

*Rental Housing Market Analysis for:*

## **MERRIMAC VILLAGE APARTMENTS**

**1000 Merrimac Drive**

**Fitzgerald, Ben Hill County, Georgia**

**2006-015**



Merrimac Village Apartment Homes

*Prepared for:*

**Georgia Department of Community Affairs**

**Office of Affordable Housing**

**60 Executive Park South, NE**

**Atlanta, GA 30329**

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## **A. EXECUTIVE SUMMARY**

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### **1. Market Demand and Demand Trends**

We are of the opinion that there is adequate demand for the proposal to renovate the existing one, two, three and four-bedroom family apartments in the HUD development known as Merrimac Village Apartments based upon the current structure of the developer's application for tax credits and the fact that the project has 100% Project Based Rental Assistance (PBRA). As a result, the units are marketable.

Fitzgerald is a low to moderate income community making it difficult to support a tax credit project at the 60% income levels. However, based upon the proposed rent structure and the PBRA, we are recommending this proposal.

Furthermore, given the diverse economic base and stable economic projections for the future, and given the high occupancy rates in the existing apartments and waiting lists in the subsidized apartments, it is projected that the demand for affordable housing will continue to increase over the forecast period.

### **2. Stabilization Projections**

The development would be fully occupied at this time, but for the 2 units that were damaged by fire in April. The management may be waiting for the approval to renovate the entire development rather than repairing the two damaged units immediately. If the proposed development is renovated, the property will be one of the most attractive rental properties in the Primary Market Area. There is an adequate demand for the one, two, three and four-bedroom units particularly with the 100% PBRA. Therefore, it is projected that the subject project could have a sustaining occupancy of 93% or better within 1 to 3 months of completion.

### **3. Absorption Projections**

It is anticipated that when the property is renovated, that absorption will likely be immediate. The one, two, three and four-bedroom units should reach a 93% occupancy level within the first 3 months of completion and may likely reach 93% occupancy within 1 to 3 months.

### **4. Comparable Units**

There are 5 family apartment developments that are used as comparable units in the Fitzgerald primary market area. They are each subsidized, but the analysis applies the market rate rents for the developments. Most of the remaining apartments are for seniors and are not considered comparable units. The rental units that are considered comparable to the developer's proposed tax credit development are: Jack Allen, Colony Square, McKinley Lane, Washington Avenue and Bridge Creek Apartments, because they are some of the few family apartments on the market. They are reviewed in the study thoroughly.

### **5. Unit Mix, Unit Rent & Unit Sizes**

The unit mix of one, two, three and four-bedroom units as structured is compatible with the Fitzgerald housing market.

The unit collected rents are \$379 for the one-bedroom units; and \$451 for the two-bedroom units; \$504 for the three-bedroom units and \$570 for the four-bedroom 60% units.

The unit sizes are 602 SF for the one-bedroom units; 843 SF in the two-bedroom units; 1,030 SF in the three-bedroom units and 1,232 SF in the four-bedroom units.

## **6. Amenities**

The proposed renovation, if completed, will offer the extensive interior and exterior amenities outlined below: New asphalt shingles on the roofs; new hardi-plant siding to replace all non-brick surfaces; all windows will be replaced with double pane vinyl windows; new site sign; new updated landscaping; new Community Center Addition; new Laundry Room with 3 washer and dryer hookups added to existing office building; computer Center with internet access in the Community Room; fitness Center; gazebo area; covered community area with Barbeque grill; equipped Picnic Area with table seating 25; off-street Parking with 72 parking spaces; security lighting; convenient and multiple trash dumpsters; equipped Volleyball Court; freestanding Mail Pickup Shelter; equipped Playground; wood frame units covered with painted sheetrock walls; padded carpeting floors; vinyl flooring in kitchen and baths; one and two-bedroom units have a single bath; three-bedroom units have a bath and a half; four-bedroom have 2 full baths; new refrigerator; new range and range hood; new central heat and air conditioning; all electric cooling, lights and appliances; utility allowances supplied by HUD; water, sewer and trash services included in rent; new microwave ovens; garbage disposals; dishwasher; upgraded bathrooms; all showerheads, toilets and sinks will be replaced with water conservation equipment; every tub and tub surround will be replaced, repaired or resurfaced; 4 units equipped for Mobility Impaired; and 1 unit equipped for Sight/Hearing Impaired

## **7. Access to Neighborhood Services**

The majority of the neighborhood services are within 2 miles of the proposed site location and none are more than 2.6 miles. Local amenities, such as emergency services, banks, grocery stores, and other community services, are within close proximity to the proposed apartments. A full listing of the support services is provided in the section on Site Evaluation that follows in the report.

## **8. Capture Rates**

### **a. Project Based Rental Assisted Capture Rates**

Georgia Department of Community Affairs (DCA) Market Study Manual states, “Units that are subsidized with PBRA [Project Based Rental Assistance...will not be used in determining project demand. These units, if priced 30% lower than the average market rent for the bedroom type in any income segment, will be assumed to be leasable in the market and deducted from the total number of units in the project for determining capture rates.”

The developer’s application represents that all of the units are receiving and will continue to receive PBRA. Therefore, because all of the units receive PBRA and because all of the proposed to-be-renovated units are leasing at an effective rate, based on income, priced 30% lower than the average market rate, all units are “assumed to be leasable” under DCA Market Study guidelines. *The proposed to-be-renovated project with PBRA assistance has an effective capture rate of “0%.”*

### **b. Capture Rate Analysis without PBRA**

Georgia Department of Community Affairs (DCA) Market Study Manual also states that “[t]he analyst will initially assume all units are to be vacant and adjustment will be made based

on the Tenant Relocation Spreadsheet.” Furthermore, “[t]enants who are income qualified to remain in the property at the proposed stabilized renovated rents will be deducted from the property unit count prior to determining the applicable capture rates.” Once again, because all of the existing tenants are qualified through the existing PBRA to “remain in the property at the proposed stabilized renovated rents,” the effective capture rate is 0%. However, for illustrative purposes only, we have provided an analysis of capture rates *without rental assistance*. These capture rates and corresponding tables in this report assume that all tenants will be able to pay the rent and utilities based on 35% of their income.

The overall project capture rate *without PBRA* for the proposed Merrimac Village Apartments is 40.87%, 5% more than the acceptable rate of 35%.

The overall capture rate *without PBRA* for the one-bedroom units proposed is 11.04%.

The overall capture rate *without PBRA* for the two-bedroom units proposed is 54.09%.

The overall capture rate *without PBRA* for the three-bedroom units proposed is 67.76%.

The overall capture rate *without PBRA* for the four-bedroom units proposed is 39.86%.

## 9. Conclusion

The housing market in Fitzgerald is stable. There is a mix of employment with factory work and service jobs. Furthermore, there is a trend among rental householders to move from urban areas into more rural communities like Fitzgerald that has been observed by city officials, and managers of the local apartments. The city is actively involved with affordable rental housing and is pursuing a redevelopment program to eliminate the older, substandard housing and welcoming updated, safe, decent affordable rental housing into the community. There has been only modest housing development in Fitzgerald or Ben Hill County in the past 5 years (60 tax credit units were added to the market in the past year), based on a breakdown of household sizes, and the size of the units provided along with the roster of full amenities and services in the proposed apartments, we are recommending this proposal.

## 10. Capture Rate Analysis Chart

The overall project capture rate with the PBRA is 0%. Assuming that PBRA was not available the overall capture rate is 40.87%

**Figure 1: Capture Rate Analysis Chart**

Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Median Market Rent	Proposed Rents
1 BR	60% AMI	6	54	0	54	11.04%	1 - 3 mos	\$511	\$379
2 BR	60% AMI	24	44	0	44	54.09%	1 - 3 mos	\$570	\$451
3 BR	60% AMI	16	24	0	24	67.76%	1 - 3 mos	\$616	\$504
4 BR	60% AMI	4	10	0	10	39.86%	1 - 3 mos	\$670	\$570
Proposed Project Capture Rate LIHTC Units					40.87%				
Proposed Project Capture Rate Market Rate Units					N/A				
Proposed Project Capture Rate ALL Units					40.87%				
Proposed Project Stabilization Period					1 - 3 mos				

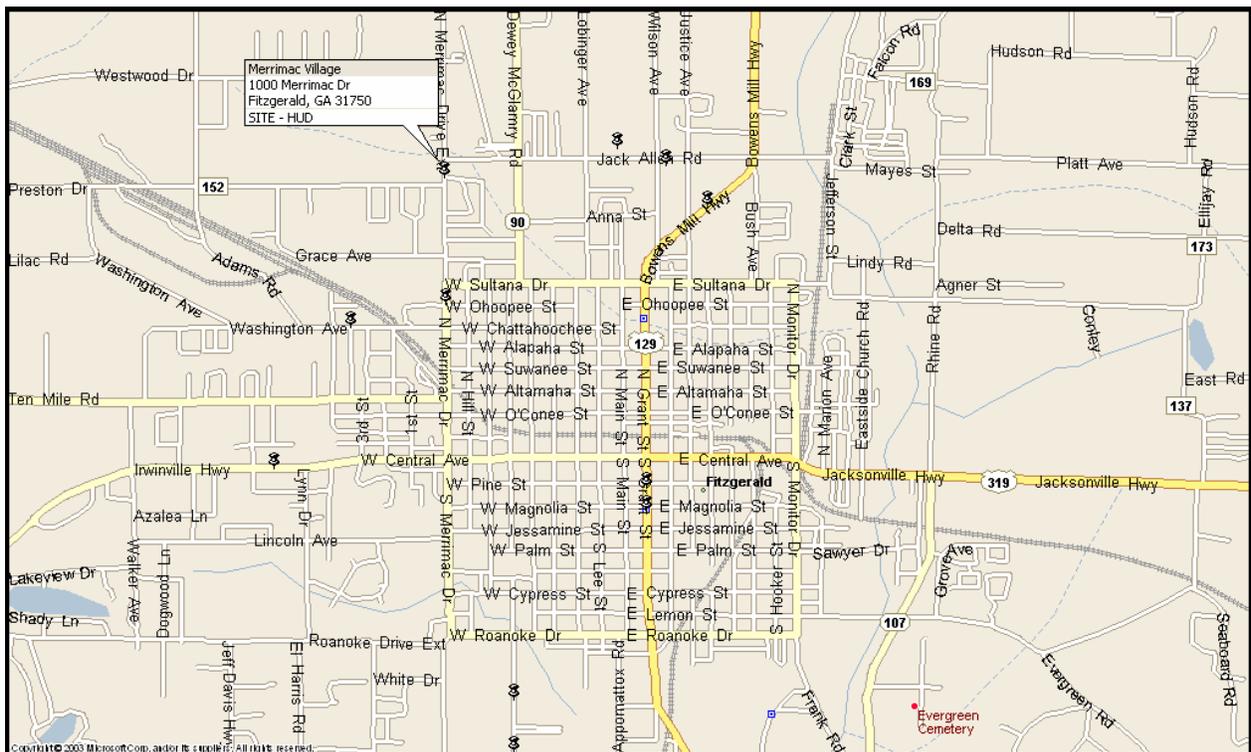
## B. PROJECT DESCRIPTION

### 1. Project Address and Location

The proposed site is located on 1000 Merrimac Drive just south of Merrimac Drive's intersection with Jack Allen Road in Fitzgerald, approximately 1.1 miles west of US 129 in Ben Hill County, Georgia 31750. The site is located in the northwestern portion of Fitzgerald within the city limits. Ben Hill County is located in south central Georgia, approximately 40 miles east of Interstate 75. The site is not located in a Qualified Census Tract.

See the site location map below.

**Figure 2: Site Location Map**



## **2. Construction Type**

The proposed project is the rehabilitation of 50 units, 6 of which are one-bedroom units; 24 of which are two-bedroom units; 16 of which are three-bedroom units; and 4 of which are four-bedroom units. The renovated property will consist of 7 one and two-story residential buildings and a community building on the 6-acre site. The renovated residential buildings will have brick exterior and upgraded landscaping.

## **3. Occupancy Type**

The proposed renovation of the Merrimac Village Apartments will provide affordable housing restricted to 60% of the Area Median Income (AMI) for families in Ben Hill County.

## **4. Rents, Unit Mix, and Unit Sizes**

The proposed renovation of the Merrimac Village Apartments will consist of fifty (50) one, two, three and four-bedroom units restricted to 60% of the Area Median Income (AMI) for Ben Hill County. The 6 one-bedroom units will have a proposed gross rent of \$434 per month (\$379 collected rent and \$55 utility allowance). The 24 two-bedroom units will have a proposed gross rent of \$525 per month (\$451 collected rent and \$74 utility allowance). The 16 three-bedroom units have a proposed gross rent of \$601 (\$504 collected rent and a \$97 utility allowance). The 4 four-bedroom units have a proposed gross rent of 693 (\$570 collected rent and \$123 utility allowance

The one-bedroom units provide 602 square feet; the two-bedroom units provide 1,002 square feet; the three-bedroom units provide 1,030 square feet; and the four-bedroom units provide 1,232 square feet.

All of the proposed gross rents are within the applicable rent and income restrictions. See the following table.

**Figure 3: Rents, Unit Mix, and Unit Sizes**

Number of Bedrooms	Number of Units	Unit Size	AMI	Collected Rent	Utility Allowance*	Proposed Gross Unit Rent	Rent per Sq/ Foot**	Program Rent Restriction	Min Income to Pay Rent	Max Income***
1 BR	6	602	60%	\$379	\$55	\$434	\$0.63	\$521	\$14,880	\$22,260
2 BR	24	843	60%	\$451	\$74	\$525	\$0.53	\$625	\$18,000	\$25,020
3 BR	16	1,030	60%	\$504	\$97	\$601	\$0.49	\$723	\$20,606	\$30,060
4 BR	4	1,232	60%	\$570	\$123	\$693	\$0.46	807	\$23,760	\$32,280
<b>TOTAL</b>	<b>50</b>									
*The Utility Allowances listed are from the HUD-92458 as reported by the developer.										
** Rent per Square foot is based on the collected rent.										
***Maximum income based on 1.5 per/BR rounded up to next whole number										

## 5. Project-Based Rental Assistance

The developer intends to use project-based rental assistance for this project.

## 6. Utility Allowances

The total proposed utility allowances for the project by unit type are as follows: \$55 for the one-bedroom units; \$74 for the two-bedroom units; \$97 for the three-bedroom units; and 123 for the four-bedroom units. The utility allowance estimates are based on the HUD utility allowances, because this project has Project Based Utility Allowances. We have provide the GA DCA Utility Allowances from the Georgia Department of Community Affairs' 2006 Utility Allowances for the Southern Region for information purposes.

**Figure 4 : Utility Allowances – GA DCA Schedule**

Utility	1 BR	2 BR	3 BR	4 BR
Heat -- Electric	\$18	\$24	\$29	\$36
Cooking -- Electric	\$7	\$9	\$11	\$14
Hot Water -- Electric	\$22	\$29	\$35	\$45
Air Cond. -- Electric	\$30	\$39	\$48	\$61
Other Lighting	\$21	\$27	\$33	\$41
Sewer	\$0	\$0	\$0	\$0
Water	\$0	\$0	\$0	\$0
<b>Total Tenant-Paid UA</b>	<b>\$98</b>	<b>\$128</b>	<b>\$156</b>	<b>\$197</b>

Source: GA DCA 2006 Utility Allowances, Southern Region

**Figure 5: HUD 92458 Utility Allowances Reported by Developer**

	<b><u>1 BR</u></b>	<b><u>2 BR</u></b>	<b><u>3 BR</u></b>	<b><u>4 BR</u></b>
<b>Total</b>	\$55	\$74	\$97	\$123
Source: Developer				

**Figure 6: GA DCA/HUD PBRA Comparison**

	<b><u>1 BR</u></b>	<b><u>2 BR</u></b>	<b><u>3 BR</u></b>	<b><u>4 BR</u></b>
<b>HUD-92458</b>	\$55	\$74	\$97	\$123
<b>GA DCA</b>	\$98	\$128	\$156	\$197

## **7. Site Improvement & Amenities**

The owner/applicant agrees to provide the following site improvements and site and unit amenities as part of the proposed renovation of the Merrimac Village Apartments.

### **Exterior and Community Improvements:**

- New asphalt shingles on the roofs
- New hardi-plant siding to replace all non-brick surfaces
- All windows will be replaced with double pane vinyl windows
- New site sign
- New updated landscaping
- New Community Center Addition
- New Laundry Room with 3 washer and dryer hookups added to existing office building
- Computer Center with internet access in the Community Room
- Fitness Center
- Gazebo area
- Covered community area with Barbeque grill
- Equipped Picnic Area with table seating 25
- Off-street Parking with 72 parking spaces
- Security lighting
- Convenient and multiple trash dumpsters
- Equipped Volleyball Court
- Freestanding Mail Pickup Shelter
- Equipped Playground

### **Interior Amenities and Improvements:**

- Wood frame units covered with painted sheetrock walls
- Padded carpeting floors
- Vinyl flooring in kitchen and baths
- One and two-bedroom units have a single bath
- Three-bedroom units have a bath and a half

- Four-bedroom have 2 full baths
- New Refrigerator
- New Range and range hood
- New Central heat and air conditioning
- All electric cooling, lights and appliances
- Utility allowances supplied by HUD
- Water, Sewer and Trash Services included in rent
- New microwave ovens
- Garbage disposals
- Dishwashers
- Upgraded bathrooms
- All showerheads, toilets and sinks will be replaced with water conservation equipment;
- Every tub and tub surround will be replaced, repaired or resurfaced
- 4 units equipped for Mobility Impaired
- 1 unit equipped for Sight/Hearing Impaired

## **8. Projected Place-In-Service Date**

The developer projects an acquisition date of March 1, 2007 and a place-in-service date of March 1, 2008 for the new construction.

## **9. Rehab Proposal**

The Merrimac Village is normally fully occupied. Currently it has 2 vacancies due to damage from a fire in April of this year. These units have not yet been renovated and are likely waiting for the decision regarding approval of the application for funding to renovate. The current contract rents for Merrimac Village are \$379 for the one-bedroom units; \$451 for the two-bedroom units; \$504 for the three-bedroom units and \$570 for the four-bedroom units. With PBRA, the tenants do not pay the full contract amount. The listing above provides the listing of the renovations planned to improve and upgrade the property.

## C. **SITE EVALUATION**

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### 1. **Site Visit**

FielderGroup Market Research visited the site for the proposed units on May 12<sup>th</sup>, 2006.

### 2. **Site Physical Features**

The site is surrounded by wooded areas or open land on all sides. To the north are open, agricultural fields; to the east is an alley and a mobile home park; to the west is a wooded area and to the south is a wooded area across from the main highway that provides access to the subject Merrimac Village Apartments.

Street and highway accessibility to the site are good. The site is located close to retail trade businesses, employers, local medical services and local churches. All of the most important support services are within a short 5 minute drive from the site.

There are no wetlands on the Site. The developer plans to protect the trees on the Site as shown on the conceptual site development plan.

Positive attributes of the site include the ease of access and the close proximity to services in Fitzgerald that will help the market demand for the units. There are no observable negative attributes to the site that would have an impact on the overall market demand.

**3. Photographs**



*East side of Merrimac Village*



*Buttercup Road along the east side of the site.*



*Office*



*North side of the site.*



*Open field north of the site.*



*Site as seen from the north looking south.*



*West side of the site as seen from the north looking south.*



*Wooded area west of the site.*



*West side of the site as seen from the south looking north.*



*Units on the west side of the site.*

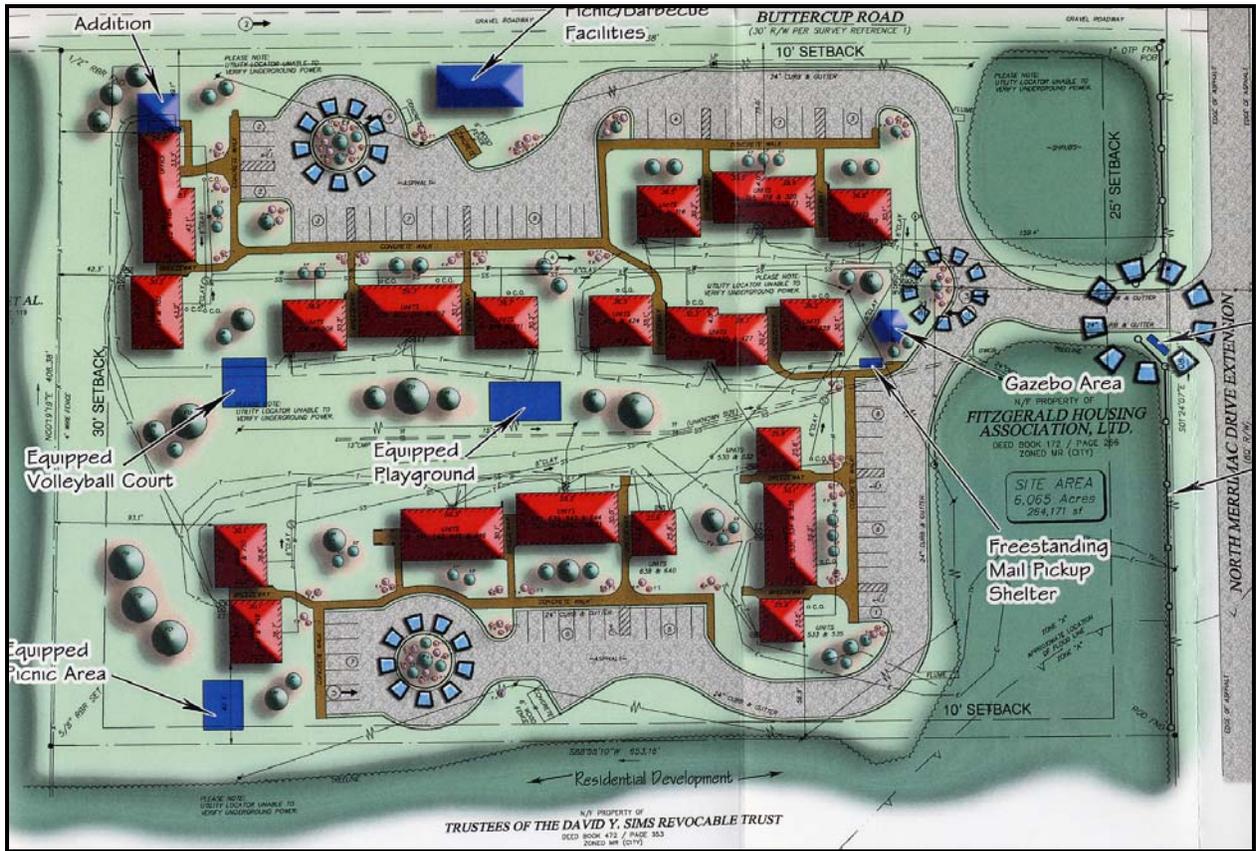


*North side of the site.*

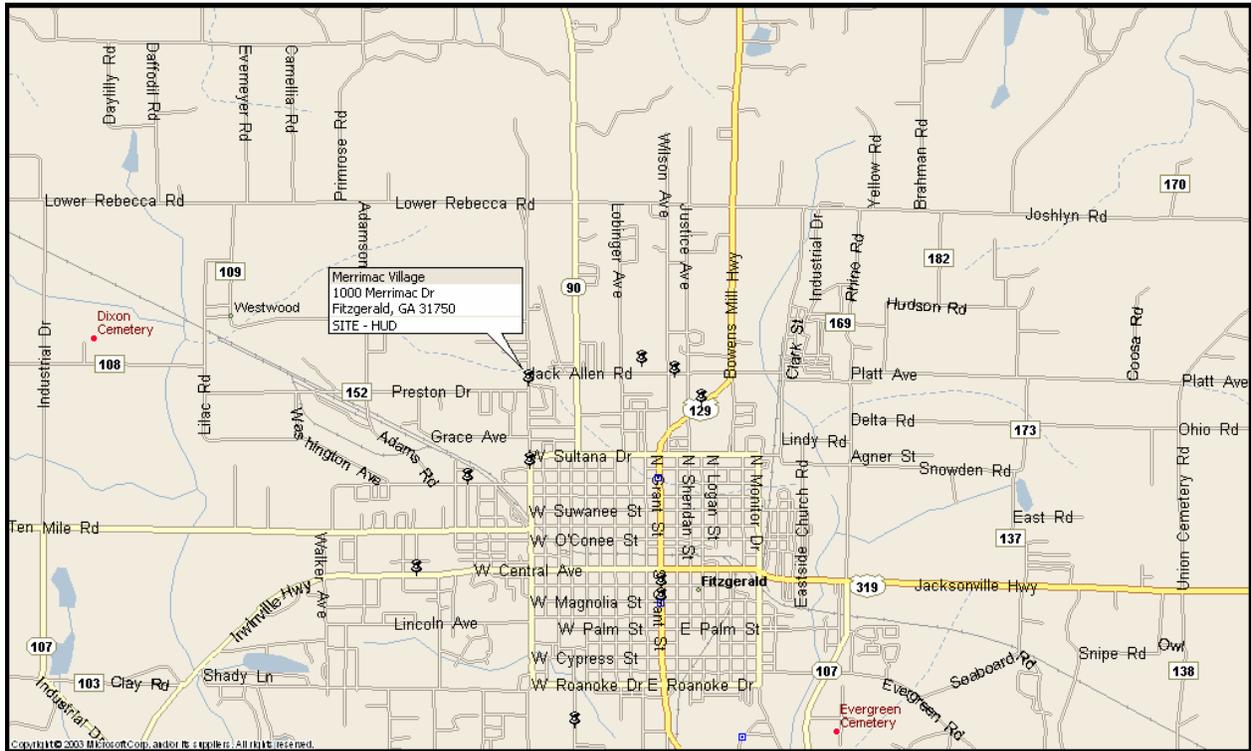


### 4. Site Location Map

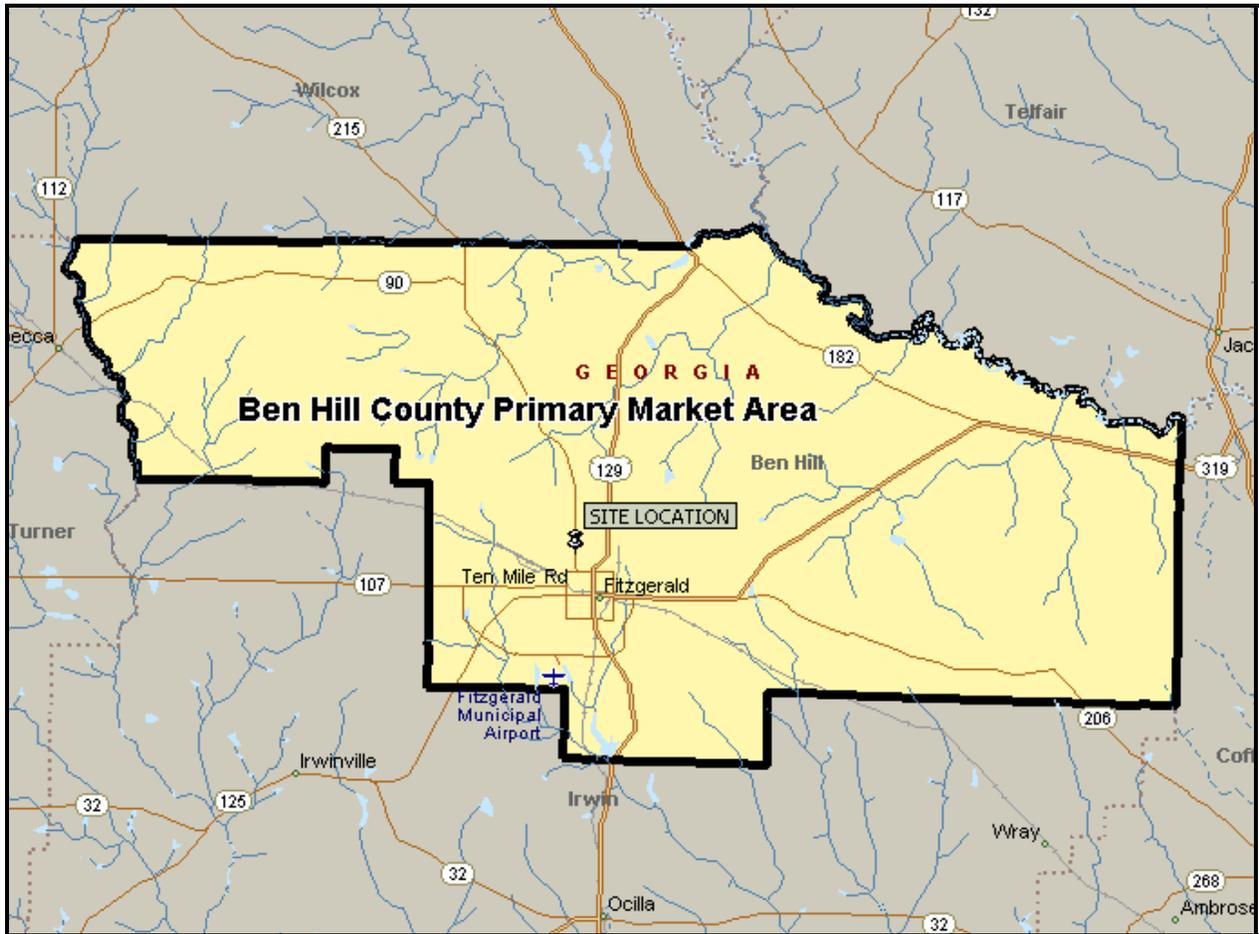
**Figure 7: Site Layout Plan**



**Figure 8 Site Location Map**



**Figure 9 Ben Hill County Map**



**Figure 10 State of Georgia**



## **5. Neighborhood Services**

The majority of the neighborhood services and amenities that will serve future tenants of the proposed Merrimac Village Apartments are located within one mile of the proposed site location.

