

4. Belmont County

A. GENERAL DESCRIPTION

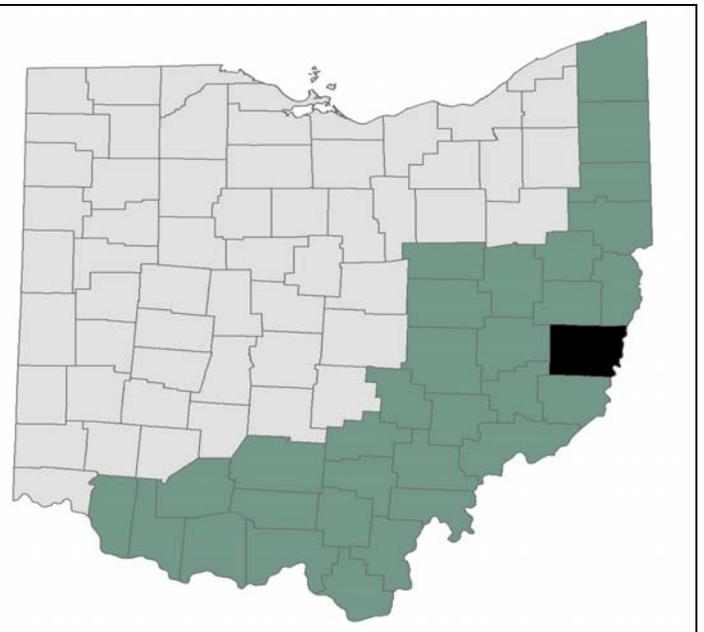
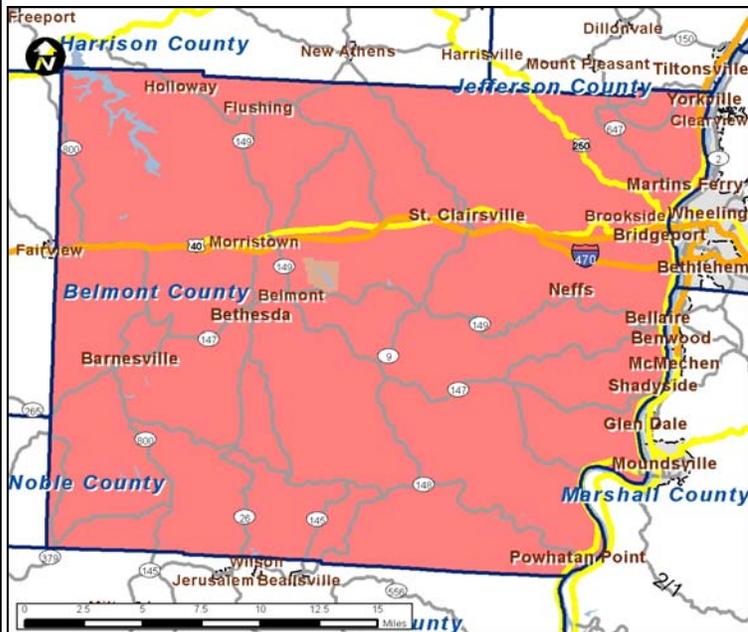
County Seat: St. Clairsville
County Size: 537.4 square miles

2000 (Census) Population: 70,225
2010 (Census) Population: 70,400
Population Change: +175 (0.2%)

2000 (Census) Households: 28,308
2010 (Census) Households: 28,679
Household Change: +371 (1.3%)

2000 (Census) Median Household Income: \$29,724
2010 (American Community Survey) Median Household Income: \$38,320
Income Change: +\$8,596 (28.9%)

2000 (Census) Median Home Value: \$63,300
2010 (American Community Survey) Median Home Value: \$85,200
Home Value Change: +\$21,900 (34.6%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

