 1.3%. Note that vacancy rate calculations exclude Ashland Park, which seems to have a vacancy issue unrelated to market.

## H.2 ADDITIONAL INFORMATION ON COMPETITIVE ENVIRONMENT

- **Vouchers and certificates available in the market area:**  
The subject offers full project-based rental assistance, so vouchers are not relevant.
- **Lease up history of competitive developments:**  
No information is available.
- **Tenant profiles of existing phase:**  
See Appendix A
- **Additional information for rural areas lacking sufficient comps:**  
This is not applicable.

### H.3 APARTMENT LOCATIONS MAP

#### APARTMENT LOCATIONS MAP



# APARTMENT INVENTORY

## Rome, Georgia (PCN: 14-064)

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	14-064 SUBJECT Willingham Village II (Subject-Proposed) 15 Brookwood Ave. Rome	Proposed Rehab	24	P	PBRA	37	P	PBRA	12	P	PBRA	2	P	PBRA	WL=very long Public Housing *Covered pavilion w/BBQ and gazebo
	Arbor Terrace 50 Chateau Dr. Rome Martha (3-28-14) 706-295-7020	1976 0%	34	0	400-450	62	0	475-495	22	0	650-680				WL=yes Conventional; Sec 8=a few *Patio/balcony
	Ashland Park 123 Broadus Rd. Rome Elaina (4-4-14) 706-290-1040	2003	24	N/A	480	88	N/A	530	72	N/A	580				WL=0 TC Bond; Sec 8=several Funded 2002; *Car wash; **Patio/balcony; 47 vacancies - Declined to release further vacancy information. New management company took over April 1 2014
	Ashton Ridge 2522 Callier Springs Rd. Rome Vonda (3-28-14) 706-802-0017	1998 4.5%	14	0	167	22 15	1 1	434 484	22 15	0 2	486 535				WL=12 TC(30%, 50%, 60%); Sec 8=22 Funded 1996; *Meeting room; **Balcony/patio, storage and emergency call button
	Callier Forest 131 Dodd Blvd. SE Rome April (3-28-14) 706-291-2936	1981 Rehab 2003 0%	26	0	PBRA	80	0	PBRA	24	0	PBRA				WL=100+ TC Bond/Sec 8 Funded 2003; *Picnic area and meeting room; **Emergency call button
	Claridge Gate 3 Keown Rd SE Rome Melanie (4-3-14) 706-291-4321 (Hardy Realty)	1990s 0%				30	0	795	6	0	950				WL=0 Conventional; Sec 8= Not accepted
	Eastland Court 40 Chateau Dr. SE Rome Martha (4-4-14) 706-235-3030 (Charles Williams REIC) 706-232-2300 (Property)	2005 2007 5.2%	20 14	1 1	775 909	62	3	899	20	1	1075				WL=yes Conventional; Sec 8=Not accepted *Picnic area; **Storage and patio/balcony
	Guest Housing 48 Chateau Dr. SE Rome Donna (3-28-14) 706-234-4872	1987 0%	59	0	485-510	16	0	699							WL=7 Conventional; Sec 8=Not accepted
	Hamilton Ridge 72 Hamilton Ave. Rome (3-28-14) 706-295-0192 (Harvey Given Co.)	2003 0%	12	0	575	28	0	735	8	0	880				WL=9-10 Conventional; Sec 8=Not accepted *Picnic area; **Patio/balcony and storage
	Heritage Point 1349 Redmond Cir. Rome Shirley (3-28-14) 706-235-0409	1970 0%	37	0	480	31 62	0 0	545 595	19	0	630				WL=several Conventional; Sec 8=Not accepted *Patio/balcony
	Highland 610 E. 12th Ave Rome (3-28-14) 706-291-9191 (Harvey Givens Co.)	1993 1.5%				65	1	600							WL=1 Conventional; Sec 8=Not accepted

# APARTMENT INVENTORY

## Rome, Georgia (PCN: 14-064)

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Meadow Lane 22 Tamassee Ln. Rome (3-28-14) 706-235-3355	1973  0%	36	0	PBRA	31	0	PBRA	4 mkt 25	0 0	465 PBRA	2 mkt 22	0 0	542 PBRA	WL=1yr Sec 8; MKT=6
	Riverwood Park 525 W. 13th St. Rome Andrea (4-3-14) 706-235-7666	1997  0%				29 26	0 0	420 480	16 19	0 0	490 515				WL=4 TC(50%, 60%); Sec 8=several Funded 1996; *Picnic area
	Rome Housing Authority Scattered Site Rome Cheryl Molock (3-31-14) 706-291-0780														WL=1600 Public Housing 943 total units; 0 vacancies
	Summerstone 1 Summerstone Dr. NW Rome Melanie (4-3-14) 706-291-4321 (Hardy Realty)	2002  0%				28	0	700	4	0	850				WL=no Conventional; Sec 8=Not accepted 32 units; *Security cameras; **Storage
	Tamassee 66 Lyons Dr. Rome Kelly (4-3-14) 706-292-0240	1980s  0%	20	0	PBRA	54	0	PBRA	6	0	PBRA				WL=80 Sec 8
	Westminster Townhouses 600 Redmond Rd NW Tina (3-28-14) 706-291-2154	1972  0%				88	0	550	16	0	650				Special=\$250 move in WL=0 Conventional; Sec 8=10 *Patio
	Willingham Village (Subject-Present) 15 Brookwood Ave. Rome	1972  0%	66	0	PBRA	80	0	PBRA	19	0	PBRA	6 1*	0 0	PBRA PBRA	WL=very long Public Housing *Five bedroom unit
	Woodcreek Duplexes 128 Williamson St. SW Rome Melanie (4-3-14) 706-291-4321 (Hardy Realty)	2009  3.6%				24	1	675	4	0	875				WL=no Conventional; Sec 8=Not accepted

Map Number	Complex:	Year Built:	Amenities								Appliances						Unit Features						Two-Bedroom Size (s.f.)	Rent					
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable			Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included
	14-064 SUBJECT	Proposed	x		x									x	x	x							x	x	t			1014	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
	Arbor Terrace	1976												x	x	x							x	x	x	ws	*	740	475-495
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
		0.0%	0.0%	0.0%		<b>0.0%</b>																							
	Ashland Park	2003												x	x	x	x	x					x	x	x	t	**	1149	530
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
	Ashton Ridge	1998												x	x	x	x	x					x	x	x	t	**	927	434
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
		0.0%	5.4%	5.4%		<b>4.5%</b>																							
	Callier Forest	1981												x	x								x	x	x	ws	**	745	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
		0.0%	0.0%	0.0%		<b>0.0%</b>																							
	Claridge Gate	1990s																											
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
			0.0%	0.0%		<b>0.0%</b>																							
	Eastland Court	2005												x	x	x	x	x					x	x	x	t	**	1056-1155	899
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
		5.9%	4.8%	5.0%		<b>5.2%</b>																							
	Guest Housing	1987												x	x	x							s	x	x	x		1200	699
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																							
		0.0%	0.0%			<b>0.0%</b>																							

Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom		
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other
	Hamilton Ridge	2003				x		x	*	x	x	x	x	x		x					x	x	x	t	**			1157	735
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%	Conventional; Sec 8=Not accepted																						
	Heritage Point	1970		x	x			x		x	x	x	x		x					x	x	x	ws	*			950	545	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%	Conventional; Sec 8=Not accepted																						
	Highland	1993								x	x	x	x	x						x	x	x	ws				600		
	Vacancy Rates:	1 BR 1.5%	2 BR	3 BR	4 BR	overall 1.5%	Conventional; Sec 8=Not accepted																						
	Meadow Lane	1973		x						x	x									x	x	x	ws				820	PBRA	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%	Sec 8; MKT=6																						
	Riverwood Park	1997		x		x		x	*	x	x	x	x	x		x				x	x	x	t				912	420	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR	4 BR	overall 0.0%	TC(50%, 60%); Sec 8=several																						
	Rome Housing Authority																												
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	Public Housing																						
	Summerstone	2002						x	*	x	x	x	x	x		x	x				x	x	x	t	**			700	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR	4 BR	overall 0.0%	Conventional; Sec 8=Not accepted																						
	Tamassee	1980s		x				x		x	x									x	x	x	x	wt				800	PBRA
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR	overall 0.0%	Sec 8																						



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	24	1	P	826	PBRA
<b>Two-Bedroom</b> 2 BR vacancy rate	37	1	P	1014	PBRA
<b>Three-Bedroom</b> 3 BR vacancy rate	12	2	P	1250	PBRA
<b>Four-Bedroom</b> 4 BR vacancy rate	2	2	P	1476	PBRA
<b>TOTALS</b>	<b>75</b>		<b>0</b>		

**Complex:**

14-064 SUBJECT  
 Willingham Village II  
 (Subject-Proposed)  
 15 Brookwood Ave.  
 Rome

**Map Number:**

**Year Built:**

Proposed  
 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=very long

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- t Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Covered pavilion w/BBQ and gazebo



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	34	1	0	575	400-450
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>118</b>	<b>0</b>		

**Complex:**  
 Arbor Terrace  
 50 Chateau Dr.  
 Rome  
 Martha (3-28-14)  
 706-295-7020

**Map Number:**

**Year Built:**  
 1976

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=yes

**Subsidies**  
 Conventional; Sec 8=a few

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	24	1	N/A	874	480
1 BR vacancy rate					
<b>Two-Bedroom</b>	88	2	N/A	1149	530
2 BR vacancy rate					
<b>Three-Bedroom</b>	72	2	N/A	1388	580
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>184</b>		<b>0</b>		

**Complex:**  
 Ashland Park  
 123 Broadus Rd.  
 Rome  
 Elaina (4-4-14)  
 706-290-1040

**Map Number:**

**Year Built:**  
 2003

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=0

**Subsidies**  
 TC Bond; Sec 8=several

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** Funded 2002; \*Car wash; \*\*Patio/balcony; 47 vacancies - Declined to release further vacancy information. New management company took over April 1 2014



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	14	1	0	708	167
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	5.4%				
<b>Two-Bedroom</b>	22	2	1	927	434
2 BR vacancy rate	5.4%	15	2	927	484
<b>Three-Bedroom</b>					
3 BR vacancy rate	5.4%				
<b>Three-Bedroom</b>	22	2	0	1134	486
3 BR vacancy rate	5.4%	15	2	1134	535
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>4.5%</b>	<b>88</b>	<b>4</b>		

**Complex:**

Ashton Ridge  
 2522 Callier Springs Rd.  
 Rome  
 Vonda (3-28-14)  
 706-802-0017

**Map Number:**

**Year Built:**

1998

**Last Rent Increase**

**Specials**

**Waiting List**

WL=12

**Subsidies**

TC(30%, 50%, 60%); Sec 8=22

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- t Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** Funded 1996; \*Meeting room; \*\*Balcony/patio, storage and emergency call button



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	26	1	0	642	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	80	1	0	745	PBRA
	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	24	2	0	919	PBRA
	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>130</b>	<b>0</b>		

**Complex:**

Callier Forest  
 131 Dodd Blvd. SE  
 Rome  
 April (3-28-14)  
 706-291-2936

**Map Number:**

**Year Built:**

1981  
 Rehab 2003

**Last Rent Increase**

**Specials**

**Waiting List**

WL=100+

**Subsidies**

TC Bond/Sec 8

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** Funded 2003; \*Picnic area and meeting room; \*\*Emergency call button



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	30	2	0	1221	795
0.0%					
<b>Three-Bedroom</b>					
3 BR vacancy rate	6	2	0	1377	950
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>36</b>	<b>0</b>		

**Complex:**

Claridge Gate  
 3 Keown Rd SE  
 Rome  
 Melanie (4-3-14)  
 706-291-4321 (Hardy Realty)

**Map Number:**

**Year Built:**

1990s

**Last Rent Increase**

**Specials**

**Waiting List**

WL=0

**Subsidies**

Conventional; Sec 8= Not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- \$100 Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:**



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	20	1	1	804-931	775
1 BR vacancy rate	5.9%	14	1	919-1103	909
<b>Two-Bedroom</b>					
2 BR vacancy rate	4.8%	62	2	3 1056-1155	899
<b>Three-Bedroom</b>					
3 BR vacancy rate	5.0%	20	2	1 1516-1643	1075
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>5.2%</b>	<b>116</b>	<b>6</b>		

**Complex:**

Eastland Court  
 40 Chateau Dr. SE  
 Rome  
 Martha (4-4-14)  
 706-235-3030 (Charles Williams REIC)  
 706-232-2300 (Property)

**Map Number:**

**Year Built:**

2005  
 2007

**Last Rent Increase**

**Specials**

**Waiting List**

WL=yes

**Subsidies**

Conventional; Sec 8=Not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** \*Picnic area; \*\*Storage and patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	59	1	0	480-550	485-510
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>75</b>	<b>0</b>		

**Complex:**

Guest Housing  
 48 Chateau Dr. SE  
 Rome  
 Donna (3-28-14)  
 706-234-4872

**Map Number:**

**Year Built:**

1987

**Last Rent Increase**

**Specials**

**Waiting List**

WL=7

**Subsidies**

Conventional; Sec 8=Not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:**



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	12	1	0	642	575
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>48</b>	<b>0</b>		

**Complex:** Hamilton Ridge

72 Hamilton Ave.  
Rome

(3-28-14)

706-295-0192 (Harvey Given Co.)

**Map Number:**

**Year Built:**

2003

**Last Rent Increase**

**Specials**

**Waiting List**

WL=9-10

**Subsidies**

Conventional; Sec 8=Not  
accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** \*Picnic area; \*\*Patio/balcony and storage



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	37	1	0	750	480
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	31	1	0	950
	62	1.5	0	1150	595
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	19	2	0	1160
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>149</b>	<b>0</b>		

**Complex:**

Heritage Point  
 1349 Redmond Cir.  
 Rome  
 Shirley (3-28-14)  
 706-235-0409

**Map Number:**

**Year Built:**

1970

**Last Rent Increase**

**Specials**

**Waiting List**

WL=several

**Subsidies**

Conventional; Sec 8=Not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \* Other

**Comments:** \*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	65	2.5	1		600
1.5%					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>1.5%</b>	<b>65</b>	<b>1</b>		

**Complex:**

Highland  
610 E. 12th Ave  
Rome  
(3-28-14)  
706-291-9191 (Harvey Givens Co.)

**Map Number:**

**Year Built:**

1993

**Last Rent Increase**

**Specials**

**Waiting List**

WL=1

**Subsidies**

Conventional; Sec 8=Not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:**



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	36	1	0	685	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>	2 mkt	2	0	1175	542
4 BR vacancy rate	0.0%	22	2	1175	PBRA
<b>TOTALS</b>	<b>0.0%</b>	<b>120</b>	<b>0</b>		

**Complex:**  
 Meadow Lane  
 22 Tamassee Ln.  
 Rome  
 (3-28-14)  
 706-235-3355

**Map Number:**

**Year Built:**  
 1973

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=1yr

**Subsidies**  
 Sec 8; MKT=6

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:**



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	29	2	0	912
		26	2	0	1040
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	16	2	0	1102
		19	2	0	1207
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>90</b>	<b>0</b>		

**Complex:**  
 Riverwood Park  
 525 W. 13th St.  
 Rome  
 Andrea (4-3-14)  
 706-235-7666

**Map Number:**

**Year Built:**  
 1997

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=4

**Subsidies**  
 TC(50%, 60%); Sec 8=several

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Funded 1996; \*Picnic area

No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>				
<b>One-Bedroom</b>				
		1 BR vacancy rate		
<b>Two-Bedroom</b>				
		2 BR vacancy rate		
<b>Three-Bedroom</b>				
		3 BR vacancy rate		
<b>Four-Bedroom</b>				
		4 BR vacancy rate		
<b>TOTALS</b>				

**Complex:** Rome Housing Authority

Scattered Site  
 Rome  
 Cheryl Molock (3-31-14)  
 706-291-0780

**Map Number:**

**Year Built:**

**Last Rent Increase**

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Specials**

**Waiting List**

WL=1600

**Subsidies**

Public Housing

**Comments:** 943 total units; 0 vacancies



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	28	2.5	0		700
0.0%					
<b>Three-Bedroom</b>					
3 BR vacancy rate	4	2.5	0		850
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>32</b>	<b>0</b>		

**Complex:**

Summerstone  
 1 Summerstone Dr. NW  
 Rome  
 Melanie (4-3-14)  
 706-291-4321 (Hardy Realty)

**Map Number:**

**Year Built:**

2002

**Last Rent Increase**

**Specials**

**Waiting List**

WL=no

**Subsidies**

Conventional; Sec 8=Not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** 32 units; \*Security cameras; \*\*Storage



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	20	1	0	750	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>80</b>	<b>0</b>		

**Complex:**  
 Tamasee  
 66 Lyons Dr.  
 Rome  
 Kelly (4-3-14)  
 706-292-0240

**Map Number:**

**Year Built:**  
 1980s

**Last Rent Increase**

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Specials**

**Waiting List**  
 WL=80

**Subsidies**  
 Sec 8

**Comments:**



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	88	1.5	0	1120	550
0.0%					
<b>Three-Bedroom</b>					
3 BR vacancy rate	16	2.5	0	1320	650
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>104</b>	<b>0</b>		

**Complex:** Westminster Townhouses  
 600 Redmond Rd NW  
 Tina (3-28-14)  
 706-291-2154

**Map Number:**

**Year Built:**  
 1972

**Last Rent Increase**

**Specials**  
 Special=\$250 move in

**Waiting List**  
 WL=0

**Subsidies**  
 Conventional; Sec 8=10

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Patio



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	66	1	0	627-826	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	80	1	0	1014	PBRA
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	19	1-2	0	1014-1250	PBRA
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
<b>Four-Bedroom</b>	6	2	0	1250-1476	PBRA
4 BR vacancy rate	0.0%	1*	2	1476	PBRA
<b>TOTALS</b>	<b>0.0%</b>	<b>172</b>	<b>0</b>		

**Complex:**  
 Willingham Village  
 (Subject-Present)  
 15 Brookwood Ave.  
 Rome

**Map Number:**

**Year Built:**  
 1972

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=very long

**Subsidies**  
 Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Five bedroom unit



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	24	2	1		675
4.2%					
<b>Three-Bedroom</b>					
3 BR vacancy rate	4	2.5	0		875
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>3.6%</b>	<b>28</b>	<b>1</b>		

**Complex:** Woodcreek Duplexes

128 Williamson St. SW  
Rome

Melanie (4-3-14)  
706-291-4321 (Hardy Realty)

**Map Number:**

**Year Built:**  
2009

**Last Rent Increase**

**Specials**

**Waiting List**

WL=no

**Subsidies**

Conventional; Sec 8=Not  
accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:**

**H.4 AMENITY ANALYSIS**

**DEVELOPMENT AMENITIES:**

Laundry room, clubhouse, fitness center, covered pavilion w/BBQ, and gazebo

**UNIT AMENITIES:**

Refrigerator, stove, dishwasher, washer/dryer connections, HVAC, and pre-wired telephone/cable

**UTILITIES INCLUDED:**

Trash

The subject’s amenities, on average, are superior to other fully rental assisted properties.