### **a. Grocery Stores**

Grocery stores in the area include: Ammon's Fresh Quality Meats is located at 715 North Merrimac Drive only one-half of a mile from the apartments; R & M Grocery is located at 215 East Sultana Drive just 0.8 of a mile from the site. Jerry's Grocery is located at 207 Ohoopce Street is located just 0.8 of a mile from the site.

### **b. Retail Shopping**

There are several retail shopping opportunities within close proximity to the proposed site location. Bill's Dollar Store is located at 1031 1<sup>st</sup> Street which is 0.9 of a mile from the site. The Five Store Plaza is located at 128 South Grant Street just 1.2 miles from the site. Wal-Mart is located at 129 South Industrial Drive, just 1.3 miles from the site where residents may be able to purchase nearly any item that they may need.

### **c. Emergency Services**

The Fitzgerald Police is located at 111 Madison Avenue just 0.6 of a mile from the site. The Fitzgerald Fire Department is located at 315 East Pine Street, just 1.3 miles from the site.

### **d. Medical Services**

The Dorminy Medical Center is located at 200 Perry House Road, 2 miles from the site and the Irwin County Hospital is located at 710 North Irwin Avenue, just 8.8 miles from the site.

There are several pharmacies in the area, including CVS Pharmacy is located at 816 Grant Street just 1.7 miles from the site and the Colony Discount Drug Store is located at 502 South Grant Street just 1.5 miles from site.

### **e. Post Office**

The Fitzgerald Post Office is located at 124 North Main Street, just 1.1 miles from the site location.

### f. Library

The Fitzgerald Ben Hill County Library is located at 123 North Main Street, just 1.1 miles from the site location.

### g. Schools

The schools in the proposed site's education district are as follows: Ben Hill County Elementary School, located at 327 Dewey McGlamry Road just 0.8 of a mile from the site; Ben Hill County Middle School is located at 134 JC Hunter Road, just 2.6 miles from the site; and Ben Hill County High School is located at 509 Palm Street, just 1.3 miles from the site. All of the schools are within 2.6 miles of the site location.

### h. Banks

The bank that is located closest to the proposed site is Wachovia Bank, located at 301 West Central Avenue just 1.1 mile from the site. The Bank of America is located at 115 East Central Avenue just 1.2 miles from the site.

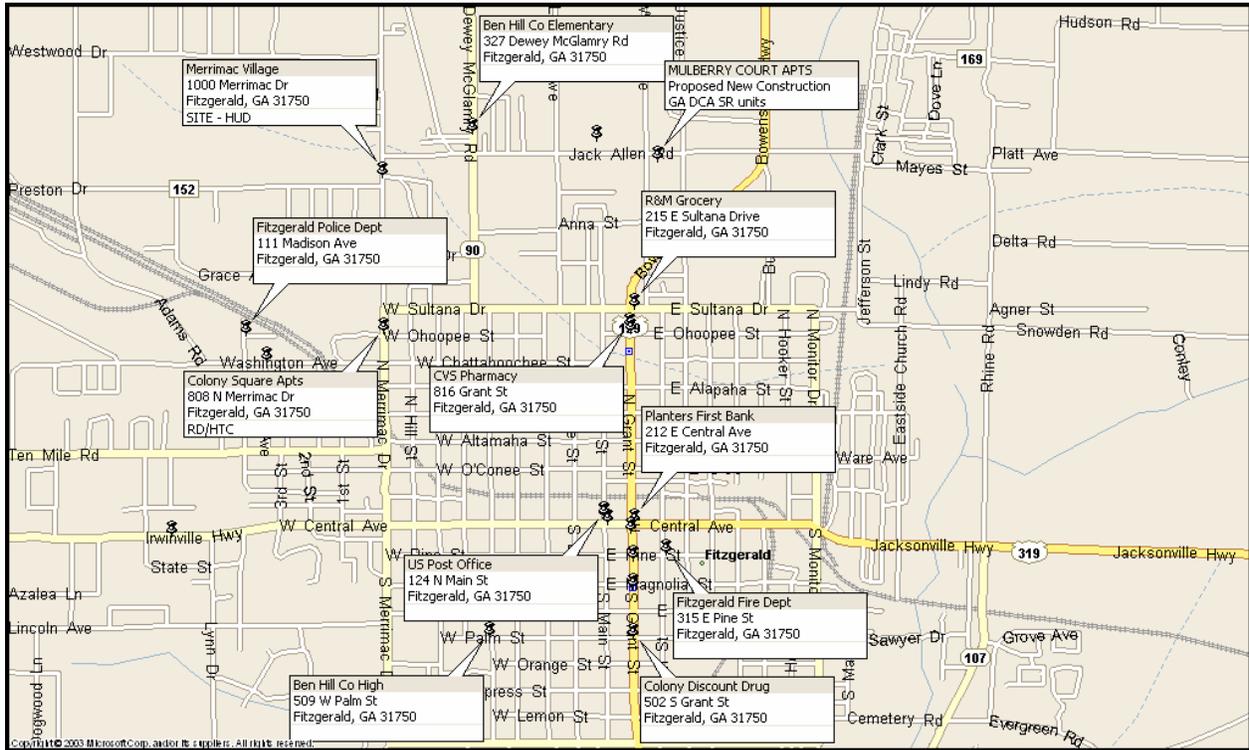
**Figure 11: Table of Neighborhood Services**

<b>SERVICE</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>DISTANCE</b>
Police	Fitzgerald Police Dept	111 Madison Ave	0.6 mile
Fire	Fitzgerald Fire Dept	315 E Pine St	1.3 miles
Schools			
Elementary	Ben Hill Co Elementary	327 Dewey McGlamry Rd	0.8 mile
Middle	Ben Hill Co Middle	134 JC Hunter Rd	2.6 miles
High	Ben Hill Co High	509 W Palm St	1.3 miles
Pharmacies	Colony Discount Drug	502 S Grant St	1.5 miles
	CVS Pharmacy	816 Grant St	1.7 miles
Groceries	Ammon's Fresh Meats	715 N Merrimac Dr	0.5 miles
	R&M Grocery	215 E Sultana Dr	0.8 miles
Retail	Bill's Dollar Store	103 1st Street	0.9 miles
	Wal-Mart	129 S Industrial Dr	1.3 miles
Library	Fitzgerald Ben Hill Co	123 N Main St	1.1 miles
US Post Office	Fitzgerald Post Office	124 N Main St	1.1 mile
Banks	Wachovia Bank	301 W Central Ave	1.1 mile
	Bank of America	115 E Central Ave	1.2 miles
Emergency	Dorminy Medical Ctr	200 Perry House Rd	2.0 miles
Hospital	Irwin County Hospital	710 N Irwin Ave	8.8 miles

## i. Map of Neighborhood Services

A selection of the neighborhood services that will be available to the tenants of the proposed project are displayed in the map below.

**Figure 12: Map of Neighborhood Services**



## 6. Surrounding Land Uses

The site is surrounded by wooded areas or open land on all sides. To the north are open, undeveloped agricultural fields; to the east is an alley and a mobile home park; to the west is a wooded area and agricultural land further to the west; and to the south is a wooded area across from the main highway that provides access to the subject Merrimac Village Apartments along with residential development further to the south.

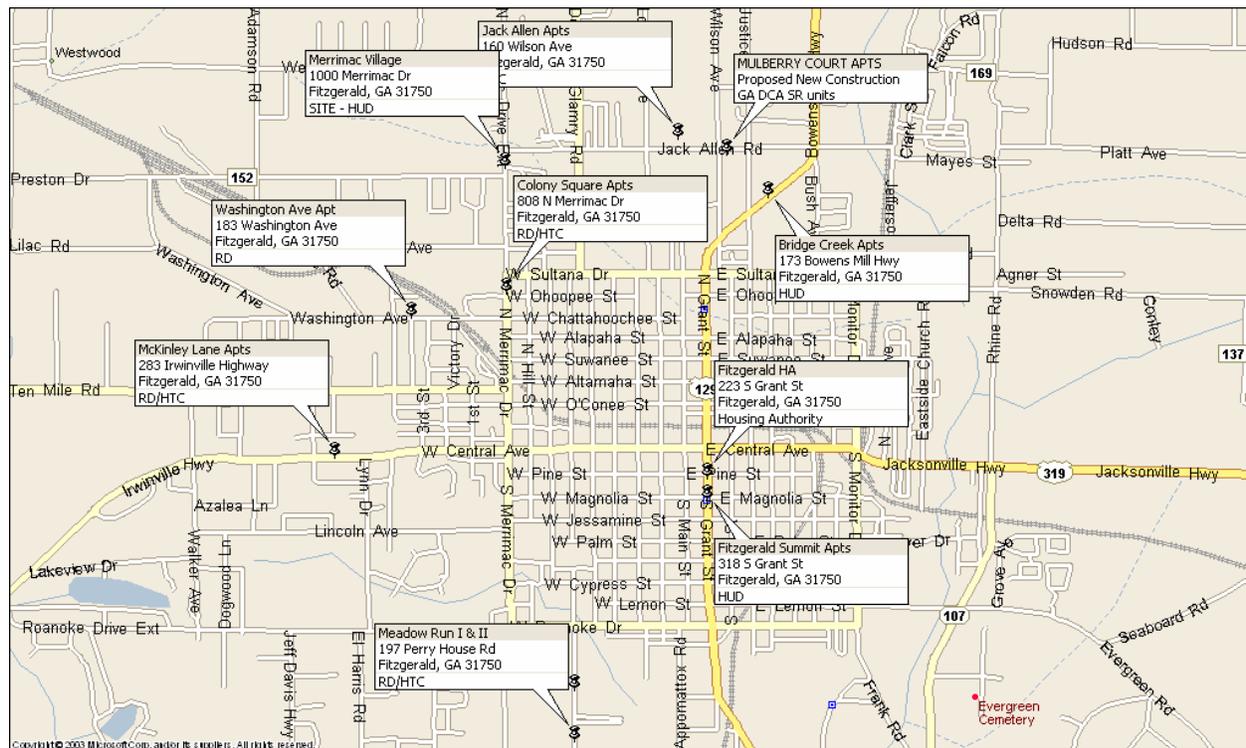
The site is located near an established residential neighborhood in Fitzgerald. The large 6 acre site has a rectangular shape and is relatively flat. The Merrimac Village Apartments are currently occupying and improving the property. All public utilities are available to the site. The site is not located in a flood zone and is zoned for multifamily use. Zoning is not anticipated to be changed by the city.

All in all, the land uses around the site are mixed uses with single family residential, multifamily residential and some undeveloped agricultural land. This is an established neighborhood that provides a grocery store; a primary, elementary and middle school; retail stores; banks; downtown shopping including city hall and the police and fire department; a medical center; churches; and a library. Most of the services are within 1 mile, but some are within 2.5 miles of the proposed site. The site has ease of access and transportation.

### 7. Map of Existing Low-Income Housing

The following map shows the existing low-income housing consisting of tax credit properties, rural development properties and public housing. A chart showing the distance in miles from the site follows the map.

**Figure 13 Map of Existing Low Income Housing**



**Figure 14 Apartment Listing – Fitzgerald, Georgia**

<b>Name</b>	<b>Address</b>	<b>City</b>	<b>ST</b>	<b>Zip</b>	<b>Distance</b>
Colony Square Apts	808 N Merrimac Dr	Fitzgerald	GA	31750	809 yards
McKinley Lane Apts	283 Irwinville Highway	Fitzgerald	GA	31750	1.6 miles
Meadow Run	197 Perry House Rd	Fitzgerald	GA	31750	2.3 miles
Jack Allen Apts	160 Wilson Ave	Fitzgerald	GA	31750	0.7 miles
Meadow Run II	197 Perry House Rd	Fitzgerald	GA	31750	2.3 miles
Washington Ave Apt	183 Washington Ave	Fitzgerald	GA	31750	0.9 miles
Bridge Creek Apts	173 Bowens Mill Hwy	Fitzgerald	GA	31750	1.4 miles
Fitzgerald Summit Apts	318 S Grant St	Fitzgerald	GA	31750	1.9 miles
South Grove Apts	157 Perry House Rd	Fitzgerald	GA	31750	2.1 miles
Fitzgerald HA	223 S Grant St	Fitzgerald	GA	31750	1.8 miles

## **8. Planned Infrastructure Improvements**

On July 6, 2006, FielderGroup Market Research spoke with the David Walker with the Fitzgerald Public Works Director who stated that there are no road improvement projects planned for the city, but that repaving is an on-going project. He noted that the city is “getting ready to do a new city hall.” The “economy is pretty good. We are adding new housing and new affordable rentals. We are trying to get rid of the old, substandard housing as a part of the Big Redevelopment Program.”

Cam Jordan, Community Development Director stated that the city “is actively involved in affordable housing, having renovated 26 buildings downtown, adding streetscapes, a new park and a new landscape.” The “airport is adding a new terminal in the next 3 to 4 years adding a 500 feet extension creating a 5,500 foot runway. Plus it will be a Glide/Slope runway that allows planes to legally fly in any weather conditions.

## **9. Access and Site Visibility**

The site has ease of access and transportation. The site is located off 1000 Merrimac Drive near the intersection with Jack Allen Road. US Highway 129 is just 1.1 miles from the site to the east, one of the major road that leads to the center of town. The site’s layout is suitable with adequate parking of 1.5 spaces per unit or a total of 72 parking spaces. The site is buffered by a line of trees. The Colony Square Apartments are located at 808 North Merrimac, just over 800 yards to the south of the Merrimac Village Apartments. The Jack Allen Apartments are located 0.7 of a mile to the east of the site, a Tax Credit development with 60

units for families. The apartments are easily accessed from 1000 Merrimac Drive and are clearly visible from Merrimac Drive.

**10. Concerns**

There are no visible environmental or other concerns on the site.

**11. Site Conclusions and Marketability**

The site is well located in an area appropriate for use as a multifamily development. Access to services is good. The site is marketable.

**12. Community Photos**



*Library*



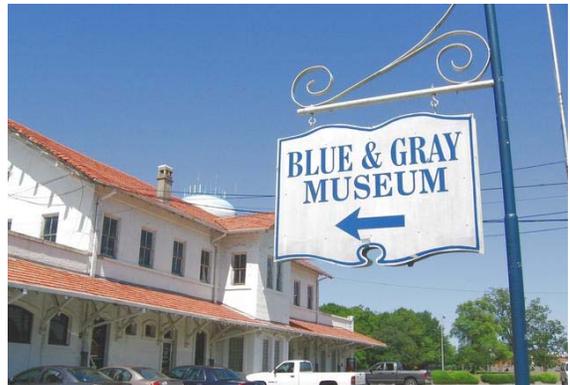
*Post Office*



*Courthouse*

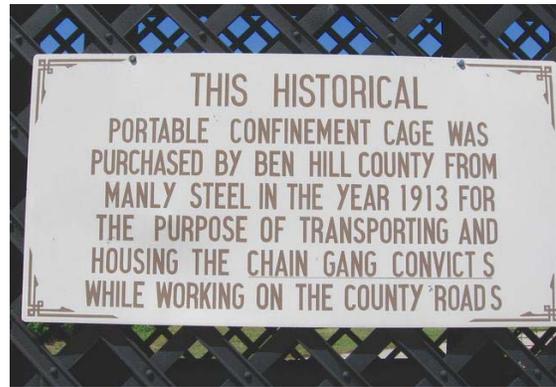


*Blue & Gray Museum / Utility Offices*

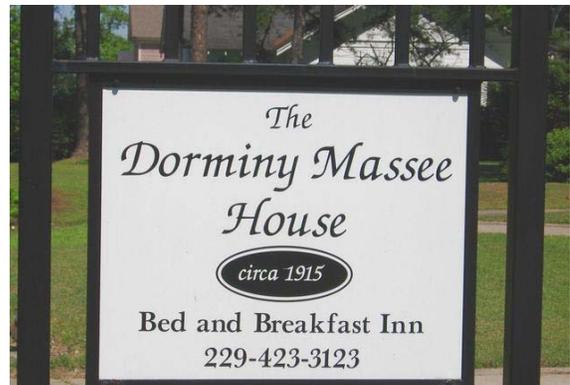




*Board of Commissioners*



*Dorminy Masee House*



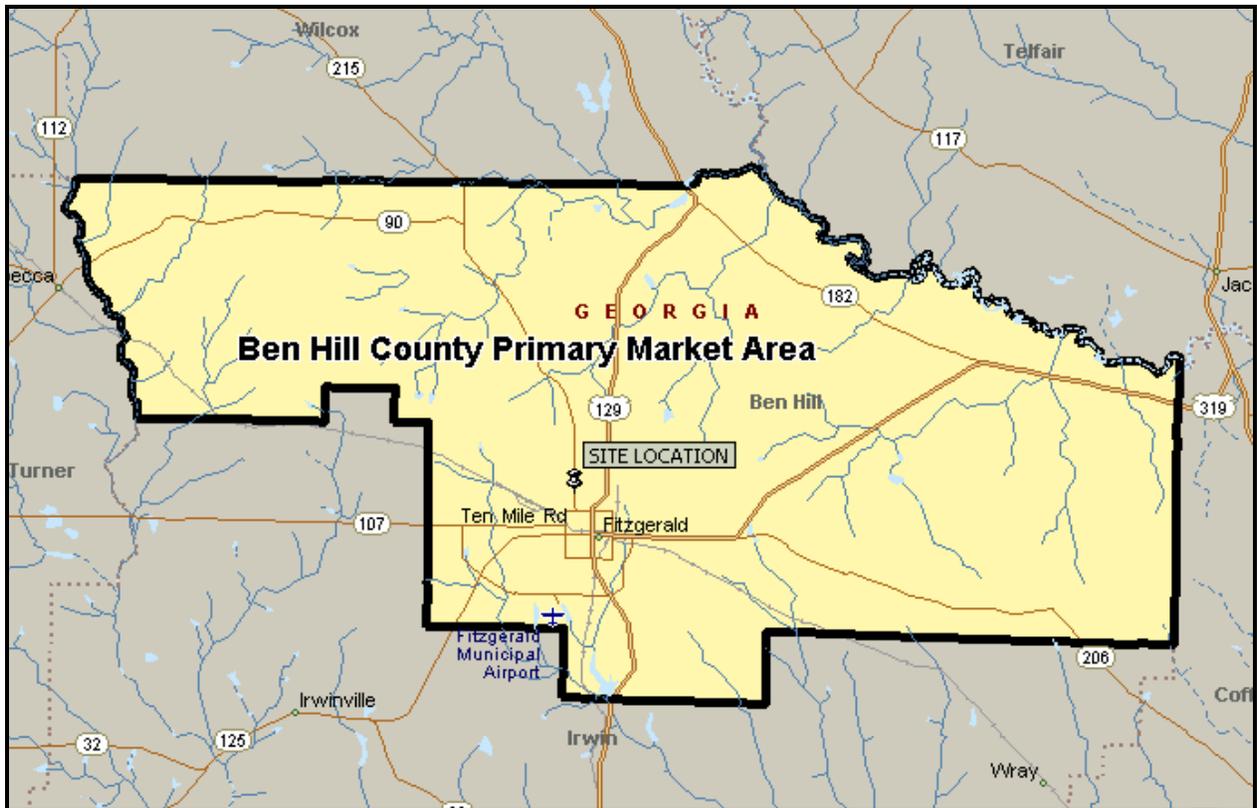
## **D. MARKET AREA**

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The Primary Market Area used in this report is Ben Hill County. Fitzgerald is located in central Ben Hill County and serves as the county seat in this old Georgia community. Fitzgerald draws from all the county and all surrounding census tracts. Therefore, the Primary Market Area includes the entire County. See the market area map on the following page.

The Primary Market Area is defined as “that geographical area from which 85% of potential renters are expected to be drawn.” The remainder of the potential renters will come from the Secondary Market Area. The gross demand from the PMA and the SMA will be accommodated by multiplying the demand in the PMA by 115% to compensate for the SMA demand.

**Figure 15: Primary Market Area Map**



## **E. COMMUNITY DEMOGRAPHIC DATA**

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### **1. Data Source and Availability**

The primary data source used for the Community Demographic Data is ESRI Business Solutions (BIS). ESRI BIS combines demographics, consumer spending pattern data, and lifestyle segmentation with innovative mapping and analysis technology to form current-year estimates and five-year demographic projections. FielderGroup has utilized the 2005/ 2010 data from ESRI and the 2000 data from the U.S. Census. ESRI has indicated that the 2006 demographic projections will not be available until late summer. They were not ready at the time of publication.

## 2. Population Trends

### a. Total Population

The population declined slightly between 2000 and 2005 in the Fitzgerald Primary Market Area. ESRI projects that the current population in the Fitzgerald PMA will continue to decrease by an additional -4.94% in the next five years to 7,932. See the table below.

**Figure 16: Total Population**

	<u>2000</u>	<u>2005</u>	<u>2010</u>
		<i>Estimate</i>	<i>Projected</i>
<b><i>Fitzgerald</i></b>			
Population	8,758	8,344	7,932
Change		-414	-412
Percent Change		-4.73%	-4.94%
2005 - 2010 Annual Rate			-1.01%
<b><i>Ben Hill County (PMA)</i></b>			
Population	17,484	16,882	16,117
Change		-602	-765
Percent Change		-3.44%	-4.53%
2005 - 2010 Annual Rate			-0.92%
<b><i>State of Georgia</i></b>			
Population	8,186,453	9,133,680	10,162,517
Change		947,227	1,028,837
Percent Change		11.57%	11.26%
2005 - 2010 Annual Rate			2.16%
Source: ESRI based on Census 2000 Data			
Calculations by FielderGroup			

### b. Population by Age

The largest category by age of the population in the Fitzgerald Primary Market Area is between the ages of 45 to 54 years. However, the age categories of 15 to 24 years old and 25 to 34 years old each have 13.7% of the population. In addition 13.4% of the population is between the ages of 45 to 54 years of age. Most significantly, nearly 1/4<sup>th</sup> of the population age 55 or older and the beginning of the age category of the population that is eligible to live in the proposed senior apartments. See the table below.

**Figure 17: Population by Age**

		<b>Fitzgerald</b>	<b>Ben Hill County (PMA)</b>
<b>Total</b>		8,758	16,882
0 to 4	years	8.0%	7.5%
5 to 9	years	7.6%	6.8%
10 to 14	years	7.9%	7.2%
15 to 24	years	14.4%	13.7%
25 to 34	years	12.2%	13.7%
35 to 44	years	13.5%	13.4%
45 to 54	years	11.7%	13.8%
55 to 64	years	8.9%	10.5%
65 to 74	years	7.2%	6.7%
75 to 84	years	5.7%	4.6%
85+	years	2.9%	1.9%
18+	years	71.7%	74.2%
Age 55 years and Older:		24.70%	23.70%
Source:	ESRI		

### 3. Household Trends

#### a. Total Number of Households

The current number of households in the Fitzgerald Primary Market Area is shown below. The number of households in the Fitzgerald PMA in 2005 decreased slightly from the number in 2000. ESRI projects that the total number of households will continue to decrease slightly by an additional 0.79% annually in the next five years. The decrease in the number and percentage of new household growth means that the demand for new affordable rental housing will come from the other documented sources found in the remainder of this report such as existing demand, demand from substandard housing and demand from turnover, to name some of the other sources for demand. See the table below.

**Figure 18: Total Number of Households**

	<u>Fitzgerald</u>	<u>Ben Hill County (PMA)</u>	<u>State of Georgia</u>
2000 Households	3,448	6,673	3,006,369
2005 Households	3,323	6,532	3,371,161
2010 Households	3,175	6,278	3,756,173
2005 - 2010 Annual Rate	-0.91%	-0.79%	2.19%
Source:	ESRI		

#### b. Average Household Size

The average household size in the Fitzgerald PMA is declining and is currently at 2.53 persons per household. The average household size in the State of Georgia is also decreasing and is currently at 2.64 persons per household. As household sizes decrease, the demand for apartment units increases. This means that a stable household size has neither a positive nor a negative effect upon the demand for the proposed townhouse units. See the table below.

**Figure 19: Average Household Size**

	<u>Ben Hill County (PMA)</u>	<u>State of Georgia</u>
2000 Average Household Size	2.57	2.65
2005 Average Household Size	2.53	2.64
2010 Average Household Size	2.51	2.64
Source:	ESRI	

### c. Housing Growth 2005-2010

The following table is used to determine the number of housing units in the Fitzgerald PMA for the developer's projected placed-in-service date. The developer has a projected acquisition date of March 1, 2007 and a placed-in-service date of March 1, 2008 for the Rehab. The number of renter occupied housing units projected for the Fitzgerald PMA in 2008 is 27.3% or nearly one-third. The percentage of renter households is used to determine the demand from New Household Growth in which the household growth between 2000 and the projected placed-in-service date is determined.

**Figure 20: 2000-2010 Housing Units by Owner/Renter**

	<u>Fitzgerald</u>	<u>Ben Hill County (PMA)</u>	<u>State of Georgia</u>
<b>2000 Housing Units</b>	3,968	7,623	3,281,737
Owner Occupied Housing Units	48.5%	58.4%	61.8%
Renter Occupied Housing Units	38.4%	29.2%	29.8%
Vacant Housing Units	13.1%	12.5%	8.4%
<b>2005 Housing Units</b>	3,868	7,541	3,746,894
Owner Occupied Housing Units	53.5%	59.3%	62.4%
Renter Occupied Housing Units	<b>32.4%</b>	<b>27.3%</b>	<b>27.5%</b>
Vacant Housing Units	14.1%	13.4%	10.0%
<b>2010 Housing Units</b>	3,767	7,372	4,211,234
Owner Occupied Housing Units	52.8%	58.4%	62.7%
Renter Occupied Housing Units	31.5%	26.8%	26.5%
Vacant Housing Units	15.7%	14.8%	10.8%

**d. 2000 Tenure by Household Size – All Households**

In the Primary Market Area, most of the households are two-person households; the next largest are the one-person households; followed by the three-person households. These figures indicate that the current housing to be renovated meets the household needs in the PMA. See the table below.

**Figure 21: Tenure by Household Size – All Households**

	<u>Fitzgerald</u>		<u>Ben Hill County (PMA)</u>	
Total	3,448		6,673	
1 Person Household	1096	31.8%	1,782	26.7%
2 Person Household	990	28.7%	2,082	31.2%
3 Person Household	576	16.7%	1,188	17.8%
4 Person Household	448	13.0%	941	14.1%
5 Person Household	193	5.6%	400	6.0%
6 Person Household	86	2.5%	173	2.6%
7+ Person Household	59	1.7%	107	1.6%
Source:	ESRI based on Census 2000			

### e. Households by Household Income

The following table is used to determine the qualified income segments for the proposed project. Approximately one-third of the households in the area have an annual household income within the highest proposed income restriction, or \$32,280 (rounded up from 6 person limit) for four-bedroom units at 60% of the Area Median Income.