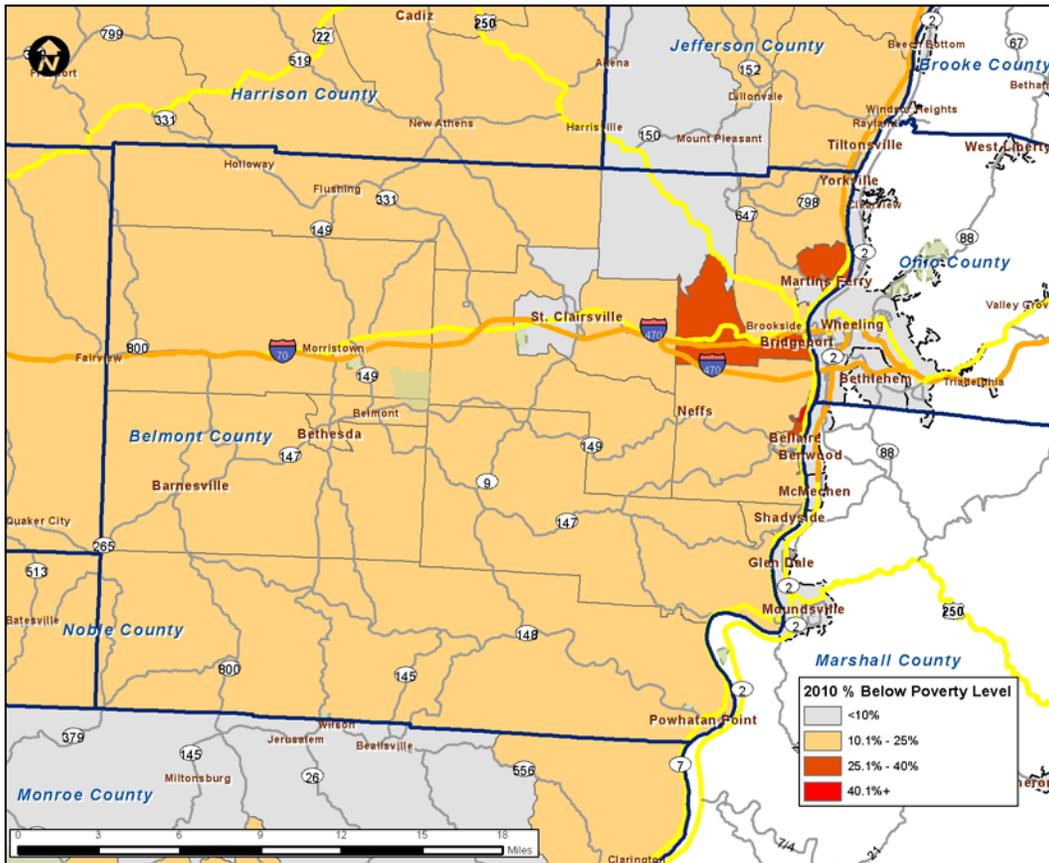
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	70,225	70,400	69,954	69,231
	POPULATION CHANGE	-	175	-446	-723
	PERCENT CHANGE	-	0.2%	-0.6%	-1.0%
COUNTY SEAT: ST. CLAIRSVILLE	POPULATION	5,057	4,927	4,890	4,831
	POPULATION CHANGE	-	-130	-37	-59
	PERCENT CHANGE	-	-2.6%	-0.7%	-1.2%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

POVERTY STATUS				
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
POPULATION LIVING IN POVERTY	7,968	11.9%	9,989	15.2%
POPULATION NOT LIVING IN POVERTY	59,029	88.1%	55,735	84.8%
TOTAL	66,997	100.0%	65,724	100.0%

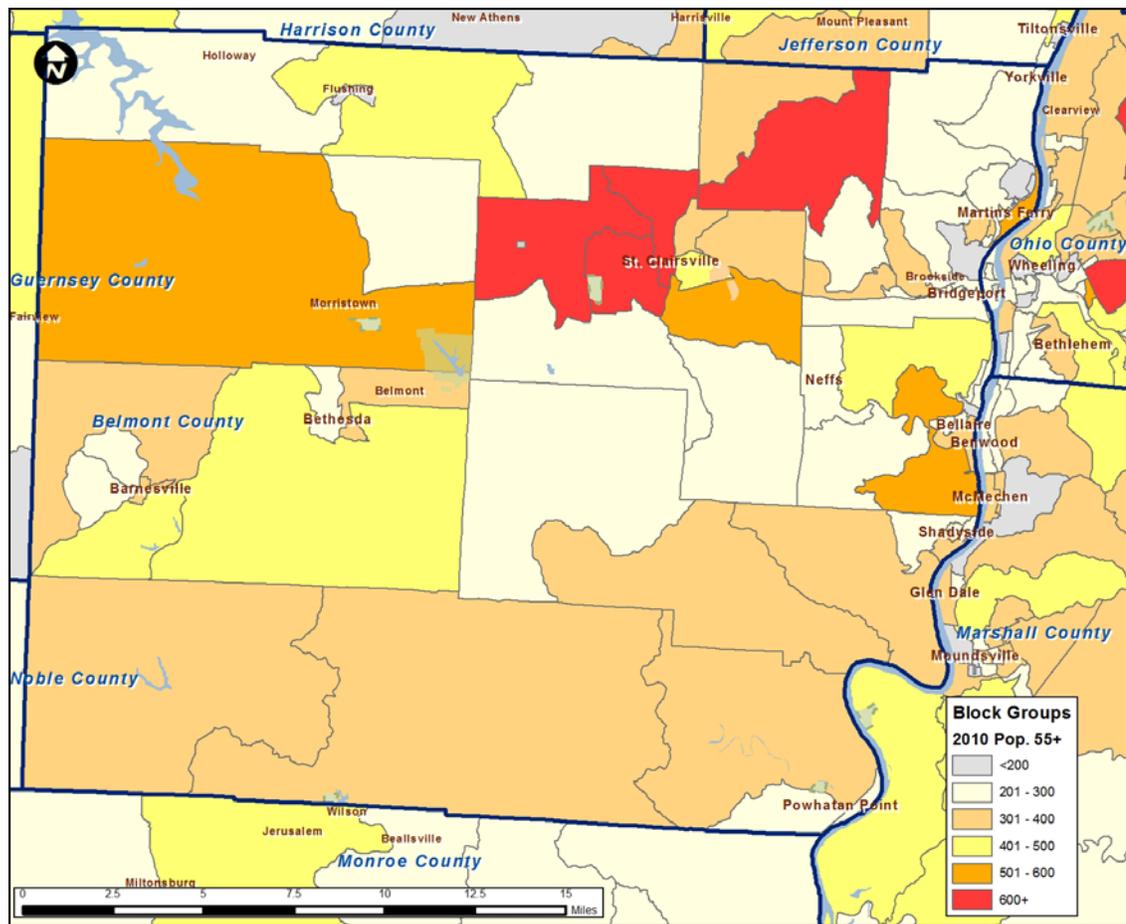
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	16,925	24.1%	15,549	22.1%	14,813	21.4%	-736	-4.7%
20 TO 24	3,776	5.4%	4,170	5.9%	3,731	5.4%	-439	-10.5%
25 TO 34	8,382	11.9%	8,197	11.6%	8,164	11.8%	-33	-0.4%
35 TO 44	10,890	15.5%	8,738	12.4%	8,034	11.6%	-704	-8.1%
45 TO 54	10,528	15.0%	11,057	15.7%	9,569	13.8%	-1,488	-13.5%
55 TO 64	6,966	9.9%	10,270	14.6%	10,891	15.7%	621	6.0%
65 TO 74	6,332	9.0%	6,168	8.8%	7,689	11.1%	1,521	24.7%
75 & OVER	6,426	9.2%	6,251	8.9%	6,340	9.2%	89	1.4%
TOTAL	70,225	100.0%	70,400	100.0%	69,231	100.0%	-1,169	-1.7%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

