

Rental Housing Market Analysis for:

MULBERRY COURT APARTMENTS

Jack Allen Road

Fitzgerald, Ben Hill County, Georgia

2006-023



Panorama of the site

Prepared for:

Georgia Department of Community Affairs

Office of Affordable Housing

60 Executive Park South, NE

Atlanta, GA 30329

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Prepared By:

FielderGroup Market Research

POB 22698

Lexington, KY 40522-2698

800.FIELDER

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A. EXECUTIVE SUMMARY

1. Market Demand and Demand Trends

We are of the opinion that there is adequate demand for the proposed new construction of 48 senior one and two-bedroom apartments to be known as Mulberry Court Apartments based upon the current structure of the developer's application for tax credits. The overall project capture rate for the proposed senior apartment development is acceptable at 26.3%. Also, the capture rates are acceptable once they are segmented by unit type and income level for the one and two-bedroom senior units.

Fitzgerald is a low to moderate income community making it difficult to support a senior tax credit project at the 60% income levels. However, based upon the proposed rent structure and resulting individual unit type capture rates broken down by income bands, we are recommending this proposal.

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

2. Stabilization Projections

The development is new construction. Once constructed, the property will be one of the most attractive senior rental properties in the Primary Market Area. There is an adequate demand for the one and two-bedroom senior units at the 50% and 60% AMI level. Therefore, it is projected that the subject project could have a sustaining occupancy of 93% or better within 3 to 7 months of completion.

3. Absorption Projections

It is anticipated that once constructed, that absorption will occur in a steady manner. The one-bedroom senior units should reach a 93% occupancy level within the first 3-7 months of completion and the two-bedroom units should reach 93% occupancy within 3 to 5 months.

4. Comparable Units

There are 2 senior apartment developments that are used as comparable units in the Fitzgerald primary market area. There is one tax credit and Rural Development project that provides affordable housing for seniors, and one HUD subsidized development in the primary market area for seniors. The rest of the apartments are for families and are not considered comparable units. The senior rental units that are considered comparable to the developer's proposed tax credit development are: Meadow Run Apartments and Fitzgerald Summit Apartments, because they are the only senior apartments on the market. They are reviewed in the study thoroughly.

5. Unit Mix, Unit Rent & Unit Sizes

As structured, the unit mix of one and two-bedroom senior units is compatible with the Fitzgerald housing market.

The unit collected rents are \$303 for the one-bedroom units; and \$350 for the two-bedroom units for both the 50% and 60% units.

The unit sizes are 760 SF for the one-bedroom units and 1,002 SF in the two-bedroom units.

6. Amenities

Once constructed, the new senior development will offer more services and amenities than any other rental development in Fitzgerald. The list of amenities is extensive. They are outlined below: **Site Amenities:** Upgraded landscaping; **Community Amenities:** Community Building, Large Gazebo with picnic and barbeque facilities, Shuffle Board court, Covered Patio at the community building, Community Garden area, Large (1,949 square foot) clubhouse, facility with a meeting area, audio and video equipment, Computer resource room with high speed internet access available at no cost to the residents, An equipped library, Fully outfitted fitness room, Laundry, Brick exterior, Decorative gables, Upgraded landscape, Picturesque fish tank; **Interior Unit Amenities:** Kitchen, Installed call system including a buzzer and outside light, In-sink disposal, Dishwasher, Washer and Dryer Hookups, Stove, Refrigerator; **Exterior Unit Amenities:** Patios and Balconies, Storage Rooms. Outside Light; and **Supportive Services:** Social Services include a Neighborhood Watch Program, Activities sponsored in the Library, Reading service provided by the Georgia Radio Reading Service, Social and recreational programs planned and overseen by the project manager, Semi-monthly movie afternoons, Computer tutoring.

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

The overall project capture rate for the proposed Mulberry Court Apartments is acceptable at 26.30%. Also, the capture rates are acceptable once they are segmented by unit type and income level for the one and two-bedroom units.

The overall capture rate for the one-bedroom units proposed is 31.02% (24 units proposed and 77 units in demand). By income level, the capture rates for the one-bedroom units are as follows: 10 one-bedroom units at 50% AMI has a capture rate of 17.45%; and 14 one-bedroom units at 60% AMI have a capture rate of 18.10%. The overall one-bedroom capture rate and the capture rates for the two-bedroom units proposed at 50% and 60% AMI are within reasonable limits for a successful project.

The overall capture rate for the two-bedroom units proposed is 22.82% (24 proposed and 105 in demand). The capture rates for the two-bedroom units by income level are as follows: two-bedroom units at 50% have a capture rate of 21.57%; and capture rates for the two-bedroom units at 60% AMI have a capture rate of 6.66%. Again, the overall capture rate for the two-bedroom units is within reasonable limits for a successful project.

Again, the overall capture rate for the proposal is acceptable under GA DCA Guidelines.

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 senior 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 is 26.30%. Capture rates for the 50% and 60% one and two bedroom units are less than 35% each and are therefore, acceptable. See the Capture Rate Analysis Chart below.

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	50% AMI	10	57	0	57	17.45%	3 - 7 mos	\$579	\$303
1 BR	60% AMI	14	77	0	77	18.10%	3 - 7 mos	\$579	\$303
1BR Total		24	77	0	77	31.02%	3 - 7 mos	\$579	
2 BR	50% AMI	17	79	0	79	21.57%	3 - 5 mos	\$660	\$350
2 BR	60% AMI	7	105	0	105	6.66%	3 - 5 mos	\$660	\$350
2BR Total		24	105	0	105	22.82%	3 - 5 mos	\$660	
Proposed Project Capture Rate LIHTC Units					26.30%				
Proposed Project Capture Rate Market Rate Units					N/A				
Proposed Project Capture Rate ALL Units					26.30%				
Proposed Project Stabilization Period					3 - 7 mos				

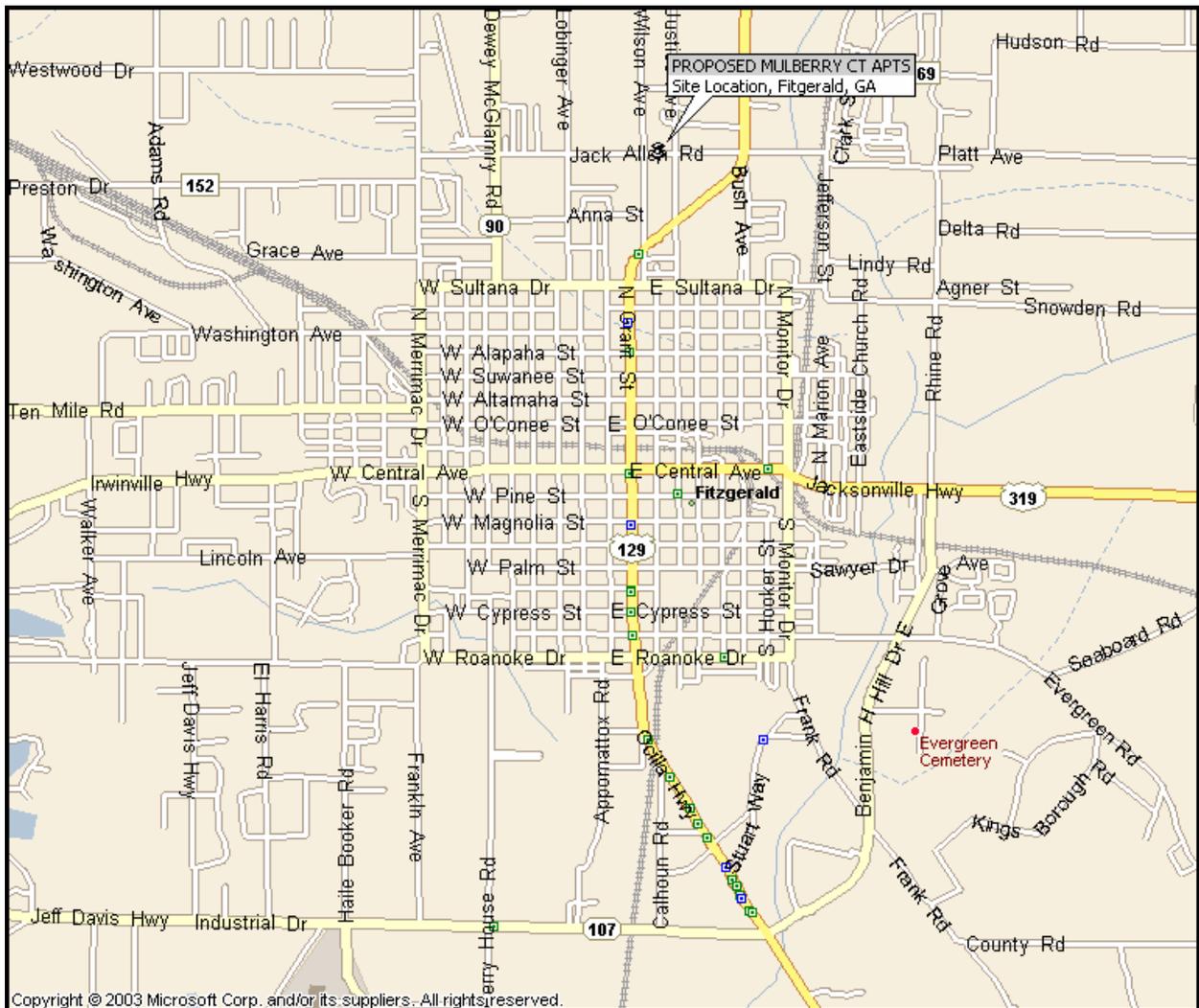
B. PROJECT DESCRIPTION

1. Project Address and Location

The proposed senior site is located on Jack Allen Road between Wilson Avenue and Justice Avenue in Fitzgerald, approximately 0.2 of a mile west of US 129 in Ben Hill County, Georgia. The site is located in the northern portion of Fitzgerald outside of the city limits. Ben Hill County is located in south central Georgia, approximately 40 miles east of Interstate 75. The site is located in a Qualified Census Tract #9604.

See the site location map below.

Figure 2: Site Location Map



2. Construction Type

The proposed project is the new construction of 48 senior units, 24 of which will be one-bedroom units and 24 of which will be two-bedroom units. The property will consist of two-story residential buildings with elevators and one common building on the 7-acre site. The residential buildings are two-story buildings with brick exterior and decorative gables, upgraded landscaping and an energy package that exceeds the Georgia State Energy Code.

3. Occupancy Type

The proposed new construction of the Mulberry Court Apartments will provide affordable housing restricted to 50% and 60% of the Area Median Income (AMI) for seniors age 55 years old and older in Ben Hill County.

4. Rents, Unit Mix, and Unit Sizes

The proposed new construction of the Mulberry Court Apartments will consist of forty-eight (48) one and two-bedroom senior units restricted to 50% and 60% of the Area Median Income (AMI) for Ben Hill County. The 24 one-bedroom units will have a proposed gross rent of \$383 per month (\$303 collected rent and \$80 utility allowance) for the 10 units at the 50% AMI rent level and for the 14 units at the 60% AMI rent level. The 24 two-bedroom units will have a proposed gross rent of \$447 per month (\$350 collected rent and \$97 utility allowance) for the 7 units at the 50% AMI and for the 17 units at the 60% AMI units.

The one-bedroom units will provide 760 square feet and the two-bedroom units will provide 1,002 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	10	760	50%	\$303	\$80	\$383	\$0.40	\$434	\$11,490	\$18,550
1 BR	14	760	60%	\$303	\$80	\$383	\$0.40	\$521	\$11,490	\$22,260
2 BR	7	1,002	50%	\$350	\$97	\$447	\$0.35	\$521	\$13,410	\$20,850
2 BR	17	1,002	60%	\$350	\$97	\$447	\$0.35	\$625	\$13,410	\$25,020
TOTAL	48									
*The Utility Allowances listed are from the USDA for a Section 538 loan.										
** 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 does not intend to use project-based rental assistance for this project.

6. Utility Allowances

The proposed development is receiving financing from the USDA Section 538 loan program and does not require or provide the breakdown of utility allowances for the project by unit type.

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 Mulberry Court Apartments.