**H.5 SELECTION OF COMPS**

See H1 and H7.

**H.6 LONG TERM IMPACT OF THE SUBJECT ON EXISTING TAX CREDIT UNITS**

There would not be a long term impact of the subject on existing Tax Credit units because the subject is an existing property that is fully occupied.

**H.7 NEW “SUPPLY”**

DCA requires comparable units built since 2000 to be deducted from demand. Only comparable units within comparable complexes will be deducted from demand, as indicated by the asterisks.

**Apartment Units Built or Proposed Since the Base Year**

<u>Project Name</u>	<u>Year Built</u>	<u>Units With Rental Assistance</u>	<u>30% AMI, No Rental Assistance</u>	<u>50% AMI, No Rental Assistance</u>	<u>60% AMI, No Rental Assistance</u>	<u>Above Moderate Income</u>	<u>TOTAL</u>
None	--	--	--	--	--	--	--

There are no new units of supply to deduct from demand.

**H.8 AVERAGE MARKET RENT**

See the apartment inventory, amenities chart, and community photo sheets previously for in depth comparisons of the subject to each complex surveyed. Total units, mix, rents, occupancy and other relevant details are shown in full on the apartment inventory.

The following table gives the proposed rents in comparison to the rental range for competitive projects within the market area, and an average market rent for each of the proposed unit types. Rent advantage is calculated as follows: (average market rent – proposed rent) / proposed rent.

	<u>Bedrooms</u>	<u>Number of Units</u>	<u>Net Rent</u>	<u>Market Rent</u>	<u>Market Advantage</u>
60%	1	24	449	568	n/a
60%	2	37	585	626	n/a
60%	3	12	673	755	n/a
60%	4	2	737	849	n/a

The subject was compared to several conventional properties in or near the market area. Since the subject has full project-based rental assistance, all units have much more than a 10% market advantage.

### H.9 INFORMATION ON OTHER DCA PROPERTIES

See the Schedule of Rents Units and Vacancies along with the Apartment Inventory and the Photo Sheets.

### H.10 RENTAL TRENDS IN THE MARKET AREA

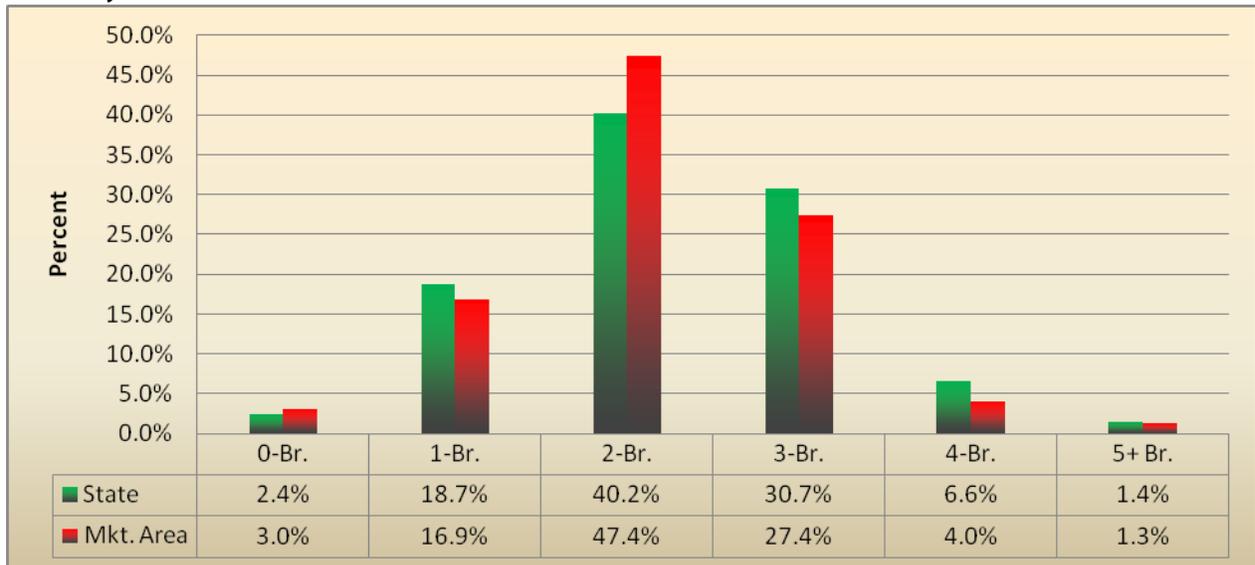
#### H.10.1 TENURE

##### Tenure by Bedrooms

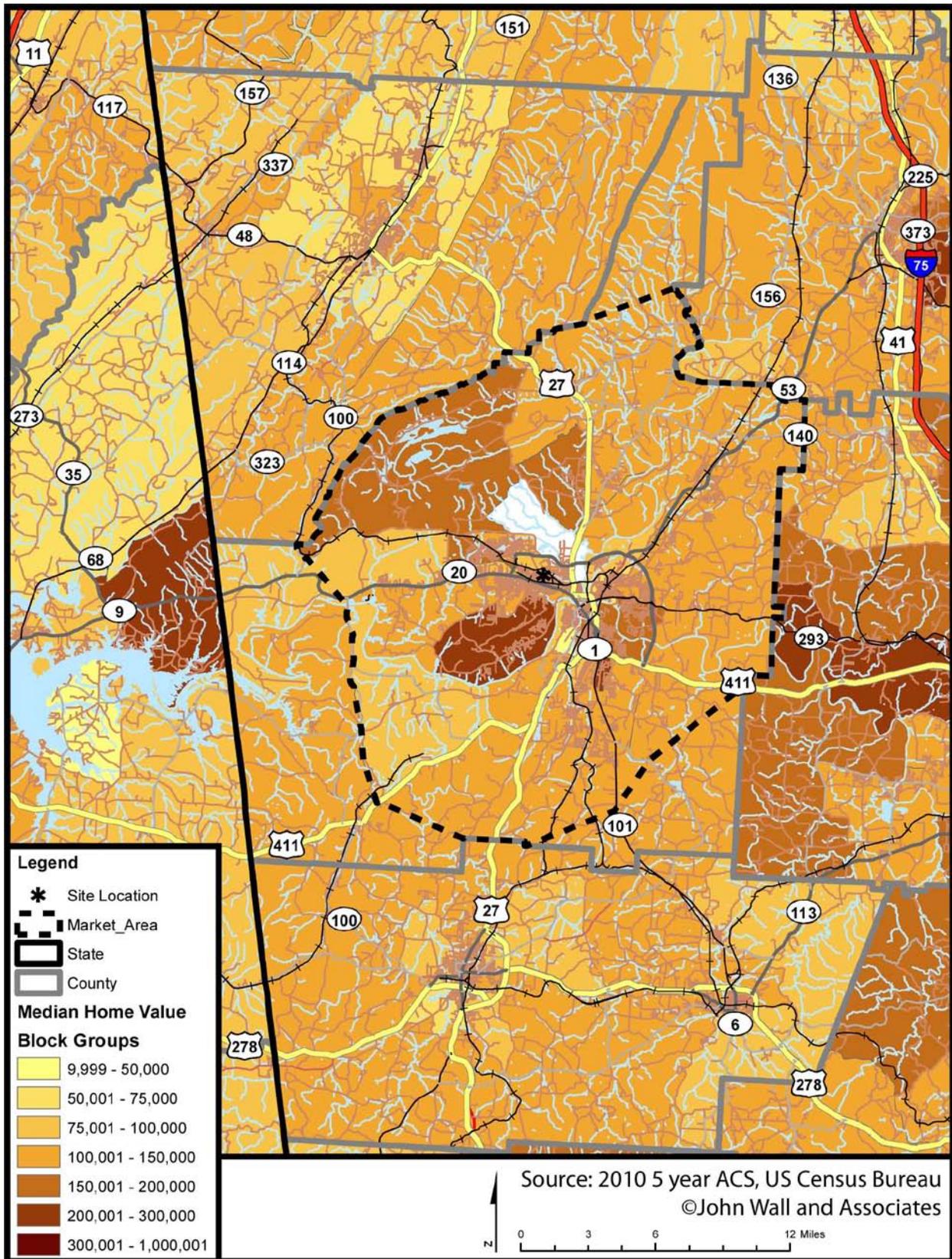
	<u>State</u>	<u>%</u>	<u>County</u>	<u>%</u>	<u>Market Area</u>	<u>%</u>	<u>City</u>	<u>%</u>
<b>Owner occupied:</b>	2,332,685		23,268		18,918		7,172	
<b>No bedroom</b>	4,417	0.2%	41	0.2%	49	0.3%	27	0.4%
<b>1 bedroom</b>	26,411	1.1%	250	1.1%	144	0.8%	49	0.7%
<b>2 bedrooms</b>	287,996	12.3%	4,385	18.8%	3,650	19.3%	1,389	19.4%
<b>3 bedrooms</b>	1,222,483	52.4%	13,595	58.4%	11,136	58.9%	3,856	53.8%
<b>4 bedrooms</b>	583,405	25.0%	3,918	16.8%	3,042	16.1%	1,449	20.2%
<b>5 or more bedrooms</b>	207,973	8.9%	1,079	4.6%	898	4.7%	402	5.6%
<b>Renter occupied:</b>	1,158,069		11,555		11,148		6,252	
<b>No bedroom</b>	27,595	2.4%	278	2.4%	338	3.0%	243	3.9%
<b>1 bedroom</b>	216,637	18.7%	1,760	15.2%	1,881	16.9%	1,295	20.7%
<b>2 bedrooms</b>	465,282	40.2%	5,519	47.8%	5,281	47.4%	2,688	43.0%
<b>3 bedrooms</b>	355,507	30.7%	3,350	29.0%	3,058	27.4%	1,674	26.8%
<b>4 bedrooms</b>	76,955	6.6%	516	4.5%	448	4.0%	273	4.4%
<b>5 or more bedrooms</b>	16,093	1.4%	132	1.1%	142	1.3%	79	1.3%

Source: 2011-5yr ACS (Census)

##### Tenure by Bedrooms for the State and Market Area



### MEDIAN HOME VALUE MAP



**H.11 IMPACT OF FORECLOSED, ABANDONED, ETC. PROPERTIES**

There is no evidence of any adverse impact due to foreclosure or abandonment.

**H.12 PRIMARY HOUSING VOIDS**

There is still strong demand for quality, affordable housing for families in Rome.

**H.13 ADVERSE IMPACTS ON OCCUPANCY**

See H6.

**H.14 BUILDING PERMITS ISSUED**

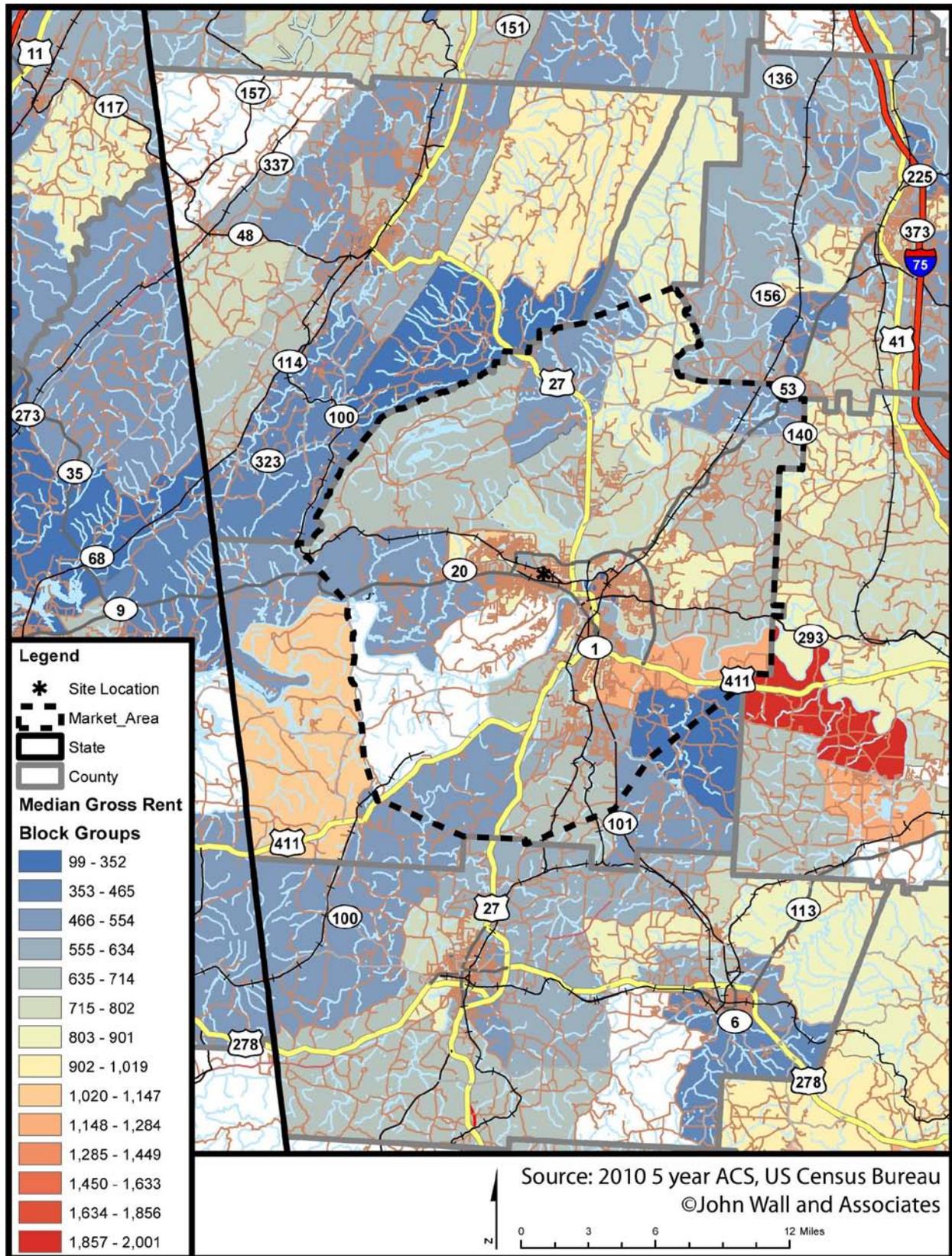
Building permits are an indicator of the economic strength and activity of a community. While permits are never issued for a market area, the multi-family permits issued for the county and town are an indicator of apartments recently added to the supply:

**Building Permits Issued**

<u>Year</u>	<u>County</u>			<u>Total</u>	<u>City</u>	
	<u>Total</u>	<u>Single Family</u>	<u>Multi-Family</u>		<u>Single Family</u>	<u>Multi-Family</u>
2000	382	307	75	0	0	0
2001	451	373	78	0	0	0
2002	722	678	44	0	0	0
2003	502	424	78	0	0	0
2004	573	390	183	0	0	0
2005	613	424	189	0	0	0
2006	465	391	74	0	0	0
2007	308	284	24	0	0	0
2008	224	180	44	0	0	0
2009	111	72	39	0	0	0
2010	55	55	0	0	0	0
2011	109	32	77	0	0	0
2012	43	32	11	0	0	0

Source: C-40, U.S. Dept. of Commerce, Bureau of the Census, "Housing Units Authorized by Building Permits"

### MEDIAN GROSS RENT MAP



## **I. ABSORPTION & STABILIZATION RATES**

Given reasonable marketing and management, the project should be able to remain at least 93% occupied throughout the rehabilitation.