The following map illustrates the density of senior persons (age 55 and older).



2. HOUSEHOLD TRENDS

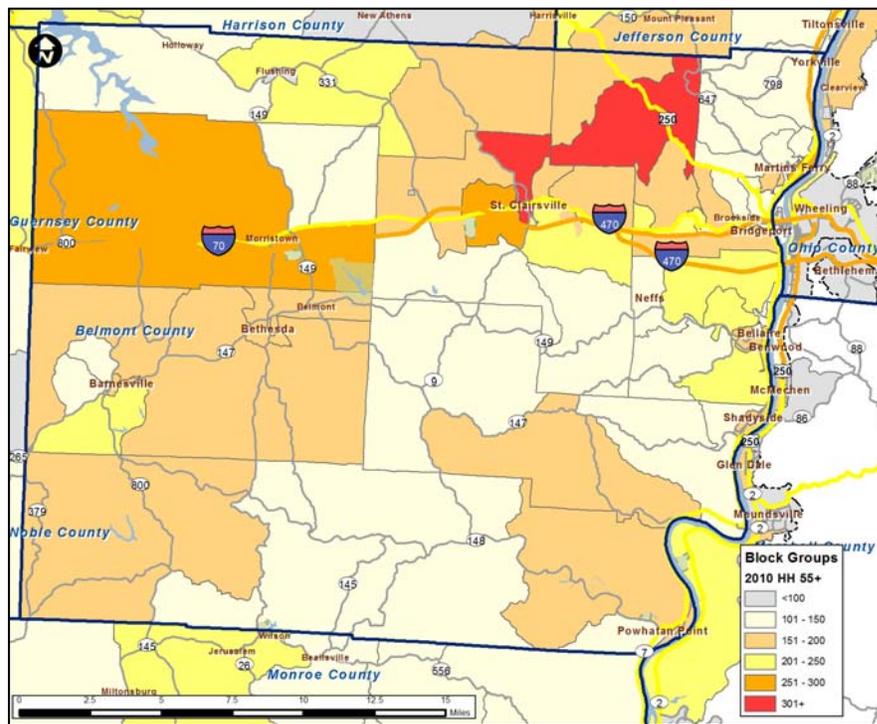
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	28,308	28,679	28,516	28,350
	HOUSEHOLD CHANGE	-	371	-163	-166
	PERCENT CHANGE	-	1.3%	-0.6%	-0.6%
COUNTY SEAT: ST. CLAIRSVILLE	HOUSEHOLD	2,149	2,269	2,254	2,240
	HOUSEHOLD CHANGE	-	120	-15	-14
	PERCENT CHANGE	-	5.6%	-0.7%	-0.6%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	811	2.90%	875	3.1%	659	2.30%	-216	-24.7%
25 TO 34	3,554	12.60%	3,209	11.2%	3,301	11.60%	92	2.9%
35 TO 44	5,518	19.50%	4,305	15.0%	3,631	12.80%	-674	-15.7%
45 TO 54	5,727	20.20%	5,942	20.7%	4,516	15.90%	-1,426	-24.0%
55 TO 64	4,213	14.90%	6,125	21.4%	6,293	22.20%	168	2.7%
65 TO 74	3,971	14.00%	3,962	13.8%	5,203	18.40%	1,241	31.3%
75 TO 84	3,624	12.80%	2,969	10.4%	3,191	11.30%	222	7.5%
85 & OVER	890	3.10%	1,292	4.5%	1,556	5.50%	264	20.4%
TOTAL	28,308	100.00%	28,679	100.0%	28,350	100.00%	-329	-1.1%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

The following thematic illustrates senior household (age 55 and older) by census block.