Site Amenities

- Upgraded landscaping

Community Amenities:

- Community Building
- Large Gazebo with picnic and barbeque facilities
- Shuffle Board court
- Covered Patio at the community building
- Community Garden area
- Large (1,949 square foot) clubhouse facility with a meeting area, audio and video equipment
- Computer resource room with high speed internet access available at no cost to the residents
- An equipped library

- Fully outfitted fitness room
- Laundry
- Brick exterior
- Decorative gables
- Upgraded landscape
- Picturesque fish tank

Interior Unit Amenities:

- Kitchen
- Installed call system including a buzzer and outside light
- In-sink disposal
- Dishwasher
- Washer and Dryer Hookups
- Stove
- Refrigerator

Exterior Unit Amenities:

- Patios and Balconies
- Storage Rooms
- Outside Light

Supportive Services:

- Social Services include a Neighborhood Watch Program
- Activities sponsored in the Library
- Reading service provided by the Georgia Radio Reading Service
- Social and recreational programs planned and overseen by the project manager
- Semi-monthly movie afternoons
- Computer tutoring

8. Projected Place-In-Service Date

The developer projects a place-in-service date of December 31, 2007 for the new construction.

C. SITE EVALUATION

1. Site Visit

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

2. Site Physical Features

The site is surrounded by residential single family housing and multifamily housing to the north; a small mobile home park and residential single family housing to the east; vacant land and manufacturing and single family housing to the south and a new church site and a junk yard to the west. The land to the west is located in the county.

Street and highway accessibility to the site are good. The site is surrounded by long road frontage on three sides. 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 senior units. There are no observable negative attributes to the site that would have an impact on the overall market demand.

3. Photographs



Panorama of the site as seen from Jack Allen Road looking south.



Wilson Avenue looking south from northwest former of the site.



Justice Avenue looking south from northeast corner of the site.



Jack Allen looking east. Site is on the right side of this photo.



Jack Allen looking west. Site is on the left side of this photo.



Hope & Deliverance Church site to the east of the site.



Site as seen from northeast of the site. Hope & Deliverance Church site is on the left of the photo.



Salvage yard to the east of the site. The developer reports that he intends to screen the salvage yard from the site.



Salvage yard to the east of the site. The developer reports that he intends to screen the salvage yard from the site.



Single family home south of the site along Justice Avenue.



Storage yard south of the site on Justice Avenue.



Justice Avenue looking north from about a block south of the site. Merritt's Well Pump Service is located on the right.



Merritt's Well Pump Service one block south of the site.



Vacant industrial building for sale to the south of the site along Bowens Mill Highway.



Vacant service station one block southwest of the site along Bowens Mill Highway.



Wilson Avenue looking north from about 1 block south of the site. Site is located on the right side of the photo.



Single family houses along Wilson Avenue south of the site.



Single family home along Wilson Avenue.



Sewer lift station on the southwest corner of the site.



Storage units west of the site on Wilson Avenue.



Trailer court west of the site at the intersection of Wilson Avenue and Jack Allen Road.



Jack Allen looking west from the northwest corner of the site. Trailer court is shown on the left side of this photo.



Jack Allen looking west from the northwest corner of the site. Jack Allen Apartments are shown on the right side of the site.