**Figure 22: Households by Household Income**

<b>2000 Households by Income</b>	<b>Fitzgerald</b>		<b>Ben Hill County (PMA)</b>		<b>State of Georgia</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Household Income Base	3,506		6,677		3,007,678	
< \$15,000	1325	37.8%	1,903	28.5%	481,228	16.0%
\$15,000 - \$24,999	663	18.9%	1,229	18.4%	369,944	12.3%
\$25,000 - \$34,999	431	12.3%	921	13.8%	378,967	12.6%
\$35,000 - \$49,999	361	10.3%	861	12.9%	502,282	16.7%
\$50,000 - \$74,999	435	12.4%	1,008	15.1%	592,513	19.7%
\$75,000 - \$99,999	140	4.0%	427	6.4%	312,799	10.4%
\$100,000 - \$149,999	130	3.7%	294	4.4%	234,599	7.8%
\$150,000 - \$199,999	0	0.0%	13	0.2%	66,169	2.2%
\$200,000 +	21	0.6%	20	0.3%	72,184	2.4%
Average Household Income		\$32,194		\$36,550		\$56,612
<b>2005 Households by Income</b>						
Household Income Base	3,323		6,532		3,371,145	
< \$15,000	944	28.4%	1,613	24.7%	438,249	13.0%
\$15,000 - \$24,999	582	17.5%	1,084	16.6%	333,743	9.9%
\$25,000 - \$34,999	399	12.0%	830	12.7%	343,857	10.2%
\$35,000 - \$49,999	409	12.3%	856	13.1%	509,043	15.1%
\$50,000 - \$74,999	512	15.4%	1,045	16.0%	677,600	20.1%
\$75,000 - \$99,999	216	6.5%	509	7.8%	397,795	11.8%
\$100,000 - \$149,999	213	6.4%	496	7.6%	418,022	12.4%
\$150,000 - \$199,999	33	1.0%	59	0.9%	114,619	3.4%
\$200,000 +	17	0.5%	33	0.5%	134,846	4.0%
Average Household Income		\$40,620		\$43,473		\$70,913
<b>2010 Households by Income</b>						
Household Income Base	3,175		6,278		3,756,157	
< \$15,000	806	25.4%	1,375	21.9%	398,153	10.6%
\$15,000 - \$24,999	495	15.6%	917	14.6%	296,736	7.9%
\$25,000 - \$34,999	397	12.5%	747	11.9%	308,005	8.2%
\$35,000 - \$49,999	343	10.8%	791	12.6%	484,544	12.9%
\$50,000 - \$74,999	508	16.0%	1,011	16.1%	713,670	19.0%
\$75,000 - \$99,999	257	8.1%	584	9.3%	477,032	12.7%
\$100,000 - \$149,999	267	8.4%	653	10.4%	582,204	15.5%
\$150,000 - \$199,999	67	2.1%	138	2.2%	236,638	6.3%
\$200,000 +	38	1.2%	69	1.1%	255,419	6.8%
Average Household Income		\$47,859		\$51,487		\$90,320

### f. Renter Households by Household Size

The majority of the households in the Fitzgerald PMA are one-person households, or 34.13%. This table is used to calculate the renter households by unit type in the following section.

**Figure 23: Renter Households by Size**

	<b>Ben Hill County (PMA)</b>	
	<b>Households</b>	<b>Percent</b>
Total	2,224	
1 Person Household	759	34.13%
2 Person Household	541	24.33%
3 Person Household	375	16.86%
4 Person Household	297	13.35%
5 Person Household	144	6.47%
6 Person Household	71	3.19%
7+ Person Household	37	1.66%
Source: QT-H2 Tenure & Household Size 2000 Census		

### g. Rental Households by Unit Type

The majority of renter households in the Primary Market Area are one-bedroom households. Over 98% of the households are one to three-bedroom households in the Primary Market Area. The percentages of the household types have been calculated in accordance with the *Factors of Demand Methodology – The NCAHMA Standard Model* for family or non age restricted housing. This table is used to determine the demand by bedroom type for the proposed project. See the table below.

**Figure 24: Renter Households by Unit Type**

<b>Persons per household</b>	<b>Ben Hill County (PMA)</b>	
	<b>Number</b>	<b>Percent</b>
One-Bedroom (1 - 2 per HHs)	1,300	58.45%
Two-Bedroom (2 - 4 per HHs)	1,213	54.54%
Three-Bedroom (4 - 6 per HHs)	512	23.02%
4+ Bedroom (5 + per HHs)	252	11.33%
1 BR + 2 BR + 3 BR (1 - 6 per HHs)	2187	98.34%
Total Renter Households	2224	100.00%
Source: Based on 2000 Census, Calculations by FielderGroup in accordance with The NCAHMA Standard Model		

### **h. Substandard Housing**

The following table shows the number and percentage of housing units that are defined as substandard in the Ben Hill County Primary Market Area (PMA). Included in this definition are housing units that lack complete plumbing and housing units that lack complete kitchens. In addition, overcrowded units are those that have more than 1.5 persons per room and these units are defined as substandard also. See the table below for the total number and percentage of substandard housing units in the PMA. This number and percentage are used in the final demand analysis.

**Figure 23: Substandard Housing in PMA**

		<b>Ben Hill County (PMA)</b>
Units that lack complete plumbing	37	1.66%
Units that lack complete kitchens	21	0.94%
Overcrowded units ( % 1.5 occupants room + )	62	2.79%
Renter-occupied housing units	2,225	

#### 4. **Employment Trends**

##### a. **Employment by Industry**

The largest employment industry sector in the Primary Market Area is the “Services” industry with over one-third of the workforce in the area.

**Figure 25: Employment by Industry**

	<b><u>Fitzgerald</u></b>		<b><u>Ben Hill County (PMA)</u></b>	
<b>2005 Employed Population 16+ by Industry</b>				
Total	3,199		6,592	
Agriculture/Mining	118	3.7%	323	4.9%
Construction	166	5.2%	389	5.9%
Manufacturing	845	26.4%	1,661	25.2%
Wholesale Trade	80	2.5%	204	3.1%
Retail Trade	326	10.2%	672	10.2%
Transportation/Utilities	205	6.4%	369	5.6%
Information	32	1.0%	66	1.0%
Finance/Insurance/Real Estate	90	2.8%	237	3.6%
Services	1,136	35.5%	2,281	34.6%
Public Administration	205	6.4%	389	5.9%
Source: ESRI				

**b. Major Employers, Expansions, and Contractions**

We spoke with Mr. Cam Jordan, the Community Development Director for the City of Fitzgerald, there are several new employers coming to the community. A new modular plant is coming on line in September of 2006 and will add up to 200 new jobs. Two new RV plants will be opened up soon and one is “ramped up” and will add 170 jobs and the other will add 50 jobs right away and finally end up with 100 jobs. Mr. Jordan stated that the city is negotiating with a wood products pellet stove company that will work with existing wood companies in town. A metal recycling facility is opening on a 50 acre site that will have a car grinder that will add 30 new jobs. A second metal recycling plant has expanded. As Mr. Jordan noted, there are 35 to 40 industries in a small county of around 18,000 people. The job base is around ½ of the population indicating that people are working in the community and county who do not live here. They do not have enough housing, what Mr. Jordan calls “workforce housing.” The city needs more workforce housing like the new tax credit units. He added that the Jack Allen tax credit apartments are the nicest apartments in the city. The city is pleased with the oversight that the tax credit programs provides to its apartments and is actively involved in affordable housing.

Some of the largest employers in Fitzgerald are Wal-Mart, Delphi, Dorminy Medical Center, Deep South Products, UAW and CSX Transportation, to name a few. Each of these companies employs between 250 and 500 employees. Their product or service is shown in the table below. This table also indicates how far it is from the company to the proposed site. As shown, CSX Transportation is located the closest to the site.

The close proximity of employment options provides a beneficial impact upon the proposed affordable family “workforce housing” units.

**Figure 26: Table of Major Employers**

<b>NAME</b>	<b>ADDRESS</b>	<b>PRODUCT</b>	<b># Workers</b>	<b>DISTANCE</b>
Wal-Mart	120 Benjamin H Hill Dr W	Retailer	250-499	2.6 miles
Delphi Corp	342 Perry House Road	Auto Parts	250-499	2.6 miles
Dorminy Medical Center	200 Perry House Road	Medical Services	250-499	2.0 miles
Deep South Products	255 Jacksonville Hwy	Prepared Foods	250-499	2.5 miles
UAW	245 Benjamin H Hill Dr W	Auto Union	250-499	2.5 miles
CSX Transportation	196 Shop Road	Railroad	250-499	0.6 mile
Coachmen Industries	142 Benjamin H Hill Dr W	RV manufacturer	100-249	2.6 miles
Southern Veneer Products	240 Peachtree Road	Plywood	100-249	3.7 miles
Pace American Georgia	223 Rip Wiley Road	Trailer Mfr	100-249	3.2 miles
Haulmark Industries Inc	122 Glenn Bass Road	Trailer distr.	100-249	3.7 miles
Ben Hill Co Commissioners	402 E Pine St	Government	100-249	1.3 miles
Gilman Building Products	173 Peachtree Road	Paper and Pulp	100-249	4.3 miles
Walmart	129 S Industrial Dr	Retailer	100-249	1.3 miles
Gilman Building Products	173 Peachtree Road	Paper and Pulp	100-249	4.3 miles
Fitzgerald Administrator	116 N Johnston St	Government	100-249	1.0 miles
Modern Dispersions	302 Edward Road	Plastics	100-249	3.8 miles
Ben Hill County Schools	509 W Palm St	Education	100-249	1.3 miles
East Central Technical College	677 Perry House Road	Education	100-249	3.2 miles
Lowell Packing Company	Highway 129	Meat & Poultry	100-240	1.7 miles
Life Care Center	176 Lincoln Avenue	Medical Services	100-249	1.3 miles
Fitzgerald Railcar Service	222 Rip Wiley Road	Rail Freight	50-99	3.2 miles
Elixir Industries	243 Washington Ave	Steel Mills	50-99	0.7 mile
Source:	Department of Labor, Georgia			

### c. Unemployment Trends

The total civilian labor force in Ben Hill County for May 2006 was 8,362 of which 7,902 were employed and 460 were unemployed. In the past five years, the unemployment rate in Ben Hill County has fluctuated. According to the Georgia Department of Labor, the employment in the past 5 years reached its lowest point in 2003 and has been increasing slightly ever since. Likewise, the unemployment reached its highest point in 2003 and has been declining since. See the table below.

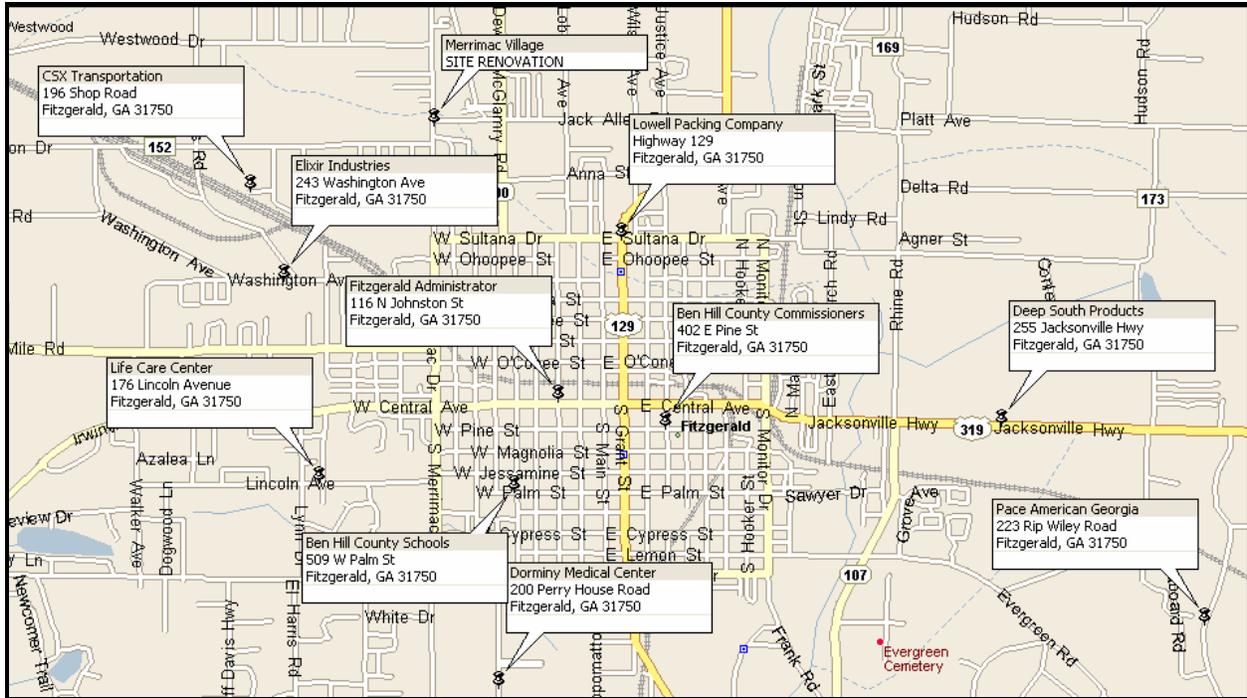
**Figure 27: Ben Hill County Labor: Employed and Unemployment Rate**

Year	Employed	Unemployment Rate
2000	7,778	4.7
2001	7,400	5.2
2002	7,365	5.6
2003	7,113	6.8
2004	7,356	4.9
2005	7,781	5.8
May-06	7,902	5.5
Source: Georgia Labor Market Explorer-LMS		

### d. Map of Major Employers

A map displaying the locations of the major employers and the site is shown below.

**Figure 28: Map of Major Employers**



**e. Georgia Snapshots**

The following is from: <http://www.dca.state.ga.us/Snapshots/p3.asp?County=Ben%20Hill>.

- In the year 2000, the average weekly wage for all the employment sectors in the county was \$461. This amount was less than the statewide average of \$622.
- In Ben Hill County, Manufacturing is the largest employment sector providing 48.3% of the jobs. The other predominant employment sectors are Services and Retail trade. Statewide, the service industry is the largest employment sector, contributing 25.6% of the state's jobs.
- Between 1996 and 2000, Ben Hill County's annual unemployment rate was higher than the state's rate, averaging 6.3% compared with the state's average of 4.2%. Nationally, the unemployment rate for the same period averaged 4.8%.
- The county per capita personal income in 1999 was \$22,537, as compared with \$27,324 for Georgia and \$28,546 for the United States.
- Ben Hill County's median household income in 1997 was \$26,126. This amount was less than the state's median household income of \$36,372 in that same year. Nationally, the median household income in 1999 was \$37,005.
- During 1997, 21.2% of the county's population lived below the poverty level, compared with Georgia's rate of 14.7% and the national rate of 13.3%. In addition, 30.7% of the children under the age of 18 lived below the poverty level in Ben Hill County. Nationally, 19.9% of the population under the age of 18 years lived below the level of poverty.
- Residents of Ben Hill County received total government transfer payments amounting to \$4,439 per capita in 1999, compared with \$3,302 per capita statewide. Transfer payments include retirement and disability insurance benefit payments, medical benefits, unemployment insurance benefits, and veteran's benefits payments.
- According to the Georgia Department of Revenue's Net Property and Utility Digest, Ben Hill County's assessed property value amounted to \$257.9 million in 1999, resulting in a per capita assessed property value of \$14,741. At the state level, per capita assessed property value in 1999 equaled \$24,462.

## **f. Employment Conclusions**

Site Selection Magazine ranks Georgia's business climate third best in the nation in its November 2005 issue, up from number seven last year and number twelve in 2003. Georgia has taken aggressive steps to market Georgia's business assets to the world. In addition, Georgia's business climate was ranked number two in a survey of corporate site seekers across the country, which comprises 50 percent of the Site Selection's total score. The other 50 percent of the annual business climate rankings is determined by the states' performance in the company's new plant database, which tracks new and expanded business facility activity. Bert Brantley, Office of Communications, Georgia Department of Economic Development (404-962-4830) (<http://www.georgia.org/PressCenter/NewsItems/Business>) (Accessed July 3, 2006).

As of November 2005, Georgia had announced 436 new economic development projects that resulted in 31,975 new jobs and \$5,664 million in investment. New legislation and aggressive international marketing have seen an increasing amount of new business attracted to the state by its outstanding logistics for trade. Companies like Home Depot, Bass Pro Shops, Best Buy, Target, Solo Cup, IKEA and many others have chosen Georgia's logistics corridors for their new distribution operations. The logistics corridors includes the highway and rail systems, Hartsfield-Jackson Atlanta International Airport, the deepwater ports and inland barge terminals. The state is also attracting new bioscience companies with the state's new \$3 million seed capital fund. New tourism destinations like the Georgia Aquarium, the expanded High Museum and Atlantic Station, and the Jepson Center for the Arts in Savannah, have increased Georgia's tourism. Other internationally acclaimed sporting events draw tourists from around the world. Bert Brantley, Office of Communications, Georgia Department of Economic Development (404-962-4830) (<http://www.georgia.org/PressCenter/NewsItems/Business>).

In addition, women in Georgia are starting businesses at a record rate, according to the US Census Bureau, growing by 35 percent between 1997 and 2002 – more than any other state in the nation except Nevada. Bert Brantley, Office of Communications, Georgia Department of Economic Development (404-962-4830) (<http://www.georgia.org/PressCenter/NewsItems/Business>) (accessed July 3, 2006).

The Georgia Department of Economic Development (GDEcD) helped 182 companies in 2005 to either expand or locate facilities in the state, compared to 151 companies it worked with in 2004 – a 20.5% increase. The announced projects mean 15,902 new jobs for Georgians – an

increase of more than 35% from last year. The new jobs will also bring in \$2.68 billion in investments, a 30% increase from 2004. Bert Brantley, Office of Communications, Georgia Department of Economic Development (404-962-4830)

(<http://www.georgia.org/PressCenter/NewsItems/Business>) (accessed July 3, 2006).

The Georgia Department of Labor has reported that the employment in Ben Hill County increased in 2004 from the low of 2003, with increases in 9 of the 10 reported NAICS titles: Agriculture, Forestry, Fishing and Hunting; Construction; Manufacturing; Wholesale Trade; Retail; Transportation and Warehousing; Information; (not Finance and Insurance); Real Estate and Rental and Leasing; and Professionals, Scientific, and Technical Services. The business growth rate in the same 10 NAICS titles increased in 5 categories (Wholesale Trade; Retail; Information; Finance and Insurance; and Real Estate and Rental and Leasing) and 2 remained stable in the categories of Agriculture, Forestry, Fishing and Hunting; and Professional, Scientific, and Technical Services. With the population growth projections and stable employment rate projections for the State of Georgia, it is likely that the employment and economy of Ben Hill County will remain stable and grow, if not as quickly as the state. See Georgia Department of Labor (<http://explorer.dol.state.ga.us/mis/industryAnalysis/county/naics>) (accessed July 3, 2006).

Fitzgerald is the center of trade and services for the county. The downtown remains active. The diverse employers help stabilize the community's economy. Overall, the economy in Ben Hill County appears to be stable and growing in parts slightly, and the project should be positively affected by future economic trends.

## F. PROJECT-SPECIFIC DEMAND ANALYSIS

### 1. Income Restrictions

#### a. LIHTC Rent and Income Limits

The Area Median Income, established by the Department of Housing and Urban Development (HUD) for Ben Hill County in 2006 is \$38,100. This Area Median Income (AMI) is used to determine the rent and income limits for Low-Income Housing Tax Credit Projects. For the purposes of this project, the rent and income limits for the one, two, three and four-bedroom units at 60% of the Area Median Income are utilized. See the table below.

**Figure 29: 2006 LIHTC Rent and Income Limits – Ben Hill County**

MEDIAN INCOME:		\$38,100				
Family Size	Unit Size		50% Median	50% Rent	60% Median	60% Rent
1 Person	Efficiencies	1 Person	\$16,200	\$405.00	\$19,440	\$486.00
1.5 Person	One Bedroom		\$17,375	\$434.00	\$20,850	\$521.00
2 Person		2 Person	\$18,550		\$22,260	
3 Person	Two Bedroom	3 Person	\$20,850	\$521.00	\$25,020	\$625.00
4 Person		4 Person	\$23,200		\$27,840	
4.5 Person	Three Bedroom		\$24,125	\$603.00	\$28,950	\$723.00
5 Person		5 Person	\$25,050		\$30,060	
6 Person	Four Bedroom	6 Person	\$26,900	\$672.00	\$32,280	\$807.00

Source: State Agency & Calculations by FielderGroup

**b. Qualified Income Segments**

There is a qualified income segment established for each unit type and income level for the proposed renovated Merrimac Village Apartments. The calculation of the qualified income segments is based on the *Households by Household Income* table in the *Community Demographics* section of this report. There are two qualified income segments for the one-bedroom and two-bedroom units.

The qualified income segment for the one-bedroom units at 60% AMI begins at the minimum income of \$14,880 and closes at the income limit for one-bedroom units at 60% AMI, or \$22,260.

The qualified income segment for the two-bedroom units at 60% AMI begins at the minimum income of \$18,000 and closes at the income limit for two-bedroom units at 60% AMI, or \$25,020.

The qualified income segment for the three-bedroom units at 60% AMI begins at the minimum income of \$20,606 and closes at the income limit for three-bedroom units at 60% AMI, or \$30,060.

The qualified income segment for the four-bedroom units at 60% AMI begins at the minimum income of \$23,760 and closes at the income limit for four-bedroom units at 60% AMI, or \$38,280.

The qualified income segments are calculated for each unit type and income restriction in order to meet the *GA DCA Market Study Guidelines*. The income segments in the following table are first divided by unit type and then by income level.

**Figure 30: Qualified Income Segments**

	<b>Ben Hill County (PMA)</b>
<b><i>ONE-BEDROOM UNITS</i></b>	
Min Income Required to Pay Rent (35%)	\$14,880
LIHTC Income Limit at 60% AMI	\$22,260
Qualified Income Segment	<b>13.28%</b>
<b><i>TWO-BEDROOM UNITS</i></b>	
Min Income Required to Pay Rent (35%)	\$18,000
LIHTC Income Limit at 60% AMI	\$25,020
Qualified Income Segment	<b>11.62%</b>
<b><i>THREE-BEDROOM UNITS</i></b>	
Min Income Required to Pay Rent (35%)	\$20,606
LIHTC Income Limit at 60% AMI	\$30,060
Qualified Income Segment	<b>14.65%</b>
<b><i>FOUR-BEDROOM UNITS</i></b>	
Min Income Required to Pay Rent (35%)	\$23,760
LIHTC Income Limit at 60% AMI	\$32,280
Qualified Income Segment	<b>12.65%</b>
<b><i>TOTAL MARKET SEGMENT</i></b>	
Minimum income required to pay rent:	\$14,880
LIHTC AMI upper limit for Three BR 60%:	\$32,280
Qualified Income Segment (% of market for total project):	<b>26.76%</b>
Source: Calculations by FielderGroup	

## 2. Affordability

### a. Gross Rent as a Percentage of Household Income

In the Fitzgerald Primary Market Area, 29.79% of the renter households use 35% or more of their household income toward rent. These households are considered overburdened by their rent payment according to the *GA DCA Market Study Guidelines*. The percentage of rent overburdened households is used to calculate the demand from existing households.

**Figure 31: Gross Rent as a Percentage of Household Income**

<b>Ben Hill County (PMA)</b>		
	<b>Total Units</b>	
Less than 10%	202	9.24%
10 - 14%	237	10.85%
15 - 19%	205	9.38%
20 - 24%	180	8.24%
25 - 29%	221	10.11%
30 - 34%	128	5.86%
35 - 39%	98	4.49%
40 - 49%	136	6.22%
50 percent or more	417	19.08%
Not Computed	361	16.52%
Total	2,185	100.00%
<b>35% or More</b>	<b>651</b>	<b>29.79%</b>

Source: 2000 Census, Calc. by FielderGroup

### 3. **Demand**

In the following demand section, the demand from new households and existing households are first determined and then reduced by unit type and income level.

#### a. **Demand from New Households**

The demand from new household growth is calculated by determining the new household growth from the 2000 Census to the projected for March 1, 2007 for the Acquisition and March 1, 2008 for the Rehab. Between 2000 and 2005, there is no new household growth projected for the PMA. This table shows, however, that 27.3% of these households are renter households. If there were new household demand for the number of units from new household growth, that demand would then be reduced by the demand for that unit type and income level. In this case, there is no new household demand to reduce. Housing demand is generated from other sources documented in the following demand calculations.

**Figure 32: Demand from New Households**

2000 Households		6,673
2005 Households		6,532
New Household Growth		-141
Renter %	27.3%	-38
<b>Sub-Total Demand From New HH Growth</b>		<b>-38</b>

### b. Rent Overburdened and Substandard Households

The number of rent overburdened and substandard households is shown in the table below. This table calculates the number of households that must pay more than 35% of their adjusted gross income for rent (rent overburdened households) and those that lack complete plumbing or complete kitchens (substandard households) that prevents them from living a life that meets the minimum standards for safe and decent housing. The demand from existing households is based on the percentage of households in the Primary Market Area that are rent overburdened or substandard households. The demand from existing households begins with the total number of renter households for the projected placed-in-service date (Line C). The number of renter households is then reduced by the percentage that are rent overburdened, resulting in the demand for the number of households shown in the table below, and increased by the percentage that are substandard, resulting in an indiscriminate demand for over a thousand households. Combining the rent overburdened and substandard households yields a subtotal demand of 647 renter households from existing households before being reduced by unit type and income level.

**Figure 33: Demand from Existing Households**

		Primary Market Area	
A.	2005 Household Estimate		6,532
B.	Renter %	27.3%	
C.	<b>Subtotal Renter Households</b>		<b>1,783</b>
D.	Rent-Overburdened Households	29.79%	531
E.	Substandard Households		
	Lack complete plumbing	1.66%	30
	Lack complete kitchen	0.94%	17
	Overcrowded units ( % 1.5 occupants per room + )	3.90%	70
H.	<b>Subtotal Demand From Overburdened &amp; Substandard Renter HHS</b>		<b>647</b>
	Calculations by FielderGroup		

#### 4. **Demand by Unit Type**

In this table, the demand from new household growth and the demand from existing households are combined and split into bedroom type. In the Fitzgerald PMA, while there is no demand from new household growth, there is a demand for the number of one-bedroom, two-bedroom, three-bedroom and four-bedroom units from existing households, or a total demand for the number shown below for one, two, three and four-bedroom units before reduction by income level.

**Figure 34: Demand by Unit Type**

		Demand From New HH Growth	Demand from Substandard Housing	Demand From Rent Overburdened	Sub-Total PMA Demand	Secondary Market Demand (15%)	Total PMA + Secondary Market Demand
Total Renter Households	100.00%	-38	116	531	609	91	700
One-Bedroom Households	58.45%	-23	68	311	356	53	409
Two-Bedroom Households	54.54%	-21	63	290	332	50	382
Three-Bedroom Households	23.02%	-9	27	122	140	21	161
4+ Bedroom Households	11.33%	-4	13	60	69	10	79
Source: Based on 2000 Census, Calculations by FielderGroup							

**a. Final Demand by Unit Type and Income Level**

The table on the following page displays the final demand for each unit type proposed. It should be noted that the methodology shown herein below is based on a tenant's minimum income necessary to be able to pay rent and utilities *without rental assistance* and based on the ratio of 35% of the tenant's income for housing costs. For instance, the one bedroom income band is based on a minimum tenant of \$14,880 to pay rent and utilities resulting in an income band of 13.28% qualified tenants. However, this project will have Project Based Rental Assistance (PBRA) available for all tenants. In actuality, the income bands shown below are not applicable to this project because of the availability of PBRA. For instance, a one bedroom tenant might have an income of \$5,000 per year instead of the calculated \$14,880 per year. Nevertheless, the analysis provided in this report is based on Georgia DCA's Market Study Manual requirements which require that "analysts should assume no family households are able to pay more than 35% of gross income towards total housing expenses." The following discussion is based on an analysis of the market without the availability of Project Based Rental Assistance.

The table below displays the final demand for each type proposed without rental assistance. There is a final demand for 54 one-bedroom units in the combined PMA and SMA at the 60% AMI; 44 two-bedroom units; 24 three-bedroom units; 10 four-bedroom unit in the combined PMA and SMA at the 60% AMI. See the tables on the following pages.

**Figure 35: Final Demand (without PBRA) by Unit Type and Income Level**

		Demand From New HH Growth	Demand from Substandard Housing	Demand From Rent Overburdened	Sub-Total PMA Demand	Secondary Market Demand (15%)	Total PMA + Secondary Market Demand
<b>ONE-BEDROOM UNITS</b>		<b>-23</b>	<b>68</b>	<b>311</b>	<b>356</b>	<b>53</b>	<b>409</b>
Min Income Required to Pay Rent (35%)	\$14,880						
LIHTC Income Limit at 60% AMI	\$22,260						
Qualified Income Segment	13.28%	-3	9	41	47	7	54
<b>TWO-BEDROOM UNITS</b>		<b>-21</b>	<b>63</b>	<b>290</b>	<b>332</b>	<b>50</b>	<b>382</b>
Min Income Required to Pay Rent (35%)	\$18,000						
LIHTC Income Limit at 60% AMI	\$25,020						
Qualified Income Segment	11.62%	-2	7	34	39	6	44
<b>THREE-BEDROOM UNITS</b>		<b>-9</b>	<b>27</b>	<b>122</b>	<b>140</b>	<b>21</b>	<b>161</b>
Min Income Required to Pay Rent (35%)	\$20,606						
LIHTC Income Limit at 60% AMI	\$30,060						
Qualified Income Segment	14.65%	-1	4	18	21	3	24
<b>FOUR-BEDROOM UNITS</b>		<b>-4</b>	<b>13</b>	<b>60</b>	<b>69</b>	<b>10</b>	<b>79</b>
Min Income Required to Pay Rent (35%)	\$23,760						
LIHTC Income Limit at 60% AMI	\$32,280						
Qualified Income Segment	12.65%	-1	2	8	9	1	10

**b. Net Demand by Unit Type and Income Level**

Once the demand is segmented by unit type and qualified income segments, the net demand for each bedroom size is calculated based upon the demand calculation guidelines provided by the Georgia Department of Community Affairs, as shown in the tables below. The net demand for each unit size, one-bedroom, two-bedroom, three-bedroom and four-bedroom is

provided in separate tables shown below and in the tables that follow thereafter that reflect the Final Demand Table provided above.