## J. INTERVIEWS

The following interviews were conducted regarding demand for the subject.

### J.1 APARTMENT MANAGERS

Due to the fact that the proposal is for an existing property that is fully occupied and has and will continue to have full project-based rental assistance, interviews with apartment managers regarding opinions on the subject's chance for success are not necessary.

### J.2 ECONOMIC DEVELOPMENT

According to the Rome Chamber of Commerce's Economic Development Department, there have been seven companies to announce a location to or expansion in Floyd County within the past few years, which will create a total of 886 new jobs. The Lowes Regional Distribution Center, announced in 2011, was completed in 2013 and will create 600 new jobs over three years. F & P Georgia, a tier-1 auto-parts supplier, announced in 2012 it will expand and create 100 new jobs over three years. Syntec Industries, a fabric mill, announced an expansion in July 2013, which will create 20 new jobs. Stemco announced an expansion in July 2013, which will create 50 new jobs. Dermatran Health Solutions announced in August 2013 an expansion, which will create 116 new jobs. International Paper announced in September 2013 it would expand with no new jobs projected. Mohawk Industries will retain 230 jobs while they undergo an expansion.

Other developments include a proposed connector road to link Highway 411 to Interstate 75; both Bartow and Floyd Counties support the proposal. The Richard B. Russell Airport will extend its 6,000 foot runway another 1,000 feet. The Tennis Center of Georgia at Berry College was approved and is currently in development; there will be 74 tennis courts created which will bring tournaments, tourism, jobs, and skill to youth. A new Coosa High School will be built with technological upgrades; this has been made possible due to ESPLOST (Education Special Project Local Option Sales Tax -1%). Pirelli and Hannah Solar announced an agreement for a solar facility at Pirelli Manufacturing Plant in Rome which will create 13,000 megawatt hours of clean energy over the next 20 years; Pirelli will lease the property, GA Solar Power Company and Energy EcoSystem will develop the project, and Hannah Solar will manage.

According to the Georgia Department of Community Affairs, there have been no major business closings or downsizings in Floyd County since January 2013.

## **K. CONCLUSIONS AND RECOMMENDATIONS**

The subject, as proposed, should be successful. See also Executive Summary.

**L. SIGNED STATEMENT REQUIREMENTS**

See signed statement in front matter.

**M. MARKET STUDY REPRESENTATION**

DCA may rely on the representations made in the market study to be true and accurate to the best knowledge of John Wall and Associates. DCA may assign the market study to other lenders who are parties to the DCA loan transaction.

# N. APPENDIX A – RENT ROLL

Note: Phase I is marked in green, while Phase II is marked in yellow.

## Northwest Georgia Housing Authority

PO BOX 1428  
Rome, Georgia 30161 706-291-0780 Fax: 706-295-0376

### Rent Roll Report

For Monthly Rent Run: 04/01/2014

Development: AMP 4  
Development ID: GA285400108P

Unit ID	Resident Name	Suite	Address	Bedrooms	Security Deposit	Current Rent	Next Month Rent	Lease Exp.
019-508	Crawford, LaFisha		07 Brookwood Court, Rome, 30165	1	225.00	(23.00)	213.00	09/13/2014
018-508	Struck, Debra L		09 Brookwood Court, Rome, 30165	1	225.00	86.00	86.00	
154-508	Brown, Kimberly Nicole		1 Brookwood Ct., Rome, 30165	3	225.00	77.00	77.00	01/01/2014
115-508	Lee, Mana D		1 Frost Drive, Rome, 30165	3	225.00	(36.00)	(36.00)	06/01/2013
181-508	Leak, Brenda		1 Towers Drive, Rome, 30165	4	125.00	91.00	91.00	
001-508	Williams, Jerry		10 Brookwood Ave., Rome, 30165	1	85.00	130.00	130.00	
135-508	Jackson, Loretta A		10 Dellvue Place, Rome, 30165	3	125.00	214.00	214.00	
143-508	Cassey, Michelle Lynn		10 Frost Drive, Rome, 30165	3	225.00	85.00	85.00	09/01/2013
187-508	Stephens, Janet M.		10 Towers Drive, Rome, 30165	4	225.00	21.00	21.00	02/01/2014
090-508	Stocum, Tierra Jade		101 Fortune St., Rome, 30165	3	120.00	(54.00)	(54.00)	02/20/2015
089-508	McClure, Tiffany		103 Fortune St., Rome, 30165	3	225.00	(54.00)	(54.00)	02/01/2014
088-508	Johnson, Mary Ruth		105 Fortune St., Rome, 30165	3	120.00	(48.00)	(48.00)	
087-508	Blount, Rodland Nicole		107 Fortune St., Rome, 30165	3	225.00	50.00	50.00	09/01/2013
072-508	Bynum, Lisa		11 Brookwood Ave., Rome, 30165	2	125.00	117.00	117.00	09/01/2012
017-508	Shadwick, Angela K		11 Brookwood Court, Rome, 30165	1	225.00	121.00	121.00	02/01/2014
114-508	Nelson, Tasha		11 Dellvue Place, Rome, 30165	3	225.00	102.00	102.00	01/01/2013
169-508	Jackson, Gloria Jean		11 Fortune Street, Rome, 30165	3	125.00	108.00	108.00	
049-508	Niles, Angela		11 Frost Drive, Rome, 30165	2	225.00	(23.00)	(23.00)	05/30/2014
182-508	Hamilton, Jawrah		11 Towers Drive, Rome, 30165	4	125.00	2.00	2.00	01/01/2014
002-508	Bares, Norma Jean		12 Brookwood Ave., Rome, 30165	1	125.00	144.00	144.00	
136-508	Rinney, Tony L		12 Dellvue Place, Rome, 30165	3	120.00	95.00	95.00	02/19/2015
144-508	Moore, Rena Hekriha		12 Frost Drive, Rome, 30165	3	85.00	(54.00)	(54.00)	03/18/2015
152-508	Buggett, Courtney M		12 Towers Drive, Rome, 30165	3	225.00	(29.00)	(29.00)	02/01/2014
071-508	Chafman, Katrina D		13 Brookwood Ave., Rome, 30165	2	225.00	117.00	117.00	
076-508	Cre, May Louise		13 Brookwood Court, Rome, 30165	2	60.00	123.00	123.00	
113-508	Johnson, Tiffany Nicole		13 Dellvue Place, Rome, 30165	3	225.00	(64.00)	(64.00)	01/01/2014
191-508	Vivret, Christal Iris		13 Fortune Street, Rome, 30165	4	190.00	(62.00)	(62.00)	11/27/2014
050-508	Edney, Shana		13 Frost Drive, Rome, 30165	3	225.00	(36.00)	(36.00)	
044-508	Mansy, Lucille I		13 Towers Drive, Rome, 30165	3	125.00	130.00	130.00	
003-508	Starr, Anthony		14 Brookwood Ave., Rome, 30165	1	85.00	130.00	130.00	
059-508	Adams, Joann		14 Dellvue Place, Rome, 30165	2	225.00	(44.00)	(44.00)	01/14/2015
065-508	Mosey, Angela		14 Frost Drive, Rome, 30165	2	225.00	123.00	118.00	05/01/2012
131-508	Thomas, Shakesta		14 Towers Drive, Rome, 30165	3	225.00	(6.00)	(6.00)	07/19/2014
198-508	Vacant as of 04/01/2014		15 Brookwood Ave., Rome, 30165	5	-	-	-	
075-508	Phillips, Timothy		15 Brookwood Court, Rome, 30165	2	225.00	(36.00)	(36.00)	09/01/2012
195-508	Champion, Joan Michelle		15 Dellvue Place, Rome, 30165	5	225.00	123.00	123.00	04/03/2014
168-508	Pitts, Candace Nichelle		15 Fortune Street, Rome, 30165	2	155.00	(54.00)	(54.00)	01/27/2015
051-508	Ramsay, Gloria Dean		15 Frost Drive, Rome, 30165	2	85.00	54.00	54.00	
043-508	Mates, Tiffany Ann		15 Towers Drive, Rome, 30165	2	225.00	122.00	219.00	05/03/2014
004-508	Williams, Elex B		16 Brookwood Ave., Rome, 30165	1	125.00	185.00	185.00	
060-508	Phillips, Lisa		16 Dellvue Place, Rome, 30165	2	225.00	(44.00)	(44.00)	
066-508	Hill, Sara		16 Frost Drive, Rome, 30165	2	85.00	207.00	207.00	
186-508	Bishop, Nicole Emily		16 Towers Drive, Rome, 30165	4	225.00	7.00	7.00	08/09/2014
074-508	Searcy, Vergia		17 Brookwood Court, Rome, 30165	2	85.00	117.00	117.00	07/01/2012
116-508	Spawford, Saronda		17 Dellvue Place, Rome, 30165	2	225.00	(6.00)	(6.00)	07/13/2013
167-508	Johnson, Eleanor		17 Fortune Street, Rome, 30165	3	125.00	105.00	105.00	
025-508	Wilson, Terri J		17 Frost Drive, Rome, 30165	2	225.00	(36.00)	(36.00)	11/01/2013
045-508	Barnes, James		17 Towers Drive, Rome, 30165	1	125.00	86.00	86.00	
091-508	Allen, Shirley A		18 Brookwood Ave., Rome, 30165	3	225.00	113.00	113.00	06/11/2014
137-508	Binks, Jean		18 Dellvue Place, Rome, 30165	3	225.00	152.00	152.00	
145-508	Fosdy, Yencel Akidi		18 Frost Drive, Rome, 30165	3	155.00	183.00	183.00	01/10/2015
073-508	Donner, Adam		19 Brookwood Court, Rome, 30165	2	125.00	144.00	144.00	03/01/2012
111-508	Bohala, Nancy		19 Dellvue Place, Rome, 30165	2	121.84	214.00	214.00	07/13/2013
084-508	Jackson, Sandra		19 Fortune St., Rome, 30165	2	125.00	(29.00)	(29.00)	05/01/2012
053-508	Cousey, Amber M		19 Frost Drive, Rome, 30165	2	225.00	117.00	117.00	
046-508	Romine, Christina		19 Towers Drive, Rome, 30165	2	225.00	(44.00)	(44.00)	
021-508	McDaniel, Donz		2 Brookwood Ave., Rome, 30165	2	125.00	203.00	203.00	
141-508	Tate, Ruby Loucena		2 Frost Drive, Rome, 30165	3	225.00	(54.00)	(54.00)	03/22/2014
058-508	Motms, Patricia A		2 Towers Drive, Rome, 30165	2	125.00	(1.00)	(1.00)	
092-508	Morgan, John S		20 Brookwood Ave., Rome, 30165	3	125.00	380.00	380.00	
138-508	Dowdy, Rashana		20 Dellvue Place, Rome, 30165	3	225.00	(54.00)	(54.00)	07/19/2014
146-508	Garter, Dianna Marie		20 Frost Drive, Rome, 30165	3	190.00	(48.00)	(48.00)	12/31/2014
152-508	Stubbs, Rachel		21 Brookwood Ct., Rome, 30165	3	225.00	(40.00)	(40.00)	07/11/2012
110-508	Turner, Angela Dolphine		21 Dellvue Place, Rome, 30165	2	125.00	112.00	112.00	07/11/2013
083-508	Hughes, Alston M		21 Fortune St., Rome, 30165	2	225.00	(16.00)	(16.00)	12/01/2013
044-508	McCracken, Ruby		21 Frost Drive, Rome, 30165	2	225.00	134.00	134.00	
005-508	Wedgeworth, Geneva		22 Brookwood Ave., Rome, 30165	1	125.00	281.00	281.00	
061-508	Elsher, Amy Leann		22 Dellvue Place, Rome, 30165	2	225.00	(36.00)	(36.00)	09/03/2013
067-508	Stallings, Pamela		22 Frost Drive, Rome, 30165	2	225.00	209.00	209.00	09/24/2014
151-508	Little, Denise M		23 Brookwood Ct., Rome, 30165	3	125.00	(36.00)	(36.00)	
109-508	Duncan, Britanny		23 Dellvue Place, Rome, 30165	2	225.00	(34.00)	(34.00)	07/10/2013
166-508	Williams, Shelia Ann		23 Fortune Street, Rome, 30165	3	85.00	351.00	351.00	
129-508	Narworthy, Dorothy M		23 Frost Drive, Rome, 30165	3	225.00	(48.00)	(48.00)	05/01/2013
006-508	Montgomery, Terri		24 Brookwood Ave., Rome, 30165	1	225.00	149.00	149.00	02/01/2012
062-508	Duhlin, Ashna		24 Dellvue Place, Rome, 30165	2	225.00	23.00	23.00	03/01/2013
068-508	Cre, Yolanda D		24 Frost Drive, Rome, 30165	2	225.00	(36.00)	(36.00)	10/22/2014
119-508	Ghineath, Misty E		25 Brookwood Ave., Rome, 30165	3	225.00	(48.00)	(48.00)	10/16/2013
108-508	Vacant as of 04/01/2014		25 Dellvue Place, Rome, 30165	2	-	-	-	
165-508	Curtis, Gabrielle Lee		25 Fortune Street, Rome, 30165	3	225.00	6.00	6.00	08/30/2014
130-508	Pillow, Faye In		25 Frost Drive, Rome, 30165	3	225.00	31.00	31.00	10/30/2014
007-508	McClint, Eddie L		26 Brookwood Ave., Rome, 30165	1	125.00	26.00	26.00	
139-508	Frost, Clydia Smallwood		26 Dellvue Place, Rome, 30165	3	225.00	105.00	102.00	10/01/2013