4. Site Location Map

Figure 4: Site Layout Plan

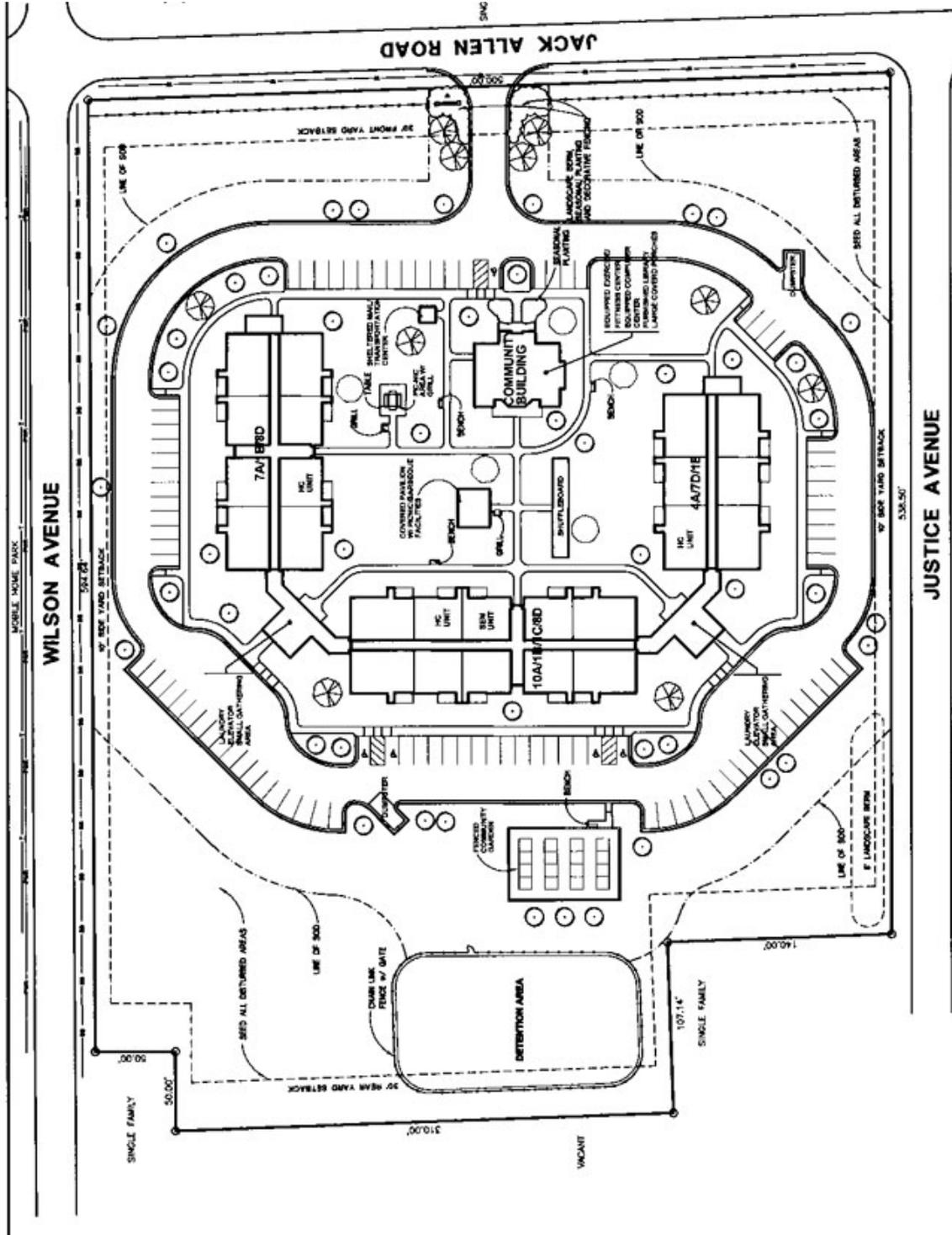


Figure 5 Neighborhood Map

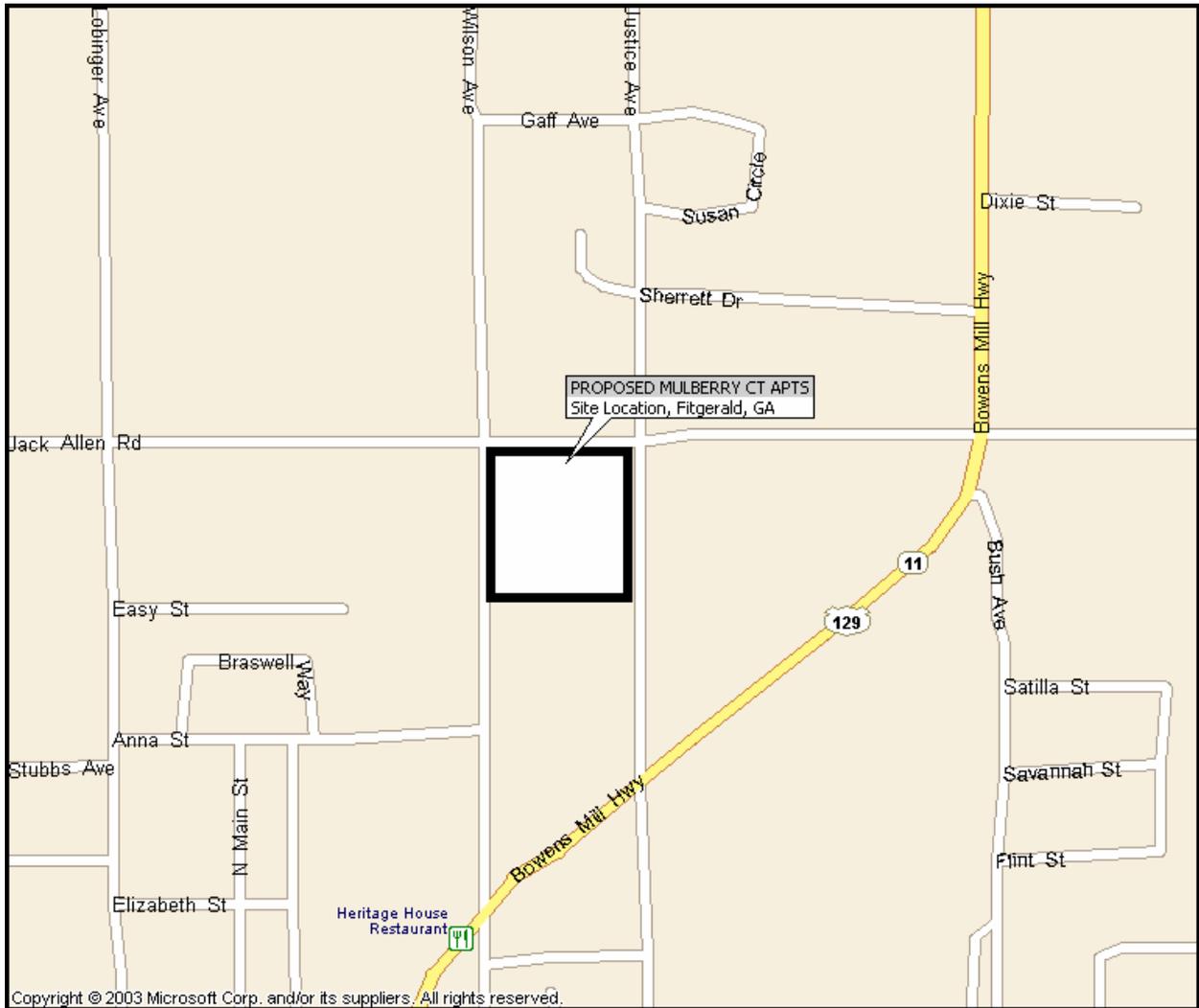


Figure 7 Ben Hill County (Primary Market Area) Map

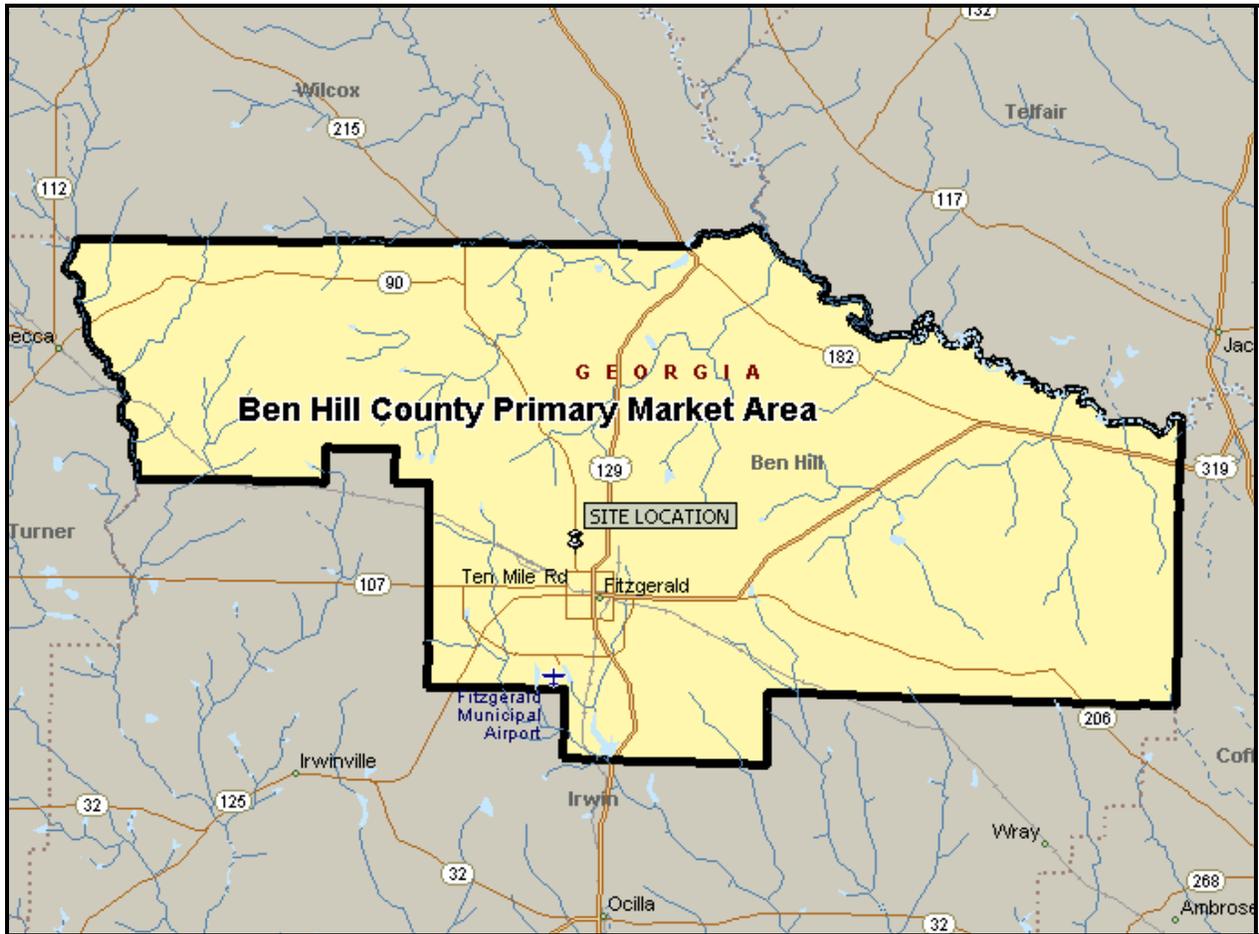
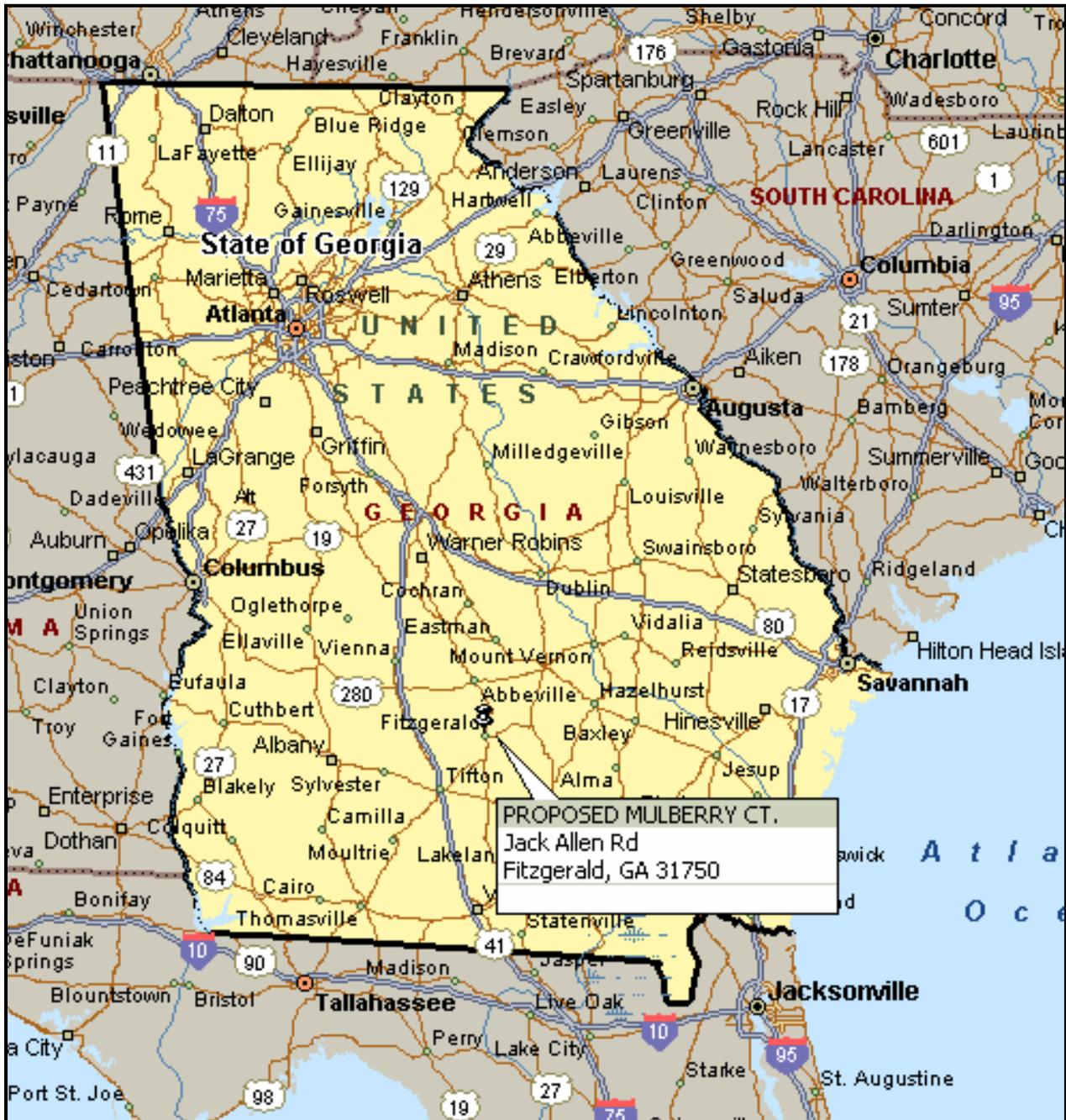


Figure 8: State of Georgia



5. Neighborhood Services

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

a. Grocery Stores

Grocery stores in the area include: R & M Grocery is located at 215 East Sultana Drive just 0.7 of a mile from the site. Jerry's Grocery is located at 207 Ohoopce Street is located just 0.7 of a mile from the site.

b. Retail Shopping

There are several retail shopping opportunities within close proximity to the proposed site location. 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 1.2 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 0.7 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, 2.1 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 1.5 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 0.8 of a mile from the site location.

f. Library

The Fitzgerald Ben Hill County Library is located at 123 North Main Street, just 0.8 of a mile 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 0.7 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 1.0 mile from the site. The Bank of America is located at 115 East Central Avenue just 1.1 miles from the site.

i. Senior Citizens Center

The Ben Hill County Senior Citizen Center is located at 252 Appomattox Road in Fitzgerald, just 2.3 miles from the site.

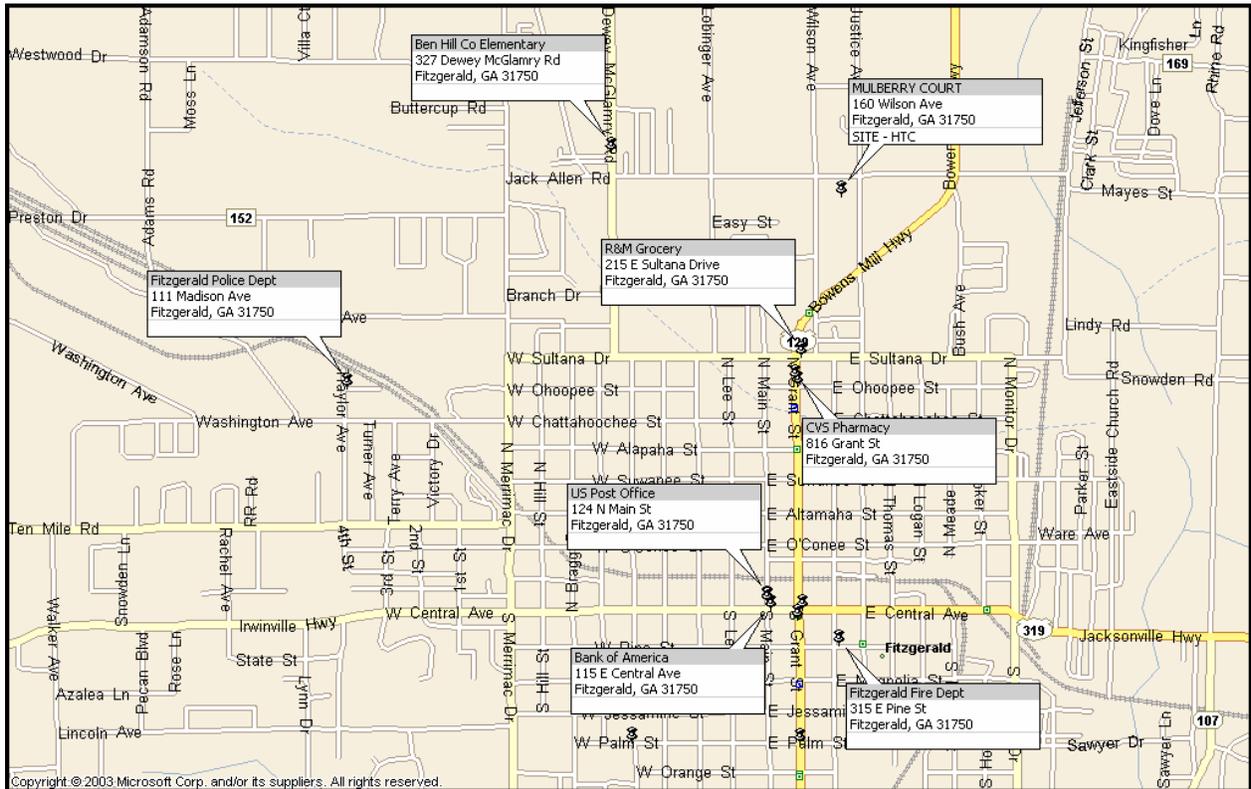
Figure 9: Table of Neighborhood Services

SERVICE	NAME	ADDRESS	DISTANCE
Police	Fitzgerald Police Dept	111 Madison Ave	0.7 mile
Fire	Fitzgerald Fire Dept	315 E Pine St	1.3 miles
Schools			
Elementary	Ben Hill Co Elementary	327 Dewey McGlamry Rd	0.7 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	R&M Grocery	215 E Sultana Drive	0.7 miles
	Jerry's Grocery	207 Ohooppee St	0.7 miles
Retail	Five Story Plaza	128 S Grant St	1.2 mile
	Wal-Mart	129 S Industrial Dr	1.2 miles
Library	Fitzgerald Ben Hill Co	123 N Main St	0.8 mile
US Post Office	Fitzgerald Post Office	124 N Main St	1.0 mile
Banks	Wachovia Bank	301 W Central Ave	1.0 mile
	Bank of America	115 E Central Ave	1.1 miles
Emergency	Dorminy Medical Ctr	200 Perry House Rd	2.1 miles
Hospital	Irwin County Hospital	710 N Irwin Ave	8.8 miles
Sr Citizens Ctr	Ben Hill Co Sr Citizens	252 Appomattox Rd	2.3 miles

j. 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 10: Map of Neighborhood Services



6. Surrounding Land Uses

The site is located near an established residential neighborhood in Fitzgerald. The large 7 acre site has a rectangular shape and is relatively flat. Approximately one-third of the site is wooded and about two-thirds of the site supports a pecan grove. Currently there are no improvements on 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.

The land surrounding the site is residential single family and multifamily to the north; mobile home park with about 20 mobile homes and residential single family housing to the east; while to the south the land is vacant or used for manufacturing and residential single family housing; and to the south of the site is more open land that has been designated for a new church. There is also an unfortunate salvage yard located to the west of the site. The proposal calls for screening the salvage yard from the view of the residents of the site if it is developed.