**Figure 36: One Bedroom Net Demand (without PBRA)**

	One-Bedroom 60% AMI (\$14,880 - \$22,260)
Percentage of Households (for unit type)	58.45%
Income Band	13.28%
Demand From New Household Growth	<b>-3</b>
<b>Plus</b>	
Demand from Existing Renter Households--Substandard Households	<b>9</b>
<b>Plus</b>	
Demand from Existing Renter Households--Rent Overburdened	<b>41</b>
<b>Plus</b>	
Secondary Market Adjustment @ 15%	<b>7</b>
<b>Equals</b>	
Total Demand	<b>54</b>
<b>Less</b>	
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	<b>0</b>
<b>Equals</b>	
<b>Net Demand</b>	<b>54</b>
Calculations by FielderGroup	
Table format from GA DCA	

NOTE: This table is based on the demand without rental assistance.

**Figure 37: Two Bedroom Net Demand (without PBRA)**

	Two-Bedroom 60% AMI (\$18,000 - \$25,020)
Percentage of Households (for unit type)	54.25%
Income Band	11.62%
Demand From New Household Growth	<b>-2</b>
<b>Plus</b>	
Demand from Existing Renter Households--Substandard Households	<b>7</b>
<b>Plus</b>	
Demand from Existing Renter Households--Rent Overburdened	<b>34</b>
<b>Plus</b>	
Secondary Market Adjustment @ 15%	<b>6</b>
<b>Equals</b>	
Total Demand	<b>44</b>
<b>Less</b>	
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	<b>0</b>
<b>Equals</b>	
<b>Net Demand</b>	<b>44</b>
Calculations by FielderGroup	
Table format from GA DCA	

NOTE: This table is based on the demand without rental assistance.

**Figure 38: Three-Bedroom Net Demand (without PBRA)**

	Three-Bedroom 60% AMI (\$20,606 - \$30,060)
Percentage of Households (for unit type)	23.02%
Income Band	14.65%
Demand From New Household Growth	-1
<b>Plus</b>	
Demand from Existing Renter Households--Substandard Households	4
<b>Plus</b>	
Demand from Existing Renter Households--Rent Overburdened	18
<b>Plus</b>	
Secondary Market Adjustment @ 15%	3
<b>Equals</b>	
Total Demand	24
<b>Less</b>	
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	0
<b>Equals</b>	
<b>Net Demand</b>	<b>24</b>
Calculations by FielderGroup	
Table format from GA DCA	

NOTE: This table is based on the demand without rental assistance.

**Figure 39: Four-Bedroom Net Demand**

	Four-Bedroom 60% AMI (\$23,760 - \$32,280)
Percentage of Households (for unit type)	11.33%
Income Band	12.65%
Demand From New Household Growth	-1
<b>Plus</b>	
Demand from Existing Renter Households-- Substandard Households	2
<b>Plus</b>	
Demand from Existing Renter Households--Rent Overburdened	8
<b>Plus</b>	
Secondary Market Adjustment @ 15%	1
<b>Equals</b>	
Total Demand	10
<b>Less</b>	
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	0
<b>Equals</b>	
<b>Net Demand</b>	<b>10</b>
Calculations by FielderGroup	
Table format from GA DCA	

NOTE: This table is based on the demand without rental assistance.

**c. Capture Rates by Unit Size and Income Level**

Once the net demand is segmented by unit type and qualified income segments, normally the capture rate for each bedroom size is calculated based upon the demand calculation guidelines provided by the Georgia Department of Community Affairs, as shown in the tables below. However, in the case of developments with Project Based Rental Assistance (PBRA), the units with PBRA, the GA DCA requires that these units **not** be used in determining project demand. The GA DCA states that PBRA units that are “priced 30% lower than [sic] the average market rent for the bedroom type in any income segment, will be assumed to be leasable [sic] in the market and deducted from the total number of units in the project for determining capture rates.” (See 2006 Market Study Manual, DCA Office of Affordable Housing, OHA Manual H Market Study Manual, Section 4, page 10 of 19). In the case of the proposed renovation of the HUD Merrimac Village Apartments, 50 of the 50 units to be acquired and renovated, or 100% of the subject units, have PBRA. Therefore, there is no capture rate to calculate and the capture rate is irrelevant to this inquiry.

However, for illustrative purposes only, we have provided the following table that shows the capture rates of the 50 units with PBRA by unit type and income level as if they did not have PBRA to show what the capture rates would be for each unit type and income level, even though each of the units is priced 30% lower than the average market rent for the bedroom type in any income segment.

The hypothetical capture rate for each unit size, one-bedroom, two-bedroom, three-bedroom and four-bedroom, is provided in the table shown below for illustrative purposes only.

**Figure 40: Capture Rates- (For Illustrative Purposes Only -100% PBRA)**

<b><i>One-Bedroom Units</i></b>	
One-Bedroom Units Proposed at 60% AMI	6
One-Bedroom Units at 60% AMI in demand	54
Capture Rate	11.04%
<b><i>Two-Bedroom Units</i></b>	
Two-Bedroom Units Proposed at 60% AMI	24
Two-Bedroom Units at 60% AMI in demand	44
Capture Rate	54.09%
<b><i>Three-Bedroom Units</i></b>	
Three-Bedroom Units Proposed at 60% AMI	16
Three-Bedroom Units at 60% AMI in Demand	24
Capture Rate	67.76%
<b><i>Four-Bedroom Units</i></b>	
Four-Bedroom Units Proposed at 60% AMI	4
Four-Bedroom Units at 60% AMI in Demand	10
Capture Rate	39.86%
<b><i>Project Capture Rate</i></b>	
Total Number of Units Proposed	50
Total Number of 1, 2, 3 & 4 Bedroom Units in Demand	122
Project Capture Rate	40.87%

## 5. Capture Rate Net of Newly Constructed Units

Georgia DCA Market Study Manual requires that the “supply of comparable developments awarded and/or constructed from 1999 to the present” be deducted from the demand for new units in each income band. “Comparable units are defined as those units that are of similar size and configuration and provide housing to a similar tenant population.” Jack Allen Apartments, a 60 unit one, two and three bedroom Housing Tax Credit community was built in 2004 and clearly falls within the time period specified by DCA’s Manual. Furthermore, Jack Allen’s rents are similar to the proposed to-be-renovated Merrimac Village’s post-renovation rents. However, Merrimac Village is a deeply subsidized apartment with Project Based Rental Assistance available for all units. Jack Allen Apartment’s rents are restricted by the Housing Tax Credit criteria but not deeply subsidized by PBRA. Therefore, because of the availability of the PBRA the effective rent differential between the two properties is greater than 10%. Accordingly, the two properties serve a much different tenant population. This information was also confirmed by visiting both sites and observing the tenant populations of each property. Accordingly, the Jack Allen Apartments have not been deducted from the overall demand components as shown on the tables above. However, if deducted, from the overall demand, the resulting capture rate would escalate to over 80% as shown by the following table:

<b><i>Project Capture Rate</i></b>		
Total Number of 1, 2, 3 & 4 Bedroom Units in Demand		122
Less Jack Allen Apts.		(60)
Sub Total Demand		62
Total Number of Units Proposed		50
Project Capture Rate		80.21%

## 6. Net Demand and Capture Rates

The Merrimac Village Apartments utilize PBRA for each of the 50 affordable family rental housing apartments. Therefore, under the GA DCA guidelines, it is not necessary to calculate the capture rates for each unit type and income segment. However, we have done so for illustrative purposes only. The Merrimac Village Apartments use PBRA for 100% of its units and therefore, the rents are priced 30% lower than the average market rent for the bedroom type in any income segment. However, that said, the following shows what the net demand for each unit type and income segment would be if there were no PBRA. It is hypothetical only and

provided for illustrative purposes only as if the development did not have PBRA, but as know, it does have 100% PBRA.

In the Primary Market Area, there is a net demand for 54 one-bedroom rental units at the 60% AMI; a net demand for 44 two-bedroom units at 60% AMI; a net demand for 24 three-bedroom units at the 60% AMI and a net demand for 10 four-bedroom units at the 60% AMI level.. The developer is proposing to renovate 6 one-bedroom units; 24 two-bedroom units; 16 three-bedroom units and 10 four-bedroom units each at the 60% AMI level. Therefore, the capture rate for the one-bedroom units is 11.04%; the capture rate for the two-bedroom 60% AMI units is 54.09%; the capture rate for the three-bedroom units, then, is 67.76%; and the capture rate for the four-bedroom units is 39.86%. Overall, the project capture rate, if it did not have the 100% PBRA that it does have, would be 40.87%. Under the GA DCA, project capture rates in rural counties less than 35% are considered acceptable. While this capture rate is higher than that considered acceptable by the GA DCA, it is only a hypothetical calculation and shows that even if the development did not have 100% Project Based Rental Assistance (PBRA), it would still have nearly acceptable demand for its units. Therefore, given the 100% PBRA, the development is assumed to be fully marketable and able to be leased readily. Even without PBRA, this hypothetical capture rate calculation shows that there is strong demand for more affordable housing units in the PMA. There should be no cause for concern going forward with the acquisition and renovation of the existing Merrimac Village Apartments.

**Figure 41: Capture Rates – (For Illustrative Purposes Only)**

Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Median Market Rent	Proposed Rents
1 BR	60% AMI	6	54	0	54	11.04%	1 - 3 mos	\$511	\$379
2 BR	60% AMI	24	44	0	44	54.09%	1 - 3 mos	\$570	\$451
3 BR	60% AMI	16	24	0	24	67.76%	1 - 3 mos	\$616	\$504
4 BR	60% AMI	4	10	0	10	39.86%	1 - 3 mos	\$670	\$570
Proposed Project Capture Rate LIHTC Units					40.87%				
Proposed Project Capture Rate Market Rate Units					N/A				
Proposed Project Capture Rate ALL Units					40.87%				
Proposed Project Stabilization Period					1 - 3 mos				

### **a. Comparability Analysis Charts**

There is only one market rate apartment development in Fitzgerald that can be used as a comparable. Therefore, the rent comparability analysis in this report used the market rate rents of the subsidized apartments on the market. While there are reputed to be several single family homes on the rental market, none of these units are comparable to the proposed apartment development with the most modern amenities available in the community (outside of the one, new tax credit apartment development known as the Jack Allen Apartments).

The proposed renovation of the Merrimac Village will provide 6 one-bedroom units, 24 two-bedroom units; 16 three-bedroom units and 4 four-bedroom units. A HUD Rent Comparability Grid has been prepared for each unit size in the subject. A brief discussion of each comparable in the Grid for each unit type follows.

The one-bedroom rent comparability grid provided shows Jack Allen Apartments (HTC); McKinley Lane Apartments (RD/HTC); Washington Avenue (RD); and Bridge Creek Apartments (HUD) as the comparables. Even though each of the selected comparables is a subsidized unit, the market rate rent for each of these selected comparables is used to estimate the market rents in Fitzgerald.

The two-bedroom rent comparability grid provided shows the same apartments and adds the Colony Square Apartments, as shown on the two-bedroom rent comparability grid.

The three-bedroom rent comparability grid provided shows the same apartments as the one-bedroom apartment grid without the Colony Square Apartments, as shown on the three-bedroom rent comparability grid.

There are no four-bedroom units in the market except for the subject. However, an estimated four-bedroom rent comparability grid is provided using the same apartments as the one-bedroom apartment grid without the Colony Square Apartments, as shown on the four-bedroom rent comparability grid.

The estimated market rents for the one, two, three and four-bedroom units are shown on each grid. As shown, the proposed rents for the renovated units are competitive.

**b. Capture Rates**

The Merrimac Village Apartments utilize PBRA for each of the 50 affordable family rental housing apartments. Therefore, under the GA DCA guidelines, it is not necessary to calculate the capture rates for each unit type and income segment. However, we have done so for illustrative purposes only. The Merrimac Village Apartments use PBRA for 100% of its units and therefore, the rents are priced 30% lower than the average market rent for the bedroom type in any income segment. However, that said, the following shows what the net demand for each unit type and income segment would be if there were no PBRA. It is hypothetical only and provided for illustrative purposes only as if the development did not have PBRA, but as know, it does have 100% PBRA.

In the Primary Market Area, there is a net demand for 54 one-bedroom rental units at the 60% AMI; a net demand for 44 two-bedroom units at 60% AMI; a net demand for 24 three-bedroom units at the 60% AMI and a net demand for 10 four-bedroom units at the 60% AMI level.. The developer is proposing to renovate 6 one-bedroom units; 24 two-bedroom units; 16 three-bedroom units and 10 four-bedroom units each at the 60% AMI level. Therefore, the capture rate for the one-bedroom units is 11.04%; the capture rate for the two-bedroom 60% AMI units is 54.09%; the capture rate for the three-bedroom units, then, is 67.76%; and the capture rate for the four-bedroom units is 39.86%. Overall, the project capture rate, if it did not have the 100% PBRA that it does have, would be 40.87%. Under the GA DCA, project capture rates in rural counties less than 35% are considered acceptable. While this capture rate is higher than that considered acceptable by the GA DCA, it is only a hypothetical calculation and shows that even if the development did not have 100% Project Based Rental Assistance (PBRA), it would still have nearly acceptable demand for its units. Therefore, given the 100% PBRA, the development is assumed to be fully marketable and able to be leased readily. Even without PBRA, this hypothetical capture rate calculation shows that there is strong demand for more affordable housing units in the PMA. There should be no cause for concern going forward with the acquisition and renovation of the existing Merrimac Village Apartments.

**c. Stabilization Rates**

Considering the GA DCA guidelines, each of the PBRA rental units in the Merrimac Village Apartments are assumed to be readily marketable, because they are priced 30% lower than the average market rent for the bedroom type in any income segment. No capture rate needed to be calculated. The units are currently occupied and are expected to fill the newly renovated units quickly from the existing tenants who will benefit from the PBRA and be able to qualify for the income restricted units. Therefore, occupancy is expected to be achieved swiftly. Considering multiple factors, such as the high occupancy in all units and the waiting lists, the average turnover rates and the absence of rent specials offered in any of the existing rental units, it is projected that the units will lease up and achieve a 93% or greater stabilization within 1 to 3 months, particularly since the units are occupied at this time and will attract more occupants quickly as the units are acquired and rehabilitated. It will be important that all of the professional management practices planned are adopted and executed.

## **G. COMPARABLE RENTAL DEVELOPMENTS ANALYSIS**

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### **1. Comparable Property Profiles**

#### **a. Comparable Properties Overview**

FielderGroup Market Research surveyed the existing rental housing in the Fitzgerald market area. There are a few multifamily rental apartment developments offering one, two and three-bedroom rentals. The proposed renovation of the Merrimac Village Apartments will provide 50 Low-Income Housing Tax Credit (LIHTC) units for families. The survey revealed that there are only a few LIHTC developments in the market area. Some of the existing tax credit developments operate under the Rural Housing Services (RHS) Section 515 program. One of the tax credit developments serves senior householders. There are approximately three HUD developments and one provides housing for seniors. There is only one known market rate apartment in Fitzgerald that provides rental housing for families.

#### **b. Comparable Properties Narrative**

The market rate rents are determined using the standard HUD rent comparability form. The following family apartments are included in this comparison: Jack Allen Apartments (HTC); McKinley Lane Apartments (RD/HTC); Washington Avenue (RD); Bridge Creek Apartments and Colony Square Apartments (HUD) as the comparables. Each of these apartments is rent subsidized. Two of the other apartments are designed for senior households and are not comparable with the proposed family apartments in Merrimac Village.

There are no known competing developments under construction at this time. One project proposes to build a new senior tax credit development that will not compete with the proposed renovation of the family apartments. Another proposed renovation of the Bridge Creek Apartments, a family apartment development, is planned. The other proposed renovation of a fully occupied apartment complex does not conflict with this occupied family apartment complex. Each family apartment complex has 100% PBRA and are readily marketable.

A map showing the comparable rental properties is included.

The rental units were selected as comparable properties, because of their similar size and design of the rental units or because they were the only rental housing units available on the market. Details of amenities and costs were obtained from the property manager or owner of each rental housing unit. They are briefly reviewed on the following pages.

Project Name:	Jack Allen Apartments	Age:	2004
Address:	160 Wilson Avenue	Financing:	HTC
City, State:	Fitzgerald, GA	Manager:	Kathy Nothstein
Telephone:	229-426-7403	Occupancy:	98.33%



**JACK ALLEN APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
8	1BR	1BA	600	0	\$150-\$350	
26	2BR	1.5BA	933	1	\$174-\$425	
<u>26</u>	3BR	2BA	1,100-1,200	<u>0</u>	\$192-\$475	
60				1		

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input checked="" type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input checked="" type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input checked="" type="checkbox"/>	Ceiling Fan	<input checked="" type="checkbox"/>	Garbage Disposal	<input checked="" type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Fitness Center
<input type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	Playground/Tot Lot
<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Gazebos/Grills
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony			<input checked="" type="checkbox"/>	Park/Picnic Area

Remarks: Pest control is also included in the rent. These are the newest and nicest apartments in Fitzgerald. There is a waiting list with several names for all income levels: 20%, 50% and 60% AMI. Residents work in the area. Opened in early 2005 and were full before the end of the year.

Project Name:	Colony Square Apartments	Age:	1975/1990s
Address:	808 N Merrimac Drive	Financing:	RD/HTC
City, State:	Fitzgerald GA	Manager:	Tara King
Telephone:	229-423-2647	Occupancy:	87.50%



**COLONY SQUARE APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
20	2BR	2BA	NA	2	\$330-\$455	
<u>4</u>	3BR	2BA	NA	<u>1</u>	\$345-\$477	
24				3		

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Security Lights
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input type="checkbox"/>	Park/Picnic Area

Remarks: There is a waiting list that will be used to fill the current vacancies. The manager stated that the units generally stay fully occupied.

Project Name:	McKinley Lane	Age:	1989
Address:	283 Irwinville Highway	Financing:	RD
City, State:	Fitzgerald GA	Manager:	Rita Hudson
Telephone:	229-423-3319	Occupancy:	81.25%



**McKINLEY LANE APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
14	1BR	1	650 (est)	NA	\$315-\$479	
<u>34</u>	2BR	1	900 (est)	<u>NA</u>	\$355-\$519	
48				9		

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input checked="" type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input checked="" type="checkbox"/>	Park/Picnic Area

Remarks: There are no utility allowances, because Section 8 pays the Basic income and their income requires them to pay utilities.

Project Name:	Washington Avenue Apartments	Age:	1982
Address:	183 Washington Avenue	Financing:	RD
City, State:	Fitzgerald GA	Manager:	Kathy Begley
Telephone:	229-423-7608	Occupancy:	100%



**WASHINGTON AVENUE APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
8	1BR	1BA	700	0	\$315-\$433	
30	2BR	1BA	900	0	\$347-\$525	
<u>2</u>	3BR	1BA	NA	<u>0</u>	\$558-\$693	
40				0		

UTILITIES IN RENT		IN-UNIT AMENITIES		APPLIANCES		PROJECT AMENITIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input type="checkbox"/>	Clubhouse
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony			<input type="checkbox"/>	Park/Picnic Area

Remarks:

Project Name:	Bridge Creek Apartments	Age:	1983
Address:	173 Bowens Mill Highway	Financing:	HUD Section 8
City, State:	Fitzgerald GA	Manager:	HUD
Telephone:	229-423-9797	Occupancy:	100%



**BRIDGE CREEK APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
20	1BR	1BA	700 (est)	0	\$353-\$439	
33	2BR	1BA	900 (est)	0	\$445-\$545	
<u>18</u>	3BR	1.5 BA	NA	0	\$558-\$693	
71						

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input type="checkbox"/>	Park/Picnic Area

Remarks: 12 of the one-bedroom units are designated for seniors. Units are always full. There is a waiting list with 8-10 names usually on the list. Units in 3 story building.

### **c. Surveyed Properties**

The following section reviews the multifamily properties in Fitzgerald in addition to the comparable senior apartments reviewed above that were included in the survey of apartments to determine those that are comparable to the proposed renovation. However, information on all subsidized low-income developments is provided as required and information on all properties within two (2) miles of the subject property is included as required.

The Fitzgerald market, according to local managers is good. The occupancy rate of the tax credit apartments is 98% and the one market rate apartment has 100% occupancy. The remaining subsidized units have an occupancy rate of nearly 94%. The rentals in Fitzgerald have generally high occupancy rates and maintain waiting lists, indicating a continuing need for rental housing.

There are 2 renovations of existing subsidized multifamily projects now proposed in Fitzgerald, but there are no known senior apartments under development or proposed in Fitzgerald at this time to our knowledge.

A separate page with information about each surveyed multifamily development is provided (except the senior apartments profiled above). This section concludes with a discussion of issues such as how each complex compares with the subject property in terms of such things as total units, mix, rents, occupancy, location, and other factors. This discussion compares the proposed rental rates with the rental range of comparable projects in the primary and secondary market areas.

A map showing the comparable projects and each of the surveyed multifamily properties in relation to the subject property is included.

### **d. HUD Section 8 Housing Choice Vouchers or Certificates**

According to Ms. Kristie Shepler, Rental Assistance Processor with the Georgia Department of Community Affairs, there are 51 Housing Choice Vouchers or Certificates under contract in Ben Hill County and 32 households are on the waiting list. On July 11, 2006, 15 households had been issued a vouchers and were searching for suitable housing to use the voucher. (912-285-6280).

Project Name:	Meadow Run Apartments I	Age:	1989
Address:	197 Perry House Road	Financing:	RD/HTC
City, State:	Fitzgerald GA	Manager:	Joyce McMillan
Telephone:	229-423-9660	Occupancy:	100%



**MEADOW RUN I APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
48	1BR	1BA	600	0	\$250	
8	2BR	1BA	750	0	\$265	
56				0		

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input checked="" type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input checked="" type="checkbox"/>	Parking
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input type="checkbox"/>	Tennis Courts
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input checked="" type="checkbox"/>	Park/Picnic Area

Remarks: These units stay full.

Project Name:	Meadow Run Apartments II	Age:	1996
Address:	197 Perry House Road	Financing:	RD
City, State:	Fitzgerald GA	Manager:	Joyce McMillan
Telephone:	229-423-9660	Occupancy:	100%



**MEADOW RUN II APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
40	1BR	1BA	600	0	\$270	
4	2BR	1BA	750	0	\$285	

UTILITIES IN RENT		IN-UNIT AMENTIES		APPLIANCES		PROJECT AMENTIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input checked="" type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input checked="" type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input type="checkbox"/>	Tennis Courts
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input checked="" type="checkbox"/>	Park/Picnic Area

Remarks:

Project Name:	Fitzgerald Summit Apartments	Age:	1976
Address:	318 S Grant Street	Financing:	HUD
City, State:	Fitzgerald GA	Manager:	Ambling Management
Telephone:	229-423-5707	Occupancy:	90.48%



**FITZGERALD SUMMIT APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
83	1BR	1BA	750	0	\$570	
1	2BR	1BA	NA	0	\$641	

UTILITIES IN RENT		IN-UNIT AMENITIES		APPLIANCES		PROJECT AMENITIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input checked="" type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input checked="" type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input type="checkbox"/>	Dishwasher	<input checked="" type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	Parking
<input checked="" type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input checked="" type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input checked="" type="checkbox"/>	Security Lighting
<input checked="" type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Patio/Balcony			<input checked="" type="checkbox"/>	Park/Picnic Area

Remarks: These are senior units.

Project Name:	South Grove Apartments	Age:	1986
Address:	157 Perry House Road	Financing:	Private
City, State:	Fitzgerald GA	Manager:	Sandy
Telephone:	229-423-7997	Occupancy:	100%



**SOUTH GROVE APARTMENTS**

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
36	2BR	2BA	700	0	\$325	

UTILITIES IN RENT		IN-UNIT AMENITIES		APPLIANCES		PROJECT AMENITIES	
<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Air Conditioning	<input checked="" type="checkbox"/>	Refrigerator	<input checked="" type="checkbox"/>	Office
<input type="checkbox"/>	Heat	<input type="checkbox"/>	Blinds	<input checked="" type="checkbox"/>	Stove/Oven	<input type="checkbox"/>	Community Room
<input type="checkbox"/>	Hot Water	<input checked="" type="checkbox"/>	Carpet	<input checked="" type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Laundry Room
<input type="checkbox"/>	Cooking	<input type="checkbox"/>	Ceiling Fan	<input type="checkbox"/>	Garbage Disposal	<input type="checkbox"/>	Computer Room
<input type="checkbox"/>	Cable	<input type="checkbox"/>	Washer-Dry Hookup	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	Parking
<input type="checkbox"/>	Water	<input type="checkbox"/>	Furniture Furnished	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Playground/Tot Lot
<input type="checkbox"/>	Sewer	<input type="checkbox"/>	Security Alarm in Apt.			<input type="checkbox"/>	Security Lighting
<input type="checkbox"/>	Trash	<input checked="" type="checkbox"/>	Balcony/Patio			<input type="checkbox"/>	Park/Picnic Area

Remarks: All electric.

## 2. Comparable Properties Tables

**Figure 42: Apartment List**

No.	Project Name	Street	City	State	Zip	Manager	Phone
01	Jack Allen Apts	160 Wilson Ave	Fitzgerald	GA	31750	Kathy Nothstein	229-423-7400
02	Meadow Run Apts	197 Perry House Rd	Fitzgerald	GA	31750	Joyce McMillan	229-423-9660
03	Colony Square Apts	808 N Merrimac Dr	Fitzgerald	GA	31750	Tara King	229-423-2647
04	McKinley Lane Apts	283 Irwinville Hwy	Fitzgerald	GA	31750	Rita Hudson	229-423-3319
05	Washington Ave Apts	183 Washington Ave	Fitzgerald	GA	31750	Kathy Begley	229-423-7608
06	Bridge Creek Apts	173 Bowens Mill Hwy	Fitzgerald	GA	31750	Rudine Dawson	229-423-9797
07	Fitzgerald Summit Apts	318 S Grant St	Fitzgerald	GA	31750	Ambling Management	229-423-5707
08	South Grove Apts	157 Perry House Rd	Fitzgerald	GA	31750	Sandy	229-423-7997

**Figure 43: Apartment Profiles**

No.	Project Name	Studio	1BR	2BR	3BR	4BR	Total Units	Occ'y %	# Occ'd	Condition	Age	Fin.	Asst.
01	Jack Allen Apts		8	26	26		60	98.33%	59	Good	2004	HTC	HUD Sec 8
02	Meadow Run Apts		88	12			100	100.00%	100	Good	1989/1996	RD/HTC	HUD Sec 8
03	Colony Square Apt			20	4		24	87.50%	21	Good	1975/1990	RD/HTC	HUD Sec 8
04	McKinley Lane Apts		14	34			48	81.25%	39	Good	1989	RD	RA/Sec 8
05	Washington Ave		8	30	2		40	100.00%	40	Good	1982	RD	RA/Sec 8
06	Bridge Creek Apts		20	33	18		71	100.00%	71	Good	1983	HUD	HUD Sec 8
07	Fitzgerald Summit Apts		83	1			84	90.48%	76	Good	1976	HUD	HUD Sec 8
08	South Grove Apts			36			36	100.00%	36	Good	1986	Private	None
	Subtotal HTC		96	58	30	0	184	97.83%	180				
	Subtotal Market		0	36	0	0	36	100.00%	36				
	Subtotal Other		125	98	20	0	243	93.00%	226				

**Figure 44: Rent Report**

No.	Project Name	Studio		1 BR		2 BR		3 BR		4 BR		Occ %	Tenant	Age	Fin
		Low	High	Low	High	Low	High	Low	High	Low	High				
01	Jack Allen Apts			\$150	\$350	\$174	\$425	\$192	\$475			98.33%	Family	2004	HTC
02	Meadow Run Apts			\$250	\$270	\$265	\$285					100.00%	SR/HC/Dis	1989/1996	RD/HTC
03	Colony Square Apts					\$330	\$455	\$345	\$477			87.50%	Family	1975/1990	RD/HTC
04	McKinley Lane Apts			\$315	\$479	\$355	\$519					81.25%	Family	1989	RD
05	Washington Ave Apts			\$315	\$433	\$347	\$525	\$388	\$564			100.00%	Family	1982	RD
06	Bridge Creek Apts			\$353	\$439	\$445	\$545	\$558	\$693			100.00%	Family	1983	HUD
07	Fitzgerald Summit Apts				\$570							90.48%	SR/HC/Dis	1976	HUD
08	South Grove Apts					\$325						100.00%	Family	1986	Private
	Average HTC Rents			\$200	\$310	\$256	\$388	\$192	\$475	\$0	\$0				
	Average MKT Rents			\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$0				

**Figure 45: Square Feet Report**

No.	Project Name	Studio		1 BR		2 BR		3 BR		4 BR		Occ %	Tenant	Age	Fin
		Low	High	Low	High	Low	High	Low	High	Low	High				
01	Jack Allen Apts			600		933		1100	1200			98.33%	Family	2004	HTC
02	Meadow Run Apts											100.00%	SR/HC/Dis	1989/1996	RD/HTC
03	Colony Square Apts											87.50%	Family	1975/1990	RD/HTC
04	McKinley Lane Apts			650		900						81.25%	Family	1989	RD
05	Washington Ave Apts			700		900						100.00%	Family	1982	RD
06	Bridge Creek Apts			700		900						100.00%	Family	1983	HUD
07	Fitzgerald Summit Apts			750								90.48%	SR/HC/Dis	1976	HUD
08	South Grove Apts											100.00%	Family	1986	Private
	HTC SF Averages			600		933		1100	1200						
	Other subsidized Avg			700		900									

**Figure 46: Amenities**

		Range	Refrigerator	Garbage Disposal	Dishwasher	Central Air	Washer/Dryer Hookup	Carpet/tile	Window Coverings	Patio/Balcony/Decks	Laundry	Community Room	Computer Room	Extra Storage	Playground	Off Street Parking	Swimming Pool	Security Lighting	Pest Control	Sewer Water Trash	Fitness Center	Picnic/Barbeque Grills	Other Utilities	Other Services	Pets Allowed
<b>No.</b>	<b>Project Name</b>																								
01	Jack Allen Apts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
02	Meadow Run Apts	✓	✓			✓	✓	✓	✓	✓	✓	✓	•	✓	•	✓		✓	✓			✓		•	
03	Colony Square Apts	✓	✓			✓	✓	✓	✓	✓	✓		•	•	✓	✓		✓	✓	✓		•		•	
04	McKinley Lane Apts	✓	✓			✓	•	✓	✓	✓	✓		•		•	✓	•	✓		✓		•		•	
05	Washington Ave Apts	✓	✓		•	✓	•	✓	✓	✓	✓			•	•	✓		✓		✓		•		•	
06	Bridge Creek Apts	✓	✓			✓	✓	✓	✓		✓				✓	✓		✓		✓					
07	Fitzgerald Summit Apts	✓	✓	•		✓		✓	✓	✓	✓					✓		✓		✓		✓			
08	South Grove Apts	✓	✓		✓	✓	✓	✓	✓	✓						✓		✓		✓					

### **3. Comparable Properties Discussion**

This section provides the discussion of issues such as how each complex compares with the subject property in terms of such things as total units, mix, rents, occupancy, location, and other factors. This discussion compares the proposed rental rates with the rental range of comparable projects in the primary and secondary market areas.