192-508	Hudgins, Tommy B		26 Fortune Street, Rome, 30165	4	225.00	80.00	80.00	01/21/2015
147-508	Vacant as of 04/01/2014		26 Frost Drive, Rome, 30165	3	-	-	-	-
120-508	Palmer, Anthony D		27 Brookwood Ave, Rome, 30165	3	225.00	(49.00)	(49.00)	-
107-508	Blanchy, Emily		27 Dellvue Place, Rome, 30165	3	225.00	118.00	118.00	03/01/2013
082-508	Wayland, Rhiana N		27 Fortune St, Rome, 30165	2	225.00	(33.00)	(33.00)	06/01/2012
008-508	Craw, Curtis		28 Brookwood Ave, Rome, 30165	3	225.00	95.00	95.00	12/01/2011
140-508	Harris, Rachelle		28 Dellvue Place, Rome, 30165	3	225.00	(54.00)	(54.00)	04/01/2014
171-508	Dinson, Latoya		28 Fortune Street, Rome, 30165	3	225.00	115.00	115.00	-
148-508	Wildridge, Jalinda		28 Frost Drive, Rome, 30165	3	125.00	405.00	405.00	-
183-508	Warren, Scott		29 Brookwood Ave, Rome, 30165	4	225.00	229.00	229.00	06/01/2012
180-508	Ballard, Laquisha		29 Dellvue Place, Rome, 30165	3	125.00	74.00	74.00	03/01/2013
081-508	Appleby, Rebecca		29 Fortune St, Rome, 30165	2	225.00	330.00	330.00	09/01/2013
078-508	Bryant, Ashley		3 Brookwood Ave, Rome, 30165	2	225.00	241.00	241.00	-
153-508	Mullap, Inda Corette		3 Brookwood Ct, Rome, 30165	3	50.00	40.00	40.00	10/01/2013
116-508	Porter, Vicki Nicole		3 Frost Drive, Rome, 30165	3	155.00	123.00	123.00	01/23/2015
117-508	Jackson, Tara Nichole		3 Towers Drive, Rome, 30165	3	225.00	62.00	62.00	04/09/2014
197-508	Porter, Tyra		30 Dellvue Place, Rome, 30165	4	225.00	(78.00)	(78.00)	07/01/2015
172-508	Everhart, Shirley		30 Fortune Street, Rome, 30165	3	225.00	(48.00)	(4.00)	12/01/2013
188-508	Jackson, Jill A		30 Frost Drive, Rome, 30165	4	225.00	107.00	107.00	08/09/2013
121-508	Marshall, Mishika M		31 Brookwood Ave, Rome, 30165	3	225.00	(48.00)	(48.00)	06/01/2013
096-508	Robison, Janice		31 Dellvue Place, Rome, 30165	2	225.00	482.00	482.00	03/01/2013
164-508	Donaldson, Sharon Ann		31 Fortune Street, Rome, 30165	3	125.00	105.00	105.00	-
128-508	Harris, Shantea Ann		32 Dellvue Place, Rome, 30165	3	125.00	139.00	139.00	10/01/2013
192-508	Adams, Shaundrika		32 Fortune Street, Rome, 30165	4	225.00	(69.00)	(69.00)	03/03/2014
150-508	Bunnitt, Ricky L		32 Frost Drive, Rome, 30165	3	225.00	(32.00)	(32.00)	10/29/2013
122-508	Anderson, Eric C		33 Brookwood Ave, Rome, 30165	3	225.00	229.00	205.00	05/06/2014
105-508	Ferdus, Carol		33 Dellvue Place, Rome, 30165	2	125.00	133.00	133.00	07/01/2012
163-508	Jackson, Route Inda		33 Fortune Street, Rome, 30165	3	225.00	(38.00)	(38.00)	08/01/2013
127-508	Payne, Debra K		34 Dellvue Place, Rome, 30165	2	225.00	118.00	118.00	04/01/2013
173-508	Hernandez-Pinego, Susan Leana		34 Fortune Street, Rome, 30165	3	225.00	(30.00)	(30.00)	02/07/2015
149-508	Huggins, Denny K		34 Frost Drive, Rome, 30165	3	190.00	(48.00)	(48.00)	12/04/2014
040-508	Daniel, Felicia		35 Dellvue Place, Rome, 30165	1	125.00	245.00	245.00	01/01/2013
200-508	Haney, Stephanie		35 Fortune Street, Rome, 30165	5	225.00	(80.00)	(80.00)	02/21/2015
194-508	Branch, Tonya Yvette		36 Dellvue Place, Rome, 30165	3	225.00	153.00	141.00	-
174-508	Daniel, Elizabeth Evette		36 Fortune Street, Rome, 30165	3	225.00	157.00	157.00	07/29/2014
039-508	Hudson, Shanna Y		37 Dellvue Place, Rome, 30165	1	225.00	(33.00)	(33.00)	04/01/2013
162-508	Vacant as of 04/01/2014		37 Fortune Street, Rome, 30165	3	-	-	-	-
124-508	Thomson, Danna L		38 Dellvue Place, Rome, 30165	3	225.00	73.00	73.00	03/15/2014
194-508	Vacant as of 04/01/2014		38 Fortune Street, Rome, 30165	4	-	-	-	-
084-508	Alford, Angelina		39 Dellvue Place, Rome, 30165	3	225.00	162.00	162.00	-
161-508	Sullivan, Candace		39 Fortune Street, Rome, 30165	3	225.00	99.00	99.00	-
022-508	Airaudado, Sherry Lynn		4 Brookwood Ave, Rome, 30165	2	85.00	112.00	112.00	03/18/2015
143-508	Hedgley, James		41 Frost Drive, Rome, 30165	3	225.00	161.00	150.00	-
057-508	Hunter, Vickie		4 Towers Drive, Rome, 30165	2	125.00	(44.00)	(44.00)	02/03/2015
125-508	Harris, Shanes		40 Dellvue Place, Rome, 30165	3	225.00	129.00	129.00	04/01/2013
175-508	Rogers, Lanessa Jane		40 Fortune Street, Rome, 30165	3	125.00	(39.00)	(39.00)	-
103-508	Fata-Ferre, Mary		41 Dellvue Place, Rome, 30165	3	125.00	75.00	75.00	06/03/2014
190-508	Wilson, Loranda K		41 Fortune Street, Rome, 30165	4	225.00	463.00	463.00	07/01/2012
184-508	Johanson, Phyllis		42 Dellvue Place, Rome, 30165	4	225.00	454.00	454.00	-
176-508	Reyer, Deena		42 Fortune Street, Rome, 30165	3	50.00	(54.00)	(54.00)	03/04/2015
160-508	Bearden, Susan Michelle		43 Fortune Street, Rome, 30165	3	225.00	103.00	103.00	10/15/2014
124-508	Dinson, Shaoda C		44 Dellvue Place, Rome, 30165	3	225.00	(6.00)	(6.00)	08/01/2013
083-508	Ackerman, Judy		44 Fortune St, Rome, 30165	2	125.00	21.00	21.00	-
159-508	Turner, Shana Michelle		45 Fortune Street, Rome, 30165	3	190.00	(48.00)	(48.00)	12/10/2014
123-508	Crawford, Carmaracha		46 Dellvue Place, Rome, 30165	3	225.00	116.00	116.00	-
086-508	Hughes, Theron L		46 Fortune St, Rome, 30165	2	225.00	39.00	39.00	06/01/2013
080-508	Hudson, Shanta		47 Fortune St, Rome, 30165	2	320.00	330.00	330.00	10/01/2013
177-508	Franko, Kristin		48 Fortune Street, Rome, 30165	3	225.00	(48.00)	(48.00)	11/01/2013
079-508	Star, Virginia		49 Fortune St, Rome, 30165	2	85.00	320.00	330.00	-
077-508	Jackson, Patricia		5 Brookwood Ave, Rome, 30165	2	125.00	330.00	330.00	-
020-508	Hamilton, Tevin		5 Brookwood Court, Rome, 30165	1	225.00	(23.00)	111.00	07/30/2014
182-508	Stoneman, Regina		5 Frost Drive, Rome, 30165	4	225.00	269.00	269.00	10/01/2013
118-508	Olbreath, Angela D		5 Towers Drive, Rome, 30165	3	225.00	(9.00)	(9.00)	-
178-508	Greenway, Heather		50 Fortune Street, Rome, 30165	3	225.00	165.00	165.00	01/01/2014
158-508	Castel, Lynda		51 Fortune Street, Rome, 30165	3	125.00	125.00	125.00	-
157-508	McKeever, Chevlynn		53 Fortune Street, Rome, 30165	3	150.00	(54.00)	(54.00)	03/07/2014
199-508	Walden, Deborah		55 Fortune Street, Rome, 30165	5	125.00	(80.00)	(80.00)	-
023-508	Black, Edward		6 Brookwood Ave, Rome, 30165	2	125.00	158.00	158.00	-
063-508	Pullen, Stanley		6 Frost Drive, Rome, 30165	2	125.00	205.00	205.00	12/01/2012
134-508	Chatman, Jannethia Dnasya		6 Towers Drive, Rome, 30165	3	85.00	(54.00)	(54.00)	03/21/2015
156-508	Ledezma, Fabiola		7 Brookwood Ave, Rome, 30165	3	125.00	413.00	413.00	-
047-508	Crawford, Andre		7 Frost Drive, Rome, 30165	2	85.00	(44.00)	(44.00)	03/26/2015
041-508	Murdoch, Eric		7 Towers Drive, Rome, 30165	2	125.00	139.00	139.00	-
099-508	Martin, Carolyn Sue		74 Brookwood Ave, Rome, 30165	3	225.00	240.00	240.00	10/24/2014
100-508	Harris, Brenda Lavonne		76 Brookwood Ave, Rome, 30165	3	225.00	162.00	162.00	12/01/2013
033-508	Freeman, Robert B		78 Brookwood Ave, Rome, 30165	2	225.00	250.00	250.00	09/01/2015
024-508	Sitz, Judith Anna		8 Brookwood Ave, Rome, 30165	2	85.00	90.00	90.00	-
064-508	Baldridge, Samantha		8 Frost Drive, Rome, 30165	2	225.00	(36.00)	(36.00)	10/24/2014
133-508	Phillips, Kaitlyn Marquita		8 Towers Drive, Rome, 30165	2	35.00	(54.00)	(54.00)	03/21/2015
024-508	Clayton, Tomas		90 Brookwood Ave, Rome, 30165	2	125.00	330.00	330.00	-
101-508	Sinason, Kelli Cathlene		92 Brookwood Ave, Rome, 30165	3	225.00	(48.00)	(48.00)	04/01/2013
100-508	Hamilton, Britany Leigh		93 Brookwood Ave, Rome, 30165	3	225.00	(48.00)	(48.00)	10/29/2014
035-508	Mooney, Judith H		96 Brookwood Ave, Rome, 30165	3	125.00	127.00	127.00	02/01/2013
036-508	Adams, Smanash Nicole		98 Brookwood Ave, Rome, 30165	3	225.00	(36.00)	(36.00)	09/01/2013
155-508	Wiley, George L		9 Brookwood Ave, Rome, 30165	3	125.00	120.00	120.00	-
170-508	Perry, Jennifer		9 Fortune Street, Rome, 30165	3	225.00	(48.00)	(48.00)	08/09/2014
045-508	Hammond, Amanda Brooks		9 Frost Drive, Rome, 30165	2	225.00	39.00	39.00	05/26/2014
042-508	Hamilton, Tera Marie		9 Towers Drive, Rome, 30165	2	225.00	19.00	19.00	07/30/2014
037-508	Johnson, Leroy		40 Brookwood Ave, Rome, 30165	2	125.00	117.00	117.00	-
038-508	Nanon, Bobbae		42 Brookwood Ave, Rome, 30165	2	125.00	131.00	131.00	11/01/2011
179-508	Carter, Lenora		44 Brookwood Ave, Rome, 30165	4	225.00	528.00	528.00	-
Total By Development: AMP 4					\$30,696.84	\$13,825.00	\$14,469.00	

Northwest Georgia Housing Authority

PO BOX 1428  
Rome, Georgia 30161 706-291-0780 Fax: 706-295-0376

Rent Roll Report

For Monthly Rent Run: 03/01/2014

Development: AMP 4  
Development ID: GA28S40008P

Unit ID	Resident Name	Suite	Address	Bedrooms	Security Deposit	Current Rent	Next Month Rent	Low Exp.
019-508	Crawford, LaKisha		07 Brookwood Court, Rome, 30165	1	225.00	(23.00)	(23.00)	09/12/2014
018-508	Struck, Debra L.		09 Brookwood Court, Rome, 30165	1	225.00	86.00	86.00	
154-508	Brown, Kimberly Nicole		1 Brookwood Ct., Rome, 30165	3	225.00	77.00	77.00	01/01/2014
115-508	Lee, Maria D.		1 Frost Drive, Rome, 30165	3	225.00	(36.00)	(36.00)	06/01/2013
131-508	Leak, Brenda		7 Towers Drive, Rome, 30165	4	125.00	91.00	91.00	
001-508	Williams Jerry		10 Brookwood Ave., Rome, 30165	3	85.00	130.00	130.00	
133-508	Jackson, Loretta A.		10 Delfino Place, Rome, 30165	3	125.00	214.00	214.00	
143-508	Causey, Michelle Lynn		10 Frost Drive, Rome, 30165	3	225.00	85.00	85.00	09/01/2013
187-508	Stephens, Janet M.		10 Towers Drive, Rome, 30165	4	225.00	31.00	31.00	02/01/2014
090-508	Stocum, Tierra Jade		101 Fortune St., Rome, 30165	3	85.00	(54.00)	(54.00)	02/20/2015
029-508	McClure, Tiffany		103 Fortune St., Rome, 30165	3	225.00	(54.00)	(54.00)	02/01/2014
055-508	Johnson, Mary Ruth		105 Fortune St., Rome, 30165	3	120.00	(48.00)	(48.00)	
087-508	Blount, Rodand Nicole		107 Fortune St., Rome, 30165	3	225.00	50.00	50.00	09/01/2013
072-508	Byzant, Lisa		11 Brookwood Ave., Rome, 30165	2	125.00	117.00	117.00	09/01/2012
017-508	Shabovic, Angela K		11 Brookwood Court, Rome, 30165	1	225.00	121.00	121.00	02/01/2014
114-508	Nelson, Tasha		11 Delfino Place, Rome, 30165	3	225.00	102.00	102.00	01/01/2013
169-508	Jackson, Gloria Jean		11 Fortune Street, Rome, 30165	3	125.00	108.00	108.00	
049-508	Wiles, Angela		11 Frost Drive, Rome, 30165	3	225.00	(83.00)	(83.00)	05/20/2014
182-508	Hamilton, Jewell		11 Towers Drive, Rome, 30165	4	125.00	2.00	2.00	01/01/2014
002-508	Egert, Norma Jean		12 Brookwood Ave., Rome, 30165	1	125.00	144.00	144.00	
136-508	Kinney, Tony L.		12 Delfino Place, Rome, 30165	3	85.00	95.00	95.00	02/19/2015
144-508	Vacant as of 03/01/2014		12 Frost Drive, Rome, 30165	3	-	-	-	
132-508	Buggett, Mountain M.		12 Towers Drive, Rome, 30165	3	225.00	(29.00)	(29.00)	02/01/2014
071-508	Chabrous, Katrina D.		13 Brookwood Ave., Rome, 30165	3	225.00	117.00	117.00	
076-508	Che, Mary Louise		13 Brookwood Court, Rome, 30165	2	60.00	123.00	123.00	
113-508	Duncan, Tiffany Nicole		13 Delfino Place, Rome, 30165	3	225.00	(54.00)	(54.00)	01/01/2014
191-508	Vinut, Chantal Iris		13 Fortune Street, Rome, 30165	4	155.00	(62.00)	(62.00)	11/27/2014
050-508	Saffin, Rhina		13 Frost Drive, Rome, 30165	3	225.00	(36.00)	(36.00)	
044-508	Mansy, Lurille L.		13 Towers Drive, Rome, 30165	3	125.00	130.00	130.00	
003-508	Star, Anthony		14 Brookwood Ave., Rome, 30165	1	85.00	120.00	120.00	
026-508	Adams, Jean		14 Delfino Place, Rome, 30165	3	225.00	64.00	64.00	01/14/2015
065-508	Mansy, Angela		14 Frost Drive, Rome, 30165	3	225.00	123.00	123.00	05/01/2013
131-508	Thomas, Shaketta		14 Towers Drive, Rome, 30165	3	225.00	(6.00)	(6.00)	07/15/2014
198-508	Vacant as of 03/01/2014		15 Brookwood Ave., Rome, 30165	5	-	-	-	
075-508	Phillips, Timothy		15 Brookwood Court, Rome, 30165	2	225.00	(36.00)	(36.00)	09/01/2012
096-508	Champion, Janelle Michelle		15 Delfino Place, Rome, 30165	3	180.00	180.00	180.00	04/01/2014
143-508	Hsu, Candace Nichelle		15 Fortune Street, Rome, 30165	3	120.00	122.00	(54.00)	01/27/2015
051-508	Manney, Shelia Deana		15 Frost Drive, Rome, 30165	3	85.00	94.00	94.00	
041-508	Mans, Tiffany Ann		15 Towers Drive, Rome, 30165	2	225.00	122.00	122.00	05/03/2014
004-508	Williams, Elex B.		16 Brookwood Ave., Rome, 30165	1	125.00	122.00	185.00	
060-508	Phillips, Lisa		16 Delfino Place, Rome, 30165	2	225.00	(44.00)	(44.00)	
066-508	Hill, Dana		16 Frost Drive, Rome, 30165	2	85.00	207.00	207.00	
138-508	W. Burt, Nikita Emily		16 Towers Drive, Rome, 30165	3	225.00	7.00	7.00	03/09/2013
074-508	Seery, Verba		17 Brookwood Court, Rome, 30165	2	85.00	117.00	117.00	07/01/2013
112-508	Crawford, Saundra		17 Delfino Place, Rome, 30165	2	225.00	6.00	6.00	07/15/2013
167-508	Johnson, Eleanor		17 Fortune Street, Rome, 30165	3	125.00	105.00	105.00	
052-508	Wilson, Tenn J.		17 Frost Drive, Rome, 30165	2	225.00	(36.00)	(36.00)	11/01/2013
045-508	Gunn, James		17 Towers Drive, Rome, 30165	3	120.00	86.00	120.00	
091-508	Allen, Sharley A.		18 Brookwood Ave., Rome, 30165	3	225.00	113.00	133.00	06/11/2014
127-508	Hicks, Jim		18 Delfino Place, Rome, 30165	3	225.00	132.00	132.00	
145-508	Paule, Yvearl Akah		18 Frost Drive, Rome, 30165	3	120.00	183.00	183.00	01/01/2015
073-508	Donner, Adam		19 Brookwood Court, Rome, 30165	2	125.00	144.00	144.00	03/01/2012
111-508	Echols, Nancy		19 Delfino Place, Rome, 30165	3	121.94	214.00	214.00	07/15/2013
034-508	Jackson, Sandra		19 Fortune St., Rome, 30165	2	125.00	(29.00)	(29.00)	05/01/2012
053-508	Osany, Amber M.		19 Frost Drive, Rome, 30165	3	225.00	177.00	177.00	
034-508	Roman, Christena		19 Towers Drive, Rome, 30165	3	225.00	44.00	44.00	
021-508	McDavid, Dont		2 Brookwood Ave., Rome, 30165	2	125.00	203.00	203.00	
141-508	Tate, Ruby Loucane		2 Frost Drive, Rome, 30165	3	225.00	(54.00)	(54.00)	05/27/2014
058-508	Morris, Patricia A.		2 Towers Drive, Rome, 30165	3	125.00	(1.00)	(1.00)	
092-508	Morgan, John S.		20 Brookwood Ave., Rome, 30165	3	125.00	380.00	380.00	
138-508	Dowdy, Barbara		20 Delfino Place, Rome, 30165	3	225.00	(54.00)	(54.00)	07/15/2014
144-508	Carter, Duana Marie		20 Frost Drive, Rome, 30165	3	150.00	48.00	48.00	12/27/2014
152-508	Shibba, Rachel		21 Brookwood Ct., Rome, 30165	3	225.00	(40.00)	(40.00)	11/01/2013
110-508	Turner, Angela Delphine		21 Delfino Place, Rome, 30165	2	125.00	119.00	112.00	07/15/2013
083-508	Hughes, Alton M.		21 Fortune St., Rome, 30165	2	225.00	(16.00)	(16.00)	12/01/2013
054-508	McCracken, Kathy		21 Frost Drive, Rome, 30165	3	255.00	134.00	134.00	
005-508	Wedgeworth, Geneva		22 Brookwood Ave., Rome, 30165	1	125.00	281.00	281.00	
001-508	Hicks, Amy Louise		22 Delfino Place, Rome, 30165	3	325.00	(30.00)	(30.00)	03/09/2013
067-508	Ballinger, Pamela		22 Frost Drive, Rome, 30165	3	225.00	202.00	202.00	07/24/2014
151-508	Lima, Denise M.		23 Brookwood Ct., Rome, 30165	3	125.00	(36.00)	(36.00)	
109-508	Duncan, Bernar		23 Delfino Place, Rome, 30165	2	225.00	(94.00)	(94.00)	07/10/2013
166-508	Williams, Sherba Ann		23 Fortune Street, Rome, 30165	3	85.00	351.00	351.00	
129-508	Neworthy, Dorothy M.		23 Frost Drive, Rome, 30165	3	225.00	(48.00)	(48.00)	05/01/2013
006-508	Montgomery, Terri		24 Brookwood Ave., Rome, 30165	1	225.00	149.00	149.00	02/01/2012
078-508	Dobbs, Julia		24 Delfino Place, Rome, 30165	3	225.00	21.00	21.00	02/01/2013
068-508	Cay, Yolanda D.		24 Frost Drive, Rome, 30165	2	225.00	79.00	(36.00)	10/22/2014
119-508	Cleweath, Muffy K.		25 Brookwood Ave., Rome, 30165	3	225.00	(48.00)	(48.00)	10/14/2013
108-508	Hall, Bernia Sylvia		25 Delfino Place, Rome, 30165	3	320.00	14.00	14.00	04/26/2014
165-508	Curtis, Gabrielle Lee		25 Fortune Street, Rome, 30165	3	225.00	6.00	6.00	08/30/2014
130-508	Wilson, Peter Jon		25 Frost Drive, Rome, 30165	3	225.00	31.00	31.00	10/30/2014
007-508	McClint, Eddie L.		26 Brookwood Ave., Rome, 30165	1	125.00	36.00	36.00	
135-508	Jones, Linda Smallwood		26 Delfino Place, Rome, 30165	3	225.00	105.00	105.00	10/01/2014
192-508	Hudson, Tammy E.		26 Fortune Street, Rome, 30165	4	225.00	90.00	90.00	01/21/2015
147-508	Brown, Debra Elaine		26 Frost Drive, Rome, 30165	3	125.00	(48.00)	(48.00)	
120-508	Palmer, Anthony D.		27 Brookwood Ave., Rome, 30165	3	225.00	(43.00)	(43.00)	
107-508	Goodwin, Beverly		27 Delfino Place, Rome, 30165	3	225.00	118.00	118.00	02/01/2013
082-508	Wright, Rhiana N.		27 Fortune St., Rome, 30165	3	225.00	(83.00)	(83.00)	04/01/2013
008-508	Cross, Carbi		28 Brookwood Ave., Rome, 30165	3	225.00	95.00	95.00	12/01/2011
140-508	Barris, Rachelle		28 Delfino Place, Rome, 30165	3	225.00	(48.00)	(54.00)	04/01/2014
171-508	Parson, Latoya		28 Fortune Street, Rome, 30165	3	225.00	115.00	115.00	
148-508	Wildridge, Jalinda		28 Frost Drive, Rome, 30165	3	125.00	352.00	405.00	
183-508	Warren, Scott		29 Brookwood Ave., Rome, 30165	4	225.00	229.00	229.00	06/01/2013
138-508	Wright, Leannina		29 Delfino Place, Rome, 30165	3	125.00	184.00	184.00	03/01/2013
031-508	Jagdeby, Rebecca		29 Fortune St., Rome, 30165	3	225.00	330.00	330.00	03/01/2013
078-508	Evant, Ashly		3 Brookwood Ave., Rome, 30165	2	225.00	241.00	241.00	