All in all, the land uses around the site are mixed uses with single family residential, multifamily residential, general commercial use and some industrial use. 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 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 11 Map of Existing Low Income Housing

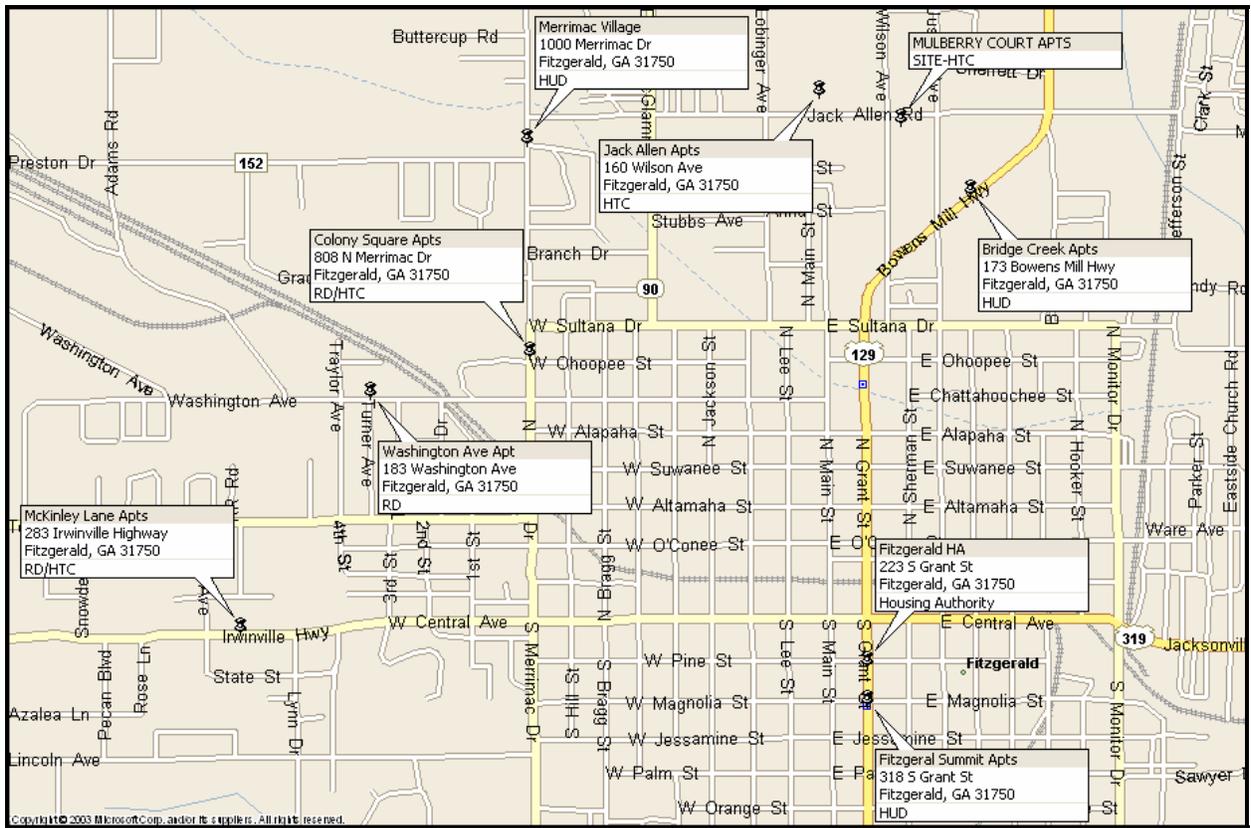


Figure 12 Apartment Listing – Fitzgerald, Georgia

Name	Address	City	ST	Zip	Distance
Colony Square Apts	808 N Merrimac Dr	Fitzgerald	GA	31750	1.3 miles
McKinley Lane Apts	283 Irwinville Highway	Fitzgerald	GA	31750	2.5 miles
Meadow Run	197 Perry House Rd	Fitzgerald	GA	31750	2.7 miles
Jack Allen Apts	160 Wilson Ave	Fitzgerald	GA	31750	0.05 miles
Meadow Run II	197 Perry House Rd	Fitzgerald	GA	31750	2.7 miles
Washington Ave Apt	183 Washington Ave	Fitzgerald	GA	31750	1.7 miles
Bridge Creek Apts	173 Bowens Mill Hwy	Fitzgerald	GA	31750	0.6 miles
Fitzgerald Summit Apts	318 S Grant St	Fitzgerald	GA	31750	1.3 miles
Merrimac Village	1000 Merrimac Dr	Fitzgerald	GA	31750	0.9 mile
South Grove Apts	157 Perry House Rd	Fitzgerald	GA	31750	1.9 miles
Fitzgerald HA	223 S Grant St	Fitzgerald	GA	31750	1.2 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 improvements 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 Jack Allen Road between Justice and Wilson Avenues. US Highway 129 is just 0.2 of a mile from the site to the southeast. The Jack Allen Apartments are located just over 400 yards from the site and they are Tax Credit Apartments with 60 units for families. The proposed senior apartments are easily accessed from Jack Allen Road and are clearly visible from Jack Allen and Justice Roads. The current pecan grove obscures the view from Wilson Avenue.

The site is located approximately 600 yards west of US Highway 129, one of the major roads 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.

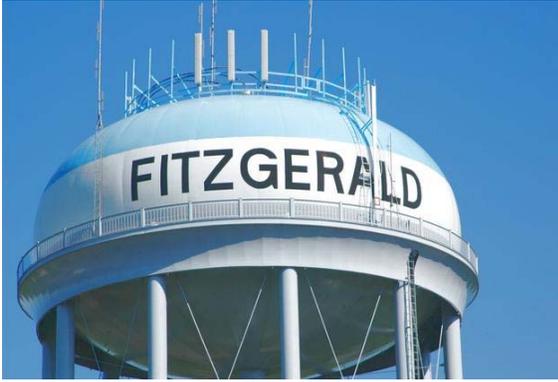
10. Concerns

There are no visible environmental or other concerns on the site. The only off-site concern is the junk yard. However, the plans indicate a screen between the salvage yard and the proposed development.

11. Site Conclusions and Marketability

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

12. Community Photos



Library



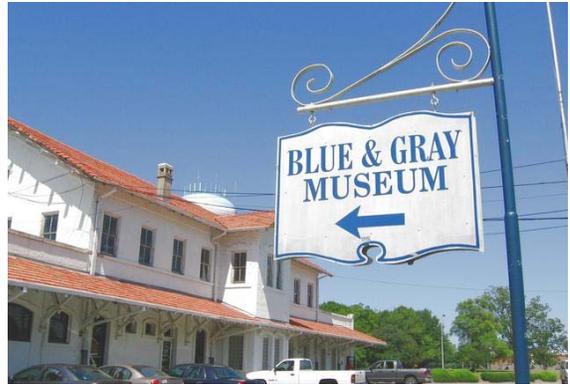
Post Office



Courthouse

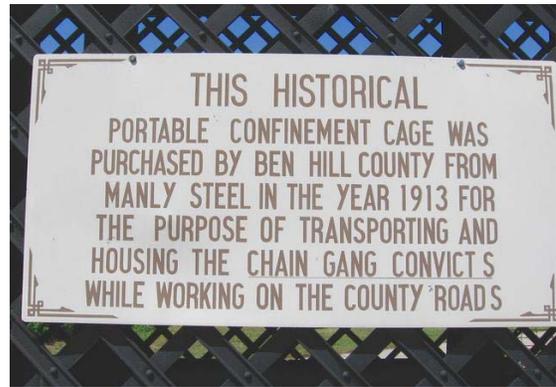


Blue & Gray Museum

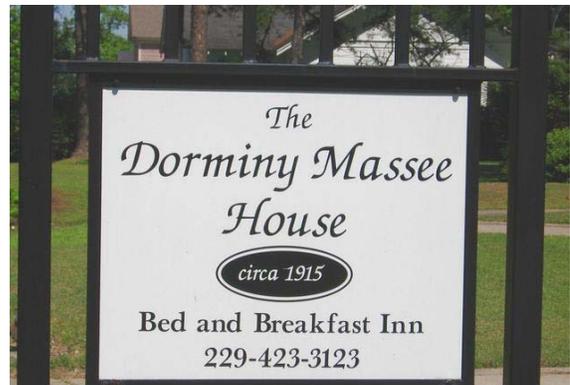




Board of Commissioners



Dorminy Masee House

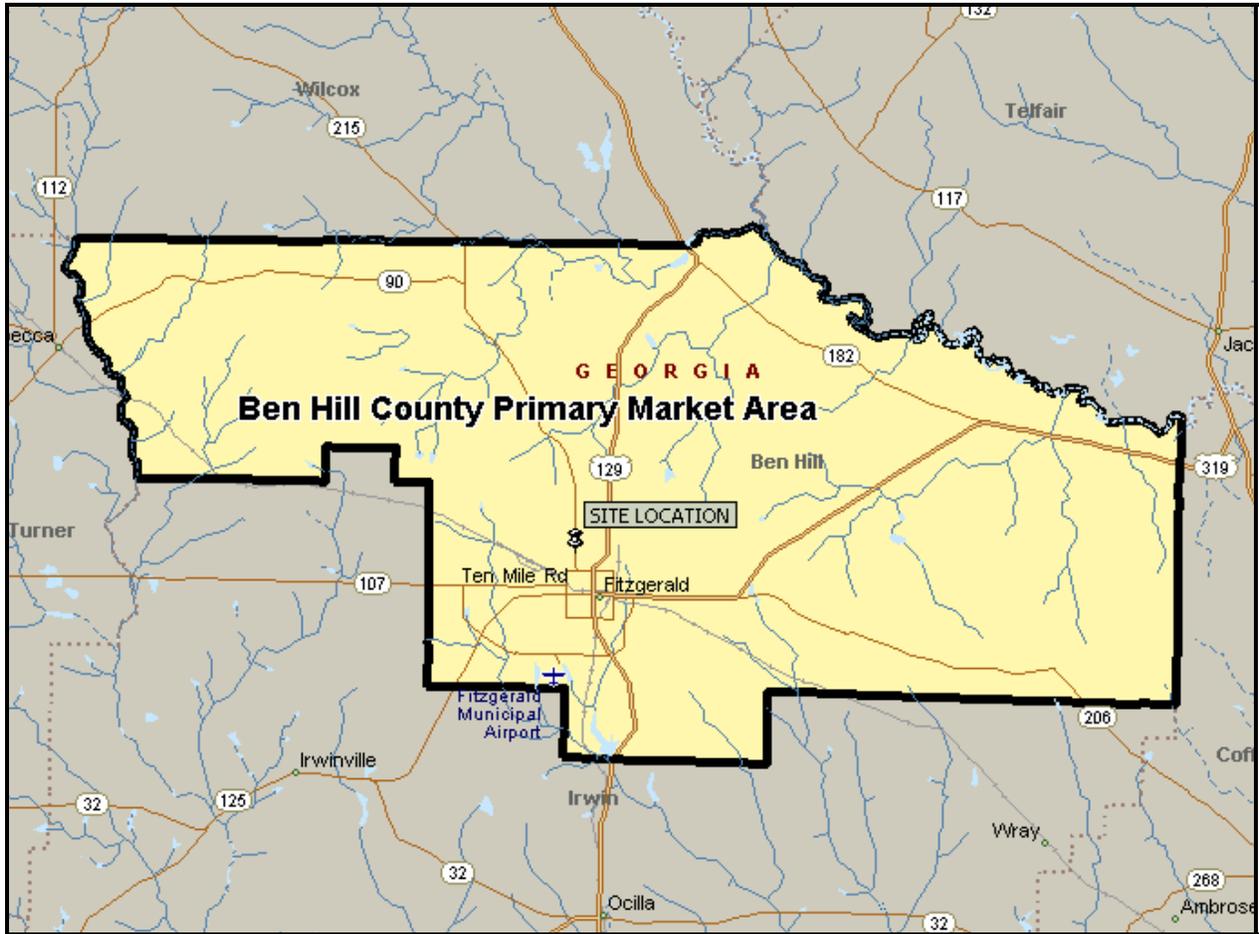


D. MARKET AREA

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 13: Primary Market Area Map



E. COMMUNITY DEMOGRAPHIC DATA

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 14: Total Population

	<u>2000</u>	<u>2005</u>	<u>2010</u>
		<i>Estimate</i>	<i>Projected</i>
<u>Fitzgerald</u>			
Population	8,758	8,344	7,932
Change		-414	-412
Percent Change		-4.73%	-4.94%
2005 - 2010 Annual Rate			-1.01%
<u>Ben Hill County (PMA)</u>			
Population	17,484	16,882	16,117
Change		-602	-765
Percent Change		-3.44%	-4.53%
2005 - 2010 Annual Rate			-0.92%
<u>State of Georgia</u>			
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 35 to 44 years of age. Most significantly, nearly 1/4th of the population is 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 15: Population by Age

		<u>Fitzgerald</u>	<u>Ben Hill County (PMA)</u>
<u>Total</u>		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 16: 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 housing, including 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 17: 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. Age 62+ Elderly Households 2000-2010

The following table shows the population age 62 years old and older between 2000, 2005 and 2010 in Fitzgerald and Ben Hill County. The percentage of senior householders age 65 and older is over 27% in the PMA and is predicted to increase slightly over the next five and ten years as shown in the table below. While seniors over the age of 55 are eligible to live in the units, the market study guidelines direct that demand calculations use data on seniors age 62 and older. The demand is then adjusted for the 55 – 62 ½ age households by adding 10% to the calculated demand based on the 62 ½ + elderly households. The percentage of elderly households is used in the calculation of the demand from New Household Growth in which the household growth between 2000 and the projected placed-in-service date is determined.