The subject property is a renovation of 50 family households with incomes at the 60% AMI. There are one, two, three and four-bedroom units. The one-bedroom units provide 602 square feet; the two-bedroom units provide 843 square feet; the three-bedroom units provide 1,030 square feet and the four-bedroom units provide 1,232 square feet. The size of the proposed renovated one-bedroom units is comparable to the existing tax credit one-bedroom units contained in the Jack Allen Apartments. In addition, the proposed newly renovated two and three-bedroom units are comparable to the estimated average of the other subsidized apartment housing units on the market. However, the newly renovated units offer many more amenities for much less rent with the PBRA than any of the existing subsidized or market rate units on the market. The amenities are more similar to those found in the Jack Allen Apartments, the newest and nicest apartments on the market.

The list of amenities is extensive and found in the earlier sections of this report. Briefly, they are summarized as follows:

#### **Exterior and Community Improvements:**

- New asphalt shingles on the roofs
- New hardi-plank siding to replace all non-brick surfaces
- All windows will be replaced with double pane vinyl windows
- New site sign
- New updated landscaping
- New Community Center Addition
- New Laundry Room with 3 washer and dryer hookups added to existing office building
- Computer Center with internet access in the Community Room
- Fitness Center
- Gazebo area
- Covered community area with Barbeque grill
- Equipped Picnic Area with table seating 25
- Off-street Parking with 72 parking spaces
- Security lighting
- Convenient and multiple trash dumpsters
- Equipped Volleyball Court

- Freestanding Mail Pickup Shelter
- Equipped Playground

**Interior Amenities and Improvements:**

- Wood frame units covered with painted sheetrock walls
- Padded carpeting floors
- Vinyl flooring in kitchen and baths
- One and two-bedroom units have a single bath
- Three-bedroom units have a bath and a half
- Four-bedroom have 2 full baths
- New Refrigerator
- New Range and range hood
- New Central heat and air conditioning
- All electric cooling, lights and appliances
- Utility allowances supplied by HUD
- Water, Sewer and Trash Services included in rent
- New microwave ovens
- Garbage disposals
- Dishwashers
- Upgraded bathrooms
- All showerheads, toilets and sinks will be replaced with water conservation equipment;
- Every tub and tub surround will be replaced, repaired or resurfaced
- 4 units equipped for Mobility Impaired
- 1 unit equipped for Sight/Hearing Impaired

These are generous amenities for apartments in Fitzgerald. The newest tax credit property, Jack Allen Apartments, provide a computer room and community room. Jack Allen also provides a weight room or physical fitness center and each development offers a gazebo outside. However, none of the other government subsidized apartments offer as many amenities as the proposed renovation of the family units in the subject

The tax credit rental housing units in Fitzgerald have a high occupancy rate of over 97.83%. The Rural Development units and other subsidized units have an occupancy rate of 93% and the market rate units have an occupancy rate of 100%. The subsidized apartments maintain waiting lists and generally remain fully occupied year round, according to the managers that we spoke with.

#### **4. Unit Rent Comparison**

The apartments in Fitzgerald are primarily subsidized. The HUD Rent Comparability is used to determine the estimated market rents for each unit type. We have used subsidized apartments, but used their market rate rents to determine the estimated market rate rent for each unit type in the PMA. The HUD form 92273 is used to calculate the estimated rents. We have included the Rent Comparability Grid for each bedroom type in the proposed renovation. The following pages provide the Rent Comparability Grids for the one-bedroom units, the two-bedroom units, three-bedroom units and four-bedroom units.

The market rate rents are determined using the standard HUD rent comparability form. The following apartments are included in this comparison: Jack Allen Apartments, McKinley Lane, Washington Avenue Apartments, Bridge Creek Apartments and Colony Square Apartments. Each rental development that is considered as a comparable is reviewed below. There are no known competing developments under construction at this time. A map showing the comparable rental properties is included above.

The one, two, three and four-bedroom family rental units were selected as comparable properties, because of their similar size and design of the rental units or because they were the only rental housing units available on the market. Details of amenities and costs were obtained from the property manager or owner of each rental housing unit. The Rent Comparability Grids per Unit Type are found on the following pages.

### a. Rent Comparability Grid – One Bedroom

Rent Comparability Grid		Unit Type →		IBR		Subject's FHA #:					
Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Merrimac Village		Jack Allen Apts		McKinley Lane		Washington Ave		Bridge Creek		Name	
1000 Merrimac Dr		160 Wilson Ave		283 Irwinville Hwy		183 Washington		173 Bowens Mill		Address	
Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		City Co	
Subject		Subject		Subject		Subject		Subject		Subject	
Data		Data		Data		Data		Data		Data	
\$ Last Rent / Restricted?		\$350		\$479		\$433		\$439			
Date Last Leased (mo/yr)		Jul-06		Jul-06		Jul-06		Jul-06			
Rent Concessions		None		None		None		None			
Occupancy for Unit Type		100%		81%		100%		100%			
Effective Rent & Rent/ sq. ft		\$350 0.5833		\$479 0.74		\$433 0.62		\$439 0.63			
In Parts B thru E, adjust only for differences the subject's market values.											
Design, Location, Condition		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
Structure / Stories		2 2		2 2		2 2		2 2			
Yr. Built/Yr. Renovated		1975/08 2004 \$4		1989 \$19		1982 \$26		1983 \$25			
Condition /Street Appeal		Good Good		Good Good		Good Good		Fair/Good			
Neighborhood		Average Average		Average Average		Average Average		Average			
Same Market? Miles to Subj		0.6 miles		1.6 miles		0.7 miles		0.8 mile			
Unit Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
# Bedrooms		1 1		1 1		1 1		1 1		0 0	
# Baths		1 1		1 1		1 1		1 1		0 0	
Unit Interior Sq. Ft. (est)		602 600 \$4		650 \$19		700 \$26		700 \$26			
Balcony/ Patio		B/P B/P		B/P B/P		B/P B/P		B/P B/P			
AC: Central/ Wall		ACC ACC		ACC ACC		ACC ACC		ACC ACC			
Range/ refrigerator		R/R R/R		R/R R/R		R/R R/R		R/R R/R			
Microwave/ Dishwasher		M/D N/D \$5		N/N \$10		N/N \$10		N/N \$10			
Washer/Dryer		L HU/L		N \$10		N \$10		HU \$5			
Floor Coverings		C/V C/T		C/T		C/T		T			
Window Coverings		WC WC		WC		W/C		W/C			
Cable/ Satellite/Internet		C/N/I C/N/I		C/N/N \$5		C/N/N \$5		C/N/N \$5			
Special Features		Y Y		N \$10		N \$10		N \$10			
Site Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
Parking ( \$ Fee)		Y Y		Y Y		Y Y		Y Y			
Extra Storage		Y Y		N \$10		N \$10		N \$10			
Security (lighting)		Y Y		Y Y		Y Y		Y Y			
Clubhouse/ Meeting Rooms		Y Y		N \$10		N \$10		N \$10			
Pool/ Recreation Areas		Y Y		N \$10		N \$10		N \$10			
Business Ctr / Nbhd Netwk		N N		N N		N N		N N			
Service Coordination		N N		N N		N N		N N			
Non-shelter Services		N Y		N N		N N		N N			
Neighborhood Networks		N N		N N		N N		N N			
Utilities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
Heat (in rent?/ type)		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec			
Cooling (in rent?/ type)		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec			
Cooking (in rent?/ type)		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec			
Hot Water (in rent?/ type)		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec		N/Elec N/Elec			
Other Electric		N N		N N		N N		N N			
Cold Water/ Sewer		Y Y		Y Y		Y Y		Y Y			
Trash /Recycling		Y Y		Y Y		Y Y		Y Y			
Adjustments Recap		Pos Neg		Pos Neg		Pos Neg		Pos Neg		Pos Neg	
# Adjustments B to D		3 9		9 9		9 9		9 9			
Sum Adjustments B to D		\$13 \$103		\$103 \$117		\$117 \$111		\$111			
Sum Utility Adjustments											
		Net Gross		Net Gross		Net Gross		Net Gross		Net Gross	
Net/ Gross Adjmts B to E		\$13 \$13		\$103 \$103		\$117 \$117		\$111 \$111			
Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
Adjusted Rent (5+ 43)		\$363		\$582		\$550		\$550			
Adj Rent/Last rent		104%		122%		127%		125%			
Estimated Market Rent		\$511 \$0.85		← Estimated Market Rent/ Sq. Ft							

Appraiser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Attached are explanations of:

a. why & how each adjustment was made  
 b. how market rent was derived from adjusted rents  
 c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form form HUD-92273-S8

### b. Rent Comparability Grid – Two Bedroom

<b>Rent Comparability Grid</b>		Unit Type → <b>2BR</b>		Subject's FHA #: <b></b>							
<b>Subject</b>		<b>Comp #1</b>		<b>Comp #2</b>		<b>Comp #3</b>		<b>Comp #4</b>		<b>Comp #5</b>	
Merrimac Village		Jack Allen Apts		McKinley Lane		Washington Ave		Bridge Creek		Colony Square	
1000 Merrimac Dr		160 Wilson Ave		283 Irwinville Hwy		183 Washington		173 Bowens Mill		808 N Merrimac	
Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill	
<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b>on</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>	
<b>A. Rents Charged</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
\$ Last Rent / Restricted?		\$425		\$519		\$525		\$545		\$455	
Date Last Leased (mo/yr)		Jul-06		Jul-06		Jul-06		Jul-06		Jul-06	
Rent Concessions		None		None		None		None		None	
Occupancy for Unit Type		98%		81%		100%		100%		88%	
Effective Rent & Rent/sq. ft		\$425 0.4555		\$519 0.58		\$525 0.58		\$545 0.61		\$455 0.51	
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
<b>B. Design, Location, Condition</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
Structure / Stories		2		2		2		2		2	
Yr. Built/Yr. Renovated		1975/08		2004 \$4		1989 \$19		1982 \$26		1983 \$25	
Condition /Street Appeal		Good		Excellent \$20		Good		Good		Fair/Good	
Neighborhood		Average		Average		Average		Average		Average	
Same Market? Miles to Subj		0.6 miles		1.6 miles		0.7 miles		0.8 mile		809 yards	
<b>C. Unit Equipment/ Amenities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
# Bedrooms		2		2		2		2		2	
# Baths		1		1		1		1		1	
Unit Interior Sq. Ft. (est)		843		933 (\$5)		900		900		900	
Balcony/ Patio		B/P		B/P		B/P		B/P		B/P	
AC: Central/ Wall		ACC		ACC		ACC		ACC		ACC	
Range/ refrigerator		R/R		R/R		R/R		R/R		R/R	
Microwave/ Dishwasher		M/D		N/D \$5		N/N \$10		N/N \$10		N/N \$10	
Washer/Dryer		L		HU/L		N \$10		N		HU	
Floor Coverings		C/V		C/T		C/T		C/T \$10		C/T	
Window Coverings		WC		WC		WC		WC		WC	
Cable/ Satellite/Internet		C/N/I		C/N/I		C/N/N \$5		C/N/N \$5		C/N/N \$5	
Special Features		Y		Y		N \$10		N \$10		N \$10	
<b>D. Site Equipment/ Amenities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
Parking ( \$ Fee)		Y		Y		Y		Y		Y	
Extra Storage		Y		Y		N \$10		N \$10		N \$10	
Security (lighting)		Y		Y		Y		Y		Y	
Clubhouse/ Meeting Rooms		Y		Y		N \$10		N \$10		N \$10	
Pool/ Recreation Areas		N/Y		Y		N \$10		N \$10		N \$10	
Business Ctr / Nbdh Netwk		Y		Y		N \$10		N \$10		N \$10	
Service Coordination		N		N		N		N		N	
Non-shelter Services		N		Y (\$10)		N		N		N	
Neighborhood Networks		N		N		N		N		N	
<b>E. Utilities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
Heat (in rent?/ type)		N/Elec		N/Elec		N/Elec		N/Elec		N/Elec	
Cooling (in rent?/ type)		N/Elec		N/Elec		N/Elec		N/Elec		N/Elec	
Cooking (in rent?/ type)		N/Elec		N/Elec		N/Elec		N/Elec		N/Elec	
Hot Water (in rent?/ type)		N/Elec		N/Elec		N/Elec		N/Elec		N/Elec	
Other Electric		N		N		N		N		N	
Cold Water/ Sewer		Y		Y		Y		Y		Y	
Trash /Recycling		Y		Y		Y		Y		Y	
<b>F. Adjustments Recap</b>		<b>Pos</b>		<b>Neg</b>		<b>Pos</b>		<b>Neg</b>		<b>Pos</b>	
# Adjustments B to D		3		2		9		8		9	
Sum Adjustments B to D		\$29		(\$15)		\$94		\$91		\$100	
Sum Utility Adjustments											
		<b>Net</b>		<b>Gross</b>		<b>Net</b>		<b>Gross</b>		<b>Net</b>	
		\$14		\$44		\$94		\$91		\$100	
<b>G. Adjusted &amp; Market Rents</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
Adjusted Rent (5+ 43)		\$439		\$613		\$616		\$645		\$535	
Adj Rent/Last rent				103%		118%		117%		118%	
Estimated Market Rent		\$570		\$0.68		← Estimated Market Rent/ Sq. Ft					

\_\_\_\_\_  
 Appraiser's Signature                      Date

Attached are explanations of:

- a. why & how each adjustment was made
- b. how market rent was derived from adjusted rents
- c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form form HUD-92273-S8

### c. Rent Comparability Grid – Three Bedroom

<b>Rent Comparability Grid</b>		<b>Unit Type</b> → <b>3BR</b>		<b>Subject's FHA #:</b>							
<b>Subject</b>		<b>Comp #1</b>		<b>Comp #2</b>		<b>Comp #3</b>		<b>Comp #4</b>		<b>Comp #5</b>	
Merrimac Village		Jack Allen Apts		Colony Square		Washington Ave		Bridge Creek		Name	
1000 Merrimac Dr		160 Wilson Ave		808 N Merrimac		183 Washington		173 Bowens Mill		Address	
Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		Fitzgerald Ben Hill		City Co	
<b>Subject</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>		<b>Subject</b>	
<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b>\$ Last Rent / Restricted?</b>		<b>\$475</b>		<b>\$477</b>		<b>\$564</b>		<b>\$693</b>			
<b>Date Last Leased (mo/yr)</b>		Jul-06		Jul-06		Jul-06		Jul-06			
<b>Rent Concessions</b>		None		None		None		None			
<b>Occupancy for Unit Type</b>		98%		81%		100%		100%			
<b>Effective Rent &amp; Rent/ sq. ft</b>		<b>\$475</b> 0.413		<b>\$477</b> 0.48		<b>\$564</b> 0.63		<b>\$693</b> 0.77			
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
<b>Design, Location, Condition</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b>Structure / Stories</b>		2		2		2		2			
<b>Yr. Built/Yr. Renovated</b>		1975/08		2004 \$4		1975/90 \$19		1982 \$26		1983 \$25	
<b>Condition /Street Appeal</b>		Good		Excellent (\$10)		Good		Fair/Good			
<b>Neighborhood</b>		Average		Average		Average		Average			
<b>Same Market? Miles to Subj</b>		0.6 miles		809 yards		0.7 miles		0.8 mile			
<b>Unit Equipment/ Amenities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b># Bedrooms</b>		3		3		3		3		0	
<b># Baths</b>		1.5		2 (\$7)		2 (\$7)		2 (\$7)		0	
<b>Unit Interior Sq. Ft. (est)</b>		1,030		1,150 (\$6)		1000 \$1		900 \$6		900 \$6	
<b>Balcony/ Patio</b>		B/P		B/P		B/P		B/P			
<b>AC: Central/ Wall</b>		ACC		ACC		ACC		ACC			
<b>Range/ refrigerator</b>		R/R		R/R		R/R		R/R			
<b>Microwave/ Dishwasher</b>		M/D		N/D \$5		N/N \$10		N/N \$10		N/N \$10	
<b>Washer/Dryer</b>		L		HU/L		HU \$5		N \$10		HU \$5	
<b>Floor Coverings</b>		C/V		C/T		C/T		C/T		T \$5	
<b>Window Coverings</b>		WC		WC		WC		WC		WC	
<b>Cable/ Satellite/Internet</b>		C/N/I		C/N/I		C/N/N \$10		C/N/N \$10		C/N/N \$10	
<b>Special Features</b>		Y		Y		N \$10		N \$10		N \$10	
<b>Site Equipment/ Amenities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b>Parking ( \$ Fee)</b>		Y		Y		Y		Y			
<b>Extra Storage</b>		Y		Y		N \$10		N \$10		N \$10	
<b>Security (lighting)</b>		Y		Y		Y		Y			
<b>Clubhouse/ Meeting Rooms</b>		Y		Y		N \$10		N \$10		N \$10	
<b>Pool/ Recreation Areas</b>		N/Y		Y		N \$10		N \$10		N \$10	
<b>Business Ctr / Nbhd Netwk</b>		N		N		N		N			
<b>Service Coordination</b>		N		N		N		N			
<b>Non-shelter Services</b>		N		Y		N		N			
<b>Neighborhood Networks</b>		N		N		N		N			
<b>Utilities</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>		<b>Data</b>	
<b>Heat (in rent?/ type)</b>		N/Elec		N/Elec		N/Elec		N/Elec			
<b>Cooling (in rent?/ type)</b>		N/Elec		N/Elec		N/Elec		N/Elec			
<b>Cooking (in rent?/ type)</b>		N/Elec		N/Elec		N/Elec		N/Elec			
<b>Hot Water (in rent?/ type)</b>		N/Elec		N/Elec		N/Elec		N/Elec			
<b>Other Electric</b>		N		N		N		N			
<b>Cold Water/ Sewer</b>		Y		Y		Y		Y			
<b>Trash /Recycling</b>		Y		Y		Y		Y			
<b>Adjustments Recap</b>		<b>Pos</b>		<b>Neg</b>		<b>Pos</b>		<b>Neg</b>		<b>Pos</b>	
<b># Adjustments B to D</b>		2		3		9		1		10	
<b>Sum Adjustments B to D</b>		\$9		(\$23)		\$85		(\$7)		\$102	
<b>Sum Utility Adjustments</b>											
<b>Net/ Gross Adjmts B to E</b>		<b>Net</b>		<b>Gross</b>		<b>Net</b>		<b>Gross</b>		<b>Net</b>	
		(\$14)		\$32		\$78		\$92		\$95	
<b>Adjusted &amp; Market Rents</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>		<b>Adj. Rent</b>	
<b>Adjusted Rent (5+ 43)</b>		<b>\$461</b>		<b>\$555</b>		<b>\$659</b>		<b>\$787</b>			
<b>Adj Rent/Last rent</b>				97%		116%		117%		114%	
<b>Estimated Market Rent</b>		<b>\$616</b>		<b>\$0.60</b>		← Estimated Market Rent/ Sq. Ft					

Appraiser's Signature \_\_\_\_\_ Date \_\_\_\_\_

Attached are explanations of:

a. why & how each adjustment was made  
 b. how market rent was derived from adjusted rents  
 c. how this analysis was used for a similar unit type

Grid was prepared:  Manually  Using HUD's Excel form form HUD-92273-S8

**d. Unit Rent Comparison**

The following table provides a comparison of the estimated market rents from the Rent Comparability Grids for one-bedroom, two-bedroom, three-bedroom and four-bedroom units with the proposed rents.

As shown below, the proposed one-bedroom collected rent for the 60% units is \$379 and the current estimated market rent is \$511 or a \$132 rent advantage in the proposed 60% units.

As shown below, the proposed two-bedroom collected rent for the 60% units is \$451 and the current estimated market rent is \$570 or a \$119 rent advantage in the proposed 60% units.

As shown below, the proposed three-bedroom collected rent for the 60% units is \$504 and the current estimated market rent is \$616 in the proposed 60% units or a \$112 rent advantage.

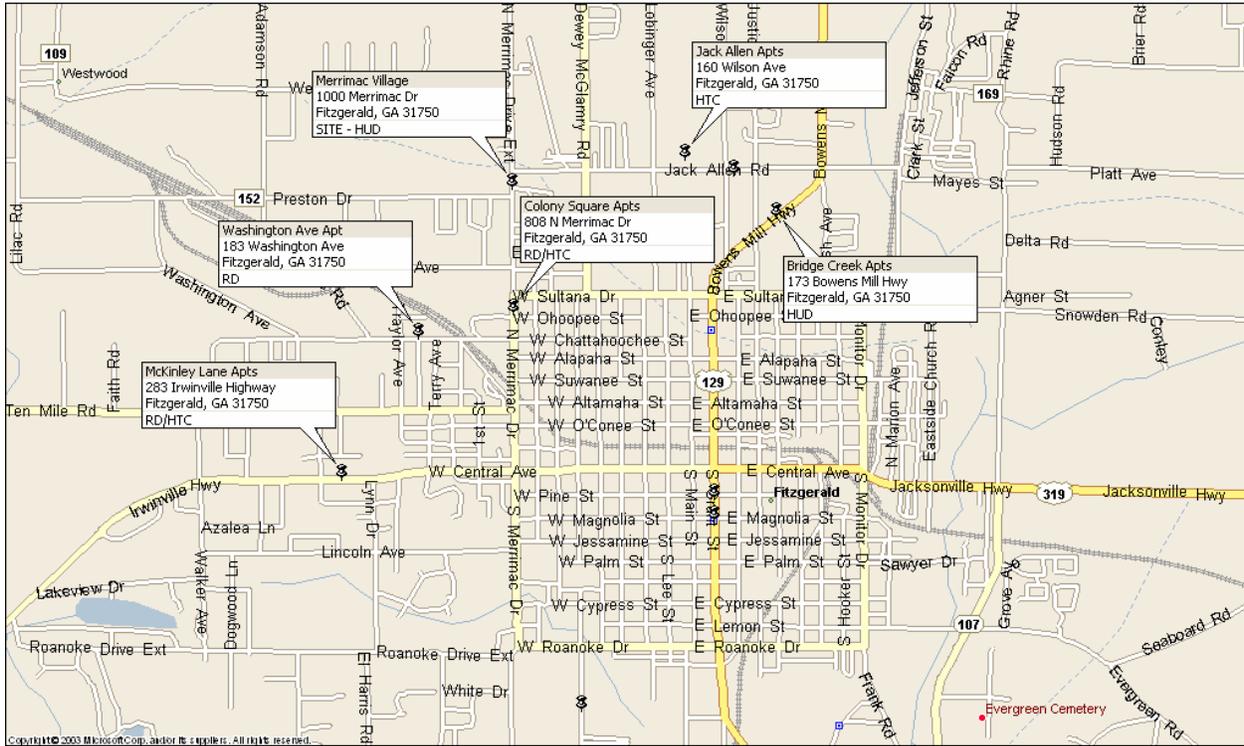
As shown below, the proposed four-bedroom collected rent for the 60% units is \$570 and the current estimated market rent is \$676 in the proposed 60% units.

The rent advantage offered by the proposed 60% one, two, three and four-bedroom units is substantial. This means that the proposed units will fare well on the market.

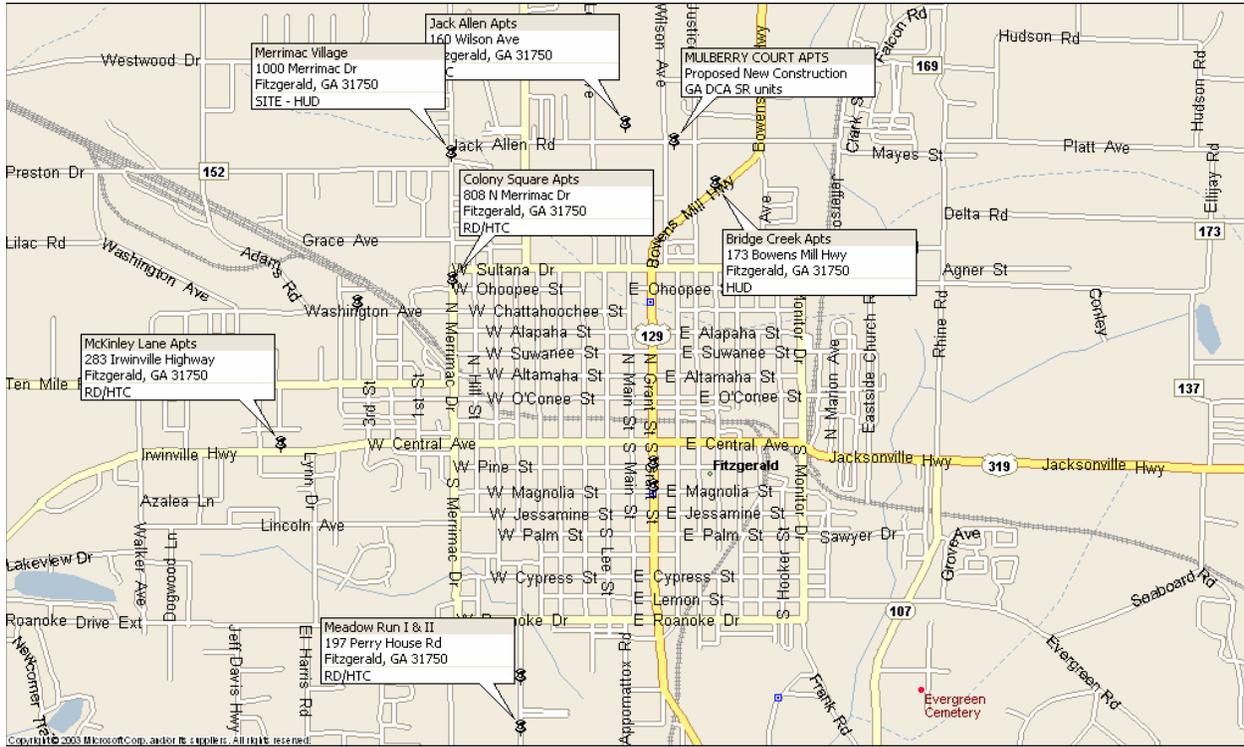
### 5. Comparable Property Map

The following map shows the comparable properties in Fitzgerald. The second map shows the LIHTC properties within the market area.