Unit ID	Resident Name	Suite	Address	Bedrooms	Security Deposit	Current Rent	Next Month Rent	Lease Exp.
153-508	Milroy, Linda Carlette		2 Brookwood Ct., Rome, 30165	3	50.00	40.00	40.00	1/01/2013
114-508	Foster, Vicki Nicole		3 Frost Drive, Rome, 30165	3	120.00	121.00	121.00	01/25/2015
117-508	Jackson, Tara Nichole		3 Towers Drive, Rome, 30165	3	225.00	93.00	62.00	04/09/2014
197-508	Foster, Tara		30 Delfino Place, Rome, 30165	4	225.00	678.00	678.00	07/01/2013
172-508	Eveshart, Sharley		30 Fortune Street, Rome, 30165	3	225.00	48.00	48.00	12/01/2013
188-508	Jackson, Jill A		20 Frost Drive, Rome, 30165	4	225.00	107.00	107.00	08/02/2013
121-508	Marshall, Nichola M		31 Brookwood Ave., Rome, 30165	3	225.00	68.00	68.00	09/01/2013
106-508	Jackson, James		31 Delfino Place, Rome, 30165	2	225.00	492.00	492.00	03/01/2013
164-508	Donaldson, Sharon Ann		31 Fortune Street, Rome, 30165	3	125.00	105.00	105.00	
128-508	Harris, Sharley Ann		32 Delfino Place, Rome, 30165	2	125.00	139.00	139.00	1/01/2013
193-508	Adams, Shaundrea		32 Fortune Street, Rome, 30165	4	225.00	69.00	69.00	03/02/2014
150-508	Hinnant, Kately L.		32 Frost Drive, Rome, 30165	3	225.00	32.00	32.00	10/29/2013
123-508	Jackson, Eric C		33 Brookwood Ave., Rome, 30165	3	225.00	239.00	239.00	03/09/2014
105-508	Pedue, Carol		33 Delfino Place, Rome, 30165	3	175.00	133.00	133.00	07/01/2013
163-508	Jackson, Rosae Indira		33 Fortune Street, Rome, 30165	3	225.00	38.00	38.00	09/01/2013
127-508	Paros, Debra K		34 Delfino Place, Rome, 30165	2	225.00	135.00	135.00	04/01/2013
173-508	Hernandez-Piiego, Susan Leann		34 Fortune Street, Rome, 30165	3	225.00	30.00	30.00	02/07/2015
149-508	Huggins, Derron K		34 Frost Drive, Rome, 30165	3	155.00	48.00	48.00	12/04/2014
088-508	Daniel, Patricia		35 Delfino Place, Rome, 30165	3	125.00	305.00	305.00	01/01/2013
100-508	Henry, Stephanie		35 Fortune Street, Rome, 30165	3	225.00	60.00	60.00	03/21/2015
182-508	Branch, Tanya Yvette		36 Delfino Place, Rome, 30165	2	225.00	153.00	153.00	
174-508	Daniel, Elizabeth Evette		36 Fortune Street, Rome, 30165	3	225.00	252.00	157.00	07/29/2014
039-508	Hudson, Shana Y		37 Delfino Place, Rome, 30165	1	225.00	33.00	33.00	04/01/2013
162-508	Shawell, Starr Palgett		37 Fortune Street, Rome, 30165	3	225.00	305.00	305.00	05/01/2013
108-508	Thompson, Darita L		38 Delfino Place, Rome, 30165	2	225.00	37.00	37.00	01/25/2014
194-508	Young, Nancy		38 Fortune Street, Rome, 30165	4	225.00	470.00	470.00	01/25/2014
104-508	Alford, Angelina		38 Delfino Place, Rome, 30165	2	225.00	162.00	162.00	
161-508	Sullivan, Candace		39 Fortune Street, Rome, 30165	2	225.00	99.00	99.00	
022-508	Vacant as of 03/01/2014		4 Brookwood Ave., Rome, 30165	2	-	-	-	
142-508	Hidalgo, Juana		4 Frost Drive, Rome, 30165	3	225.00	161.00	161.00	
057-508	Hunter, Wilma		4 Towers Drive, Rome, 30165	2	125.00	64.00	64.00	02/03/2015
126-508	Harris, Shana		10 Delfino Place, Rome, 30165	2	225.00	98.00	120.00	04/01/2013
175-508	Rogers, Lorena Jane		40 Fortune Street, Rome, 30165	3	125.00	39.00	39.00	
103-508	Tate-Purje, Mary		41 Delfino Place, Rome, 30165	3	125.00	95.00	95.00	06/03/2014
190-508	Wilson, Loranda R		41 Fortune Street, Rome, 30165	4	225.00	407.00	463.00	07/01/2012
184-508	Johnson, Phyllis		42 Delfino Place, Rome, 30165	3	225.00	494.00	434.00	
176-508	Vacant as of 03/01/2014		42 Fortune Street, Rome, 30165	3	-	-	-	
160-508	Bradwin, Susan Michelle		43 Fortune Street, Rome, 30165	2	225.00	103.00	103.00	10/15/2014
124-508	Wynn, Stephanie		44 Delfino Place, Rome, 30165	2	225.00	62.00	62.00	03/01/2013
085-508	Ackerman, Judy		44 Fortune St., Rome, 30165	2	125.00	21.00	21.00	
159-508	Turner, Shana Michelle		45 Fortune Street, Rome, 30165	2	155.00	68.00	68.00	12/10/2014
123-508	Crawford, Camanedia		46 Delfino Place, Rome, 30165	3	225.00	116.00	116.00	
036-508	Hughes, Theron L		46 Fortune St., Rome, 30165	2	225.00	39.00	39.00	06/01/2013
030-508	Hudson, Shana		47 Fortune St., Rome, 30165	2	320.00	330.00	330.00	1/01/2013
177-508	Prado, Kenna		48 Fortune Street, Rome, 30165	3	225.00	63.00	63.00	11/01/2013
078-508	Star, Virginia		49 Fortune St., Rome, 30165	2	85.00	339.00	330.00	
077-508	Jackson, Patricia		5 Brookwood Ave., Rome, 30165	2	125.00	330.00	330.00	
020-508	Hamilton, Tenn		5 Brookwood Court, Rome, 30165	1	225.00	23.00	23.00	07/30/2014
185-508	Shoemaker, Regina		5 Frost Drive, Rome, 30165	4	225.00	269.00	269.00	1/01/2013
118-508	Greath, Asapha D		5 Towers Drive, Rome, 30165	3	225.00	79.00	79.00	
178-508	Quinnway, Heather		52 Fortune Street, Rome, 30165	3	225.00	165.00	165.00	01/01/2014
152-508	Castel, Lydia		51 Fortune Street, Rome, 30165	3	125.00	125.00	125.00	
157-508	McKeever, Cheyenne		53 Fortune Street, Rome, 30165	3	150.00	54.00	54.00	03/07/2014
199-508	Walden, Deborah		55 Fortune Street, Rome, 30165	5	125.00	80.00	80.00	
023-508	Black, Edward		6 Brookwood Ave., Rome, 30165	2	125.00	158.00	158.00	
063-508	Miller, Stanley		6 Frost Drive, Rome, 30165	2	125.00	205.00	205.00	12/01/2012
134-508	Vacant as of 03/01/2014		7 Towers Drive, Rome, 30165	3	-	-	-	
156-508	Lelema, Fabiola		7 Brookwood Ave., Rome, 30165	3	125.00	413.00	413.00	
047-508	Vacant as of 03/01/2014		7 Frost Drive, Rome, 30165	2	-	-	-	
041-508	Murdoch, Eric		7 Towers Drive, Rome, 30165	2	125.00	139.00	139.00	
099-508	Martin, Carolyn Sue		74 Brookwood Ave., Rome, 30165	3	225.00	240.00	240.00	10/24/2014
100-508	Harris, Brenda Laterna		76 Brookwood Ave., Rome, 30165	3	225.00	162.00	162.00	12/01/2013
033-508	Freeman, Robert R		78 Brookwood Ave., Rome, 30165	3	225.00	320.00	320.00	08/01/2013
024-508	Butt, Judith Anna		8 Brookwood Ave., Rome, 30165	3	85.00	90.00	90.00	
064-508	Baldridge, Savannah		8 Frost Drive, Rome, 30165	2	225.00	136.00	136.00	10/24/2014
133-508	Vacant as of 03/01/2014		8 Towers Drive, Rome, 30165	3	-	-	-	
034-508	Clayton, Tonia		80 Brookwood Ave., Rome, 30165	3	125.00	330.00	330.00	
101-508	Quinnson, Kelly Catharine		82 Brookwood Ave., Rome, 30165	3	225.00	229.00	48.00	04/01/2013
102-508	Harrison, Emmony Leigh		84 Brookwood Ave., Rome, 30165	3	225.00	68.00	68.00	10/29/2014
035-508	Mumler, Judith H		85 Brookwood Ave., Rome, 30165	3	125.00	127.00	127.00	03/01/2013
036-508	Adams, Sequoia Nicole		88 Brookwood Ave., Rome, 30165	3	225.00	356.00	356.00	03/01/2013
155-508	Wiley, George L.		9 Brookwood Ave., Rome, 30165	3	125.00	120.00	120.00	
170-508	Perry, Jennifer		9 Fortune Street, Rome, 30165	3	225.00	68.00	68.00	03/09/2014
048-508	Harrison, Amanda Brooke		9 Frost Drive, Rome, 30165	2	225.00	59.00	59.00	09/28/2014
042-508	Hamilton, Tara Marie		9 Towers Drive, Rome, 30165	2	225.00	19.00	19.00	07/30/2014
073-508	Johnson, Lene		10 Brookwood Ave., Rome, 30165	3	125.00	117.00	117.00	
032-508	Nelson, Bobbie		12 Brookwood Ave., Rome, 30165	3	125.00	131.00	131.00	11/01/2011
179-508	Carls, Lamera		14 Brookwood Ave., Rome, 30165	4	225.00	528.00	528.00	