Figure 18: Housing Growth: 2005-2010

	<u>2000</u>		<u>2005</u>		<u>2010</u>	
<u>Fitzgerald</u>						
Senior Households Age 62+	1,028	34.21%	963	28.97%	950	29.91%
All Households	3,006		3,323		3,175	
<u>Ben Hill County (PMA)</u>						
Senior Households Age 62+	1,820	27.27%	1,727	26.44%	1,747	27.83%
All Households	6,673		6,532		6,278	
Source: ESRI based on 2000 Census data.						
Calculations by FielderGroup						

d. Senior Households by Type

The table below shows the senior households by type in the Primary Market Area. As this table shows, most of the households are two-person households. See the table below.

Figure 19: Senior Households by Type

1 Person Households	950	43.18%
2+ Person Households	1,250	56.82%
	2,200	

e. Senior Households by Size

Our experience has shown a tendency for senior rental apartments to demand larger rental units. Generally, one bedroom senior units are occupied by a single person. Statistically, very few one-bedroom units are occupied by two persons. This is especially true where there is a narrow gap in rent from a one bedroom unit to a two bedroom unit. In the case of the subject proposal, the one-bedroom units have proposed rents of \$303 per month and the two-bedroom units have rents of \$350 per month. Furthermore, the minimum income required to pay rent for the one-bedroom units is \$11,490 annually compared to \$13,410 annually. For these reasons, we have calculated the one-bedroom units as one person households and the two-bedroom units as two and three-person households. Therefore, one bedroom senior units equal approximately 43.18% of the market and two-bedroom units equal approximately 56.82% of the market.

Figure 20: Senior Households by Size

	<u>Ben Hill County (PMA)</u>	
<u>Persons per household</u>	<u>Number</u>	<u>Percent</u>
One Bedroom (1 person HH)	950	43.18%
Two Bedroom (2 + 3 per HH)	1,250	56.82%
	2,200	100.00%
Source: FielderGroup Calculations based on 2000 Census Data		

f. 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 \$28,950 (rounded up from 4 1/5 person limit) for three-bedroom units at 60% of the Area Median Income.

Figure 21: Households by Household Income

<u>2000 Households by Income</u>	<u>Fitzgerald</u>		<u>Ben Hill County (PMA)</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Household Income Base	3,506		6,677	
< \$15,000	1325	37.8%	1,903	28.5%
\$15,000 - \$24,999	663	18.9%	1,229	18.4%
\$25,000 - \$34,999	431	12.3%	921	13.8%
\$35,000 - \$49,999	361	10.3%	861	12.9%
\$50,000 - \$74,999	435	12.4%	1,008	15.1%
\$75,000 - \$99,999	140	4.0%	427	6.4%
\$100,000 - \$149,999	130	3.7%	294	4.4%
\$150,000 - \$199,999	0	0.0%	13	0.2%
\$200,000 +	21	0.6%	20	0.3%
Average Household Income		\$32,194		\$36,550
<u>2005 Households by Income</u>				
Household Income Base	3,323		6,532	
< \$15,000	944	28.4%	1,613	24.7%
\$15,000 - \$24,999	582	17.5%	1,084	16.6%
\$25,000 - \$34,999	399	12.0%	830	12.7%
\$35,000 - \$49,999	409	12.3%	856	13.1%
\$50,000 - \$74,999	512	15.4%	1,045	16.0%
\$75,000 - \$99,999	216	6.5%	509	7.8%
\$100,000 - \$149,999	213	6.4%	496	7.6%
\$150,000 - \$199,999	33	1.0%	59	0.9%
\$200,000 +	17	0.5%	33	0.5%
Average Household Income		\$40,620		\$43,473
<u>2010 Households by Income</u>				
Household Income Base	3,175		6,278	
< \$15,000	806	25.4%	1,375	21.9%
\$15,000 - \$24,999	495	15.6%	917	14.6%
\$25,000 - \$34,999	397	12.5%	747	11.9%
\$35,000 - \$49,999	343	10.8%	791	12.6%
\$50,000 - \$74,999	508	16.0%	1,011	16.1%
\$75,000 - \$99,999	257	8.1%	584	9.3%
\$100,000 - \$149,999	267	8.4%	653	10.4%
\$150,000 - \$199,999	67	2.1%	138	2.2%
\$200,000 +	38	1.2%	69	1.1%
Average Household Income		\$47,859		\$51,487

g. 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

	Ben Hill County (PMA)	
Units that lack complete plumbing	37	0.55%
Units that lack complete kitchens	21	0.31%
Overcrowded units (% 1.5 occupants room +)	77	1.15%
Occupied housing units	6,673	

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.

Figure 22: Employment by Industry

	Fitzgerald		Ben Hill County (PMA)	
2005 Employed Population 16+ by Industry				
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, who stated that there are several new employers coming to the community, including “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.” As he said, “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 units, even though seniors generally do not seek employment. The stable economy of the community directly affects the seniors living in it.

Figure 23: Table of Major Employers

NAME	ADDRESS	PRODUCT	# Workers	DISTANCE
Wal-Mart	120 Benjamin H Hill Dr W	Retailer	250-499	1.2 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	2.1 miles
Deep South Products	255 Jacksonville Hwy	Prepared Foods	250-499	2.4 miles
UAW	245 Benjamin H Hill Dr W	Auto Union	250-499	2.6 miles
CSX Transportation	196 Shop Road	Railroad	250-499	0.8 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	3.6 miles
Pace American Georgia	223 Rip Wiley Road	Trailer manuf	100-249	3.1 miles
Haulmark Industries Inc	122 Glenn Bass Road	Trailer distributors	100-249	3.6 miles
Ben Hill Co. Commissioners	402 E Pine St	Government	100-249	1.3 miles
Gilman Building Prod. Forest	173 Peachtree Road	Paper and Pulp	100-249	4.2 miles
Walmart	129 S Industrial Dr	Retailer	100-249	1.2 miles
Gilman Building Products	173 Peachtree Road	Paper and Pulp	100-249	4.2 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 Coll	677 Perry House Road	Education	100-249	3.2 miles
Lowell Packing Company	Highway 129	Meat & Poultry plt	100-240	1.6 miles
Life Care Center	176 Lincoln Avenue	Medical Services	100-249	1.4 miles
Fitzgerald Railcar Service	222 Rip Wiley Road	Rail Freight	50-99	3.2 miles
Elixir Industries	243 Washington Ave	Steel Mills	50-99	0.9 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.

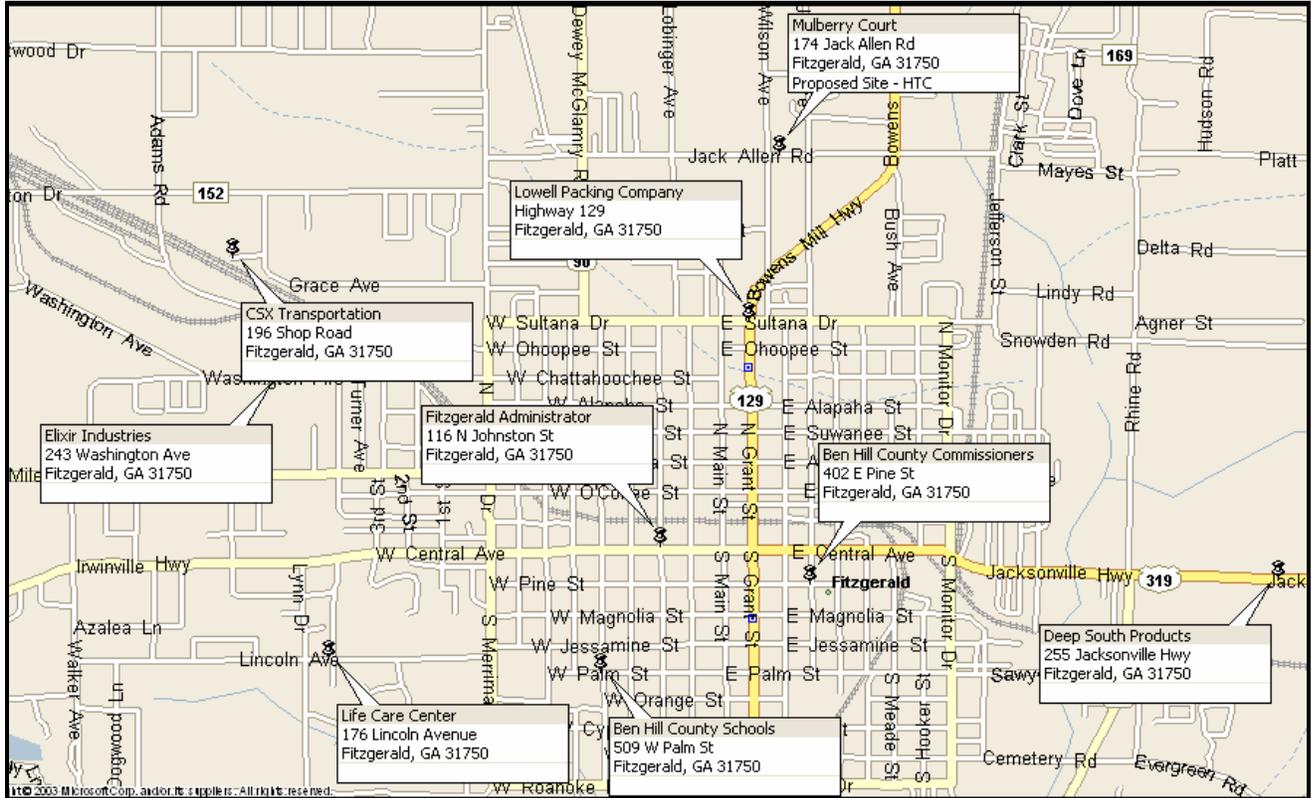
Figure 24: Ben Hill County Labor: Employed and Unemployed

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	
Source: Georgia Labor Market Explorer-LMS		

d. Map of Major Employers

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

Figure 25: 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 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 and two-bedroom units at 50% and 60% of the Area Median Income are utilized. See the table below.

Figure 26: 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 Mulberry Court 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 50% AMI begins at the minimum income of \$11,490 and closes at the income limit for one-bedroom units at 50% AMI, or \$18,550. The qualified income segment for the one-bedroom units at 60% AMI begins at the minimum income of \$11,490 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 50% AMI begins at the minimum income of \$13,410 and closes at the income limit for two-bedroom units at 50% AMI, or \$20,850. The qualified income segment for the two-bedroom units at 60% AMI begins at the minimum income of \$13,410 and closes at the income limit for two-bedroom units at 60% AMI, or \$25,020. The two-bedroom units restricted to 60% of the Area Median Income are restricted to a qualified income segment that begins at the same minimum income and closes at the income limit for two-bedroom units at 60% AMI.

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 27: Qualified Income Segments

	Ben Hill County (PMA)
<i>ONE-BEDROOM UNITS</i>	
Min Income Required to Pay Rent (40%)	\$11,490
LIHTC Income Limit at 50% AMI	\$18,550
Qualified Income Segment	18.99%
Min Income Required to Pay Rent (40%)	\$11,490
LIHTC Income Limit at 60% AMI	\$22,260
Qualified Income Segment	25.63%
<i>TWO-BEDROOM UNITS</i>	
Min Income Required to Pay Rent (40%)	\$13,410
LIHTC Income Limit at 50% AMI	\$20,850
Qualified Income Segment	19.84%
Min Income Required to Pay Rent (40%)	\$13,410
LIHTC Income Limit at 60% AMI	\$25,020
Qualified Income Segment	26.48%
<i>TOTAL MARKET SEGMENT</i>	
Min Income Required to Pay Rent (40%)	\$11,490
LIHTC AMI upper limit for Two BR 60%:	\$25,020
Qualified Income Segment (% of market for total project):	28.95%
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 28: Gross Rent as a Percentage of Household Income

Ben Hill County (PMA)		
	Total Units	
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%
35% or More	651	29.79%
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 placed-in-service date, or December 31, 2007. Between 2000 and 2005, there is no household growth shown below. Over 27% of these households are renter households. This percentage is used in calculating demand for the number of units before the reduction of unit type and income level.