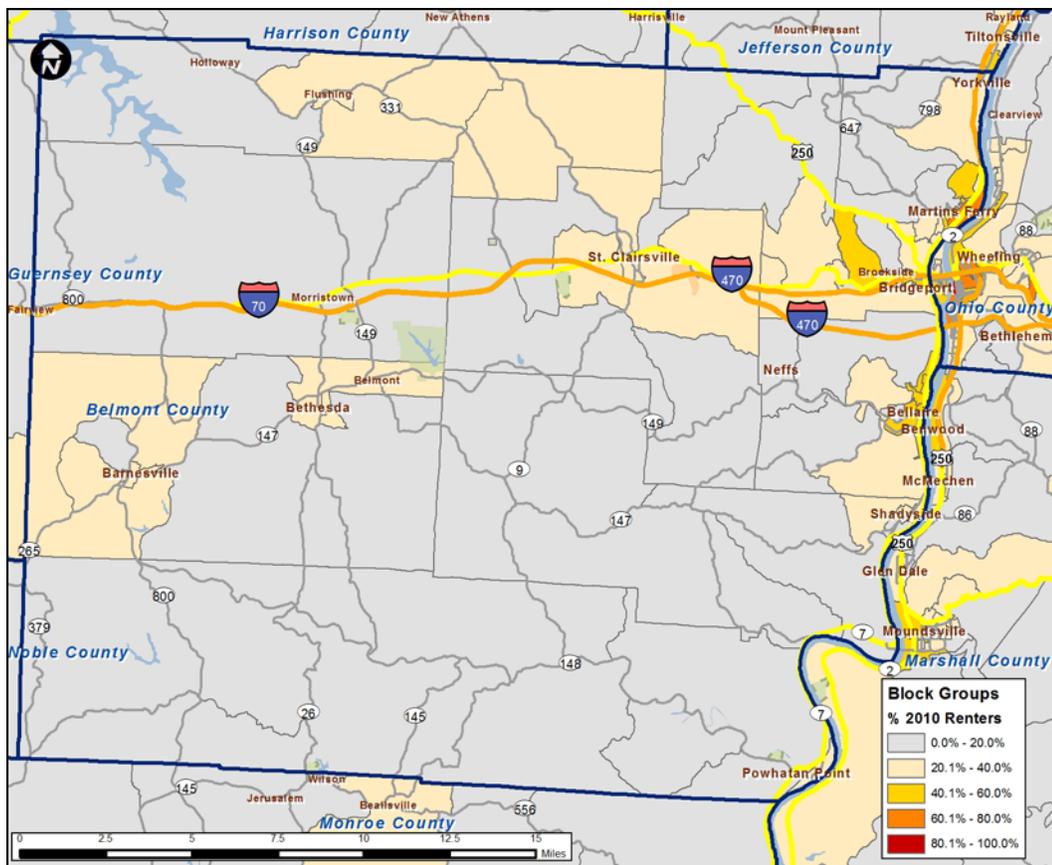
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	10,286	81.00%	21,005	73.2%	12,865	79.20%
RENTER-OCCUPIED	2,412	19.00%	7,674	26.8%	3,378	20.80%
TOTAL	12,698	100.00%	28,679	100.0%	16,242	100.00%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

TENURE AGE 55+	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	10,286	81.00%	11,431	79.7%	12,865	79.20%
RENTER-OCCUPIED	2,412	19.00%	2,917	20.3%	3,378	20.80%
TOTAL	12,698	100.00%	14,348	100.0%	16,242	100.00%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

The following is a thematic map illustrating the renter household density.



PERSONS PER RENTER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	3,530	46.0%	3,590	47.10%	60	1.7%
2 PERSONS	1,921	25.0%	1,612	21.10%	-309	-16.1%
3 PERSONS	1,071	14.0%	1,148	15.00%	77	7.2%
4 PERSONS	669	8.7%	732	9.60%	63	9.4%
5 PERSONS+	483	6.3%	546	7.20%	63	13.0%
TOTAL	7,674	100.0%	7,628	100.00%	-46	-0.6%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	5,050	24.0%	4,841	23.40%	-209	-4.1%
2 PERSONS	8,428	40.1%	7,959	38.40%	-469	-5.6%
3 PERSONS	3,490	16.6%	3,844	18.60%	354	10.1%
4 PERSONS	2,608	12.4%	2,729	13.20%	121	4.6%
5 PERSONS+	1,429	6.8%	1,349	6.50%	-80	-5.6%
TOTAL	21,005	100.0%	20,722	100.00%	-283	-1.3%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