**Figure 47 Comparable Property Map**



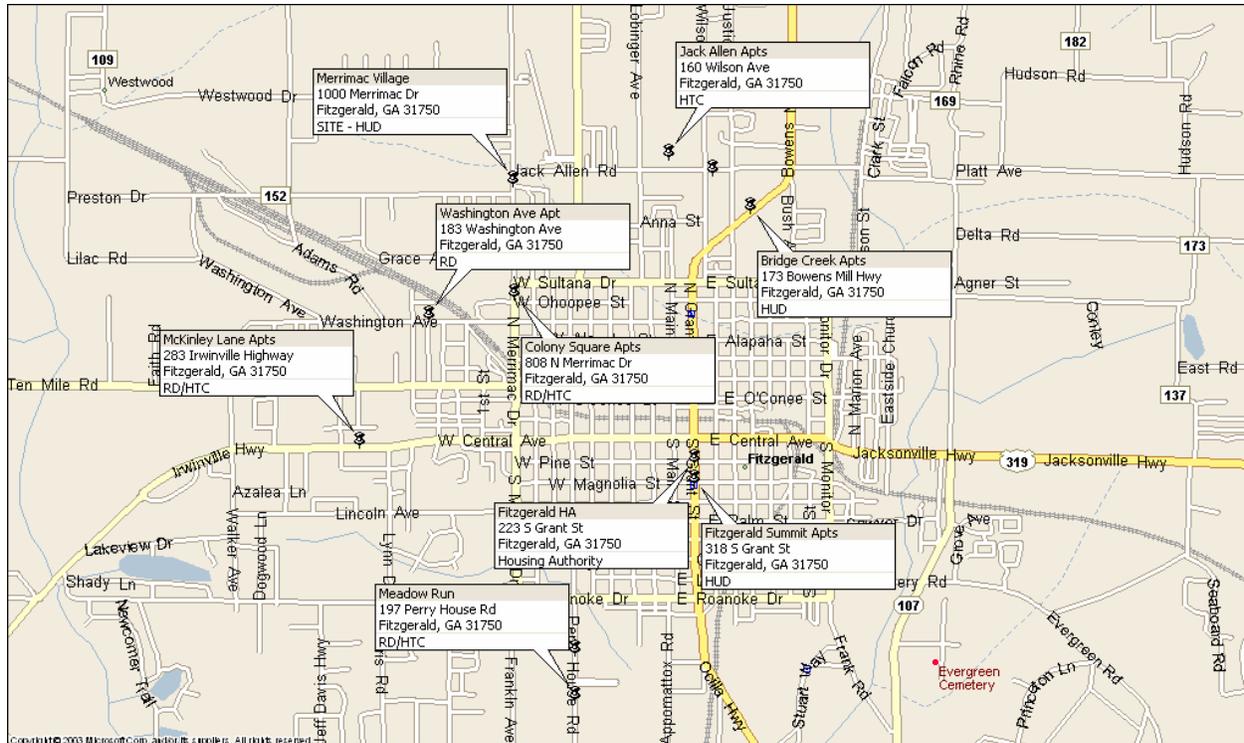
**Figure 48 LIHTC Property Map**



## 6. Assisted Projects

The following map identifies the assisted apartment developments in Fitzgerald.

**Figure 49 Assisted Apartment Developments**



## 7. Elderly Projects

The subject is a family apartment development. There is one RD/HTC senior development on the Fitzgerald market called Meadow Run Apartments (only Phase I has tax credits) and one HUD senior apartment complex on the market called Fitzgerald Summit Apartments. None of the senior units are comparable to the proposed renovation of the existing family apartments.

## 8. Comparable Selection

Only senior apartments have been considered in the comparable analysis. No family developments were considered.

## 9. Vacancy Rate

The addition of the renovated apartments to the Fitzgerald PMA, in light of vacancy and stabilization rates of the local market area, is not likely to result in a higher vacancy rate for any

of the apartments within the market area. While some residents may seek to move from older units into the newly renovated units, it is not expected that this will cause a burdensome number of vacancies at the existing apartments, because occupancy is high and there are waiting lists in the subsidized units.

It is anticipated that the managers for the subject units will successfully lease all of the newly renovated units to the existing tenants who will qualify with the use of the project based rental assistance.

## **10. Current Project Information**

There are two known developments in the planning stages in the market area.: they are the new construction of the Mulberry Court senior apartments and the renovation of the Bridge Creek family apartments. The new construction proposes to use a tax credit allocation and the renovation of the HUD family project proposes to use tax credits to renovate their aging facilities. Bridge Creek was built in 1976 and is in need of repair and renovation. The renovation of these family units will not compete with the proposed new construction of the senior units in the Mulberry Court Apartments and will not have a negative impact on the renovation of the HUD family units, because each has 100% PBRA..

There are no other known developments that are in the planning stages, development stages or in the process of rehabilitation.

## **11. Available Land**

The land is already zoned for the existing multifamily housing and is suitable for multifamily housing. The site is a large 6 acre site that offers plenty of room for privacy and recreation. Therefore, it appears that the land is suitable for multifamily housing development. There appears to be, then, land available in the community for this type of development in the future.

## **12. Other Funded Projects**

There 4 other known DCA funded projects located in the proposed project's competitive market area. They are the Jack Allen Apartments, the Colony Square Apartments, the McKinley Lane Apartments and the Meadow Run Apartments 3 of the developments are family apartments except for The Meadow Run Apartments. Jack Allen has an occupancy rate of 98.33%; Meadow Run Apartments has an occupancy rate of 100%; The Colony Square

Apartments has an occupancy rate of 87.5% and the McKinley Lane Apartments have an occupancy rate of 81.25%. Colony Square only has 3 vacancies and waiting lists to fill the vacant units. The vacancies in the McKinley Lane Apartments are a result of inadequate Rental Assisted Units: there are only 4 RA units and only 10 HUD Section 8 vouchers in use. This means that the majority of the units (34) are not rental assisted. This is difficult to lease in these economic circumstances.

The subject serves 60% AMI senior households different from the 3 above GA DCA funded apartments and not directly competing with the rental assisted Rural Development units known as Meadow Run.. Therefore, while the proposed GA DCA apartments serve some of the same market, the subject will also serve a higher-income household (60% AMI households) than the other GADCA's funded projects. The addition of the new units, therefore, serves a broader market and enhances the ability of the GA DCA to implement its program in the Fitzgerald PMA. The addition of the new units is not expected to be detrimental to the program.

### **13. Primary Housing Voids**

The primary housing void is for current, standard, safe decent affordable residential multifamily housing in Fitzgerald for low to moderate income residents of this County. According to Cam Jordan, the Fitzgerald Community Development Director, the city has "on-going redevelopment programs since mid-1998." In this program, the city has "resolved 230 cases of blighted workforce housing and brought about 350 units of workforce housing online." This means that the city has renovated quite a bit of older property in the community and undertaken a lot of new construction, including the 60 new units of workforce housing in the tax credit apartments known as the Jack Allen Apartments.

One realtor, Mr. Gene Mason with Mason Properties, believes that there is no more need for affordable rental multifamily housing. He stated that "the rental market is tight;" and added that there are "not enough available rentals in good neighborhoods." He rents two and three-bedroom houses. The two-bedroom units rent for \$450, \$500 or \$550. One three-bedroom rental house with 2 baths rents for \$750. Mr. Mason stated that many of the single family sales occur in the price range of \$40,000 to \$50,000 up to higher end due to the many people from Florida moving into the area after the Hurricane. He estimated that the median single family housing units is currently \$125,000.

He pointed out that there are “a number of rentals in the city that have rent subsidies, but not all people want to rent those kinds of apartments.” As he noted, “we are just a little, small, southern town. Our economy is fairly viable; though we need new technology companies. We have a real good industrial park and a real good Tech School.”

Much of the existing housing stock is older and in poor repair and poor condition. There are many older, substandard housing units also that need to be replaced by affordable rental housing or affordable single family housing. Many of the residents of this county are lower income for the most part and need housing assistance. At the same time, the county is experiencing an influx of retirees who are choosing to move to south Georgia and not to Florida because of the hazards associated with hurricanes, storms and flooding and exorbitant land costs. This new type of resident moving into the county is increasing the cost of land and housing, leaving more native Ben Hill County households stranded in their own community where they are becoming unable to afford the homes and land around them. This means that the need and demand for more affordable housing of all types (both rental and single family, senior and family) that is safe and decent is likely to increase more rapidly than our demographic projections reflect as the economic mixture of senior and family households in the PMA changes. This means that the proposed senior project will help to fill this growing void for new affordable, safe and decent rental housing. Most importantly, this development is providing educational support services to help the moderate income senior households to retire safely.

## H. INTERVIEWS

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- We spoke with According to Cam Jordan, the Fitzgerald Community Development Director (229-426-5260). He stated that the city has an “on-going redevelopment program since mid-1998.” In this program, the city has “resolved 230 cases of blighted workforce housing and brought about 350 units of workforce housing online.” This means that the city has renovated quite a bit of older property in the community and undertaken a lot of new construction, including the 60 new units of workforce housing in the tax credit apartments known as the Jack Allen Apartments. The city is “actively involved in affordable housing. We have renovated 26 buildings downtown; improved the streetscapes; added a new park; and enhanced the landscapes,” he stated and added that “the airport is slated to have a new terminal in the next 3 or 4 years,” among many other new infrastructure improvements and jobs coming to the community mentioned elsewhere in this report.
- We spoke with Mr. Gene Mason with Mason Properties, 238 Ocilla Highway, Fitzgerald (229-423-6692). He stated that in his opinion the city of Fitzgerald needs more affordable single family rentals and not more subsidized apartments.
- We spoke with Mr. David Walker, Public Works Director for the City of Fitzgerald. (229-426-5043). He stated that there are no new roads planned for the city, but that a new city hall is in the planning stages. He added that the economy in the community is diverse and “actually pretty good.” He stressed that “we have new housing and new affordable rentals.” The city, he added, is “trying to get rid of substandard housing in the community with their Big Redevelopment Program.”

## **I. CONCLUSIONS AND RECOMMENDATIONS**

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Based upon the data that we have assembled, there is an adequate market for the project as proposed. There is a demand for the one, two, three and four-bedroom units that is sufficient, particularly because the renters will benefit from the use of the project-based rental assistance. The proposed renovated units will be among the nicest rental apartments in the Fitzgerald Primary Market Area and will provide more amenities for very competitive rents than all apartments currently on the market and more than all family apartments except the tax credit Jack Allen Apartments. Therefore, it is likely that there will be sufficient demand. It is reasonable to assume that these units will be leased in a reasonable, if not rapid, manner, if standard management guidelines are followed.

We are led to the conclusion that this proposed development is acceptable and likely to succeed, particularly with the Project Based Rental Assistance. This conclusion is based upon the market data research in the field, from the demographic analysis and from anecdotal evidence from other managers and city or county officials.

## J. SIGNED STATEMENT REQUIREMENTS

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

**FielderGroup Market Research, LLC**



By: Elizabeth Rouse Fielder, Manager



By: Thomas E. Fielder, Site Visitor

## **K. COMPARISON OF COMPETING PROPERTIES**

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**Insert separate letter addressing the addition of more than one competing property.**

## **L. MARKET ANALYST CERTIFICATION AND CHECKLIST**

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### *Market Analyst Certification and Checklist*

I understand that by initializing (or checking) the following items, I am stating those items are included and/or addressed in the report. If an item is not checked, a full explanation is included in the report.

The report was written according to DCA's market study requirements, that the information included is accurate and that the report can be relied upon by DCA as a true assessment of the low-income housing rental market.

I also certify that I have inspected the subject property as well as all rent comparables.

Signed:

Date: 07.01.06

### **A. Executive Summary**

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3	Appropriateness of unit mix, rent and unit sizes	Page	1-2
4	Appropriateness of interior and exterior amenities including appliances	Page	2
5	Location and distance of subject property in relationship to local amenities	Page	2
6	Discussion of capture rates in relationship to subject	Page	2-3
7	Conclusion regarding the strength of the market for subject	Page	3

### **B. Project Description**

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3	Unit size, # of bedrooms and structure type (i.e. townhouse, garden apartment, etc)	Page	5-6
4	Rents and Utility Allowance*	Page	6-7
5	Existing or proposed project based rental assistance	Page	6
6	Proposed development amenities (i.e. washer/dryer hookups, dishwasher etc.)	Page	7-8

7	For rehab proposals, current occupancy levels, rents, and tenant incomes (if available), as well as detailed information as to renovation of property	Page	8
8	Projected placed in service date	Page	8
9	Construction type: New Construction/Rehab/Adaptive Reuse, etc.	Page	5
10	Occupancy Type: Family, Elderly, Housing for Older Persons, Special Needs, etc.	Page	5
11	Special Population Target (if applicable)	Page	5

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4	Map identifying location of subject as well as closest shopping centers, schools, medical facilities and other amenities relative to subject	Page	13-16
5	Developments in vicinity to subject and proximity in miles (Identify developments surrounding the subject on all sides) zoning of subject and surrounding uses	Page	9, 17- 21
6	Map identifying existing low-income housing within the Primary Market Area and proximity in miles to subject	Page	20-21
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8	Comment on access, ingress/egress and visibility of subject	Page	21-22
9	Any visible environmental or other concerns	Page	22
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1	Map identifying Subject's Location within PMA	Page	25-26
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## Five Years Post-Market Entry.

**1. Population Trends**

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b.	Population by Age Group	Page	29
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**3. Employment Trend**

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d.	Deduction of Supply of "Comparable Units"	Page	50-56
e.	Capture Rates for Each Bedroom Type	Page	57-62
f.	Anticipated Absorption period for the property	Page	63

*\* Assume 35% of gross income towards total housing expenses for family*

*\* Assume 40% of gross income towards total housing expenses for elderly*

*\* Assume 35% of net income for derivation of income band for family*

*\* Assume 40% of net income for derivation of income band for elderly*

## **G. Supply Analysis**

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2	Supply & analysis of competing developments under construction & pending	Page	92
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4	Rent Comparable Map (showing subject and comparables)	Page	89
5	Assisted Projects in PMA *	Page	91
		Page	

\* PHA properties are not considered comparable with LIHTC units

## **H. Interviews**

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**J. Signed Statement**

1	Signed Statement from Analyst	Page	97
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**K. Comparison of Competing Properties**

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## **M. APPENDIX "A" DATA**

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# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



2000 Total Population	8,758	17,484	8,186,453
2000 Group Quarters	226	367	233,822
2005 Total Population	8,344	16,882	9,133,680
2010 Total Population	7,932	16,117	10,162,517
2005 - 2010 Annual Rate	-1.01%	-0.92%	2.16%



2000 Households	3,448	6,673	3,006,369
2000 Average Household Size	2.47	2.57	2.65
2005 Households	3,323	6,532	3,371,161
2005 Average Household Size	2.43	2.53	2.64
2010 Households	3,175	6,278	3,756,173
2010 Average Household Size	2.41	2.51	2.64
2005 - 2010 Annual Rate	-0.91%	-0.79%	2.19%
2000 Families	2,211	4,629	2,111,647
2000 Average Family Size	3.12	3.09	3.14
2005 Families	2,108	4,399	2,314,845
2005 Average Family Size	3.06	3.08	3.15
2010 Families	1,955	4,121	2,531,413
2010 Average Family Size	3.07	3.08	3.17
2005 - 2010 Annual Rate	-1.5%	-1.3%	1.8%



<b>2000 Housing Units</b>	3,968	7,623	3,281,737
Owner Occupied Housing Units	48.5%	58.4%	61.8%
Renter Occupied Housing Units	38.4%	29.2%	29.8%
Vacant Housing Units	13.1%	12.5%	8.4%
<b>2005 Housing Units</b>	3,868	7,541	3,746,894
Owner Occupied Housing Units	53.5%	59.3%	62.4%
Renter Occupied Housing Units	32.4%	27.3%	27.5%
Vacant Housing Units	14.1%	13.4%	10.0%
<b>2010 Housing Units</b>	3,767	7,372	4,211,234
Owner Occupied Housing Units	52.8%	58.4%	62.7%
Renter Occupied Housing Units	31.5%	26.8%	26.5%
Vacant Housing Units	15.7%	14.8%	10.8%

### Median Household Income

2000	\$20,721	\$26,825	\$42,686
2005	\$27,688	\$31,309	\$51,646
2010	\$31,827	\$36,611	\$62,385

### Median Home Value

2000	\$48,538	\$51,674	\$100,648
2005	\$64,743	\$67,277	\$132,850
2010	\$80,192	\$83,487	\$169,915

### Per Capita Income

2000	\$12,775	\$14,093	\$21,154
2005	\$16,397	\$17,109	\$26,533
2010	\$19,433	\$20,389	\$33,740

### Median Age

2000	34.9	34.8	33.4
2005	36.0	35.8	34.5
2010	37.5	37.4	35.4

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



## 2000 Households by Income

Household Income Base	3,506	6,677	3,007,678
< \$15,000	37.8%	28.5%	16.0%
\$15,000 - \$24,999	18.9%	18.4%	12.3%
\$25,000 - \$34,999	12.3%	13.8%	12.6%
\$35,000 - \$49,999	10.3%	12.9%	16.7%
\$50,000 - \$74,999	12.4%	15.1%	19.7%
\$75,000 - \$99,999	4.0%	6.4%	10.4%
\$100,000 - \$149,999	3.7%	4.4%	7.8%
\$150,000 - \$199,999	0.0%	0.2%	2.2%
\$200,000 +	0.6%	0.3%	2.4%
Average Household Income	\$32,194	\$36,550	\$56,612

## 2005 Households by Income

Household Income Base	3,323	6,532	3,371,145
< \$15,000	28.4%	24.7%	13.0%
\$15,000 - \$24,999	17.5%	16.6%	9.9%
\$25,000 - \$34,999	12.0%	12.7%	10.2%
\$35,000 - \$49,999	12.3%	13.1%	15.1%
\$50,000 - \$74,999	15.4%	16.0%	20.1%
\$75,000 - \$99,999	6.5%	7.8%	11.8%
\$100,000 - \$149,999	6.4%	7.6%	12.4%
\$150,000 - \$199,999	1.0%	0.9%	3.4%
\$200,000 +	0.5%	0.5%	4.0%
Average Household Income	\$40,620	\$43,473	\$70,913

## 2010 Households by Income

Household Income Base	3,175	6,278	3,756,157
< \$15,000	25.4%	21.9%	10.6%
\$15,000 - \$24,999	15.6%	14.6%	7.9%
\$25,000 - \$34,999	12.5%	11.9%	8.2%
\$35,000 - \$49,999	10.8%	12.6%	12.9%
\$50,000 - \$74,999	16.0%	16.1%	19.0%
\$75,000 - \$99,999	8.1%	9.3%	12.7%
\$100,000 - \$149,999	8.4%	10.4%	15.5%
\$150,000 - \$199,999	2.1%	2.2%	6.3%
\$200,000 +	1.2%	1.1%	6.8%
Average Household Income	\$47,859	\$51,487	\$90,320

## 2000 Owner Occupied HUs by Value

Total	1,935	4,448	2,029,293
< \$50,000	52.5%	48.3%	16.9%
\$50,000 - \$99,999	40.3%	37.7%	32.8%
\$100,000 - \$149,999	5.4%	9.6%	22.6%
\$150,000 - \$199,999	1.5%	2.6%	11.8%
\$200,000 - \$299,999	0.4%	1.5%	9.3%
\$300,000 - \$499,999	0.0%	0.3%	4.7%
\$500,000 - \$999,999	0.0%	0.0%	1.6%
\$1,000,000+	0.0%	0.0%	0.4%
Average Home Value	\$53,572	\$61,831	\$134,470

## 2000 Specified Renter Occupied HUs by Contract Rent

Total	1,578	2,185	964,446
With Cash Rent	89.5%	85.7%	93.9%
No Cash Rent	10.5%	14.3%	6.1%
Median Rent	\$244	\$257	\$505
Average Rent	\$251	\$257	\$519

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



## 2000 Population by Age

Total	8,758	17,484	8,186,453
0 - 4	8.0%	7.3%	7.3%
5 - 9	7.6%	7.3%	7.5%
10 - 14	7.9%	8.0%	7.4%
15 - 24	14.4%	14.5%	14.5%
25 - 34	12.2%	13.1%	15.9%
35 - 44	13.5%	13.9%	16.5%
45 - 54	11.7%	13.2%	13.2%
55 - 64	8.9%	9.3%	8.1%
65 - 74	7.2%	6.7%	5.3%
75 - 84	5.7%	4.7%	3.2%
85+	2.9%	1.9%	1.1%
18+	71.7%	72.5%	73.5%

## 2005 Population by Age

Total	8,345	16,882	9,133,680
0 - 4	7.6%	7.5%	7.3%
5 - 9	6.7%	6.8%	7.0%
10 - 14	7.1%	7.2%	7.3%
15 - 24	13.7%	13.7%	14.4%
25 - 34	13.6%	13.7%	14.8%
35 - 44	13.3%	13.4%	16.0%
45 - 54	13.2%	13.8%	13.9%
55 - 64	9.9%	10.5%	9.5%
65 - 74	6.9%	6.7%	5.4%
75 - 84	5.3%	4.6%	3.2%
85+	2.6%	1.9%	1.2%
18+	74.3%	74.2%	74.3%

## 2010 Population by Age

Total	7,931	16,117	10,162,517
0 - 4	7.5%	7.3%	7.3%
5 - 9	6.4%	6.4%	6.5%
10 - 14	7.1%	7.3%	7.2%
15 - 24	13.5%	13.2%	14.4%
25 - 34	12.4%	12.6%	13.9%
35 - 44	12.9%	13.2%	15.1%
45 - 54	13.2%	13.5%	14.7%
55 - 64	11.7%	12.4%	10.7%
65 - 74	7.3%	7.3%	5.6%
75 - 84	5.1%	4.5%	3.2%
85+	2.8%	2.1%	1.3%
18+	74.7%	74.7%	74.8%

## 2000 Population by Sex

Males	45.5%	47.9%	49.2%
Females	54.5%	52.1%	50.8%

## 2005 Population by Sex

Males	47.6%	48.3%	49.4%
Females	52.4%	51.7%	50.6%

## 2010 Population by Sex

Males	47.8%	48.5%	49.5%
Females	52.2%	51.5%	50.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



## 2000 Population by Race/Ethnicity

Total	8,758	17,484	8,186,453
White Alone	47.3%	63.3%	65.1%
Black Alone	49.3%	32.6%	28.7%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	0.3%	0.3%	2.2%
Some Other Race Alone	2.3%	2.9%	2.4%
Two or More Races	0.7%	0.8%	1.4%
Hispanic Origin	4.4%	4.6%	5.3%
Diversity Index	57.3	53.8	54.5

## 2005 Population by Race/Ethnicity

Total	8,344	16,882	9,133,680
White Alone	50.0%	59.6%	63.0%
Black Alone	44.8%	35.3%	29.5%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	0.3%	0.3%	2.5%
Some Other Race Alone	3.8%	3.7%	3.0%
Two or More Races	0.8%	0.9%	1.6%
Hispanic Origin	6.6%	5.9%	6.8%
Diversity Index	60.4	57.3	57.7

## 2010 Population by Race/Ethnicity

Total	7,931	16,117	10,162,517
White Alone	46.2%	56.0%	61.5%
Black Alone	47.5%	37.8%	29.8%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	0.4%	0.4%	2.9%
Some Other Race Alone	4.8%	4.6%	3.6%
Two or More Races	0.9%	1.0%	1.8%
Hispanic Origin	8.2%	7.3%	8.2%
Diversity Index	62.7	60.6	60.2



## 2000 Population 3+ by School Enrollment

Total	8,494	16,647	7,829,770
Enrolled in Nursery/Preschool	2.6%	2.3%	2.3%
Enrolled in Kindergarten	1.6%	1.5%	1.6%
Enrolled in Grade 1-8	14.2%	13.4%	12.8%
Enrolled in Grade 9-12	6.3%	6.5%	6.0%
Enrolled in College	2.7%	3.2%	4.6%
Enrolled in Grad/Prof School	0.4%	0.4%	1.0%
Not Enrolled in School	72.3%	72.8%	71.8%

## 2000 Population 25+ by Educational Attainment

Total	5,533	10,990	5,185,965
Less than 9th Grade	14.7%	12.9%	7.6%
9th - 12th Grade, No Diploma	23.3%	21.3%	13.8%
High School Graduate	36.7%	37.2%	28.7%
Some College, No Degree	13.5%	15.5%	20.4%
Associate Degree	2.5%	3.6%	5.2%
Bachelor's Degree	4.9%	5.9%	16.0%
Master's/Prof/Doctorate Degree	4.4%	3.7%	8.3%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

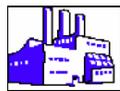
County: 13017 Ben  
Hill County, GA

State: 13 Georgia



## 2000 Population 15+ by Sex and Marital Status

Total	6,752	13,476	6,366,625
Females	56.3%	53.1%	51.4%
Never Married	14.8%	11.5%	12.6%
Married, not Separated	21.8%	25.8%	26.5%
Married, Separated	3.3%	2.1%	1.4%
Widowed	10.9%	8.6%	5.0%
Divorced	5.5%	5.2%	6.0%
Males	43.7%	46.9%	48.6%
Never Married	13.7%	13.1%	14.8%
Married, not Separated	20.3%	25.1%	27.5%
Married, Separated	1.1%	1.0%	1.0%
Widowed	2.0%	1.6%	1.0%
Divorced	6.6%	6.0%	4.4%



## 2000 Population 16+ by Employment Status

Total	6,616	13,216	6,250,687
In Labor Force	55.8%	59.7%	66.1%
Civilian Employed	51.9%	55.9%	61.4%
Civilian Unemployed	3.9%	3.8%	3.6%
In Armed Forces	0.0%	0.1%	1.1%
Not in Labor Force	44.2%	40.3%	33.9%

## 2005 Civilian Population 16+ in Labor Force

Civilian Employed	94.5%	94.5%	93.7%
Civilian Unemployed	5.5%	5.5%	6.3%

## 2010 Civilian Population 16+ in Labor Force

Civilian Employed	95.5%	95.5%	94.9%
Civilian Unemployed	4.5%	4.5%	5.1%

## 2000 Females 16+ by Employment Status and Age of Children

Total	3,722	7,031	3,218,245
Own Children < 6 Only	7.5%	7.5%	8.4%
Employed/in Armed Forces	3.5%	4.2%	4.9%
Unemployed	0.5%	0.5%	0.4%
Not in Labor Force	3.4%	2.8%	3.1%
Own Children <6 and 6-17	8.4%	7.4%	6.6%
Employed/in Armed Forces	5.8%	4.7%	3.8%
Unemployed	0.5%	0.3%	0.3%
Not in Labor Force	2.1%	2.5%	2.5%
Own Children 6-17 Only	16.4%	18.4%	18.3%
Employed/in Armed Forces	11.1%	12.2%	13.1%
Unemployed	0.4%	0.6%	0.6%
Not in Labor Force	4.9%	5.6%	4.6%
No Own Children <18	67.7%	66.6%	66.7%
Employed/in Armed Forces	25.6%	26.4%	34.0%
Unemployed	2.5%	2.4%	2.3%
Not in Labor Force	39.7%	37.8%	30.3%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Market Profile

Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



## 2005 Employed Population 16+ by Industry

Total	3,199	6,592	4,031,527
Agriculture/Mining	3.7%	4.9%	1.5%
Construction	5.2%	5.9%	7.5%
Manufacturing	26.4%	25.2%	11.1%
Wholesale Trade	2.5%	3.1%	3.9%
Retail Trade	10.2%	10.2%	12.0%
Transportation/Utilities	6.4%	5.6%	5.5%
Information	1.0%	1.0%	2.7%
Finance/Insurance/Real Estate	2.8%	3.6%	7.4%
Services	35.5%	34.6%	43.1%
Public Administration	6.4%	5.9%	5.4%

## 2005 Employed Population 16+ by Occupation

Total	3,198	6,592	4,031,527
White Collar	45.0%	46.6%	61.4%
Management/Business/Financial	7.6%	10.3%	15.5%
Professional	17.8%	17.2%	20.6%
Sales	9.1%	8.2%	11.4%
Administrative Support	10.5%	11.0%	13.9%
Services	14.3%	13.2%	15.1%
Blue Collar	40.7%	40.2%	23.6%
Farming/Forestry/Fishing	1.9%	1.8%	0.7%
Construction/Extraction	5.7%	6.4%	5.8%
Installation/Maintenance/Repair	5.1%	5.9%	4.5%
Production	17.3%	16.1%	6.4%
Transportation/Material Moving	10.8%	9.9%	6.0%



## 2000 Workers 16+ by Means of Transportation to Work

Total	3,341	7,203	3,832,803
Drove Alone - Car, Truck, or Van	76.1%	79.0%	77.5%
Carpooled - Car, Truck, or Van	17.6%	16.3%	14.5%
Public Transportation	1.3%	0.7%	2.3%
Walked	1.9%	1.2%	1.7%
Other Means	1.7%	1.7%	1.1%
Worked at Home	1.5%	1.2%	2.8%

## 2000 Workers 16+ by Travel Time to Work

Total	3,341	7,203	3,832,803
Did not Work at Home	98.5%	98.8%	97.2%
Less than 5 minutes	6.5%	4.7%	2.4%
5 to 9 minutes	29.0%	22.0%	8.7%
10 to 19 minutes	43.0%	46.0%	28.6%
20 to 24 minutes	4.8%	9.1%	13.6%
25 to 34 minutes	6.3%	7.3%	19.4%
35 to 44 minutes	1.6%	2.2%	6.3%
45 to 59 minutes	2.5%	3.0%	9.1%
60 to 89 minutes	2.2%	1.8%	6.1%
90 or more minutes	2.5%	2.7%	2.9%
Worked at Home	1.5%	1.2%	2.8%
Average Travel Time to Work (in min)	17.5	18.3	27.7

## 2000 Households by Vehicles Available

Total	3,513	6,673	3,006,369
None	20.8%	12.7%	8.3%
1	45.0%	39.2%	32.3%
2	21.9%	30.7%	39.8%
3	9.0%	13.1%	14.3%
4	2.8%	3.3%	3.9%
5+	0.5%	0.9%	1.4%
Average Number of Vehicles Available	1.3	1.6	1.8

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005.