Figure 29: Demand from New Households

A.	2000 Elderly (62 ½) Households		1,820
B.	2005 Elderly (62 ½) Households		1,727
C.	New Elderly (62 ½) Households		-93
	Total New Elderly Households		0
D.	Renter %	27.3%	0
E.	Sub-Total Demand From New HH Growth		0

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 from existing households. Combining the rent overburdened and substandard households yields a subtotal demand of 553 units from existing households before being reduced by unit type and income level.

Figure 30: Demand from Existing Households

		Primary Market Area	
A.	2005 Household Estimate		6,532
B.	Renter %	27.3%	
C.	Subtotal Renter Households		1,783
D.	Rent-Overburdened Households	29.79%	531
E.	Substandard Households (Adjusted for Senior Households)		
	Lack complete plumbing	0.55%	2
	Lack complete kitchen	0.31%	1
	Overcrowded units (% 1.5 occupants per room +)	3.90%	17
H.	Subtotal Demand From Overburdened & Substandard Renter HHs		553
	Calculations by FielderGroup		

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, there is no demand for the number of one-bedroom units and two-bedroom units from new household growth, but there is a demand for the number of one-bedroom and two-bedroom units from existing households, or a total demand for the number shown below for one and two-bedroom units before reduction by income level.

Figure 31: 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 HHs	100.00%	0	21	531	553	83	635
1BR Senior Households	43.18%	0	9	229	239	36	274
2BR Senior Households	56.82%	0	12	302	314	47	361
Source: Based on 2000 Census, Calculations by FielderGroup							

c. Final Demand by Unit Type and Income Level

The table below displays the final demand for each unit type proposed. There is a final demand for 57 one-bedroom units in the combined PMA and SMA at 50% AMI and 77 one-bedroom units in the combined PMA and SMA at 60% AMI. There is a final demand for 79 two-bedroom units in the PMA and SMA at 50% AMI and 105 two-bedroom units in the combined PMA and SMA at the 60% AMI. Note that this table makes an adjustment to add the demand for seniors 55 – 62 ½.

Figure 32: Final Demand by Unit Type and Income Level

		Demand From New HH Growth	Demand from Subst'd Housing	Demand From Rent Overburdened	Sub-Total PMA Demand	2ndary Market Demand (15%)	Subtotal PMA + 2ndary Market Demand	Adjust for 55 - 62 1/2 Age Category (10%)	Total PMA + 2ndary Market Demand
ONE-BEDROOM UNITS		0	9	229	239	36	274	27	302
Min Income to Pay Rent (40%)	\$11,490								
LIHTC Income Limit 50% AMI	\$18,550								
Qualified Income Segment	18.99%	0	2	44	45	7	52	5	57
Min Income to Pay Rent (40%)	\$11,490								
LIHTC Income Limit 60% AMI	\$22,260								
Qualified Income Segment	25.63%	0	2	59	61	9	70	7	77
TWO-BEDROOM UNITS		0	12	302	314	47	361	36	397
Min Income to Pay Rent (40%)	\$13,410								
LIHTC Income Limit 50% AMI	\$20,850								
Qualified Income Segment	19.84%	0	2	60	62	9	72	7	79
Min Income to Pay Rent (40%)	\$13,410								
LIHTC Income Limit 60% AMI	\$25,020								
Qualified Income Segment	26.48%	0	3	80	83	12	96	10	105

d. 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 and two-bedroom, is provided in separate tables shown below and in the next two tables that reflect the Final Demand Table provided above.

Figure 33: One Bedroom Net Demand

	One-Bedroom 50% AMI (\$11,490 - \$18,550)	One-Bedroom 60% AMI (\$11,490 - \$22,260)**
Percentage of Households (for unit type)	43.18%	43.18%
Income Band	18.99%	25.63%
Demand From New Household Growth	0	0
Plus		
Demand from Existing Renter Households-- Substandard Households	2	2
Plus		
Demand from Existing Renter Households--Rent Overburdened	44	59
Plus		
Secondary Market Adjustment @ 15%	7	9
Equals		
Sub-Total Demand	52	70
Plus		
Adjustment for 55 - 62 1/2 Age Category (10%)	5	7
Less		
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	0	0
Equals		
Net Demand	57	77
Calculations by FielderGroup		
Table format from GA DCA		

Figure 34: Two Bedroom Net Demand

	Two-Bedroom 50% AMI (\$13,410 - \$20,850)	Two-Bedroom 60% AMI (\$13,410 - \$25,020)**
Percentage of Households (for unit type)	54.25%	54.25%
Income Band	26.48%	19.84%
Demand From New Household Growth	0	0
Plus		
Demand from Existing Renter Households-- Substandard Households	2	3
Plus		
Demand from Existing Renter Households-- Rent Overburdened	60	80
Plus		
Secondary Market Adjustment @ 15%	9	12
Equals		
Sub-Total Demand	72	96
Plus		
Adjustment for 55 - 62 1/2 Age Category (10%)	7	10
Less		
Supply of directly comparable housing units built and/ or awarded in the project market between 1999 and the present	0	0
Equals		
Net Demand	79	105
Calculations by FielderGroup		
Table format from GA DCA		

e. Capture Rates by Unit Size and Income Level

Once the net demand is segmented by unit type and qualified income segments, 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. The capture rate for each unit size, one-bedroom and two-bedroom, is provided in separate tables shown below and in the Final Demand Table.

Figure 35: Capture Rates

<u>One-Bedroom Units</u>	
One-Bedroom Units Proposed at 50% AMI	10
One-Bedroom Units at 50% AMI in demand	57
Capture Rate	17.45%
One-Bedroom Units Proposed at 60% AMI	14
One-Bedroom Units at 60% AMI in demand	77
Capture Rate	18.10%
Total One-Bedroom Units Proposed (50% + 60% AMI)	24
Total One-Bedroom Units in Demand (50% + 60% AMI)	77
One-Bedroom Capture Rate	31.02%
<u>Two-Bedroom Units</u>	
Two-Bedroom Units Proposed at 50% AMI	17
Two-Bedroom Units at 50% AMI in demand	79
Capture Rate	21.57%
Two-Bedroom Units Proposed at 60% AMI	7
Two-Bedroom Units at 60% AMI in demand	105
Capture Rate	6.66%
Total Two-Bedroom Units Proposed (50% + 60% AMI)	24
Total Two-Bedroom Units in Demand (50% + 60% AMI)	105
Two-Bedroom Capture Rate	22.82%
<u>Project Capture Rate</u>	
Total Number of Units Proposed	48
Total Number of 1, & 2 Bedroom Units in Demand	183
Project Capture Rate	26.30%

f. Net Demand & Capture Rates

In the Primary Market Area, there is a net demand for 57 one-bedroom rental units at the 50% AMI; and a net demand for 77 one-bedroom units at 60% AMI. The developer is proposing to build 10 one-bedroom units at the 50% AMI level and 14 one-bedroom unit at the 60% AMI level. Therefore, the capture rate for the one-bedroom 50% AMI units is 17.45% and the capture rate for the one-bedroom 60% AMI units is 18.10%. The capture rate for all of the 24 one-bedroom units, then, is 31.02%.

The developer is proposing to build 17 two-bedroom units at the 50% AMI level and 7 two-bedroom units at the 60% AMI level. Therefore, the capture rate for the two-bedroom 50% AMI units is 21.57% and the capture rate for the two-bedroom 60% units is 6.66%. The capture rate for the 24 two-bedroom units, then is 22.82%. The project capture rate for the 48 units out of the total number of one and two-bedroom units in demand, means that the overall project capture rate is 26.30%

Under the GA DCA, project capture rates in rural counties less than 35% are considered acceptable. Therefore, the acceptable capture rates mean that the proposed development will only meet about a third of the demand for one and two-bedroom senior housing in the PMA for this income group. These are normal capture rates and there should be no cause for concern.

Figure 36: Capture Rates

Unit Size	Income Limits	Units Proposed	Total Demand	Supply	Net Demand	Capture Rate	Absorption	Median Market Rent	Proposed Rents
1 BR	50% AMI	10	57	0	57	17.45%	3 - 7 mos	\$579	\$303
1 BR	60% AMI	14	77	0	77	18.10%	3 - 7 mos	\$579	\$303
1BR Total		24	77	0	77	31.02%	3 - 7 mos	\$579	
2 BR	50% AMI	17	79	0	79	21.57%	3 - 5 mos	\$660	\$350
2 BR	60% AMI	7	105	0	105	6.66%	3 - 5 mos	\$660	\$350
2BR Total		24	105	0	105	22.82%	3 - 5 mos	\$660	
Proposed Project Capture Rate LIHTC Units					26.30%				
Proposed Project Capture Rate Market Rate Units					N/A				
Proposed Project Capture Rate ALL Units					26.30%				
Proposed Project Stabilization Period					3 - 7 mos				

g. Comparability Analysis Charts

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

The proposed new construction will provide an equal number of one and two-bedroom senior units: 24 each.

h. Capture Rates

The overall project capture rate for the proposed Mulberry Court Apartments is acceptable at 26.30% (48 one and two-bedroom senior units proposed and a net demand for 182 one and two-bedroom rental units at the 50% and 60% AMI). This is within the Georgia Department of Community Affairs' Market Study Guidelines that base project feasibility for all Low-Income Housing Tax Credit (LIHTC) units upon a capture rate of 35%. The capture rates segmented by unit type and income level are each within the capture rate of 35% also and are therefore, acceptable and reasonable, as reviewed in the previous section.

i. Stabilization Rates

The capture rates in the one and two-bedroom senior units are reasonable at individual levels for the 50% and 60% AMI levels and the overall project capture rate is reasonable. Considering multiple factors, such as the occupancy in all units in good condition 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 larger, affordable, two-bedroom senior units will lease up and achieve a 93% or greater stabilization within 3 to 5 months; and it is projected that the one-bedroom senior units will lease up and achieve a 93% or greater stabilization within 3 to 7 months. It will be important that all of the professional management practices planned are adopted and executed.

G. COMPARABLE RENTAL DEVELOPMENTS ANALYSIS

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 Mulberry Court Apartments will provide 24 Low-Income Housing Tax Credit (LIHTC) units for senior householders. 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 senior apartments are included in this comparison: Meadow Run (Phases I and II) and Fitzgerald Summit Apartments. Both of these apartments are rent subsidized. Meadow Run Phase I is a Rural Development complex for seniors that also has tax credit financing. Meadow Run II does not have tax credits. Fitzgerald Summit is a HUD senior development managed by Ambling Management. Each of the remaining apartments mentioned above is designed for family households and is not comparable with the proposed senior apartments in Mulberry Court.

There are no known competing developments under construction at this time. A map showing the comparable rental properties is included.

The one and two-bedroom senior rental units were selected as comparable properties, because of their similar size and design of the rental units or because they were the only senior 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:	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	600	8	\$570	
1	2BR	1BA	750	0	\$641	

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 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:

c. Surveyed Multifamily Properties

The following section reviews the other multifamily properties in Fitzgerald 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 voucher and were searching for suitable housing to use the voucher. (912-285-6280).

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 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 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:	Merrimac Village Apartments	Age:	
Address:	1000 Merrimac Drive	Financing:	HUD
City, State:	Fitzgerald GA	Manager:	Karen Griffin
Telephone:	229-423-9577	Occupancy:	96%



MERRIMAC VILLAGE APARTMENTS

# UNITS	UNIT TYPE	# BATHS	SQ. FT.	VACANT	RENT	DEPOSIT
6	1BR	1BA	640	2	\$379	
24	2BR	1BA	900	0	\$451	
16	3BR	2BA	1,080	0	\$504	
4	4BR	2BA	1,280	0	\$570	

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

Remarks: Hot water heaters.

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.