PERSONS PER RENTER HOUSEHOLD AGE 55+	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,966	67.4%	2,265	67.10%	299	15.2%
2 PERSONS	594	20.4%	691	20.50%	97	16.3%
3 PERSONS	251	8.6%	285	8.40%	34	13.3%
4 PERSONS	65	2.2%	80	2.40%	15	23.0%
5 PERSONS+	40	1.4%	57	1.70%	17	43.9%
TOTAL	2,917	100.0%	3,378	100.00%	461	15.8%

Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

PERSONS PER OWNER HOUSEHOLD AGE 55+	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	3,757	32.9%	4,126	32.10%	369	9.8%
2 PERSONS	5,661	49.5%	6,302	49.00%	641	11.3%
3 PERSONS	1,422	12.4%	1,702	13.20%	280	19.7%
4 PERSONS	389	3.4%	477	3.70%	88	22.5%
5 PERSONS+	201	1.8%	258	2.00%	57	28.5%
TOTAL	11,431	100.0%	12,865	100.00%	1,434	12.5%

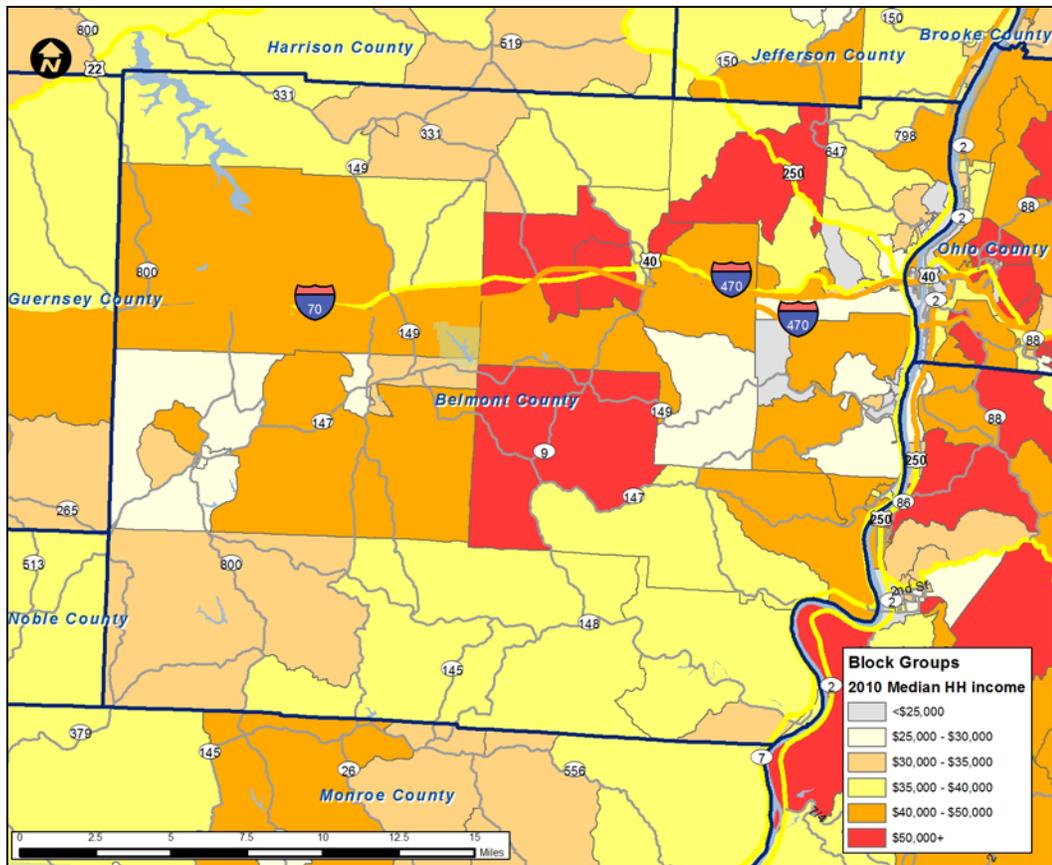
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	3,903	13.8%	3,365	11.8%	3,240	11.4%
\$10,000 TO \$19,999	5,646	19.9%	4,542	15.9%	4,349	15.3%
\$20,000 TO \$29,999	4,736	16.7%	4,439	15.6%	4,337	15.3%
\$30,000 TO \$39,999	3,859	13.6%	3,619	12.7%	3,569	12.6%
\$40,000 TO \$49,999	2,870	10.1%	3,005	10.5%	2,991	10.6%
\$50,000 TO \$59,999	2,307	8.1%	2,301	8.1%	2,308	8.1%
\$60,000 TO \$74,999	2,336	8.3%	2,681	9.4%	2,700	9.5%
\$75,000 TO \$99,999	1,628	5.7%	2,462	8.6%	2,537	8.9%
\$100,000 TO \$124,999	479	1.7%	1,157	4.1%	1,257	4.4%
\$125,000 TO \$149,999	157	0.6%	398	1.4%	462	1.6%
\$150,000 TO \$199,999	137	0.5%	207	0.7%	237	0.8%
\$200,000 & OVER	253	0.9%	341	1.2%	363	1.3%
TOTAL	28,308	100.0%	28,516	100.0%	28,350	100.0%
MEDIAN INCOME	\$29,724		\$35,285		\$36,302	

Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

The following is a thematic map illustrating household income for the county.