Total By Development: AMP-4 \$30,851.84 \$15,310.00 \$14,714.00

Northwest Georgia Housing Authority

PO BOX 1428  
Rome, Georgia 30161 706-291-0700 Fax: 706-295-0376

Rent Roll Report

For Monthly Rent Run: 02/01/2014

Development: AMP 4  
Development ID: GA2850108P

Unit ID	Resident Name	Suite	Address	Bedrooms	Security Deposit	Current Rent	Next Month Rent	Lease Exp.
019-503	Crawford, LaJada		07 Brookwood Court, Rome, 30165	1	225.00	(23.00)	(23.00)	09/12/2014
011-503	Shuck, Debra L		09 Brookwood Court, Rome, 30165	1	225.00	86.00	86.00	
154-503	Brown, Kimberly Nicole		1 Brookwood Ct., Rome, 30165	3	225.00	77.00	77.00	01/01/2014
114-503	Lee, Jean L		7 Front Drive, Rome, 30165	3	225.00	138.00	138.00	05/01/2013
031-503	Ladd, Brenda		1 Towens Drive, Rome, 30165	4	123.00	91.00	91.00	
001-503	Williams, Freya		10 Brookwood Ave., Rome, 30165	1	83.00	130.00	130.00	
133-503	Jackson, Lorrie A		10 Dalway Place, Rome, 30165	3	123.00	214.00	214.00	
145-503	Conroy, Michelle Lynn		10 Front Drive, Rome, 30165	1	225.00	82.00	82.00	05/01/2013
037-503	Stephens, Janet M		10 Towens Drive, Rome, 30165	4	225.00	21.00	21.00	02/01/2014
090-503	Vacant as of 02/01/2014		101 Fortuna St., Rome, 30165	2	-	-	-	
039-503	McJannet, Tiffany		103 Fortuna St., Rome, 30165	2	225.00	(54.00)	(54.00)	02/01/2014
039-503	Liberman, Mary Ruth		105 Fortuna St., Rome, 30165	2	120.00	(48.00)	(48.00)	
037-503	Brown, Rosalind Nicole		107 Fortuna St., Rome, 30165	3	225.00	50.00	50.00	05/01/2013
072-503	Brown, Lisa		11 Brookwood Ave., Rome, 30165	2	123.00	117.00	117.00	09/01/2012
017-503	Shadwick, Angela K		11 Brookwood Court, Rome, 30165	1	225.00	121.00	121.00	02/01/2014
114-503	Holmes, Jean		11 Dalway Place, Rome, 30165	3	225.00	108.00	108.00	01/01/2013
169-503	Jackson, O'neal Jean		11 Fortuna Street, Rome, 30165	2	125.00	109.00	109.00	
140-503	Mitra, Angela		11 Front Drive, Rome, 30165	2	225.00	(13.00)	(13.00)	03/00/2014
052-503	Hammann, Jacob		11 Towens Drive, Rome, 30165	2	125.00	2.00	2.00	01/01/2014
002-503	Carver, Norma Jean		12 Brookwood Ave., Rome, 30165	1	123.00	144.00	144.00	
136-503	Woolley, David Lynn		12 Dalway Place, Rome, 30165	1	125.00	81.00	81.00	11/20/2014
144-503	Burner, Vickie		12 Front Drive, Rome, 30165	3	123.00	(58.00)	(44.00)	02/03/2013
022-503	Buggart, Catherine M		12 Towens Drive, Rome, 30165	2	225.00	(29.00)	(29.00)	03/01/2014
071-503	Chapman, K arena D		13 Brookwood Ave., Rome, 30165	2	225.00	117.00	117.00	
076-503	De, Mary Louisa		13 Brookwood Court, Rome, 30165	1	60.00	123.00	123.00	
113-503	Duncan, Tiffany Nicole		13 Dalway Place, Rome, 30165	1	225.00	(54.00)	(54.00)	01/01/2014
191-503	Vincent, Christal Lisa		13 Fortuna Street, Rome, 30165	4	120.00	(62.00)	(62.00)	11/27/2014
150-503	Holmes, Brian		13 Front Drive, Rome, 30165	2	225.00	(36.00)	(36.00)	
146-503	Holmes, Louise L		13 Towens Drive, Rome, 30165	1	123.00	120.00	120.00	
003-503	Star, Anthony		14 Brookwood Ave., Rome, 30165	1	85.00	130.00	130.00	
139-503	Adams, Leona		14 Dalway Place, Rome, 30165	3	223.00	(44.00)	(44.00)	01/14/2013
085-503	Mosley, Angela		14 Front Drive, Rome, 30165	2	225.00	123.00	123.00	05/01/2013
134-503	Thomas, Jennifer		14 Towens Drive, Rome, 30165	2	225.00	98.00	98.00	02/15/2014
190-503	Vacant as of 02/01/2014		15 Brookwood Ave., Rome, 30165	5	-	-	-	
075-503	Pringle, Timothy		15 Brookwood Court, Rome, 30165	2	225.00	(56.00)	(56.00)	09/01/2012
055-503	Shannon, Tom Markella		15 Dalway Place, Rome, 30165	2	225.00	190.00	190.00	04/03/2014
146-503	Hill, Candace Havelde		15 Fortuna Street, Rome, 30165	2	85.00	122.00	122.00	01/27/2012
133-503	Lawson, Diana Dawn		15 Front Drive, Rome, 30165	1	32.00	54.00	54.00	
040-503	Mason, Tiffany Ann		15 Towens Drive, Rome, 30165	3	225.00	122.00	122.00	03/02/2013
004-503	Williams, Elie B		16 Brookwood Ave., Rome, 30165	1	123.00	122.00	122.00	
080-503	Pringle, Lisa		16 Dalway Place, Rome, 30165	2	225.00	(44.00)	(44.00)	
066-503	Hill, Eric		16 Front Drive, Rome, 30165	2	85.00	207.00	207.00	
130-503	Bishop, Nicole Emily		16 Towens Drive, Rome, 30165	4	225.00	7.00	7.00	05/00/2013
074-503	Stearns, Virginia		17 Brookwood Court, Rome, 30165	2	83.00	117.00	117.00	07/01/2012
143-503	Scarpino, Virginia		17 Dalway Place, Rome, 30165	2	225.00	8.00	8.00	07/12/2013
161-503	Johnson, Eleanor		17 Fortuna Street, Rome, 30165	1	125.00	105.00	105.00	
032-503	Wilson, Lewis J		17 Front Drive, Rome, 30165	2	225.00	(58.00)	(58.00)	11/01/2013
045-503	Shannon, Janice		17 Towens Drive, Rome, 30165	2	125.00	86.00	86.00	
091-503	Allen, Sharley A		18 Brookwood Ave., Rome, 30165	3	225.00	113.00	113.00	06/11/2014
129-503	Hill, David		18 Dalway Place, Rome, 30165	1	225.00	122.00	122.00	
145-503	Foster, Yusuf Akia		18 Front Drive, Rome, 30165	1	85.00	183.00	183.00	01/02/2013
073-503	Donne, Adam		19 Brookwood Court, Rome, 30165	2	125.00	148.00	144.00	03/01/2012
111-503	Edwards, Nancy		19 Dalway Place, Rome, 30165	2	138.84	314.00	314.00	07/12/2013
044-503	Jackson, Brenda		19 Fortuna St., Rome, 30165	2	125.00	(36.00)	(29.00)	03/01/2012
035-503	Cooper, Jackie M		19 Front Drive, Rome, 30165	2	225.00	117.00	117.00	
140-503	Roman, Christina		19 Towens Drive, Rome, 30165	1	223.00	(44.00)	(44.00)	
021-503	McClure, Dora		2 Brookwood Ave., Rome, 30165	2	123.00	203.00	203.00	
141-503	Yak, Phay Samana		2 Front Drive, Rome, 30165	2	225.00	91.00	(54.00)	03/22/2014
132-503	Holmes, Barbara A		2 Towens Drive, Rome, 30165	1	85.00	207.00	207.00	
092-503	Morgan, John D		20 Brookwood Ave., Rome, 30165	3	125.00	380.00	380.00	
130-503	Dorsey, Barbara		20 Dalway Place, Rome, 30165	2	225.00	(54.00)	(54.00)	07/12/2013
080-503	Carroll, Susan Marie		20 Front Drive, Rome, 30165	1	120.00	120.00	120.00	
112-503	Shuler, Rachel		21 Brookwood Ct., Rome, 30165	2	225.00	(40.00)	(40.00)	11/01/2012
110-503	Thomas, Angela D'elaine		21 Dalway Place, Rome, 30165	2	125.00	119.00	119.00	07/12/2013
083-503	Hughes, Alton M		21 Fortuna St., Rome, 20165	2	225.00	(16.00)	(16.00)	12/01/2013
054-503	McClure, Light		21 Front Drive, Rome, 30165	1	225.00	134.00	134.00	
005-503	Wedgeforth, O'neal		22 Brookwood Ave., Rome, 30165	1	123.00	211.00	211.00	
041-503	Hilder, Amy Louise		22 Dalway Place, Rome, 30165	2	225.00	125.00	125.00	05/09/2013
067-503	Stallings, Pamela		22 Front Drive, Rome, 30165	2	225.00	209.00	209.00	06/24/2013
131-503	Litt, Debra M		23 Brookwood Ct., Rome, 30165	3	125.00	(36.00)	(36.00)	
109-503	Harmon, Brittany		23 Dalway Place, Rome, 30165	2	225.00	(54.00)	(54.00)	07/12/2013
166-503	Williams, Shelia Ann		23 Fortuna Street, Rome, 30165	2	85.00	351.00	351.00	
120-503	Hammerton, Dorothy M		23 Front Drive, Rome, 30165	1	225.00	(48.00)	(48.00)	05/01/2011
006-503	Montgomery, Tom		24 Brookwood Ave., Rome, 30165	1	225.00	149.00	149.00	02/01/2012
050-503	Shuler, Andrea		24 Dalway Place, Rome, 30165	3	225.00	31.00	23.00	03/01/2013
056-503	De, J. Linda V		24 Front Drive, Rome, 30165	1	195.00	359.00	359.00	12/22/2014
119-503	Chirbach, Mandy R		25 Brookwood Ave., Rome, 30165	3	225.00	(48.00)	(48.00)	10/16/2013
100-503	Hill, Brian Danna		25 Dalway Place, Rome, 30165	2	220.00	14.00	14.00	04/26/2014
165-503	Carroll, Deborah Lee		25 Fortuna Street, Rome, 30165	2	225.00	32.00	6.00	08/20/2014
138-503	Holmes, Paige Lynn		25 Front Drive, Rome, 30165	1	196.00	31.00	31.00	10/06/2013
007-503	McClure, Eddy L		26 Brookwood Ave., Rome, 30165	1	125.00	21.00	26.00	
139-503	Young, Chyka Shalwood		26 Dalway Place, Rome, 30165	2	225.00	105.00	105.00	10/01/2013
192-503	Hudson, Yummy E		26 Fortuna Street, Rome, 30165	4	225.00	89.00	89.00	01/21/2012
148-503	Brown, Debra Elaine		26 Front Drive, Rome, 30165	1	123.00	(48.00)	(48.00)	
120-503	Palmer, Anthony D		27 Brookwood Ave., Rome, 30165	3	225.00	(42.00)	(42.00)	
007-503	Stoddy, Randy		27 Dalway Place, Rome, 30165	3	225.00	118.00	118.00	02/01/2013
082-503	Wayland, Rhona H		27 Fortuna St., Rome, 30165	2	225.00	(33.00)	(33.00)	06/01/2012
000-503	Ray, Clara		28 Brookwood Ave., Rome, 30165	1	225.00	95.00	95.00	12/01/2011
148-503	Holmes, Kathleen		28 Dalway Place, Rome, 30165	1	225.00	(42.00)	(42.00)	04/01/2013
171-503	Foster, LeRoy		28 Fortuna Street, Rome, 30165	3	225.00	115.00	115.00	
140-503	Whitledge, Jalinda		28 Front Drive, Rome, 30165	1	120.00	152.00	152.00	
182-503	Warren, Scott		29 Brookwood Ave., Rome, 30165	4	225.00	229.00	229.00	06/01/2012
136-503	Palmer, Loretta		29 Dalway Place, Rome, 30165	1	123.00	59.00	59.00	03/01/2013
091-503	Appleby, Rebecca		29 Fortuna St., Rome, 20165	2	225.00	330.00	330.00	08/01/2013
078-503	Bryant, Aubrey		3 Brookwood Ave., Rome, 30165	2	223.00	241.00	241.00	
133-503	Milligan, Linda C arrie		3 Brookwood Ct., Rome, 30165	1	30.00	40.00	40.00	10/01/2012
116-503	Palmer, Pauline		3 Front Drive, Rome, 30165	1	225.00	123.00	123.00	01/22/2014
117-503	Jackson, Tara Nichole		3 Towens Drive, Rome, 30165	1	225.00	25.00	93.00	04/00/2014
107-503	Foster, Tye		30 Dalway Place, Rome, 30165	3	225.00	(78.00)	(78.00)	07/01/2013
172-503	Erwood, Shelby		30 Fortuna Street, Rome, 30165	2	225.00	(48.00)	(48.00)	12/01/2011
110-503	Johnson, Robert		30 Front Drive, Rome, 30165	1	225.00	117.00	117.00	05/06/2014
121-503	Meredith, Wadhwa M		31 Brookwood Ave., Rome, 30165	1	225.00	(48.00)	(48.00)	06/01/2013
106-503	Johnson, Janice		31 Dalway Place, Rome, 30165	2	225.00	(42.00)	(42.00)	03/01/2013
164-503	Donaldson, Sharon Ann		31 Fortuna Street, Rome, 30165	2	123.00	103.00	103.00	
149-503	Holmes, Chellier Ann		32 Brookwood Ave., Rome, 30165	2	124.00	189.00	189.00	10/01/2013
193-503	Adams, Shawndra		32 Fortuna Street, Rome, 30165	4	225.00	62.00	(69.00)	03/03/2014

Unit ID	Resident Name	State	Address	Bedrooms	Security Deposit	Current Rent	Next Month Rent	Lease Exp.
132-501	Worsham, Emily L		12 Front Drive, Rome, 30165	3	225.00	12.00	122.00	10/29/2013
122-501	Anderson, Eric C		13 Brookwood Ave., Rome, 30165	3	225.00	229.00	229.00	01/09/2014
105-501	Franko, Carol		13 Dalway place, Rome, 30165	2	125.00	133.00	133.00	07/03/2013
163-501	Jackson, Renee Inaki		13 Fortane Street, Rome, 30165	3	225.00	181.00	128.00	03/01/2012
171-501	James, Denise K		14 Dalway Place, Rome, 30165	3	225.00	152.00	152.00	09/01/2013
173-501	Vacant as of 02/01/2014		14 Fortane Street, Rome, 30165	3	-	-	-	-
149-501	Huggins, Destiny K		14 Front Drive, Rome, 30165	3	120.00	148.00	148.00	12/04/2014
181-501	James, Denise		15 Dalway Place, Rome, 30165	3	225.00	245.00	245.00	01/01/2013
100-501	Vacant as of 02/01/2014		15 Fortane Street, Rome, 30165	3	-	-	-	-
194-501	Smith, Tonya Yvette		16 Dalway Place, Rome, 30165	2	225.00	153.00	153.00	-
174-501	Danzel, Elizabeth Evette		16 Fortane Street, Rome, 30165	3	225.00	277.00	252.00	07/29/2014
129-501	Robles, Shanna J		17 Dalway Place, Rome, 30165	3	225.00	153.00	153.00	01/01/2013
112-501	Wynn, Sherrill		17 Fortane Street, Rome, 30165	3	225.00	302.00	302.00	05/01/2013
126-501	Thompson, Darlene S		18 Dalway Place, Rome, 30165	3	225.00	73.00	73.00	09/15/2013
194-501	Yonah, Nancy		18 Fortane Street, Rome, 30165	4	225.00	470.00	470.00	-
105-501	Alford, Angelina		19 Dalway Place, Rome, 30165	3	225.00	162.00	162.00	-
141-501	Dalway, Chelsea		19 Fortane Street, Rome, 30165	3	225.00	99.00	99.00	-
122-501	Vacant as of 02/01/2014		4 Brookwood Ave., Rome, 30165	2	-	-	-	-
142-501	Hudgins, James		4 Front Drive, Rome, 30165	3	225.00	161.00	161.00	-
137-501	Vacant as of 02/01/2014		4 Towne Drive, Rome, 30165	2	-	-	-	-
123-501	Wynn, Sherrill		20 Dalway Place, Rome, 30165	3	225.00	90.00	90.00	04/01/2013
172-501	Reynolds, Latonia Jean		40 Fortane Street, Rome, 30165	3	125.00	139.00	139.00	03/01/2013
102-501	Tate, Foster, Mary		41 Dalway Place, Rome, 30165	3	125.00	95.00	95.00	06/05/2014
190-501	Wilson, Loranda R		41 Fortane Street, Rome, 30165	4	225.00	407.00	407.00	07/01/2012
110-501	Robles, Shanna J		42 Dalway Place, Rome, 30165	3	225.00	254.00	254.00	-
176-501	Vacant as of 02/01/2014		42 Fortane Street, Rome, 30165	3	-	-	-	-
160-501	Boydston, Susan Michelle		43 Fortane Street, Rome, 30165	3	190.00	103.00	103.00	10/15/2014
124-501	Finney, Sharda C		44 Dalway Place, Rome, 30165	3	225.00	66.00	66.00	09/01/2013
185-501	Ackerson, Judy		44 Fortane St., Rome, 30165	2	125.00	21.00	21.00	-
159-501	Vannoy, Shana Michelle		45 Fortane Street, Rome, 30165	3	120.00	148.00	148.00	12/01/2014
123-501	Swafford, Caroleanna		46 Dalway Place, Rome, 30165	3	225.00	116.00	116.00	-
106-501	Hughes, Thearon L		46 Fortane St., Rome, 30165	2	225.00	39.00	39.00	06/01/2013
100-501	Hudson, Shanna		47 Fortane St., Rome, 30165	2	225.00	330.00	330.00	10/01/2013
177-501	Franko, Carol		48 Fortane Street, Rome, 30165	3	225.00	48.00	48.00	11/01/2013
175-501	Starr, Virginia		49 Fortane St., Rome, 30165	2	85.00	339.00	339.00	-
177-501	Jackson, Patricia		5 Brookwood Ave., Rome, 30165	2	125.00	330.00	330.00	-
120-501	Hamilton, Terri		5 Brookwood Court, Rome, 30165	1	225.00	223.00	223.00	07/30/2014
183-501	Stovall, Regina		5 Front Drive, Rome, 30165	4	225.00	269.00	269.00	10/01/2013
118-501	McNelly, Angela M		5 Towne Drive, Rome, 30165	2	225.00	129.00	129.00	-
179-501	Crosseray, Heather		50 Fortane Street, Rome, 30165	3	225.00	165.00	165.00	01/01/2014
118-501	Clifford, Lynda		51 Fortane Street, Rome, 30165	3	125.00	125.00	125.00	-
127-501	McKewen, Charlynn		53 Fortane Street, Rome, 30165	3	150.00	146.00	146.00	01/07/2014
199-501	Walden, Deborah		55 Fortane Street, Rome, 30165	3	125.00	60.00	60.00	-
125-501	Black, Edward		6 Brookwood Ave., Rome, 30165	2	125.00	150.00	150.00	-
167-501	Prater, Stanley		6 Front Drive, Rome, 30165	2	125.00	205.00	205.00	12/01/2013
125-501	Haney, Stephanie		7 Towne Drive, Rome, 30165	3	225.00	186.00	186.00	02/11/2013
156-501	Ledwith, Patricia		7 Brookwood Ave., Rome, 30165	3	125.00	413.00	413.00	-
167-501	Vacant as of 02/01/2014		7 Front Drive, Rome, 30165	3	-	-	-	-
146-501	Murlock, Eric		7 Towne Drive, Rome, 30165	3	125.00	139.00	139.00	-
109-501	Martin, Carolyn Sue		74 Brookwood Ave., Rome, 30165	2	190.00	240.00	240.00	10/24/2014
106-501	Harris, Brenda L Virginia		76 Brookwood Ave., Rome, 30165	3	225.00	163.00	163.00	12/01/2013
133-501	Tomason, Robert S		78 Brookwood Ave., Rome, 30165	2	225.00	250.00	250.00	09/01/2013
124-501	Sizs, Judith Ann		8 Brookwood Ave., Rome, 30165	2	85.00	90.00	90.00	-
164-501	Hudgins, Jan Wilma		8 Front Drive, Rome, 30165	2	190.00	136.00	136.00	10/24/2014
132-501	Vacant as of 02/01/2014		8 Towne Drive, Rome, 30165	2	-	-	-	-
134-501	Clyburn, Tom		10 Brookwood Ave., Rome, 30165	1	125.00	330.00	330.00	-
101-501	Ortman, KATH C ARIANE		32 Brookwood Ave., Rome, 30165	2	225.00	229.00	229.00	04/01/2013
102-501	Harrison, Brittany Leigh		34 Brookwood Ave., Rome, 30165	3	190.00	148.00	148.00	10/20/2013
132-501	Moskalyk, Judith H		36 Brookwood Ave., Rome, 30165	2	125.00	102.00	127.00	06/01/2013
136-501	Holmes, Stephanie Nevada		38 Brookwood Ave., Rome, 30165	3	225.00	227.00	227.00	09/01/2013
155-501	Wiley, George L		9 Brookwood Ave., Rome, 30165	3	125.00	108.00	120.00	-
170-501	Peery, Jennifer		9 Fortane Street, Rome, 30165	3	225.00	148.00	148.00	08/09/2014
148-501	Hammock, Annanda Brooks		9 Front Drive, Rome, 30165	2	225.00	39.00	39.00	09/26/2014
162-501	Hamilton, Tom M		9 Towne Drive, Rome, 30165	3	225.00	19.00	19.00	07/26/2014
137-501	Johnson, Leroy		90 Brookwood Ave., Rome, 30165	2	125.00	117.00	117.00	-
138-501	Holton, Bobbie		92 Brookwood Ave., Rome, 30165	3	125.00	131.00	131.00	11/01/2013
139-501	Carter, Lorena		94 Brookwood Ave., Rome, 30165	4	225.00	336.00	336.00	-