# Market Profile



Prepared by

Place: 1329528  
Fitzgerald City, GA

County: 13017 Ben  
Hill County, GA

State: 13 Georgia



**2000 Households by Type**

Total	3,448	6,673	3,006,369
Family Households	64.1%	69.4%	70.2%
Married-couple Family	36.3%	47.2%	51.5%
With Related Children	16.3%	22.0%	25.8%
Other Family (No Spouse)	27.8%	22.2%	18.7%
With Related Children	19.9%	15.3%	12.6%
Nonfamily Households	35.9%	30.6%	29.8%
Householder Living Alone	31.8%	26.7%	23.6%
Householder Not Living Alone	4.0%	3.9%	6.1%
Households with Related Children	36.2%	37.3%	38.5%
Households with Persons 65+	29.1%	25.9%	18.8%

**2000 Households by Size**

Total	3,448	6,673	3,006,369
1 Person Household	31.8%	26.7%	23.6%
2 Person Household	28.7%	31.2%	32.1%
3 Person Household	16.7%	17.8%	18.3%
4 Person Household	13.0%	14.1%	15.3%
5 Person Household	5.6%	6.0%	6.6%
6 Person Household	2.5%	2.6%	2.4%
7+ Person Household	1.7%	1.6%	1.6%

**2000 Households by Year Householder Moved In**

Total	3,513	6,673	3,006,369
Moved in 1999 to March 2000	21.6%	18.8%	22.9%
Moved in 1995 to 1998	27.9%	28.4%	31.3%
Moved in 1990 to 1994	13.7%	14.0%	15.6%
Moved in 1980 to 1989	15.3%	17.6%	14.3%
Moved in 1970 to 1979	8.3%	9.3%	8.4%
Moved in 1969 or Earlier	13.1%	11.9%	7.6%
Median Year Householder Moved In	1995	1994	1996



**2000 Housing Units by Units in Structure**

Total	4,031	7,623	3,281,737
1, Detached	64.2%	60.6%	64.2%
1, Attached	2.7%	1.7%	2.9%
2	7.0%	4.1%	2.8%
3 or 4	5.0%	2.9%	4.0%
5 to 9	3.9%	2.1%	5.3%
10 to 19	1.3%	0.9%	3.9%
20+	4.5%	2.4%	4.7%
Mobile Home	11.3%	25.2%	12.0%
Other	0.0%	0.1%	0.1%

**2000 Housing Units by Year Structure Built**

Total	4,031	7,623	3,281,737
1999 to March 2000	1.6%	2.2%	4.0%
1995 to 1998	5.1%	10.4%	12.6%
1990 to 1994	4.5%	6.4%	11.3%
1980 to 1989	16.4%	20.1%	22.0%
1970 to 1979	19.0%	18.0%	18.6%
1969 or Earlier	53.3%	42.9%	31.6%
Median Year Structure Built	1968	1974	1980

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.





Place: 1329528 County: 13017 Ben
Fitzgerald City, GA Hill County, GA State: 13 Georgia

Top 3 Tapestry Segments

Table with 4 columns: Rank, Segment 1, Segment 2, Segment 3. Rows include Rural Bypasses, Heartland Communities, Home Town, Southern Satellites, and Midland Crowd.



2005 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Table with 4 columns: Category, Amount 1, Amount 2, Amount 3. Rows include Apparel & Services, Computers & Accessories, Education, Entertainment/Recreation, Food at Home, Food Away from Home, Health Care, HH Furnishings & Equipment, Investments, Retail Goods, Shelter, TV/Video/Sound Equipment, Travel, and Vehicle Maintenance & Repairs.

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100. Source: Expenditure data are derived from the 2001, 2002 and 2003 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2005 and 2010.



### QT-H2: Tenure, Household Size, and Age of Householder: 2000

Data Set: [Census 2000 Summary File 1 \(SF 1\) 100-Percent Data](#)

Geographic Area: **Ben Hill County, Georgia**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>TENURE</b>		
<b>Occupied housing units</b>	<b>6,673</b>	<b>100.0</b>
Owner-occupied housing units	4,449	66.7
Renter-occupied housing units	2,224	33.3
<b>TENURE BY HOUSEHOLD SIZE</b>		
<b>Owner-occupied housing units</b>	<b>4,449</b>	<b>100.0</b>
1-person household	1,025	23.0
2-person household	1,542	34.7
3-person household	813	18.3
4-person household	644	14.5
5-person household	257	5.8
6-person household	100	2.2
7-or-more-person household	68	1.5
<b>Renter-occupied housing units</b>	<b>2,224</b>	<b>100.0</b>
1-person household	759	34.1
2-person household	541	24.3
3-person household	375	16.9
4-person household	297	13.4
5-person household	144	6.5
6-person household	71	3.2
7-or-more-person household	37	1.7
<b>TENURE BY AGE OF HOUSEHOLDER</b>		
<b>Owner-occupied housing units</b>	<b>4,449</b>	<b>100.0</b>
15 to 24 years	129	2.9
25 to 34 years	584	13.1
35 to 44 years	820	18.4
45 to 54 years	913	20.5
55 to 64 years	778	17.5
65 years and over	1,225	27.5
65 to 74 years	636	14.3
75 to 84 years	453	10.2
85 years and over	136	3.1
<b>Renter-occupied housing units</b>	<b>2,224</b>	<b>100.0</b>
15 to 24 years	303	13.6
25 to 34 years	518	23.3
35 to 44 years	470	21.1
45 to 54 years	345	15.5
55 to 64 years	224	10.1
65 years and over	364	16.4
65 to 74 years	147	6.6
75 to 84 years	150	6.7
85 years and over	67	3.0

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices H4, H15, and H16.



QT-H9. **Occupancy, Telephone Service, Housing Facilities, and Meals Included in Rent: 2000**

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Ben Hill County, Georgia**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>TENURE BY OCCUPANTS PER ROOM</b>		
<b>Owner-occupied housing units</b>	<b>4,448</b>	<b>100.0</b>
0.50 or less occupants per room	3,160	71.0
0.51 to 1.00 occupants per room	1,185	26.6
1.01 to 1.50 occupants per room	88	2.0
1.51 or more occupants per room	15	0.3
Mean	0.44	(X)
<b>Renter-occupied housing units</b>	<b>2,225</b>	<b>100.0</b>
0.50 or less occupants per room	1,287	57.8
0.51 to 1.00 occupants per room	783	35.2
1.01 to 1.50 occupants per room	93	4.2
1.51 or more occupants per room	62	2.8
Mean	0.55	(X)
<b>TENURE BY TELEPHONE SERVICE AVAILABLE</b>		
<b>Owner-occupied housing units</b>	<b>4,448</b>	<b>100.0</b>
With telephone service	4,156	93.4
No telephone service	292	6.6
<b>Renter-occupied housing units</b>	<b>2,225</b>	<b>100.0</b>
With telephone service	1,724	77.5
No telephone service	501	22.5
<b>TENURE BY PLUMBING FACILITIES</b>		
<b>Owner-occupied housing units</b>	<b>4,448</b>	<b>100.0</b>
With complete plumbing facilities	4,434	99.7
Lacking complete plumbing facilities	14	0.3
<b>Renter-occupied housing units</b>	<b>2,225</b>	<b>100.0</b>
With complete plumbing facilities	2,202	99.0
Lacking complete plumbing facilities	23	1.0
<b>TENURE BY KITCHEN FACILITIES</b>		
<b>Owner-occupied housing units</b>	<b>4,448</b>	<b>100.0</b>
With complete kitchen facilities	4,448	100.0
Lacking complete kitchen facilities	0	0.0
<b>Renter-occupied housing units</b>	<b>2,225</b>	<b>100.0</b>
With complete kitchen facilities	2,204	99.1
Lacking complete kitchen facilities	21	0.9
<b>MEALS INCLUDED IN RENT</b>		
<b>Specified renter-occupied housing units paying cash rent</b>	<b>1,873</b>	<b>100.0</b>
Meals included in rent	8	0.4
No meals included in rent	1,865	99.6

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H15, H20, H28, H43, H48, H51, and H52.

**QT-H13. Gross Rent as a Percentage of Household Income in 1999: 2000**

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Ben Hill County, Georgia**

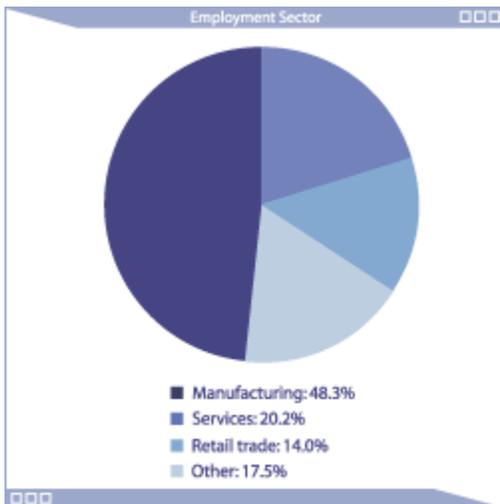
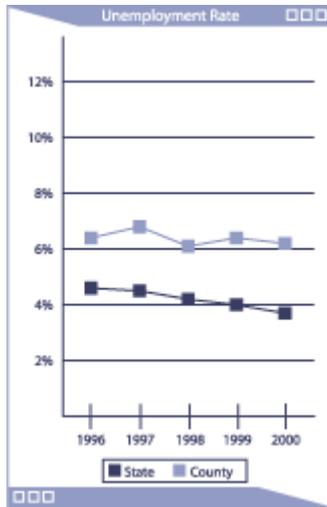
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>Specified renter-occupied housing units</b>	<b>2,185</b>	<b>100.0</b>
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 10 percent	202	9.2
10 to 14 percent	237	10.8
15 to 19 percent	205	9.4
20 to 24 percent	180	8.2
25 to 29 percent	221	10.1
30 to 34 percent	128	5.9
35 to 39 percent	98	4.5
40 to 49 percent	136	6.2
50 percent or more	417	19.1
Not computed	361	16.5
Median	27.0	(X)
<b>HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than \$10,000	698	31.9
Less than 20 percent	51	7.3
20 to 24 percent	30	4.3
25 to 29 percent	60	8.6
30 to 34 percent	7	1.0
35 percent or more	403	57.7
Not computed	147	21.1
\$10,000 to \$19,999	638	29.2
Less than 20 percent	68	10.7
20 to 24 percent	55	8.6
25 to 29 percent	114	17.9
30 to 34 percent	95	14.9
35 percent or more	231	36.2
Not computed	75	11.8
\$20,000 to \$34,999	407	18.6
Less than 20 percent	190	46.7
20 to 24 percent	81	19.9
25 to 29 percent	47	11.5
30 to 34 percent	16	3.9
35 percent or more	17	4.2
Not computed	56	13.8
\$35,000 or more	442	20.2
Less than 20 percent	335	75.8
20 to 24 percent	14	3.2
25 to 29 percent	0	0.0
30 to 34 percent	10	2.3
35 percent or more	0	0.0
Not computed	83	18.8

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H69, H70, and H73.

## Ben Hill County



### Top Employers - 1999

Deep South Products Inc

Delphi Automotive Systems Corp

Modern Fibers

- In the year 2000, the average weekly wage for all the employment sectors in the county was \$461. This amount was less than the statewide average of \$622.
- In Ben Hill County, Manufacturing is the largest employment sector providing 48.3% of the jobs. The other predominant employment sectors are Services and Retail trade. Statewide, the service industry is the largest employment sector, contributing 25.6% of the state's jobs.
- Between 1996 and 2000, Ben Hill County's annual unemployment rate was higher than the state's rate, averaging 6.3% compared with the state's average of 4.2%. Nationally, the unemployment rate for the same period averaged 4.8%.
- The county per capita personal income in 1999 was \$22,537, as compared with \$27,324 for Georgia and \$28,546 for the United States.
- Ben Hill County's median household income in 1997 was \$26,126. This amount was less than the state's median household income of \$36,372 in that same year. Nationally, the median household income in 1999 was \$37,005.
- During 1997, 21.2% of the county's population lived below the poverty level, compared with Georgia's rate of 14.7% and the

Pioneer Housing Systems  
Inc

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Shaw Industries Inc

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In alphabetical order.

national rate of 13.3%. In addition, 30.7% of the children under the age of 18 lived below the poverty level in Ben Hill County. Nationally, 19.9% of the population under the age of 18 years lived below the level of poverty.

- Residents of Ben Hill County received total government transfer payments amounting to \$4,439 per capita in 1999, compared with \$3,302 per capita statewide. Transfer payments include retirement and disability insurance benefit payments, medical benefits, unemployment insurance benefits, and veteran's benefits payments.
- According to the Georgia Department of Revenue's Net Property and Utility Digest, Ben Hill County's assessed property value amounted to \$257.9 million in 1999, resulting in a per capita assessed property value of \$14,741. At the state level, per capita assessed property value in 1999 equaled \$24,462.

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# Age 55+ Profile

Prepared by FielderGroup

Place: 1329528 Fitzgerald City, GA

Demographic Summary	Census 2000	2005	2010	2005-2010 Change	2005-2010 Annual Rate
Total Population	8,758	8,344	7,932	-412	-1.01%
Population 55+	2,157	2,065	2,141	76	0.73%
Median Age	34.9	36.0	37.5	1.5	0.82%
Households	3,448	3,323	3,175	-148	-0.91%
% Householders 55+	41.8	41.4	44.4	3.0	1.41%
Owner/Renter Ratio	1.3	1.6	1.7	0.1	1.22%

## Population by Age and Sex

Male Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	810	100.0%	854	100.0%	907	100.0%
55 - 59	186	23.0%	221	25.9%	239	26.4%
60 - 64	161	19.9%	174	20.4%	193	21.3%
65 - 69	133	16.4%	149	17.4%	148	16.3%
70 - 74	111	13.7%	96	11.2%	112	12.3%
75 - 79	91	11.2%	92	10.8%	83	9.2%
80 - 84	66	8.1%	61	7.1%	68	7.5%
85+	62	7.7%	61	7.1%	64	7.1%

Female Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	1,347	100.0%	1,211	100.0%	1,234	100.0%
55 - 59	223	16.6%	228	18.8%	282	22.9%
60 - 64	207	15.4%	207	17.1%	213	17.3%
65 - 69	180	13.4%	176	14.5%	169	13.7%
70 - 74	207	15.4%	155	12.8%	152	12.3%
75 - 79	198	14.7%	157	13.0%	138	11.2%
80 - 84	143	10.6%	133	11.0%	119	9.6%
85+	189	14.0%	155	12.8%	161	13.0%

Total Population	Census 2000		2005		2010	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total	2,157	24.6%	2,065	24.7%	2,141	27.0%
55 - 59	409	4.7%	449	5.4%	521	6.6%
60 - 64	368	4.2%	381	4.6%	406	5.1%
65 - 69	313	3.6%	325	3.9%	317	4.0%
70 - 74	318	3.6%	251	3.0%	264	3.3%
75 - 79	289	3.3%	249	3.0%	221	2.8%
80 - 84	209	2.4%	194	2.3%	187	2.4%
85+	251	2.9%	216	2.6%	225	2.8%
65+	1,380	15.8%	1,235	14.8%	1,214	15.3%
75+	749	8.6%	659	7.9%	633	8.0%

**Data Note:** Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

Place: 1329528 Fitzgerald City, GA

## Census 2000 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	552	435	483	1,470
<\$15,000	185	209	272	666
\$15,000 - \$24,999	99	93	99	291
\$25,000 - \$34,999	79	40	33	152
\$35,000 - \$49,999	77	30	36	143
\$50,000 - \$74,999	75	55	19	149
\$75,000 - \$99,999	27	0	5	32
\$100,000 - \$149,999	10	8	19	37
\$150,000 - \$199,999	0	0	0	0
\$200,000+	0	0	0	0
Median Household Income	\$23,731	\$15,874	\$13,393	\$17,046
Average Household Income	\$31,561	\$24,214	\$21,906	\$26,214

## 2005 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	518	387	472	1,377
<\$15,000	135	136	220	491
\$15,000 - \$24,999	95	76	83	254
\$25,000 - \$34,999	64	43	41	148
\$35,000 - \$49,999	76	35	49	160
\$50,000 - \$74,999	79	72	32	183
\$75,000 - \$99,999	34	5	14	53
\$100,000 - \$149,999	29	15	32	76
\$150,000 - \$199,999	4	4	1	9
\$200,000+	2	1	0	3
Median Household Income	\$28,817	\$21,683	\$16,312	\$21,964
Average Household Income	\$39,041	\$33,733	\$29,580	\$34,306

## 2010 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	569	389	447	1,405
<\$15,000	124	119	185	428
\$15,000 - \$24,999	99	69	71	239
\$25,000 - \$34,999	68	49	40	157
\$35,000 - \$49,999	77	35	43	155
\$50,000 - \$74,999	92	74	43	209
\$75,000 - \$99,999	50	12	26	88
\$100,000 - \$149,999	38	23	34	95
\$150,000 - \$199,999	14	6	5	25
\$200,000+	7	2	0	9
Median Household Income	\$33,778	\$26,009	\$19,393	\$26,795
Average Household Income	\$48,573	\$40,608	\$36,740	\$42,603

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

Place: 1329528 Fitzgerald City, GA

## 2005 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	278	240	206	181	183	144	145
<\$15,000	70	65	71	65	83	69	68
\$15,000 - \$24,999	50	45	40	36	33	25	25
\$25,000 - \$34,999	34	30	23	20	15	13	13
\$35,000 - \$49,999	41	35	20	15	19	14	16
\$50,000 - \$74,999	43	36	38	34	13	9	10
\$75,000 - \$99,999	19	15	2	3	7	4	3
\$100,000 - \$149,999	16	13	9	6	12	10	10
\$150,000 - \$199,999	4	0	2	2	1	0	0
\$200,000 - \$249,999	1	1	1	0	0	0	0
\$250,000 - \$499,999	0	0	0	0	0	0	0
\$500,000+	0	0	0	0	0	0	0
Median HH Income	\$29,868	\$27,703	\$22,228	\$21,101	\$16,800	\$15,792	\$16,223
Average HH Income	\$40,313	\$37,568	\$34,775	\$32,548	\$30,702	\$29,246	\$28,494

## Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	25.2%	27.1%	34.5%	35.9%	45.4%	47.9%	46.9%
\$15,000 - \$24,999	18.0%	18.8%	19.4%	19.9%	18.0%	17.4%	17.2%
\$25,000 - \$34,999	12.2%	12.5%	11.2%	11.0%	8.2%	9.0%	9.0%
\$35,000 - \$49,999	14.7%	14.6%	9.7%	8.3%	10.4%	9.7%	11.0%
\$50,000 - \$74,999	15.5%	15.0%	18.4%	18.8%	7.1%	6.3%	6.9%
\$75,000 - \$99,999	6.8%	6.3%	1.0%	1.7%	3.8%	2.8%	2.1%
\$100,000 - \$149,999	5.8%	5.4%	4.4%	3.3%	6.6%	6.9%	6.9%
\$150,000 - \$199,999	1.4%	0.0%	1.0%	1.1%	0.5%	0.0%	0.0%
\$200,000 - \$249,999	0.4%	0.4%	0.5%	0.0%	0.0%	0.0%	0.0%
\$250,000 - \$499,999	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
\$500,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Data Note:** Income reported for July 1, 2005 represents annual income for the preceding year, expressed in current (2004) dollars, including an adjustment for inflation. In 2000, the Census Bureau reported age by income data for income up to \$200,000+ by ten-year age groups up to 75+ years. ESRI extended age by income data to income up to \$500,000+ by five-year age groups up to 85+ years.

**Source:** ESRI forecasts for 2005 and 2010.



Place: 1329528 Fitzgerald City, GA

### 2010 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	316	253	202	187	159	139	149
<\$15,000	66	58	61	58	66	59	60
\$15,000 - \$24,999	55	44	37	32	26	22	23
\$25,000 - \$34,999	37	31	27	22	14	13	13
\$35,000 - \$49,999	41	36	19	16	15	12	16
\$50,000 - \$74,999	50	42	37	37	14	12	17
\$75,000 - \$99,999	29	21	4	8	9	9	8
\$100,000 - \$149,999	20	18	12	11	12	11	11
\$150,000 - \$199,999	13	1	3	3	3	1	1
\$200,000 - \$249,999	5	2	1	0	0	0	0
\$250,000 - \$499,999	0	0	1	0	0	0	0
\$500,000+	0	0	0	0	0	0	0
Median HH Income	\$35,000	\$32,398	\$25,833	\$26,231	\$19,152	\$18,757	\$20,326
Average HH Income	\$52,003	\$44,287	\$40,692	\$40,518	\$37,662	\$36,454	\$36,022

### Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	20.9%	22.9%	30.2%	31.0%	41.5%	42.4%	40.3%
\$15,000 - \$24,999	17.4%	17.4%	18.3%	17.1%	16.4%	15.8%	15.4%
\$25,000 - \$34,999	11.7%	12.3%	13.4%	11.8%	8.8%	9.4%	8.7%
\$35,000 - \$49,999	13.0%	14.2%	9.4%	8.6%	9.4%	8.6%	10.7%
\$50,000 - \$74,999	15.8%	16.6%	18.3%	19.8%	8.8%	8.6%	11.4%
\$75,000 - \$99,999	9.2%	8.3%	2.0%	4.3%	5.7%	6.5%	5.4%
\$100,000 - \$149,999	6.3%	7.1%	5.9%	5.9%	7.5%	7.9%	7.4%
\$150,000 - \$199,999	4.1%	0.4%	1.5%	1.6%	1.9%	0.7%	0.7%
\$200,000 - \$249,999	1.6%	0.8%	0.5%	0.0%	0.0%	0.0%	0.0%
\$250,000 - \$499,999	0.0%	0.0%	0.5%	0.0%	0.0%	0.0%	0.0%
\$500,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Data Note:** Income reported for July 1, 2010 represents annual income for the preceding year, expressed in current (2009) dollars, including an adjustment for inflation.

**Source:** ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

Place: 1329528 Fitzgerald City, GA

## Census 2000 Population 55+ by Race

	Number	Percent	% Pop
Total	2,157	100.0%	24.6%
White Alone	1,359	63.0%	32.8%
Black Alone	782	36.3%	18.1%
American Indian Alone	2	0.1%	12.5%
Asian Alone	4	0.2%	14.8%
Pacific Islander Alone	0	0.0%	0.0%
Some Other Race Alone	1	0.0%	0.5%
Two or More Races	9	0.4%	15.0%
Hispanic Origin (Any Race)	13	0.6%	3.4%

## Census 2000 Group Quarters Population 65+ by Type

	Number	Percent	% Pop
Total	157	100.0%	69.5%
Institutionalized	150	95.5%	79.4%
Correctional Institutions	0	0.0%	0.0%
Nursing Homes	150	95.5%	79.4%
Other Institutions	0	0.0%	0.0%
Noninstitutionalized	7	4.5%	18.9%

## Census 2000 Total Disabilities Tallied for Population 65+

	Number	Percent
Total	1,445	100.0%
Sensory Disability	182	12.6%
Physical Disability	540	37.4%
Mental Disability	204	14.1%
Self-care Disability	218	15.1%
Go-Outside-Home Disability	301	20.8%

## Census 2000 Population 65+ by Household Type and Relationship to Householder

	Number	Percent	% Pop
Total	1,380	100.0%	15.8%
In Family Households	674	48.8%	9.5%
Householder	403	29.2%	18.2%
Spouse	199	14.4%	15.9%
Parent	35	2.5%	56.5%
Other Relatives	34	2.5%	1.0%
Nonrelatives	3	0.2%	1.4%
In Nonfamily Households	549	39.8%	38.3%
Male Householder	97	7.0%	21.2%
Living Alone	92	6.7%	24.1%
Not Living Alone	5	0.4%	6.5%
Female Householder	436	31.6%	56.0%
Living Alone	423	30.7%	59.0%
Not Living Alone	13	0.9%	21.0%
Nonrelatives	16	1.2%	8.1%
In Group Quarters	157	11.4%	69.5%
Institutionalized	150	10.9%	79.4%
Noninstitutionalized	7	0.5%	18.9%

**Data Note:** The base for "% Pop" is specific to the row.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.



Place: 1329528 Fitzgerald City, GA

### Census 2000 Households with Population 60+ by Size and Type

	Number	Percent	% Total HHs
Total	1,248	100.0%	36.2%
1 Person Households	611	49.0%	17.7%
2+ Person Households	637	51.0%	18.5%
Family	607	48.6%	17.6%
Nonfamily	30	2.4%	0.9%

### Census 2000 Households with Population 65+ by Size and Type

	Number	Percent	% Total HHs
Total	1,002	100.0%	29.1%
1 Person Households	515	51.4%	14.9%
2+ Person Households	487	48.6%	14.1%
Family	463	46.2%	13.4%
Nonfamily	24	2.4%	0.7%

### Census 2000 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHs
Total	1,441	100.0%	41.8%
Owner Occupied HUs / Householder 55+	1,010	70.1%	29.3%
Householder Age 55-64	358	24.8%	10.4%
Householder Age 65-74	303	21.0%	8.8%
Householder Age 75-84	253	17.6%	7.3%
Householder Age 85+	96	6.7%	2.8%
Renter Occupied HUs / Householder 55+	431	29.9%	12.5%
Householder Age 55-64	147	10.2%	4.3%
Householder Age 65-74	111	7.7%	3.2%
Householder Age 75-84	114	7.9%	3.3%
Householder Age 85+	59	4.1%	1.7%

### Census 2000 Households by Poverty Status and Age of Householder

	Number	Percent
Total	3,506	100.0%
Below Poverty	978	27.9%
Households with Income Below Poverty Level / Householder <65	757	21.6%
Households with Income Below Poverty Level / Householder 65+	221	6.3%
Above Poverty	2,528	72.1%
Households with Income At or Above Poverty Level / Householder <65	1,831	52.2%
Households with Income At or Above Poverty Level / Householder 65+	697	19.9%

### Census 2000 Average Value of Specified Owner Occupied Housing Units by Householder 55+

Average Value of Specified Owner Occupied HUs / Householder 55-64	\$57,878
Average Value of Specified Owner Occupied HUs / Householder 65-74	\$49,928
Average Value of Specified Owner Occupied HUs / Householder 75+	\$52,937

**Data Note:** Specified Owner-occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.



# Age 55+ Profile

Prepared by FielderGroup

County: 13017 Ben Hill County, GA

Demographic Summary	Census 2000	2005	2010	2005-2010 Change	2005-2010 Annual Rate
Total Population	17,484	16,882	16,117	-765	-0.92%
Population 55+	3,958	4,016	4,244	228	1.11%
Median Age	34.8	35.8	37.4	1.6	0.88%
Households	6,673	6,532	6,278	-254	-0.79%
% Householders 55+	38.8	39.6	43.0	3.4	1.66%
Owner/Renter Ratio	2.0	2.2	2.2	0.0	0%

## Population by Age and Sex

Male Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	1,639	100.0%	1,731	100.0%	1,869	100.0%
55 - 59	433	26.4%	473	27.3%	523	28.0%
60 - 64	333	20.3%	385	22.2%	419	22.4%
65 - 69	273	16.7%	299	17.3%	323	17.3%
70 - 74	227	13.8%	200	11.6%	220	11.8%
75 - 79	181	11.0%	174	10.1%	162	8.7%
80 - 84	98	6.0%	109	6.3%	121	6.5%
85+	94	5.7%	91	5.3%	101	5.4%