HOUSEHOLD INCOME 55+	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	2,072	16.3%	2,005	13.2%	2,054	12.0%
\$10,000 TO \$19,999	3,340	26.3%	2,946	19.4%	2,968	18.3%
\$20,000 TO \$29,999	2,532	19.9%	2,856	18.8%	2,959	18.2%
\$30,000 TO \$39,999	1,639	12.9%	2,063	13.6%	2,220	13.7%
\$40,000 TO \$49,999	915	7.2%	1,448	9.5%	1,605	9.9%
\$50,000 TO \$59,999	701	5.5%	971	6.4%	1,092	6.7%
\$60,000 TO \$74,999	642	5.1%	1,069	7.0%	1,213	7.5%
\$75,000 TO \$99,999	437	3.4%	905	6.0%	1,039	6.4%
\$100,000 TO \$124,999	156	1.2%	422	2.8%	519	3.2%
\$125,000 TO \$149,999	63	0.5%	166	1.1%	198	1.2%
\$150,000 TO \$199,999	68	0.5%	106	0.7%	131	0.8%
\$200,000 & OVER	133	1.0%	222	1.5%	245	1.5%
TOTAL	12,698	100.0%	15,180	100.0%	16,242	100.0%
MEDIAN INCOME	\$23,702		\$29,238		\$30,630	

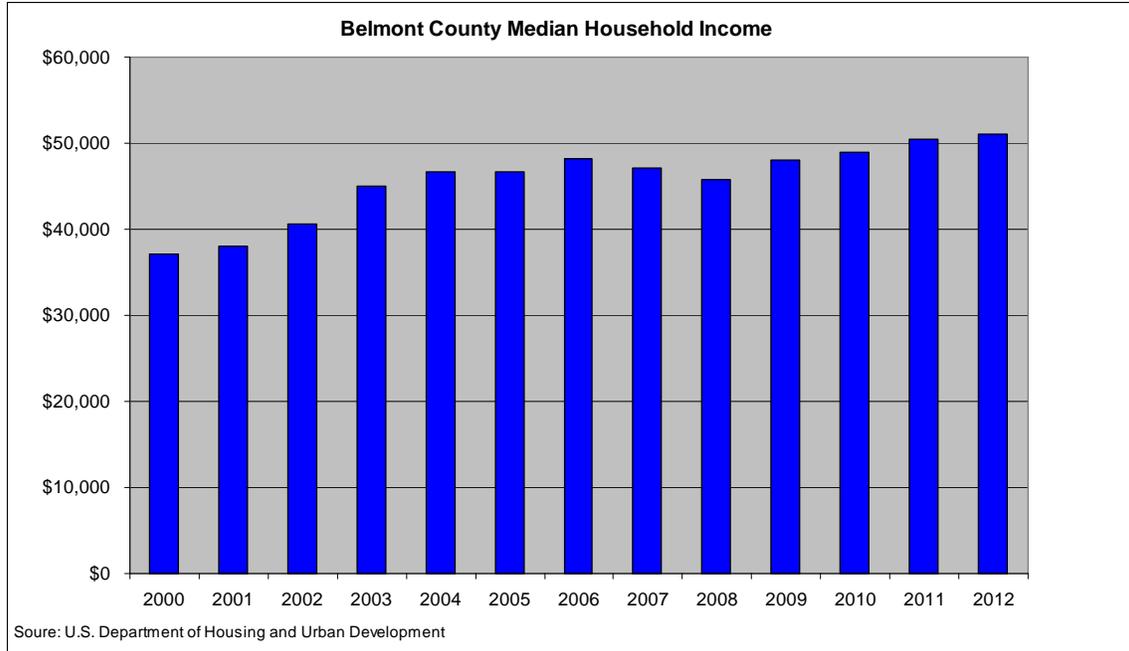
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

The following table illustrates the HUD estimated median household income between 2000 and 2012:

YEAR	HUD ESTIMATED MEDIAN HOUSEHOLD INCOME	
	MEDIAN HOUSEHOLD INCOME*	PERCENT CHANGE
2000	\$37,100	-
2001	\$38,000	2.4%
2002	\$40,600	6.8%
2003	\$45,000	10.8%
2004	\$46,600	3.6%
2005	\$46,600	0.0%
2006	\$48,200	3.4%
2007	\$47,100	-2.3%
2008	\$45,800	-2.8%
2009	\$48,000	4.8%
2010	\$48,900	1.9%
2011	\$50,400	3.1%
2012	\$51,100	1.4%