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 37: 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	Merrimac Village Apts	1000 Merrimac Dr	Fitzgerald	GA	31750	Karen Griffin	229-423-9577
07	Bridge Creek Apts	173 Bowens Mill Hwy	Fitzgerald	GA	31750	Rudine Dawson	229-423-9797
08	Fitzgerald Summit Apts	318 S Grant St	Fitzgerald	GA	31750	Ambling Management	229-423-5707
09	South Grove Apts	157 Perry House Rd	Fitzgerald	GA	31750	Sandy	229-423-7997

Figure 38: Apartment Profiles

No.	Project Name	Studio	1 BR	2 BR	3 BR	4 BR	Total Units	Occ. %	# Occ.	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 Apts			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 Apts		8	30	2		40	100.00%	40	Good	1982	RD	RA/Sec 8
06	Merrimac Village Apts		6	24	16	4	50	96.00%	48	Good	0	HUD	HUD Sec 8
07	Bridge Creek Apts		20	33	18		71	100.00%	71	Good	1983	HUD	HUD Sec 8
08	Fitzgerald Summit Apts		83	1			84	90.48%	76	Good	1976	HUD	HUD Sec 8
09	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			131	122	36	4	293	93.52%	274				

Figure 39: 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	Merrimac Village Apts			\$379		\$451		\$504		\$570		96.00%	Family		HUD
07	Bridge Creek Apts			\$353	\$439	\$445	\$545	\$558	\$693			100.00%	Family	1983	HUD
08	Fitzgerald Summit Apts				\$570							90.48%	SR/HC/Dis	1976	HUD
09	South Grove Apts					\$325						100.00%	Family	1986	Private
Average HTC Rents				\$200	\$260	\$256	\$388	\$192	\$475	\$0	\$0				
Average MKT Rents				\$0	\$0	\$325	\$0	\$0	\$0	\$0	\$0				

Figure 40: 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	Merrimac Village Apts			700		900						96.00%	Family		HUD
07	Bridge Creek Apts			700		900						100.00%	Family	1983	HUD
08	Fitzgerald Summit Apts			750								90.48%	SR/HC/Dis	1976	HUD
09	South Grove Apts											100.00%	Family	1986	Private
HTC SF Averages				600		933		1100	1200						
Other subsidized Avg				700		900									

Figure 41: Amenities

No.	Project Name	Appliances						Apt. Features						Community Features										
		Range	Refrigerator	Garbage Disposal	Dishwasher	Central Air	Washer/Dryer Hookup	Carpet/tile	Windows/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
01	Jack Allen Apts	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓	
02	Meadow Run Apts	✓	✓			✓	✓	✓	✓	✓	✓	.	✓	.	✓		✓	✓			✓		.	
03	Colony Square Apts	✓	✓			✓	✓	✓	✓	✓		.	.	✓	✓		✓	✓	✓		.		.	
04	McKinley Lane Apts	✓	✓			✓	.	✓	✓	✓		.		.	✓	.	✓		✓		.		.	
05	Washington Ave Apts	✓	✓		.	✓	.	✓	✓	✓		.	.	.	✓		✓		✓		.		.	
06	Merrimac Village Apts	✓	✓			✓	✓	.	✓	✓		.	.	.	✓		✓		✓		.		.	
07	Bridge Creek Apts	✓	✓			✓	✓	✓	✓					✓	✓		✓		✓					
08	Fitzgerald Summit Apts	✓	✓	.		✓		✓	✓	✓					✓		✓		✓		✓			
09	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 new construction Tax Credit property for 48 senior households with incomes at the 50% and 60% AMI. The one and two-bedroom units provide 760 square feet for the one-bedroom units and 1,002 square feet for the two-bedroom units. The proposed new construction units are 760 square feet. This is larger (160 feet larger) than the existing tax credit one-bedroom units contained in the Jack Allen Apartments. In addition, the proposed new construction one-bedroom units are larger than the estimated average of the other subsidized apartment housing units on the market. Furthermore, these new senior units offer more amenities than the HUD senior apartments on the Fitzgerald market at this time, and they offer more amenities than the other multifamily apartments on the market, except they most closely match the extensive amenities 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:

Site Amenities

- Upgraded landscaping

Community Amenities:

- Community Building
- Large Gazebo with picnic and barbeque facilities
- Shuffle Board court
- Covered Patio at the community building
- Community Garden area
- Large (1,949 square foot) clubhouse facility with a meeting area, audio and video equipment
- Computer resource room with high speed internet access available at no cost to the residents
- An equipped library
- Fully outfitted fitness room
- Laundry
- Brick exterior

- Decorative gables
- Upgraded landscape
- Picturesque fish tank

Interior Unit Amenities:

- Kitchen
- Installed call system including a buzzer and outside light
- In-sink disposal
- Dishwasher
- Washer and Dryer Hookups
- Stove
- Refrigerator

Exterior Unit Amenities:

- Patios and Balconies
- Storage Rooms
- Outside Light

Supportive Services:

- Social Services include a Neighborhood Watch Program
- Activities sponsored in the Library
- Reading service provided by the Georgia Radio Reading Service
- Social and recreational programs planned and overseen by the project manager
- Semi-monthly movie afternoons
- Computer tutoring

These are generous amenities and unique support services for apartments in Fitzgerald. The newest tax credit property, Jack Allen Apartments, provides 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 tax credit properties or other government subsidized apartments offer as many services as the proposed new construction of the senior units in the subject. The comprehensive social services and transportation along with computer instruction and tutoring make this development much more attractive. The additional services to be offered to the residents provide an advantage that will be very attractive on the market to potential residents.

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 93.52% 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.

a. Rent Comparability Grids by Unit Size

The following pages provide the Rent Comparability Grids for the one-bedroom senior units and the two-bedroom senior units.

The market rate rents are determined using the standard HUD rent comparability form. The following apartments are included in this comparison: Meadow Run and Fitzgerald Summit Apartments. Each senior rental development that is considered as a comparable is indicated below. There are no known competing developments under construction at this time. A map showing the comparable rental properties is included above.

The one and two-bedroom senior 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.

b. Rent Comparability Grid – One Bedroom

Rent Comparability Grid		Unit Type	1BR		Subject's FHA #:						
Subject		Comp #1	Comp #2		Comp #3	Comp #4		Comp #5			
Mulberry Court		Meadow Run	Fitzgerald Summit		Name						
Street Address		197 Perry House	318 S Grant St		Address						
City County		Fitzgerald Ben Hill	Fitzgerald Ben Hill		City Co						
Subject		Data		Data		Data		Data		Data	
A. Rents Charged		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$405		\$570							
2	Date Last Leased (mo/yr)	Jul-06		Jul-06							
3	Rent Concessions	None		None							
4	Occupancy for Unit Type	100%		90%							
5	Effective Rent & Rent/ sq. ft	\$405	0.675	\$570	0.76						
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	2		5							
7	Yr. Built/Yr. Renovated	2008	1989/96 \$19	1976 \$32							
8	Condition /Street Appeal	Good		Good							
9	Neighborhood	Average		Average							
10	Same Market? Miles to Subj	2 miles		1.3 miles							
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		0		0		0	
12	# Baths	1		1		0		0		0	
13	Unit Interior Sq. Ft. (est)	760	600 \$11	750 \$1							
14	Balcony/ Patio	B/P	N/P	N/N	\$10						
15	AC: Central/ Wall	ACC	ACC	ACC							
16	Range/ refrigerator	R/R	R/R	R/R							
17	Microwave/ Dishwasher	N/D	N/D	N/N							
18	Washer/Dryer	HU/L	HU/L	N	\$10						
19	Floor Coverings	C/T	C/T	C/T							
20	Window Coverings	WC	WC	WC							
21	Cable/ Satellite/Internet	C/N/I	C/N/N \$10	C/N/N \$10							
22	Special Features	Y	N \$10	N \$10							
23											
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	Y	Y	Y							
25	Extra Storage	Y	Y	N	\$10						
26	Security (lighting)	Y	Y	Y							
27	Clubhouse/ Meeting Rooms	Y	Y	N	\$10						
28	Pool/ Recreation Areas	Y	N \$10	N \$10							
29	Business Ctr / Nbhd Netwk	N	N	N							
30	Service Coordination	N	N	N							
31	Non-shelter Services	Y	N \$10	N \$10							
32	Neighborhood Networks	N	N	N							
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/Elec	N/Elec	N/Elec							
34	Cooling (in rent?/ type)	N/Elec	N/Elec	N/Elec							
35	Cooking (in rent?/ type)	N/Elec	N/Elec	N/Elec							
36	Hot Water (in rent?/ type)	N/Elec	N/Elec	N/Elec							
37	Other Electric	N	N	N							
38	Cold Water/ Sewer	Y	Y	Y							
39	Trash /Recycling	Y	Y	Y							
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	6		10							
41	Sum Adjustments B to D	\$70		\$113							
42	Sum Utility Adjustments										
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$70	\$70	\$113	\$113						
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$475		\$683							
45	Adj Rent/Last rent		117%		120%						
46	Estimated Market Rent	\$579	\$0.76	← 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

c. Rent Comparability Grid – Two Bedroom

Rent Comparability Grid		Unit Type → 2BR		Subject's FHA #: _____							
Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Mulberry Court		Meadow Run		Fitzgerald Summit				Name			
Street Address		197 Perry House		318 S Grant St				Address			
City County		Fitzgerald Ben Hill		Fitzgerald Ben Hill				City Co			
A. Rents Charged		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
1	\$ Last Rent / Restricted?	\$475		\$641							
2	Date Last Leased (mo/yr)	Jul-06		Jul-06							
3	Rent Concessions	None		None							
4	Occupancy for Unit Type	100%		90%							
5	Effective Rent & Rent/ sq. ft	\$475	0.6333	\$641	0.80						
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>											
B. Design, Location, Condition		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
6	Structure / Stories	2		1		5					
7	Yr. Built/Yr. Renovated	2008	\$19	1989/96	\$32	1976					
8	Condition /Street Appeal	Good		Good		Good					
9	Neighborhood	Average		Average		Average					
10	Same Market? Miles to Subj			2 miles		1.3 miles					
C. Unit Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
11	# Bedrooms	2		2		2		0		0	
12	# Baths	1		1		1		0		0	
13	Unit Interior Sq. Ft. (est)	1002	\$13	750	\$10	800	\$10				
14	Balcony/ Patio	B/P		N/P		N/N	\$10				
15	AC: Central/ Wall	ACC		ACC		ACC					
16	Range/ refrigerator	R/R		R/R		R/R					
17	Microwave/ Dishwasher	N/D		N/D		N/N	\$10				
18	Washer/Dryer	HU/L		HU/L		N	\$10				
19	Floor Coverings	C/T		C/T		C/T					
20	Window Coverings	WC		WC		WC					
21	Cable/ Satellite/Internet	C/N/I	\$10	C/N/N	\$10	C/N/N	\$10				
22	Special Features	Y	\$10	N	\$10	N	\$10				
23											
D Site Equipment/ Amenities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
24	Parking (\$ Fee)	Y		Y		Y					
25	Extra Storage	Y		Y		N	\$10				
26	Security (lighting)	Y		Y		Y					
27	Clubhouse/ Meeting Rooms	Y		Y		N	\$10				
28	Pool/ Recreation Areas	Y	\$10	N	\$10	N	\$10				
29	Business Ctr / Nbhd Netwk	N		N		N					
30	Service Coordination	N		N		N					
31	Non-shelter Services	Y	\$10	N	\$10	N	\$10				
32	Neighborhood Networks	N		N		N					
E. Utilities		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj		Data \$ Adj	
33	Heat (in rent?/ type)	N/Elec		N/Elec		N/Elec					
34	Cooling (in rent?/ type)	N/Elec		N/Elec		N/Elec					
35	Cooking (in rent?/ type)	N/Elec		N/Elec		N/Elec					
36	Hot Water (in rent?/ type)	N/Elec		N/Elec		N/Elec					
37	Other Electric	N		N		N					
38	Cold Water/ Sewer	Y		Y		Y					
39	Trash /Recycling	Y		Y		Y					
F. Adjustments Recap		Pos Neg		Pos Neg		Pos Neg		Pos Neg		Pos Neg	
40	# Adjustments B to D	6		11							
41	Sum Adjustments B to D	\$72		\$132							
42	Sum Utility Adjustments										
		Net Gross		Net Gross		Net Gross		Net Gross		Net Gross	
43	Net/ Gross Adjmts B to E	\$72	\$72	\$132	\$132						
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$547		\$773							
45	Adj Rent/Last rent		115%		121%						
46	Estimated Market Rent	\$660	\$0.66	← 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 and two-bedroom units with the proposed rents.

As shown below, the proposed one-bedroom rent for the 50% and 60% units is \$303 and the current estimated market rent is \$579 or a \$276 rent advantage in the proposed 50% and 60% units.

As shown below, the proposed two-bedroom rent for the 50% and 60% units is \$350 and the current estimated market rent is \$660 or a \$310 rent advantage in the proposed 50% and 60% units.

The rent advantage offered by the proposed 50% and 60% one and two-bedroom units is substantial. This means that the proposed units will fare well on the market.