Total By Development: AMP 4 \$29,966.84 \$15,313.00 \$15,721.00

# O. APPENDIX B – SCOPE OF WORK

## 2014 REHABILITATION WORK SCOPE

PROJECT NAME: Willingham Village Phase II	YEAR BUILT: 1972
PROJECT LOCATION: Rome, GA	UNIT COUNT: 75
OWNER: Willingham Village Apartments Phase II, LP	GROSS SQUARE FOOTAGE:

CSI DIVISION	New Format	Old Format	TRADE ITEM	Describe scope, materials, performance specifications	Percentage of total existing to be demold or replaced	QUANTITY	UNIT (cf, lf, ea, cy, sq, etc.)	UNIT COST	TOTAL (quantity * unit cost)
	n/a	n/a	Accessibility						
			convert existing units to UFAS compliant units	Convert (4) units to fully wheelchair access		4	ea		\$0
			retrofit existing units for Fair Housing compliance	N/A due to date of first occupancy					\$0
			retrofit existing site to meet Fair Housing Act	Included in site improvements & sidewalk rep. below					\$0
			<b>Total (Accessibility)</b>						\$0
2	2		Demolition						\$0
			site						\$0
			bldg interiors: plumbing, HVAC, elect. cabinets	includes slab cut for new plumbing lin	100	75	ea	500	\$37,500
			bldg exteriors: siding, roofing, patios, decks, stairs, breezeways	siding at entry Jascia/Koffit, demo window	100	75	ea	300	\$22,500
2	2		Unusual site conditions (such as lead, asbestos, mold abatement)						\$0
			asbestos abatement (drywall, flooring, window caulk, etc)	Asbestos tile matrix, soil, drywall mur	100	75	ea	3,600	\$267,000
			asbestos cleanroom	inspection and clearances	100	75	ea	200	\$15,000
			mold abatement	N/A					\$0
31	2		Earth Work						\$0
			regrade for drainage control	small re-grading at ditches for improved erosion cont.	100	1	allowance	20000	\$20,000
			regrade for elimination of erosion situations	n/a - see above					\$0
31	2		Landscaping & Irrigation						\$0
			sodding/seedling	Sod areas distributed & bare areas	100	1	allowance	8050	\$8,050
			trees, shrubs, and annuals	new bushes per apt. / trim existing bushes	100	75	allowance	500	\$37,500
			irrigation	N/A					\$0
			tree pruning, root removal	trim existing trees	100	1	allowance	19200	\$19,200
			hardscaping material	Pine Straw	100	75	apts	20	\$3,750
31	2		Retaining walls	repair existing	100	1	allowance	30000	\$30,000
31	2		Site Improvements						\$0
			fencing	n/a					\$0
			exterior amenities construction (list each amenity separately)						\$0
			Handicap parking signage	at new accessible apts		8	signs	200	\$1,600
			Handicap ramp detection			15	ea	150	\$2,250
			Gas BBQ, picnic area	install (1) gas BBQ	100	1	allowance	5,000	\$5,000
			Dumpster enclosures	wood privacy fences around dumpster	50	3	allowance	2,000	\$6,000
32	2		Roads (paving)						\$0
			asphalt paving	n/a					\$0
32	2		Site concrete (curbs, gutters, & sidewalks)						\$0
			concrete parking spaces	Replacement as needed	100	75	allowance	1000	\$75,000
			curb & gutter	curb and gutters at ea. parking	100	75	allowance	500	\$37,500
			sidewalks	new from parking to porches	100	75	allowance	500	\$37,500
			Video utilities	N/A					\$0
33	2		Site Utilities						\$0
			water service	Complete new on-site to apt. shutoff	100	75	ea	3855	\$294,125
			fire service	N/A					\$0
			storm water piping	replace pipe as needed- see also earthwork	100	75	allowance	500	\$37,500
			sewer service	complete new on-site to apt. cleanout	100	75	ea	8945	\$670,875
			electrical service	provided by GA Power					\$0
			gas service	N/A					\$0
			<b>Total (Land Improvements)</b>						\$1,452,750
3	3		Concrete (building pads & gyprocrete)						\$0
			Concrete (building pads & gyprocrete)	New concrete at slabs for new plumbing lines	100	75	ea	500	\$37,500
4	4		Masonry						\$0
			stone column bases at entry porches- framing included in Finish Carp	inner truckpoint	100	75	ea	100	\$7,500
5	5		Metals (star stringers, metal decking, handrails, structural steel)						\$0
			star pans/stringers	N/A					\$0
			corrugated metal decking	N/A					\$0
			handrails	New handrails/stairs at front/rear porches & R. Walls	100	75	allowance	1,500	\$112,500
			structural steel	truss anchors/vert. wall anchor bolts	100	75	allowance	100	\$7,500
5	5		Rough carpentry (framing, sheathing, decking)						\$0
			framing	new interior studs for room configurations	100	75	ea	4000	\$300,000
			ext wall sheathing	N/A					\$0
			floor decking	N/A					\$0
			at/c draft stops	new installed- OSB or 3/8" drywall	100	75	allowance	500	\$37,500
			exterior wood decks/benches and rails	porch columns	100	75	apts	500	\$37,500
6	6		Finish Carpentry (window sills, wood base, wood paneling, exterior wood trim, shutters, etc)						\$0
			exterior trim including shutters	fascia and soffit	100	38	buildings	1500	\$57,000
			interior trim including wood base	cultured marble sills, 7" baseboards, 6" crown in LR area	100	75	apts	1,200	\$90,000
			shoe molding at all floorings		100	75	apts	125	\$9,375
7	7		Waterproofing						\$0
			waterproofing	window tape w/ new windows	100	75	apts	75	\$5,625
7	7		Insulation						\$0
			wall insulation	R-13 batts at ext walls	100	75	apts	500	\$37,500
			roof insulation	R-38 blown in attic	100	75	apts	400	\$30,000
			sound insulation	N/A					\$0
7	7		Roofing						\$0
			shingles (or other roofing material)	Minor work as required. All shingles only 3 yrs old	100	1	allowance	2000	\$2,000
			gutters & downspouts	include leaf guards and concrete splash blocks	100	30	buildings	1000	\$39,000
7	7		Siding/cedar shake siding						\$0
			siding/cedar shake siding	New siding at entry way	100	75	apts	750	\$56,250
8	8		Doors & hardware						\$0
			interior doors	solid core masonite par-hung with wood frames	100	75	apts	2000	\$150,000
			exterior doors	6" pane metal insulated w/ prep hole	100	180	ea	375	\$56,250
			hardware	interior oil rubbed bronze lever & ext. passage & deadbol	100	75	apts	750	\$56,250
8	8		Windows/glass						\$0
			Windows	aluminum, heavy screens	100	950	ea	300	\$285,000
			mirrors	Bath mirrors in specialties scope					\$0
9	9		Drywall						\$0
			repair and replacement walls	complete replacement	100	75	apts	4000	\$300,000
			repair and placement ceiling	included above					\$0
9	9		Tile work						\$0
			tub surrounds	cultured marble					\$0
			ceramic floors	bathrooms	100	114	ea	500	\$67,000
9	9		Resilient/wood flooring						\$0
			wood flooring	ceramic floor tile throughout	100	75	apts	3500	\$262,500
			V.C.						\$0
			sheet goods						\$0
			wood flooring						\$0
9	9		Painting						\$0
			exterior walls	Paint cedar-siding/columns	100	75	apts	300	\$22,500
			interior walls	Complete painting at interiors	100	75	apts	1,250	\$93,750
			ceilings	included in above					\$0
			doors & trim	included in above					\$0
			steel handrails, stairs, door/window lintels, plumbing pipes, etc	ra/handrails	100	75	apts.	250	\$19,750
			additional prep work (sandblasting)	N/A					\$0
10	10		Specialties						\$0
			signage	(1) complex, (6) site area & (75) apt entry	100	1	allowance	9,975	\$9,975
			toilet accessories including framed mirrors	mirror, l.p. holder, robe hook, towel bar, vanity loop, zho	100	114	baths	200	\$22,800
			fire extinguishers						\$0
			shelving	new shelving	100	75	apts	150	\$11,250
			mailboxes	New boxes w/ framed canopy	100	75	apts.	200	\$15,000
			stove/stop fire suppression	luna can suppression at range hoods	100	75	apts	100	\$7,500
			stove splash guard	match appliance color	100	75	ea	75	\$5,625
20	3	Architectural	Handicap bathroom bars, pipe wrap, etc						\$0
			Handicap	Handicap	100	4	apts	300	\$1,200
			Handicap	Handicap	100	75	ea	150	\$1,125

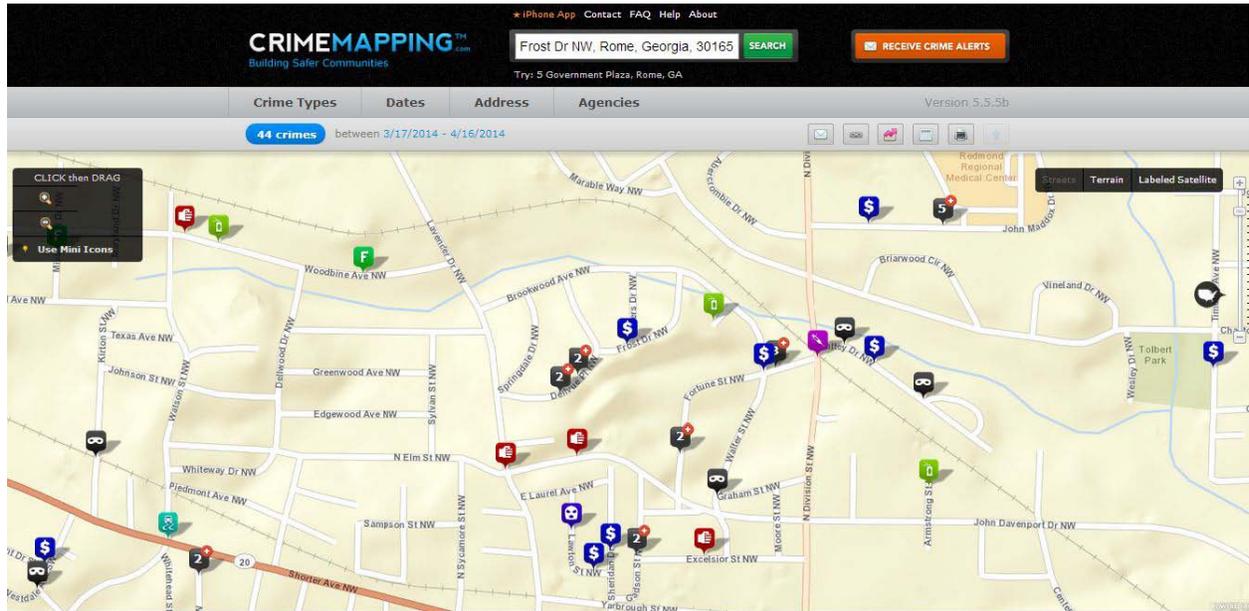
2014 REHABILITATION WORK SCOPE

PROJECT NAME: Willingham Village Phase II	YEAR BUILT	1972
PROJECT LOCATION: Rome, GA	UNIT COUNT	75
OWNER: Willingham Village Apartments Phase II, LP	GROSS SQUARE FOOTAGE	

CSI DIVISION		TRADE/ITEM	Describe scope, materials, performance specifications	Percentage of total existing to be demold or replaced	QUANTITY	UNIT (of, ft, sq, cy, sq, etc.)	UNIT COST	TOTAL (quantity * unit cost)
New Format	Old Format							
11	11	Cabinets						\$0
		unit kitchens	Solid wood cabinets	100	75		5,000	\$375,000
		countertops	Granite tops in kitchens	100	75		1,000	\$75,000
		bathroom vanities		100	75	included above		\$0
11	11	Appliances						\$0
		refrigerators	Energy star	100	75		500	\$37,500
		stove		100	75		425	\$31,875
		vent hood	ventless	100	75		75	\$5,625
		dishwasher	Energy star	100	75		400	\$30,000
		microwaves						\$0
		disposals	N/A	100				\$0
12	12	Blinds & Shades	2" faux wood	100	950		45	\$42,250
12	12	Carpets	N/A					\$0
13	13	Special Construction (pools)						\$0
14	14	Elevators	N/A					\$0
21	15	Spencers	N/A					\$0
22	15	Plumbing						\$0
		bathrooms and/or pre-fab showers	steel tubs & cultured marble surrounds	100	114		400	\$45,800
		shower heads	Low flow	100	114		125	\$14,250
		tub faucets	Low flow	100	114		125	\$14,250
		bathroom sinks	cultured Marble tops w/ integrated sinks	100	114		200	\$22,800
		bathroom faucets	Low flow	100	114		125	\$14,250
		kitchen sinks	Stainless steel double bowl	100	75 ea		150	\$11,250
		kitchen faucets		100	75 ea		125	\$9,375
		toilets	Low flow	100	114 ea		260	\$39,900
		new water service-piping, valves, etc	PEX piping complete made to outside shutoff	100	75 ea		1,000	\$75,000
		new wastewater service-piping, valves, etc		100	75 ea		1,000	\$75,000
		water heaters	40 gallon, exp. Tank, pans	100	75		700	\$52,500
		individual water metering						\$0
		new washer/dryer connections		100	75 apts		100	\$7,500
		radon pipes	install passive radon pipe from under slab through roof	100	38 buildings		100	\$3,800
23	15	HVAC						\$0
		air conditioning equipment	14 star heat pump, pad	100	75 ea		3600	\$267,000
		heating equipment	included above	100				\$0
		ductwork cleaning	N/A					\$0
		ductwork	included above	100				\$0
		duct insulation	included above					\$0
		bathroom ventilation fans	Energy Star, vented to exterior	100	114 ea		360	\$39,900
		solar hot water heating	N/A					\$0
		thermostat	Energy star, included above in a/c equip					\$0
26	16	Electrical						\$0
		unit light fixtures	complete wire/panels/light/switch/outlets/plates	100	75 ea		5,250	\$91,750
		common area/exterior building mounted light fixtures	N/A					\$0
		pole lights	N/A					\$0
		ceiling fans	N/A					\$0
		electrical wiring (within unit)	included above					\$0
		outlets & light switches	included above					\$0
		distribution-breaker boxes, breakers, meters	New 125 amp panels included above					\$0
		solar panels	N/A					\$0
27	16	Communications Systems (cable, phone, internet, etc)						\$0
		cable outlets	Complete system installation	100	75		300	\$22,500
		cable wiring	included above					\$0
		phone jacks	included above					\$0
		phone wiring (per unit)	included above					\$0
		internet system (wireless or hard wired?)	N/A					\$0
		Door bell per DCA		100	75		75	\$5,625
28	16	Safety systems						\$0
		smoke detectors	Bedrooms and hallways wired to gather w/ batt. Backup	100	281 ea		50	\$14,050
		fire alarm system	N/A					\$0
		security alarm system	N/A					\$0
		access control system	N/A					\$0
		camera system	N/A					\$0
Subtotal structures								\$4,030,150
<b>Total (Structure &amp; Land Imprvmts &amp; Accessibility)</b>								<b>\$5,482,900</b>

Unit count 73105.33  
square footage #01/10

## P. APPENDIX C – CRIME MAP



### Crime report for 3/17/2014 - 4/16/2014

44 crimes found.