*For a four-person household

Source: HUD



The following tables illustrate renter household income by household size for 2000, 2012 and 2017 for Belmont County:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,252	452	221	50	68	2,044
\$10,000 TO \$19,999	1,083	422	301	211	86	2,103
\$20,000 TO \$29,999	371	264	224	118	115	1,093
\$30,000 TO \$39,999	130	252	207	179	32	801
\$40,000 TO \$49,999	86	85	99	51	81	403
\$50,000 TO \$59,999	34	76	25	36	47	218
\$60,000 TO \$74,999	40	57	31	36	32	196
\$75,000 TO \$99,999	33	36	23	25	24	141
\$100,000 TO \$124,999	11	8	5	6	7	37
\$125,000 TO \$149,999	5	2	3	0	0	10
\$150,000 TO \$199,999	3	8	0	1	0	12
\$200,000 & OVER	7	7	3	3	1	21
TOTAL	3,056	1,670	1,143	717	494	7,080

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2012 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,320	356	195	41	49	1,962
\$10,000 TO \$19,999	1,161	384	267	170	74	2,055
\$20,000 TO \$29,999	503	270	249	126	120	1,268
\$30,000 TO \$39,999	175	285	206	190	42	897
\$40,000 TO \$49,999	117	110	131	53	87	498
\$50,000 TO \$59,999	67	96	36	50	58	307
\$60,000 TO \$74,999	75	85	53	52	45	310
\$75,000 TO \$99,999	72	65	41	46	42	265
\$100,000 TO \$124,999	43	29	19	23	21	134
\$125,000 TO \$149,999	17	9	6	7	7	47
\$150,000 TO \$199,999	8	5	1	1	0	16
\$200,000 & OVER	17	15	3	3	1	40
TOTAL	3,576	1,709	1,208	761	545	7,799

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2017 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,309	314	181	36	48	1,888
\$10,000 TO \$19,999	1,144	354	245	155	73	1,971
\$20,000 TO \$29,999	502	257	241	120	117	1,238
\$30,000 TO \$39,999	173	275	197	181	39	864
\$40,000 TO \$49,999	108	109	123	51	86	476
\$50,000 TO \$59,999	76	89	37	48	63	313
\$60,000 TO \$74,999	87	86	51	54	45	323
\$75,000 TO \$99,999	82	68	41	46	47	284
\$100,000 TO \$124,999	53	31	21	27	21	153
\$125,000 TO \$149,999	22	10	5	9	6	52
\$150,000 TO \$199,999	10	4	1	2	0	18
\$200,000 & OVER	23	15	3	3	2	47
TOTAL	3,590	1,612	1,148	732	546	7,628

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate renter household income by household size for age 55 and older for 2000, 2012 and 2017 for Belmont County:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	734	98	17	1	1	851
\$10,000 TO \$19,999	649	164	34	2	13	862
\$20,000 TO \$29,999	139	71	68	14	13	305
\$30,000 TO \$39,999	36	90	39	8	3	176
\$40,000 TO \$49,999	11	18	16	0	0	44
\$50,000 TO \$59,999	11	15	3	3	5	37
\$60,000 TO \$74,999	32	17	7	3	0	58
\$75,000 TO \$99,999	20	8	4	3	0	35
\$100,000 TO \$124,999	8	3	1	2	2	16
\$125,000 TO \$149,999	4	1	2	0	0	7
\$150,000 TO \$199,999	3	6	0	0	0	9
\$200,000 & OVER	6	5	3	0	0	14
TOTAL	1,652	494	193	36	37	2,412

Source: Ribbon Demographics; ESRI; Urban Decision Group



RENTER AGE 55+ HOUSEHOLDS	2012 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	833	87	21	1	0	941
\$10,000 TO \$19,999	731	184	37	2	12	966
\$20,000 TO \$29,999	237	102	99	24	16	479
\$30,000 TO \$39,999	55	134	56	19	7	271
\$40,000 TO \$49,999	22	37	24	1	0	85
\$50,000 TO \$59,999	29	11	5	9	7	61
\$60,000 TO \$74,999	57	29	10	5	1	102
\$75,000 TO \$99,999	55	18	5	6	0	84
\$100,000 TO \$124,999	29	9	3	3	0	45
\$125,000 TO \$149,999	13	5	2	1	1	22
\$150,000 TO \$199,999	6	3	0	0	0	9
\$200,000 & OVER	16	11	3	0	0	30
TOTAL	2,083	631	265	70	45	3,094

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER AGE 55+ HOUSEHOLDS	2017 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	883	87	23	1	1	996
\$10,000 TO \$19,999	773	189	34	1	15	1,013
\$20,000 TO \$29,999	263	113	109	27	18	529
\$30,000 TO \$39,999	62	153	62	24	9	310
\$40,000 TO \$49,999	22	42	24	1	1	90
\$50,000 TO \$59,999	42	15	7	9	10	83
\$60,000 TO \$74,999	71	35	12	6	1	126
\$75,000 TO \$99,999	65	25	5	7	0	103
\$100,000 TO \$124,999	40	11	3	5	1	61
\$125,000 TO \$149,999	16	4	1	1	0	22
\$150,000 TO \$199,999	8	5	0	0	0	13
\$200,000 & OVER	19	11	3	0	0	33
TOTAL	2,265	691	285	80	57	3,378