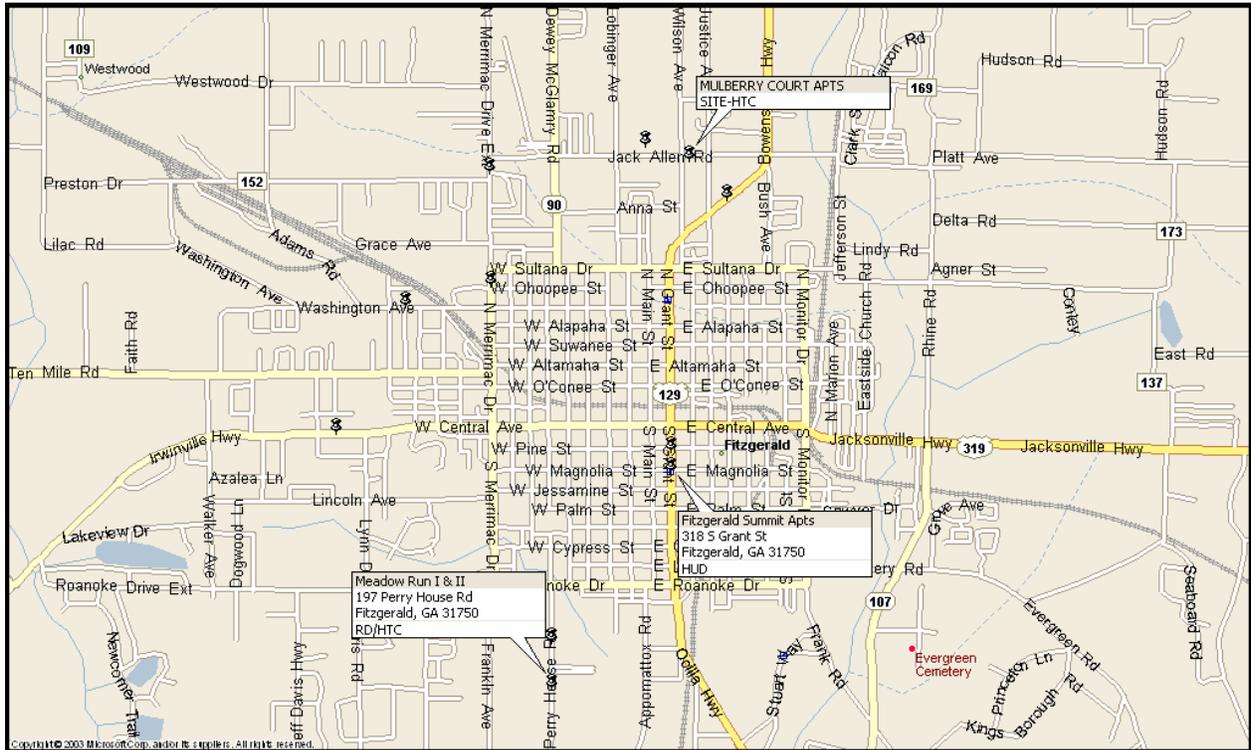
Figure 42: Unit Rent Comparison

	Proposed Rent	Fielder Group Estimated Mkt Rent July, 2006
1 BR 50% & 60% AMI	\$303	\$579
2 BR 50% & 60% AMI	\$350	\$660

4. Comparable Property Map

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

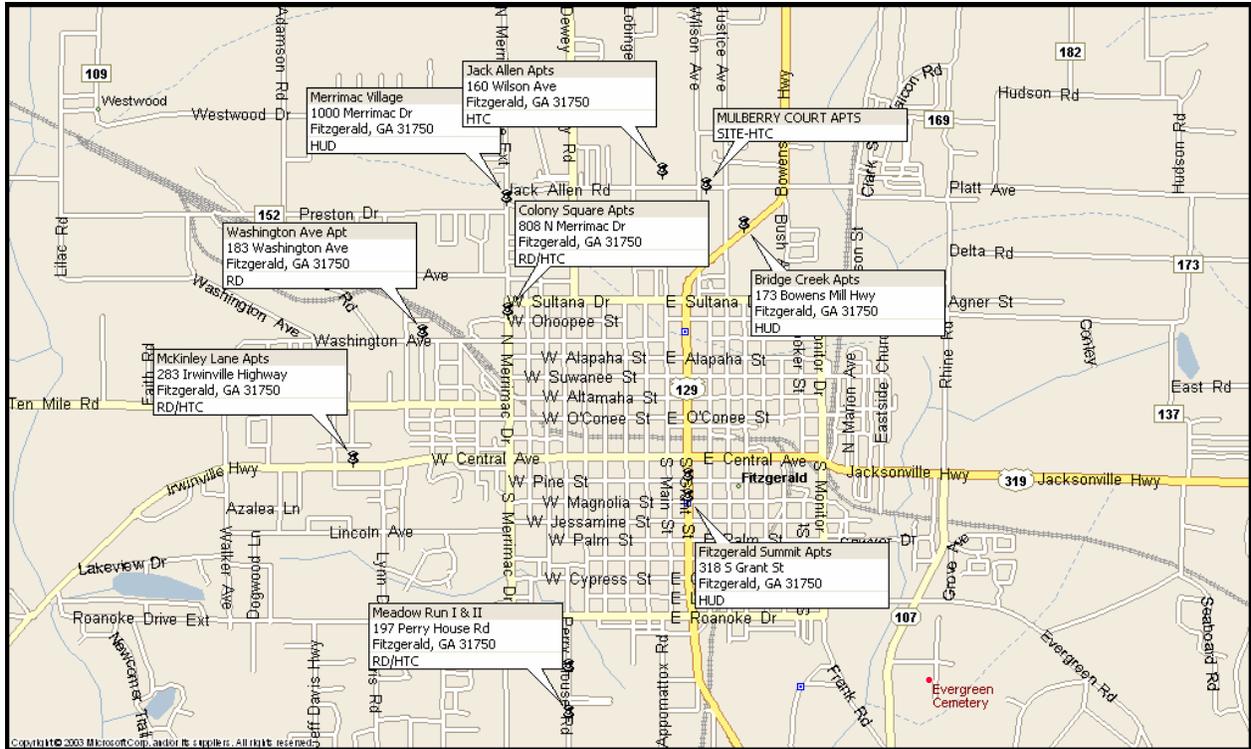
Figure 43 Comparable Property Map



5. Assisted Projects

The following map identifies the assisted apartment developments in Fitzgerald.

Figure 45 Assisted Apartment Developments



6. Elderly Projects

The subject is an elderly 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. The Rural Development tax credit senior units in Phase I of the Meadow Run Apartments are comparable to the proposed new construction of senior apartments. Also, the HUD senior units are comparable simply because they are affordable senior rental units. The previous sections have outlined the two existing elderly projects.

7. Comparable Selection

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

8. Vacancy Rate

The addition of the newly constructed senior 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 senior 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 in the existing senior apartments, because seniors do not move readily. Furthermore, there are waiting lists in the tax credit units, but several vacancies in the 30 year old HUD senior units that are in need of repair. These HUD units will need to be refurbished before any senior will choose to move into them regardless of the new construction of new senior units on the rental housing market.

It is anticipated that the managers for the subject units will successfully lease all of the newly constructed senior units to suitable and income qualified senior tenants.

9. Current Project Information

There are two known developments in the planning stages in the market area: they are the renovation of Merrimac Village family apartments and the renovation of the Bridge Creek family apartments. These are both HUD family projects that have applied for tax credits to renovate their aging facilities. Merrimac Village was built in 1983-84 and Bridge Creek was built in 1976. Each is in need of repair and renovation. The renovation of these existing, occupied, family units will not compete with the proposed new construction of the senior units in the Mulberry Court Apartments.

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

10. Available Land

The land is zoned and suitable for multifamily housing. The site is a large 7 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 and county for this type of development in the future.

11. 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 50% and 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 (seniors), the subject will also serve a higher-income senior household (50% and 60% AMI senior households) than the other GA DCA's funded projects. The addition of the new senior 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.

12. 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 “a lot of single family sales occur in the price range of \$40,000 to \$50,000 and up to the 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 southern 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

- We spoke with Mr. 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. Then he 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

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 and two-bedroom senior units that is sufficient. The proposed new construction units will be among the nicest senior rental apartments in the Fitzgerald Primary Market Area and will provide more amenities and services for competitive rents than all senior apartments currently on the market and more than all family apartments including 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 timely manner, if standard management guidelines are followed.

The capture rate is broken down by unit size and corresponding income levels required for those unit sizes and shows that the capture rates do not exceed the maximum of 35% set by the GA DCA. The capture rate for the one-bedroom senior units is 31.02%; and the capture rate for the two-bedroom senior units is 22.82%. This falls below the 35% standard established by the GA DCA and each is acceptable.

We are led to the conclusion that this proposed development is acceptable and likely to succeed from 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

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

L. MARKET ANALYST CERTIFICATION AND CHECKLIST

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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4	Appropriateness of interior and exterior amenities including appliances	Page	2
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5	Existing or proposed project based rental assistance	Page	6
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** 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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* PHA properties are not considered comparable with LIHTC units

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M. APPENDIX "A" DATA



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%



2000 Housing Units	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%
2005 Housing Units	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%
2010 Housing Units	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

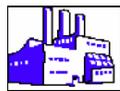
County: 13017 Ben
Hill County, GA

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
TENURE		
Occupied housing units	6,673	100.0
Owner-occupied housing units	4,449	66.7
Renter-occupied housing units	2,224	33.3
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	4,449	100.0
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
Renter-occupied housing units	2,224	100.0
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
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	4,449	100.0
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
Renter-occupied housing units	2,224	100.0
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
TENURE BY OCCUPANTS PER ROOM		
Owner-occupied housing units	4,448	100.0
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)
Renter-occupied housing units	2,225	100.0
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)
TENURE BY TELEPHONE SERVICE AVAILABLE		
Owner-occupied housing units	4,448	100.0
With telephone service	4,156	93.4
No telephone service	292	6.6
Renter-occupied housing units	2,225	100.0
With telephone service	1,724	77.5
No telephone service	501	22.5
TENURE BY PLUMBING FACILITIES		
Owner-occupied housing units	4,448	100.0
With complete plumbing facilities	4,434	99.7
Lacking complete plumbing facilities	14	0.3
Renter-occupied housing units	2,225	100.0
With complete plumbing facilities	2,202	99.0
Lacking complete plumbing facilities	23	1.0
TENURE BY KITCHEN FACILITIES		
Owner-occupied housing units	4,448	100.0
With complete kitchen facilities	4,448	100.0
Lacking complete kitchen facilities	0	0.0
Renter-occupied housing units	2,225	100.0
With complete kitchen facilities	2,204	99.1
Lacking complete kitchen facilities	21	0.9
MEALS INCLUDED IN RENT		
Specified renter-occupied housing units paying cash rent	1,873	100.0
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**

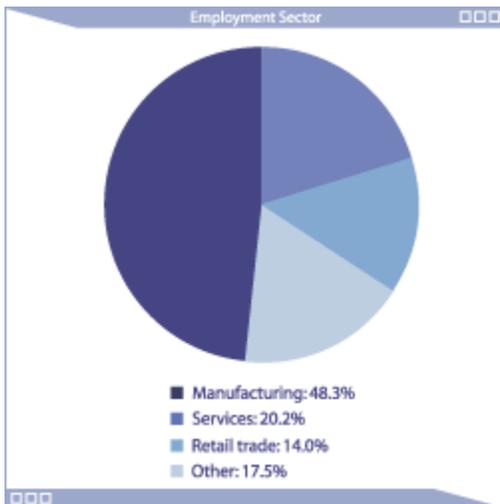
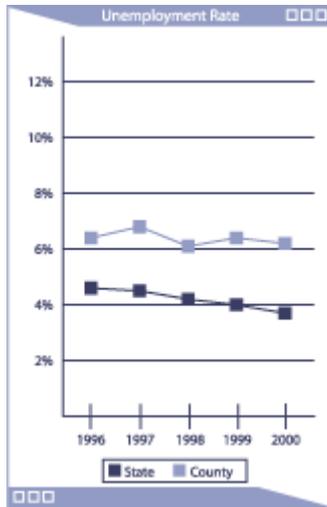
NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Specified renter-occupied housing units	2,185	100.0
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
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)
HOUSEHOLD INCOME IN 1999 BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
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

Shaw Industries Inc

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+
Total	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+
Total	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+
Total	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
Median HH Income	\$70,197	\$69,345	\$46,956	\$43,321	\$34,103	\$32,495	\$32,786
Average HH Income	\$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+
Total	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.