Female Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	2,319	100.0%	2,285	100.0%	2,375	100.0%
55 - 59	455	19.6%	504	22.1%	593	25.0%
60 - 64	409	17.6%	413	18.1%	461	19.4%
65 - 69	319	13.8%	351	15.4%	333	14.0%
70 - 74	354	15.3%	289	12.6%	296	12.5%
75 - 79	327	14.1%	280	12.3%	243	10.2%
80 - 84	216	9.3%	220	9.6%	205	8.6%
85+	239	10.3%	228	10.0%	244	10.3%

Total Population	Census 2000		2005		2010	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total	3,958	22.6%	4,016	23.8%	4,244	26.3%
55 - 59	888	5.1%	977	5.8%	1,116	6.9%
60 - 64	742	4.2%	798	4.7%	880	5.5%
65 - 69	592	3.4%	650	3.9%	656	4.1%
70 - 74	581	3.3%	489	2.9%	516	3.2%
75 - 79	508	2.9%	454	2.7%	405	2.5%
80 - 84	314	1.8%	329	1.9%	326	2.0%
85+	333	1.9%	319	1.9%	345	2.1%
65+	2,328	13.3%	2,241	13.3%	2,248	13.9%
75+	1,155	6.6%	1,102	6.5%	1,076	6.7%

**Data Note:** Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

County: 13017 Ben Hill County, GA

## Census 2000 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	1,004	824	795	2,623
<\$15,000	273	297	418	988
\$15,000 - \$24,999	186	204	158	548
\$25,000 - \$34,999	126	105	68	299
\$35,000 - \$49,999	163	78	57	298
\$50,000 - \$74,999	178	110	49	337
\$75,000 - \$99,999	38	8	5	51
\$100,000 - \$149,999	40	22	40	102
\$150,000 - \$199,999	0	0	0	0
\$200,000+	0	0	0	0
Median Household Income	\$27,164	\$19,532	\$14,241	\$20,149
Average Household Income	\$35,123	\$27,524	\$24,094	\$29,393

## 2005 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	1,074	755	757	2,586
<\$15,000	251	239	344	834
\$15,000 - \$24,999	197	158	144	499
\$25,000 - \$34,999	121	89	65	275
\$35,000 - \$49,999	152	89	77	318
\$50,000 - \$74,999	206	108	63	377
\$75,000 - \$99,999	48	13	16	77
\$100,000 - \$149,999	90	49	44	183
\$150,000 - \$199,999	5	5	2	12
\$200,000+	4	5	2	11
Median Household Income	\$31,788	\$23,214	\$16,643	\$23,831
Average Household Income	\$42,366	\$36,103	\$29,131	\$36,663

## 2010 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	1,190	775	734	2,699
<\$15,000	232	214	289	735
\$15,000 - \$24,999	197	139	119	455
\$25,000 - \$34,999	125	87	62	274
\$35,000 - \$49,999	165	94	75	334
\$50,000 - \$74,999	228	112	78	418
\$75,000 - \$99,999	68	26	37	131
\$100,000 - \$149,999	137	79	54	270
\$150,000 - \$199,999	22	16	16	54
\$200,000+	16	8	4	28
Median Household Income	\$37,882	\$28,309	\$20,582	\$30,158
Average Household Income	\$51,788	\$45,270	\$38,505	\$46,304

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

County: 13017 Ben Hill County, GA

## 2005 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	572	502	415	340	311	231	215
<\$15,000	131	120	128	111	137	106	101
\$15,000 - \$24,999	104	93	86	72	59	45	40
\$25,000 - \$34,999	63	58	50	39	26	20	19
\$35,000 - \$49,999	81	71	51	38	33	22	22
\$50,000 - \$74,999	111	95	58	50	26	19	18
\$75,000 - \$99,999	27	21	7	6	9	4	3
\$100,000 - \$149,999	48	42	28	21	18	14	12
\$150,000 - \$199,999	5	0	3	2	2	0	0
\$200,000 - \$249,999	2	2	3	1	1	1	0
\$250,000 - \$499,999	0	0	1	0	0	0	0
\$500,000+	0	0	0	0	0	0	0
Median HH Income	\$32,644	\$30,896	\$23,885	\$22,448	\$17,231	\$16,420	\$16,078
Average HH Income	\$43,252	\$41,357	\$37,318	\$34,619	\$30,593	\$28,845	\$27,322

## Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	22.9%	23.9%	30.8%	32.6%	44.1%	45.9%	47.0%
\$15,000 - \$24,999	18.2%	18.5%	20.7%	21.2%	19.0%	19.5%	18.6%
\$25,000 - \$34,999	11.0%	11.6%	12.0%	11.5%	8.4%	8.7%	8.8%
\$35,000 - \$49,999	14.2%	14.1%	12.3%	11.2%	10.6%	9.5%	10.2%
\$50,000 - \$74,999	19.4%	18.9%	14.0%	14.7%	8.4%	8.2%	8.4%
\$75,000 - \$99,999	4.7%	4.2%	1.7%	1.8%	2.9%	1.7%	1.4%
\$100,000 - \$149,999	8.4%	8.4%	6.7%	6.2%	5.8%	6.1%	5.6%
\$150,000 - \$199,999	0.9%	0.0%	0.7%	0.6%	0.6%	0.0%	0.0%
\$200,000 - \$249,999	0.3%	0.4%	0.7%	0.3%	0.3%	0.4%	0.0%
\$250,000 - \$499,999	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%
\$500,000+	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Data Note:** Income reported for July 1, 2005 represents annual income for the preceding year, expressed in current (2004) dollars, including an adjustment for inflation. In 2000, the Census Bureau reported age by income data for income up to \$200,000+ by ten-year age groups up to 75+ years. ESRI extended age by income data to income up to \$500,000+ by five-year age groups up to 85+ years.

**Source:** ESRI forecasts for 2005 and 2010.



County: 13017 Ben Hill County, GA

### 2010 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	645	545	418	357	277	226	231
<\$15,000	123	109	114	100	108	90	91
\$15,000 - \$24,999	108	89	77	62	47	36	36
\$25,000 - \$34,999	66	59	49	38	23	20	19
\$35,000 - \$49,999	88	77	51	43	31	21	23
\$50,000 - \$74,999	123	105	59	53	26	24	28
\$75,000 - \$99,999	39	29	10	16	12	12	13
\$100,000 - \$149,999	69	68	42	37	20	18	16
\$150,000 - \$199,999	19	3	10	6	8	3	5
\$200,000 - \$249,999	8	5	3	1	1	1	0
\$250,000 - \$499,999	1	1	3	1	1	1	0
\$500,000+	1	0	0	0	0	0	0
Median HH Income	\$38,415	\$37,292	\$28,028	\$28,678	\$20,492	\$20,406	\$20,877
Average HH Income	\$53,602	\$49,640	\$46,071	\$44,333	\$39,196	\$38,746	\$37,440

### Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	19.1%	20.0%	27.3%	28.0%	39.0%	39.8%	39.4%
\$15,000 - \$24,999	16.7%	16.3%	18.4%	17.4%	17.0%	15.9%	15.6%
\$25,000 - \$34,999	10.2%	10.8%	11.7%	10.6%	8.3%	8.8%	8.2%
\$35,000 - \$49,999	13.6%	14.1%	12.2%	12.0%	11.2%	9.3%	10.0%
\$50,000 - \$74,999	19.1%	19.3%	14.1%	14.8%	9.4%	10.6%	12.1%
\$75,000 - \$99,999	6.0%	5.3%	2.4%	4.5%	4.3%	5.3%	5.6%
\$100,000 - \$149,999	10.7%	12.5%	10.0%	10.4%	7.2%	8.0%	6.9%
\$150,000 - \$199,999	2.9%	0.6%	2.4%	1.7%	2.9%	1.3%	2.2%
\$200,000 - \$249,999	1.2%	0.9%	0.7%	0.3%	0.4%	0.4%	0.0%
\$250,000 - \$499,999	0.2%	0.2%	0.7%	0.3%	0.4%	0.4%	0.0%
\$500,000+	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

**Data Note:** Income reported for July 1, 2010 represents annual income for the preceding year, expressed in current (2009) dollars, including an adjustment for inflation.

**Source:** ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

County: 13017 Ben Hill County, GA

## Census 2000 Population 55+ by Race

	Number	Percent	% Pop
Total	3,958	100.0%	22.6%
White Alone	2,932	74.1%	26.5%
Black Alone	983	24.8%	17.2%
American Indian Alone	6	0.2%	16.7%
Asian Alone	6	0.2%	12.2%
Pacific Islander Alone	0	0.0%	0.0%
Some Other Race Alone	6	0.2%	1.2%
Two or More Races	25	0.6%	18.5%
Hispanic Origin (Any Race)	29	0.7%	3.6%

## Census 2000 Group Quarters Population 65+ by Type

	Number	Percent	% Pop
Total	175	100.0%	47.7%
Institutionalized	168	96.0%	50.9%
Correctional Institutions	0	0.0%	0.0%
Nursing Homes	150	85.7%	79.4%
Other Institutions	18	10.3%	40.9%
Noninstitutionalized	7	4.0%	18.9%

## Census 2000 Total Disabilities Tallied for Population 65+

	Number	Percent
Total	2,329	100.0%
Sensory Disability	341	14.6%
Physical Disability	882	37.9%
Mental Disability	299	12.8%
Self-care Disability	316	13.6%
Go-Outside-Home Disability	491	21.1%

## Census 2000 Population 65+ by Household Type and Relationship to Householder

	Number	Percent	% Pop
Total	2,328	100.0%	13.3%
In Family Households	1,297	55.7%	8.8%
Householder	763	32.8%	16.5%
Spouse	389	16.7%	12.3%
Parent	73	3.1%	56.2%
Other Relatives	61	2.6%	1.0%
Nonrelatives	11	0.5%	2.7%
In Nonfamily Households	856	36.8%	35.4%
Male Householder	169	7.3%	19.9%
Living Alone	156	6.7%	22.5%
Not Living Alone	13	0.6%	8.3%
Female Householder	657	28.2%	55.0%
Living Alone	639	27.4%	58.5%
Not Living Alone	18	0.8%	17.5%
Nonrelatives	30	1.3%	8.0%
In Group Quarters	175	7.5%	47.7%
Institutionalized	168	7.2%	50.9%
Noninstitutionalized	7	0.3%	18.9%

**Data Note:** The base for "% Pop" is specific to the row.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.



County: 13017 Ben Hill County, GA

### Census 2000 Households with Population 60+ by Size and Type

	Number	Percent	% Total HHs
Total	2,200	100.0%	33.0%
1 Person Households	950	43.2%	14.2%
2+ Person Households	1,250	56.8%	18.7%
Family	1,199	54.5%	18.0%
Nonfamily	51	2.3%	0.8%

### Census 2000 Households with Population 65+ by Size and Type

	Number	Percent	% Total HHs
Total	1,731	100.0%	25.9%
1 Person Households	795	45.9%	11.9%
2+ Person Households	936	54.1%	14.0%
Family	896	51.8%	13.4%
Nonfamily	40	2.3%	0.6%

### Census 2000 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHs
Total	2,591	100.0%	38.8%
Owner Occupied HUs / Householder 55+	2,003	77.3%	30.0%
Householder Age 55-64	778	30.0%	11.7%
Householder Age 65-74	636	24.5%	9.5%
Householder Age 75-84	453	17.5%	6.8%
Householder Age 85+	136	5.2%	2.0%
Renter Occupied HUs / Householder 55+	588	22.7%	8.8%
Householder Age 55-64	224	8.6%	3.4%
Householder Age 65-74	147	5.7%	2.2%
Householder Age 75-84	150	5.8%	2.2%
Householder Age 85+	67	2.6%	1.0%

### Census 2000 Households by Poverty Status and Age of Householder

	Number	Percent
Total	6,677	100.0%
Below Poverty	1,355	20.3%
Households with Income Below Poverty Level / Householder <65	1,047	15.7%
Households with Income Below Poverty Level / Householder 65+	308	4.6%
Above Poverty	5,322	79.7%
Households with Income At or Above Poverty Level / Householder <65	4,011	60.1%
Households with Income At or Above Poverty Level / Householder 65+	1,311	19.6%

### Census 2000 Average Value of Specified Owner Occupied Housing Units by Householder 55+

Average Value of Specified Owner Occupied HUs / Householder 55-64	\$70,069
Average Value of Specified Owner Occupied HUs / Householder 65-74	\$58,075
Average Value of Specified Owner Occupied HUs / Householder 75+	\$64,022

**Data Note:** Specified Owner-occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.



# Age 55+ Profile

Prepared by FielderGroup

State: 13 Georgia

Demographic Summary	Census 2000	2005	2010	2005-2010 Change	2005-2010 Annual Rate
Total Population	8,186,453	9,133,680	10,162,517	1,028,837	2.16%
Population 55+	1,446,731	1,761,240	2,119,440	358,200	3.77%
Median Age	33.4	34.5	35.4	0.9	0.52%
Households	3,006,369	3,371,161	3,756,173	385,012	2.19%
% Householders 55+	29.6	31.7	33.9	2.2	1.35%
Owner/Renter Ratio	2.1	2.3	2.4	0.1	0.85%

## Population by Age and Sex

Male Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	629,146	100.0%	781,774	100.0%	951,893	100.0%
55 - 59	182,321	29.0%	240,833	30.8%	292,170	30.7%
60 - 64	135,594	21.6%	176,835	22.6%	227,387	23.9%
65 - 69	107,826	17.1%	127,311	16.3%	155,082	16.3%
70 - 74	84,861	13.5%	94,484	12.1%	106,715	11.2%
75 - 79	60,768	9.7%	69,496	8.9%	79,968	8.4%
80 - 84	35,388	5.6%	43,565	5.6%	52,759	5.5%
85+	22,388	3.6%	29,250	3.7%	37,812	4.0%

Female Population	Census 2000		2005		2010	
	Number	% of 55+	Number	% of 55+	Number	% of 55+
Total	817,585	100.0%	979,466	100.0%	1,167,547	100.0%
55 - 59	193,330	23.6%	260,741	26.6%	318,199	27.3%
60 - 64	150,211	18.4%	192,244	19.6%	251,682	21.6%
65 - 69	128,808	15.8%	148,739	15.2%	178,766	15.3%
70 - 74	114,200	14.0%	120,420	12.3%	130,517	11.2%
75 - 79	96,801	11.8%	102,525	10.5%	109,887	9.4%
80 - 84	68,766	8.4%	78,397	8.0%	86,853	7.4%
85+	65,469	8.0%	76,400	7.8%	91,643	7.8%

Total Population	Census 2000		2005		2010	
	Number	% of Total Pop	Number	% of Total Pop	Number	% of Total Pop
Total	1,446,731	17.7%	1,761,240	19.3%	2,119,440	20.9%
55 - 59	375,651	4.6%	501,574	5.5%	610,369	6.0%
60 - 64	285,805	3.5%	369,079	4.0%	479,069	4.7%
65 - 69	236,634	2.9%	276,050	3.0%	333,848	3.3%
70 - 74	199,061	2.4%	214,904	2.4%	237,232	2.3%
75 - 79	157,569	1.9%	172,021	1.9%	189,855	1.9%
80 - 84	104,154	1.3%	121,962	1.3%	139,612	1.4%
85+	87,857	1.1%	105,650	1.2%	129,455	1.3%
65+	785,275	9.6%	890,587	9.8%	1,030,002	10.1%
75+	349,580	4.3%	399,633	4.4%	458,922	4.5%

**Data Note:** Detail may not sum to totals due to rounding.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

State: 13 Georgia

## Census 2000 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	391,499	281,820	220,191	893,510
<\$15,000	61,428	72,059	87,167	220,654
\$15,000 - \$24,999	43,619	49,656	43,045	136,320
\$25,000 - \$34,999	44,714	40,952	27,442	113,108
\$35,000 - \$49,999	60,302	42,696	24,782	127,780
\$50,000 - \$74,999	74,910	38,455	19,760	133,125
\$75,000 - \$99,999	43,094	17,317	7,632	68,043
\$100,000 - \$149,999	37,794	12,325	5,455	55,574
\$150,000 - \$199,999	11,903	3,388	1,801	17,092
\$200,000+	13,735	4,972	3,107	21,814
Median Household Income	\$46,041	\$29,277	\$19,726	\$32,636
Average Household Income	\$63,956	\$44,587	\$34,296	\$50,538

## 2005 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	512,725	307,947	247,468	1,068,140
<\$15,000	61,307	65,884	83,573	210,764
\$15,000 - \$24,999	43,853	45,931	42,826	132,610
\$25,000 - \$34,999	45,753	39,179	28,124	113,056
\$35,000 - \$49,999	69,770	45,807	28,533	144,110
\$50,000 - \$74,999	99,198	46,757	26,573	172,528
\$75,000 - \$99,999	64,293	23,608	12,254	100,155
\$100,000 - \$149,999	78,459	23,528	12,343	114,330
\$150,000 - \$199,999	22,855	6,839	5,054	34,748
\$200,000+	27,237	10,414	8,188	45,839
Median Household Income	\$56,788	\$35,700	\$24,099	\$41,911
Average Household Income	\$80,229	\$56,291	\$46,665	\$65,551

## 2010 Households by Income and Age of Householder 55+

	55-64	65-74	75+	Total
Total	635,057	354,333	283,784	1,273,174
<\$15,000	60,396	61,539	79,987	201,922
\$15,000 - \$24,999	42,979	42,876	39,084	124,939
\$25,000 - \$34,999	44,854	37,222	26,602	108,678
\$35,000 - \$49,999	72,757	47,139	29,547	149,443
\$50,000 - \$74,999	114,204	54,799	33,113	202,116
\$75,000 - \$99,999	80,436	32,287	21,660	134,383
\$100,000 - \$149,999	114,164	37,565	22,606	174,335
\$150,000 - \$199,999	48,899	17,788	15,123	81,810
\$200,000+	56,368	23,118	16,062	95,548
Median Household Income	\$69,796	\$45,401	\$33,240	\$54,758
Average Household Income	\$104,437	\$76,929	\$65,411	\$88,083

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



State: 13 Georgia

## 2005 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
<b>Total</b>	283,659	229,066	176,250	131,697	109,874	74,335	63,259
<\$15,000	33,243	28,064	36,683	29,201	35,630	25,493	22,450
\$15,000 - \$24,999	23,922	19,931	25,854	20,077	18,539	13,035	11,252
\$25,000 - \$34,999	25,158	20,595	22,180	16,999	12,360	8,570	7,194
\$35,000 - \$49,999	38,337	31,433	26,126	19,681	12,546	8,750	7,237
\$50,000 - \$74,999	54,662	44,536	26,858	19,899	11,866	8,125	6,582
\$75,000 - \$99,999	35,707	28,586	13,712	9,896	5,694	3,601	2,959
\$100,000 - \$149,999	43,809	34,650	13,912	9,616	5,940	3,508	2,895
\$150,000 - \$199,999	13,047	9,808	4,224	2,615	2,690	1,322	1,042
\$200,000 - \$249,999	6,075	4,261	2,939	1,588	2,215	974	796
\$250,000 - \$499,999	7,287	5,576	2,724	1,594	1,629	709	617
\$500,000+	2,412	1,626	1,038	531	765	248	235
Median HH Income	\$57,404	\$56,052	\$36,438	\$34,669	\$25,470	\$23,512	\$22,456
Average HH Income	\$81,481	\$78,678	\$58,431	\$53,427	\$51,194	\$43,341	\$42,704

## Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
<b>Total</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	11.7%	12.3%	20.8%	22.2%	32.4%	34.3%	35.5%
\$15,000 - \$24,999	8.4%	8.7%	14.7%	15.2%	16.9%	17.5%	17.8%
\$25,000 - \$34,999	8.9%	9.0%	12.6%	12.9%	11.2%	11.5%	11.4%
\$35,000 - \$49,999	13.5%	13.7%	14.8%	14.9%	11.4%	11.8%	11.4%
\$50,000 - \$74,999	19.3%	19.4%	15.2%	15.1%	10.8%	10.9%	10.4%
\$75,000 - \$99,999	12.6%	12.5%	7.8%	7.5%	5.2%	4.8%	4.7%
\$100,000 - \$149,999	15.4%	15.1%	7.9%	7.3%	5.4%	4.7%	4.6%
\$150,000 - \$199,999	4.6%	4.3%	2.4%	2.0%	2.4%	1.8%	1.6%
\$200,000 - \$249,999	2.1%	1.9%	1.7%	1.2%	2.0%	1.3%	1.3%
\$250,000 - \$499,999	2.6%	2.4%	1.5%	1.2%	1.5%	1.0%	1.0%
\$500,000+	0.9%	0.7%	0.6%	0.4%	0.7%	0.3%	0.4%

**Data Note:** Income reported for July 1, 2005 represents annual income for the preceding year, expressed in current (2004) dollars, including an adjustment for inflation. In 2000, the Census Bureau reported age by income data for income up to \$200,000+ by ten-year age groups up to 75+ years. ESRI extended age by income data to income up to \$500,000+ by five-year age groups up to 85+ years.

**Source:** ESRI forecasts for 2005 and 2010.



State: 13 Georgia

### 2010 Households by Income and Age of Householder 55+

	55-59	60-64	65-69	70-74	75-79	80-84	85+
<b>Total</b>	339,510	295,547	209,752	144,581	119,438	85,604	78,742
<\$15,000	32,059	28,337	34,705	26,834	32,883	24,541	22,563
\$15,000 - \$24,999	22,751	20,228	25,008	17,868	16,435	11,819	10,830
\$25,000 - \$34,999	24,008	20,846	21,855	15,367	11,197	8,108	7,297
\$35,000 - \$49,999	38,860	33,897	27,712	19,427	12,360	8,983	8,204
\$50,000 - \$74,999	60,709	53,495	32,226	22,573	13,609	10,186	9,318
\$75,000 - \$99,999	42,984	37,452	18,472	13,815	8,734	6,594	6,332
\$100,000 - \$149,999	61,234	52,930	22,917	14,648	9,586	6,802	6,218
\$150,000 - \$199,999	26,742	22,157	10,881	6,907	6,590	4,463	4,070
\$200,000 - \$249,999	11,440	9,072	7,359	3,496	4,280	2,344	2,212
\$250,000 - \$499,999	11,561	10,219	5,647	2,459	2,467	1,186	1,101
\$500,000+	7,162	6,914	2,970	1,187	1,297	578	597
<b>Median HH Income</b>	\$70,197	\$69,345	\$46,956	\$43,321	\$34,103	\$32,495	\$32,786
<b>Average HH Income</b>	\$104,076	\$104,852	\$81,562	\$70,208	\$69,443	\$62,042	\$62,958

### Percent Distribution

	55-59	60-64	65-69	70-74	75-79	80-84	85+
<b>Total</b>	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
<\$15,000	9.4%	9.6%	16.5%	18.6%	27.5%	28.7%	28.7%
\$15,000 - \$24,999	6.7%	6.8%	11.9%	12.4%	13.8%	13.8%	13.8%
\$25,000 - \$34,999	7.1%	7.1%	10.4%	10.6%	9.4%	9.5%	9.3%
\$35,000 - \$49,999	11.4%	11.5%	13.2%	13.4%	10.3%	10.5%	10.4%
\$50,000 - \$74,999	17.9%	18.1%	15.4%	15.6%	11.4%	11.9%	11.8%
\$75,000 - \$99,999	12.7%	12.7%	8.8%	9.6%	7.3%	7.7%	8.0%
\$100,000 - \$149,999	18.0%	17.9%	10.9%	10.1%	8.0%	7.9%	7.9%
\$150,000 - \$199,999	7.9%	7.5%	5.2%	4.8%	5.5%	5.2%	5.2%
\$200,000 - \$249,999	3.4%	3.1%	3.5%	2.4%	3.6%	2.7%	2.8%
\$250,000 - \$499,999	3.4%	3.5%	2.7%	1.7%	2.1%	1.4%	1.4%
\$500,000+	2.1%	2.3%	1.4%	0.8%	1.1%	0.7%	0.8%

**Data Note:** Income reported for July 1, 2010 represents annual income for the preceding year, expressed in current (2009) dollars, including an adjustment for inflation.

**Source:** ESRI forecasts for 2005 and 2010.



# Age 55+ Profile

Prepared by FielderGroup

State: 13 Georgia

## Census 2000 Population 55+ by Race

	Number	Percent	% Pop
Total	1,446,731	100.0%	17.7%
White Alone	1,118,740	77.3%	21.0%
Black Alone	291,785	20.2%	12.4%
American Indian Alone	2,458	0.2%	11.3%
Asian Alone	18,358	1.3%	10.6%
Pacific Islander Alone	288	0.0%	6.8%
Some Other Race Alone	5,448	0.4%	2.8%
Two or More Races	9,654	0.7%	8.5%
Hispanic Origin (Any Race)	19,976	1.4%	4.6%

## Census 2000 Group Quarters Population 65+ by Type

	Number	Percent	% Pop
Total	46,950	100.0%	20.1%
Institutionalized	33,717	71.8%	26.8%
Correctional Institutions	540	1.2%	0.7%
Nursing Homes	31,289	66.6%	89.9%
Other Institutions	1,888	4.0%	20.0%
Noninstitutionalized	13,233	28.2%	12.3%

## Census 2000 Total Disabilities Tallied for Population 65+

	Number	Percent
Total	754,684	100.0%
Sensory Disability	119,668	15.9%
Physical Disability	256,057	33.9%
Mental Disability	107,051	14.2%
Self-care Disability	89,319	11.8%
Go-Outside-Home Disability	182,589	24.2%

## Census 2000 Population 65+ by Household Type and Relationship to Householder

	Number	Percent	% Pop
Total	785,275	100.0%	9.6%
In Family Households	512,272	65.2%	7.5%
Householder	276,167	35.2%	13.1%
Spouse	164,240	20.9%	10.6%
Parent	37,324	4.8%	56.5%
Other Relatives	30,800	3.9%	1.1%
Nonrelatives	3,741	0.5%	2.0%
In Nonfamily Households	226,053	28.8%	19.7%
Male Householder	51,269	6.5%	12.3%
Living Alone	47,190	6.0%	15.3%
Not Living Alone	4,079	0.5%	3.7%
Female Householder	167,830	21.4%	35.1%
Living Alone	163,219	20.8%	40.5%
Not Living Alone	4,611	0.6%	6.1%
Nonrelatives	6,954	0.9%	2.8%
In Group Quarters	46,950	6.0%	20.1%
Institutionalized	33,717	4.3%	26.8%
Noninstitutionalized	13,233	1.7%	12.3%

**Data Note:** The base for "% Pop" is specific to the row.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.



State: 13 Georgia

## Census 2000 Households with Population 60+ by Size and Type

	Number	Percent	% Total HHs
Total	746,320	100.0%	24.8%
1 Person Households	255,848	34.3%	8.5%
2+ Person Households	490,472	65.7%	16.3%
Family	473,740	63.5%	15.8%
Nonfamily	16,732	2.2%	0.6%

## Census 2000 Households with Population 65+ by Size and Type

	Number	Percent	% Total HHs
Total	563,830	100.0%	18.8%
1 Person Households	210,409	37.3%	7.0%
2+ Person Households	353,421	62.7%	11.8%
Family	342,331	60.7%	11.4%
Nonfamily	11,090	2.0%	0.4%

## Census 2000 Occupied Housing Units by Age of Householder 55+

	Number	Percent	% Total HHs
Total	888,553	100.0%	29.6%
Owner Occupied HUs / Householder 55+	722,697	81.3%	24.0%
Householder Age 55-64	323,138	36.4%	10.7%
Householder Age 65-74	230,342	25.9%	7.7%
Householder Age 75-84	136,221	15.3%	4.5%
Householder Age 85+	32,996	3.7%	1.1%
Renter Occupied HUs / Householder 55+	165,856	18.7%	5.5%
Householder Age 55-64	70,149	7.9%	2.3%
Householder Age 65-74	46,412	5.2%	1.5%
Householder Age 75-84	35,171	4.0%	1.2%
Householder Age 85+	14,124	1.6%	0.5%

## Census 2000 Households by Poverty Status and Age of Householder

	Number	Percent
Total	3,007,678	100.0%
Below Poverty	380,240	12.6%
Households with Income Below Poverty Level / Householder <65	300,496	10.0%
Households with Income Below Poverty Level / Householder 65+	79,744	2.7%
Above Poverty	2,627,438	87.4%
Households with Income At or Above Poverty Level / Householder <65	2,205,171	73.3%
Households with Income At or Above Poverty Level / Householder 65+	422,267	14.0%

## Census 2000 Average Value of Specified Owner Occupied Housing Units by Householder 55+

Average Value of Specified Owner Occupied HUs / Householder 55-64	\$148,774
Average Value of Specified Owner Occupied HUs / Householder 65-74	\$126,201
Average Value of Specified Owner Occupied HUs / Householder 75+	\$112,148

**Data Note:** Specified Owner-occupied Housing Units exclude houses on 10+ acres, mobile homes, units in multiunit buildings, and houses with a business or medical office.

**Source:** U.S. Bureau of the Census, 2000 Census of Population and Housing.