Click a crime to "Map It."

Type:	Description:	Case #:	Location:	Agency:	Date:
\$	LARCENY - ARTICLES FROM VEHICLE	201401877	100 BLK SHERIDAN DR	Rome Police	4/13/2014 02:00 AM
🔪	AMPHETAMINE - WITH INTENT TO DISTRIBUTE	201401851	100 BLK JOHN MADDOX	Rome Police	4/11/2014 05:45 PM
🔪	AMPHETAMINE - POSSESSION OF	201401851	100 BLK JOHN MADDOX	Rome Police	4/11/2014 05:45 PM
🔪	DANGEROUS DRUGS FREE TEXT	201401851	100 BLK JOHN MADDOX	Rome Police	4/11/2014 05:45 PM
🔪	AMPHETAMINE - SALES OF	201401851	100 BLK JOHN MADDOX	Rome Police	4/11/2014 05:45 PM
\$	THEFT - MISD	201401807	100 BLK JOHN MADDOX DR	Rome Police	4/9/2014 04:15 PM
🚗	DAMAGE TO PROPERTY - VEHICLE	201401790	100 BLK ARMSTRONG AVE	Rome Police	4/8/2014 09:00 PM
\$	THEFT - MISD	201401788	0 BLK LAWTON ST	Rome Police	4/8/2014 06:00 PM
\$	THEFT - MISD	201401778	0 BLK TIMOTHY AVE	Rome Police	4/8/2014 01:48 PM
8	BURGLARY - FORCED ENTRY - NONRESIDENCE	201401764	0 BLK KIRTON ST	Rome Police	4/7/2014 10:45 PM
8	BURGLARY - FORCED ENTRY - RESIDENCE	201401808	600 BLK GRAHAM ST	Rome Police	4/7/2014 05:15 PM
\$	THEFT - MISD	201401743	FORTUNE ST @ BROOKWOOD AVE	Rome Police	4/6/2014 04:30 PM
🚗	DAMAGE TO PROPERTY - VEHICLE	201401726	300 BLK WOODBINE AVE	Rome Police	4/5/2014 06:45 PM
🚗	DAMAGE TO PROPERTY - PRIVATE	201401687	0 BLK WINGFIELD ST	Rome Police	4/3/2014 03:00 PM
\$	THEFT - MISD	201401687	0 BLK WINGFIELD ST	Rome Police	4/3/2014 03:00 PM
F	FRAUD - SWINDLE	201401703	200 BLK WOODBINE AVE	Rome Police	4/3/2014 08:00 AM
F	FRAUD - SWINDLE	201401684	100 BLK MISSISSIPPI DR	Rome Police	4/1/2014 08:00 AM

	THEFT - MISD	201401680	0 BLK FROST DR	Rome Police	3/30/2014 10:00 PM
	TERRORISTIC THREATS/INTIMIDATION	201401617	300 BLK WOODBINE AVE	Rome Police	3/30/2014 08:00 PM
	TERRORISTIC THREATS/INTIMIDATION	201401622	700 BLK JOHN DAVENPORT DR	Rome Police	3/30/2014 07:28 PM
	TERRORISTIC THREATS/INTIMIDATION	201401595	0 BLK DELLVUE PL	Rome Police	3/29/2014 05:27 PM
	SIMPLE ASSAULT/SIMPLE BATTERY	201401562	700 BLK EXCELSIOR AVE	Rome Police	3/27/2014 10:00 PM
	AUTO THEFT RECOVERY	201401555	100 BLK JOHN MADDOX DR	Rome Police	3/27/2014 06:46 PM
	LARCENY - ARTICLES FROM VEHICLE	201401543	0 BLK BATTEY DR	Rome Police	3/27/2014 01:00 AM
	DAMAGE TO PROPERTY - PRIVATE	201401523	0 BLK BROOKWOOD CT	Rome Police	3/25/2014 04:15 PM
	DAMAGE TO PROPERTY - VEHICLE	201401514	100 BLK GADSON ST	Rome Police	3/25/2014 07:30 AM
	LARCENY - ARTICLES FROM VEHICLE	201401514	100 BLK GADSON ST	Rome Police	3/25/2014 07:30 AM
	DRIVING UNDER THE INFLUENCE OF DRUGS	201401495	SHORTER AVE @ BURNETT FERRY RD	Rome Police	3/24/2014 09:06 PM
	BURGLARY - NO FORCED ENTRY - RESIDENCE	201401501	0 BLK WESTDALE DR	Rome Police	3/24/2014 08:30 PM
	AGGRAVATED ASSAULT - OTHER WEAPON	201401497	0 BLK FORTUNE ST	Rome Police	3/24/2014 08:20 PM
	FOUND CONTRABAND/DRUGS	201401490	500 BLK N DIVISION ST	Rome Police	3/24/2014 03:30 PM
	SIMPLE ASSAULT/SIMPLE BATTERY	201401482	ELM STREET @ LAVENDER DR	Rome Police	3/23/2014 08:00 PM
	THEFT - MISD	201401533	100 BLK FORTUNE ST	Rome Police	3/23/2014 05:00 PM
	FRAUD - ILLEGAL USE OF CREDIT/FINANCIAL TRANSACTION CAR	201401533	100 BLK FORTUNE ST	Rome Police	3/23/2014 05:00 PM
	THEFT - MISD	201401455	0 BLK BELMONT DR	Rome Police	3/22/2014 07:30 PM
	AUTO THEFT RECOVERY	201401443	0 BLK DELLVUE PL	Rome Police	3/21/2014 09:00 PM
	LARCENY FREE TEXT	201401443	0 BLK DELLVUE PL	Rome Police	3/21/2014 09:00 PM

	BURGLARY - NO FORCED ENTRY - RESIDENCE	201401593	100 BLK OHIO DR	Rome Police	3/19/2014 01:00 PM
	BURGLARY - FORCED ENTRY - RESIDENCE	201401454	0 BLK BATTEY DR	Rome Police	3/18/2014 12:00 AM
	AGGRAVATED ASSAULT - OTHER WEAPON	201401369	0 BLK FORTUNE ST	Rome Police	3/17/2014 10:00 PM
	BURGLARY - NO FORCED ENTRY - RESIDENCE	201401366	0 BLK BATTEY DR	Rome Police	3/17/2014 06:45 PM
	THEFT - MISD	201401566	0 BLK DELVUE PL	Rome Police	3/17/2014 09:00 AM
	ROBBERY - STREET - GUN	201401350	0 BLK LAWTON ST	Rome Police	3/17/2014 08:57 AM

## Q. NCHMA MARKET STUDY INDEX/CHECKLIST

**A. Introduction:** Members of the National Council of Housing Market Analysts provide a checklist referencing all components of their market study. This checklist is intended to assist readers on the location and content of issues relevant to the evaluation and analysis of market studies.

**B. Description and Procedure for Completing:** The following components have been addressed in this market study. The page number of each component is noted below. Each component is fully discussed on that page or pages. In cases where the item is not relevant, the author has indicated 'N/A' or not applicable. Where a conflict with or variation from client standards or client requirements exists, the author has indicated a 'V' (variation) with a comment explaining the conflict. (More detailed notations or explanations also acceptable)

### C. Checklist:

1. Executive Summary	8	31. Existing rental housing discussion	60
2. Concise description of the site and adjacent parcels	12	32. Area building permits	68
3. Project summary	18	33. Comparable property discussion	*
4. Precise statement of key conclusions	71	34. Comparable property profiles	*
5. Recommendations and/or modification to project discussion	14	35. Area vacancy rates, including rates for Tax Credit and government-subsidized	65
6. Market strengths and weaknesses impacting project	14	36. Comparable property photos	*
7. Lease-up projection with issues impacting performance	17	37. Identification of waiting lists	*
8. Project description with exact number of bedrooms and baths proposed, income limitation, proposed rents and utility allowances	18	38. Narrative of subject property compared to comparable properties	V
9. Utilities (and utility sources) included rent and paid by landlord or tenant?	18	39. Discussion of other affordable housing options including homeownership	NA
10. Project design description	18	40. Discussion of subject property on existing housing	69
11. Unit and project amenities; parking	18	41. Map of comparable properties	64
12. Public programs included	18	42. Description of overall rental market including share of market-rate and affordable properties	65
13. Date of construction/preliminary completion	19	43. List of existing and proposed LIHTC properties	61, V
14. Reference to review/status of project plans	NA	44. Interviews with area housing stakeholders	71
15. Target population description	18	45. Availability of Housing Choice Vouchers	71
16. Market area/secondary market area description	37	46. Income levels required to live at subject site	52
17. Description of site characteristics	20	47. Market rent and programmatic rent for subject	NA, 53
18. Site photos/maps	31	48. Capture rate for property	17
19. Map of community services	64	49. Penetration rate for area properties	60V
20. Visibility and accessibility evaluation	20	50. Absorption rate discussion	17
21. Crime information	NA	51. Discussion of future changes in housing population	38
22. Population and household counts	38	52. Discussion of risks or other mitigating circumstances impacting project projection	14
23. Households by tenure	40	53. Preparation date of report	2
24. Distribution of income	42	54. Date of field work	20
25. Employment by industry	45	55. Certification	8
26. Area major employers	49	56. Statement of qualifications	16
27. Historical unemployment rate	47	57. Sources of data	**
28. Five-year employment growth	47	58. Utility allowance schedule	18
29. Typical wages by occupation	47		
30. Discussion of commuting patterns of area workers	37		

\* Information on comparable properties, including profiles, and photographs, appear on the unnumbered photosheets, following page 64.

38(V): Some textual comparison is made on page 61, while numeric comparisons are made on page 65 and on the apartment inventory.

43(V) The page referenced shows proposed and newly constructed properties. Other existing properties are identified on the unnumbered inventory.

49(V) The client market study guide defines capture rate the way NCHMA defines penetration rate.

\*\* Data are sourced where they are used throughout the study.

**R. BUSINESS REFERENCES**

Ms. Laura Nicholson  
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Mr. Nathan Mize  
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124 Early Parkway Drive, SE  
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Mr. Scott Farmer  
North Carolina Housing Finance Agency  
3508 Bush Street  
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Mr. Bill Rea, President  
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Ms. Laurel Hart  
Georgia Department of Community Affairs  
60 Executive Park South, NE  
Atlanta, Georgia 30329  
404/679-1590

## S. RÉSUMÉS

### JOHN WALL

#### EXPERIENCE

##### PRESIDENT

*JWA, Inc., Anderson, South Carolina (June, 1990 to Present)*

JWA, Inc. is an information services company providing demographic and other types of data, as well as geographic information system services, mapping, and research to market analysts and other clients.

##### PRESIDENT

*John Wall & Associates, Anderson, South Carolina (December, 1982 to Present)*

John Wall & Associates is a planning and analysis firm specializing in real estate market analysis and land development consultation. Initially, the firm concentrated on work in the southeastern portion of the United States. In 1990, the work was expanded to the entire United States. John Wall & Associates (Anderson, South Carolina office) has completed over 2,500 market analyses, the majority of these being for apartment projects (both government and conventional). The firm has also done many other types of real estate market analyses, shopping center master plans, industrial park master plans, housing and demographic studies, land planning projects, site analysis, location analysis, and GIS projects. Clients have included private developers, governments, syndicators, and lending institutions.

**CHURCHILL STATESIDE GROUP INVESTMENT COMMITTEE, (March 2011 to Present)**

**MIDLAND MORTGAGE INVESTMENT COMMITTEE, MMI (October, 1992 to November, 2001)**

**MIDLAND ADVISORY SERVICES COMMITTEE, MAS (October, 1992 to November, 2001)**

**MIDLAND EQUITY COMMITTEE, MEC (March, 1995 to November, 2001)**

**VISITING PROFESSOR OF SITE PLANNING (PART-TIME)**

*Clemson University College of Architecture, Planning Dept., Clemson, South Carolina (1985 & 1986)*

##### PLANNING DIRECTOR

*Planning Department, City of Anderson, South Carolina (September, 1980 to December, 1982)*

##### PLANNER

*Planning Department, City of Anderson, South Carolina (December 1978 to September, 1980)*

##### CARTOGRAPHER

*Oconee County Tax Assessors' Office, Walhalla, South Carolina (October, 1976 to January, 1977)*

##### ASSISTANT ENGINEER

*American Concrete Pipe Association, Vienna, Virginia (January, 1969 to March, 1969)*

##### PROFESSIONAL ORGANIZATION

*National Council of Housing Market Analysts (NCHMA) Member Delegate (2002-Present)*

##### PUBLICATIONS

*Conducting Market Studies in Rural Area, NCHMA Publications*

##### EDUCATION

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

Continuing Education, National Council of Housing Market Analysts (2002-Present)

Real Estate Development, Harvard University, Cambridge, Massachusetts (July, 1989)

Fundamentals of Real Estate Finance, Harvard University, Cambridge, Massachusetts (July, 1989)

Management of Planning & Design Firms, Harvard University, Cambridge, Massachusetts (August, 1984)

Master of City & Regional Planning, Clemson University, Clemson, South Carolina (May, 1980)

BS Pre-Architecture, Clemson University, Clemson, South Carolina (May, 1978)

Graduate of Manlius Military Academy, Manlius, New York (June, 1965)

##### MILITARY

U.S. Navy, Interim Top Secret Clearance (April, 1969 to October, 1973; Honorable Discharge)

## **BOB ROGERS**

### **EXPERIENCE**

#### **SENIOR MARKET ANALYST**

John Wall and Associates, Anderson, South Carolina (1992 to Present)

Responsibilities include: development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; CRA compliance; courtroom presentation graphics.

#### **MANAGER**

Institute for Electronic Data Analysis, Knoxville, Tennessee (1990 to 1992)

Responsibilities included marketing, training new employees and users of US Bureau of the Census data products, and custom research.

#### **CONSULTANT**

Sea Ray Boats, Inc., Knoxville, Tennessee (1991)

Project included using various statistical techniques to create customer profiles that the senior management team used to create a marketing strategy.

#### **CONSULTANT**

Central Transport, High Point, North Carolina (1990)

Project included research and analysis in the area of driver retention and how to improve the company's turnover ratio.

#### **PROFESSIONAL ORGANIZATION**

*National Council of Housing Market Analysts (NCHMA)*

Executive Committee Member (2004-2010)

Standards Committee Co-Chair (2006-2010)

Standards Committee Vice Chair (2004-2006)

Member delegate (2002-Present)

#### **PUBLICATIONS**

*Field Work for Market Studies*, NCHMA White Paper, 2011

*Ten Things Developers Should Know About Market Studies*, Affordable Housing Finance Magazine, 2007

*Selecting Comparable Properties (best practices)*, NCHMA publication 2006

#### **EDUCATION**

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

Continuing education, National Council of Housing Market Analysts (2002 to present)

MBA Transportation and Logistics, The University of Tennessee, Knoxville, Tennessee (1991)

BS Business Logistics, Penn State, University Park, Pennsylvania (1989)

## **JOE BURRISS**

### **EXPERIENCE**

#### **SENIOR MARKET ANALYST AND RESEARCHER**

John Wall & Associates, Anderson, South Carolina (1999 to present)

Responsibilities include: Author of numerous apartment market studies; make, review and evaluate recommendations regarding student housing analysis; collect and analyze multifamily rental housing information (both field and census); conduct site and location analysis.

#### **MARKETING DIRECTOR**

John Wall & Associates, Anderson, South Carolina (2003 to present)

Responsibilities include: Design marketing plans and strategies; client development.

#### **PROFESSIONAL ORGANIZATION**

National Council of Housing Market Analysts (NCHMA)

FHA Lender and Underwriting (MAP) Committee (2012-Present)

Member Delegate (2002-Present)

#### **EDUCATION**

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

Continuing Education, National Council of Housing Market Analysts (2002-Present)

BS Marketing, Clemson University, Clemson, South Carolina (2002)