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate owner household income by household size for age 55 and older for 2000, 2012 and 2017 for Belmont County:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	962	229	23	0	7	1,221
\$10,000 TO \$19,999	1,597	764	81	20	16	2,479
\$20,000 TO \$29,999	654	1,376	167	24	6	2,227
\$30,000 TO \$39,999	204	1,017	134	99	9	1,464
\$40,000 TO \$49,999	176	484	159	12	40	871
\$50,000 TO \$59,999	69	366	169	22	38	664
\$60,000 TO \$74,999	48	335	148	43	9	584
\$75,000 TO \$99,999	33	245	86	30	8	402
\$100,000 TO \$124,999	12	91	27	4	6	140
\$125,000 TO \$149,999	2	35	11	4	4	56
\$150,000 TO \$199,999	5	35	12	4	3	59
\$200,000 & OVER	16	75	22	6	0	119
TOTAL	3,778	5,053	1,040	269	146	10,286

Source: Ribbon Demographics; ESRI; Urban Decision Group



OWNER AGE 55+ HOUSEHOLDS	2012 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	853	183	20	1	6	1,064
\$10,000 TO \$19,999	1,358	525	69	16	12	1,981
\$20,000 TO \$29,999	808	1,375	161	26	8	2,378
\$30,000 TO \$39,999	282	1,167	199	130	13	1,792
\$40,000 TO \$49,999	277	746	238	42	61	1,364
\$50,000 TO \$59,999	120	477	230	17	67	911
\$60,000 TO \$74,999	89	542	230	83	23	967
\$75,000 TO \$99,999	76	457	214	62	12	821
\$100,000 TO \$124,999	33	225	85	26	8	377
\$125,000 TO \$149,999	14	90	30	6	3	143
\$150,000 TO \$199,999	4	63	20	4	6	97
\$200,000 & OVER	29	116	36	9	2	192
TOTAL	3,944	5,966	1,532	423	221	12,086

Source: Ribbon Demographics; ESRI; Urban Decision Group

OWNER AGE 55+ HOUSEHOLDS	2017 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	861	173	18	0	7	1,059
\$10,000 TO \$19,999	1,356	504	67	15	13	1,955
\$20,000 TO \$29,999	844	1,386	165	28	8	2,430
\$30,000 TO \$39,999	309	1,223	224	138	16	1,909
\$40,000 TO \$49,999	319	813	263	44	76	1,514
\$50,000 TO \$59,999	148	520	246	22	73	1,009
\$60,000 TO \$74,999	106	595	262	99	26	1,087
\$75,000 TO \$99,999	93	512	245	73	15	936
\$100,000 TO \$124,999	38	262	112	36	10	458
\$125,000 TO \$149,999	14	110	39	9	5	176
\$150,000 TO \$199,999	7	75	25	4	7	119
\$200,000 & OVER	32	129	37	10	3	212
TOTAL	4,126	6,302	1,702	477	258	12,865

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within Belmont County is based primarily in three sectors. Health Care & Social Assistance (which comprises 18.5%), Retail Trade and Public Administration comprise nearly 47% of the Site PMA labor force. Employment in Belmont County, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	13	0.5%	43	0.2%	3.3
MINING	14	0.6%	984	3.7%	70.3
UTILITIES	16	0.6%	176	0.7%	11.0
CONSTRUCTION	158	6.4%	1,114	4.2%	7.1
MANUFACTURING	70	2.8%	1,385	5.2%	19.8
WHOLESALE TRADE	84	3.4%	751	2.8%	8.9
RETAIL TRADE	460	18.7%	4,657	17.6%	10.1
TRANSPORTATION & WAREHOUSING	65	2.6%	352	1.3%	5.4
INFORMATION	33	1.3%	156	0.6%	4.7
FINANCE & INSURANCE	147	6.0%	758	2.9%	5.2
REAL ESTATE & RENTAL & LEASING	110	4.5%	403	1.5%	3.7
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	137	5.6%	932	3.5%	6.8
MANAGEMENT OF COMPANIES & ENTERPRISES	2	0.1%	66	0.2%	33.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	60	2.4%	607	2.3%	10.1
EDUCATIONAL SERVICES	75	3.0%	2,225	8.4%	29.7
HEALTH CARE & SOCIAL ASSISTANCE	195	7.9%	4,896	18.5%	25.1
ARTS, ENTERTAINMENT & RECREATION	35	1.4%	142	0.5%	4.1
ACCOMMODATION & FOOD SERVICES	162	6.6%	2,537	9.6%	15.7
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	432	17.5%	1,411	5.3%	3.3
PUBLIC ADMINISTRATION	177	7.2%	2,872	10.8%	16.2
NONCLASSIFIABLE	20	0.8%	31	0.1%	1.6
TOTAL	2,465	100.0%	26,498	100.0%	10.7

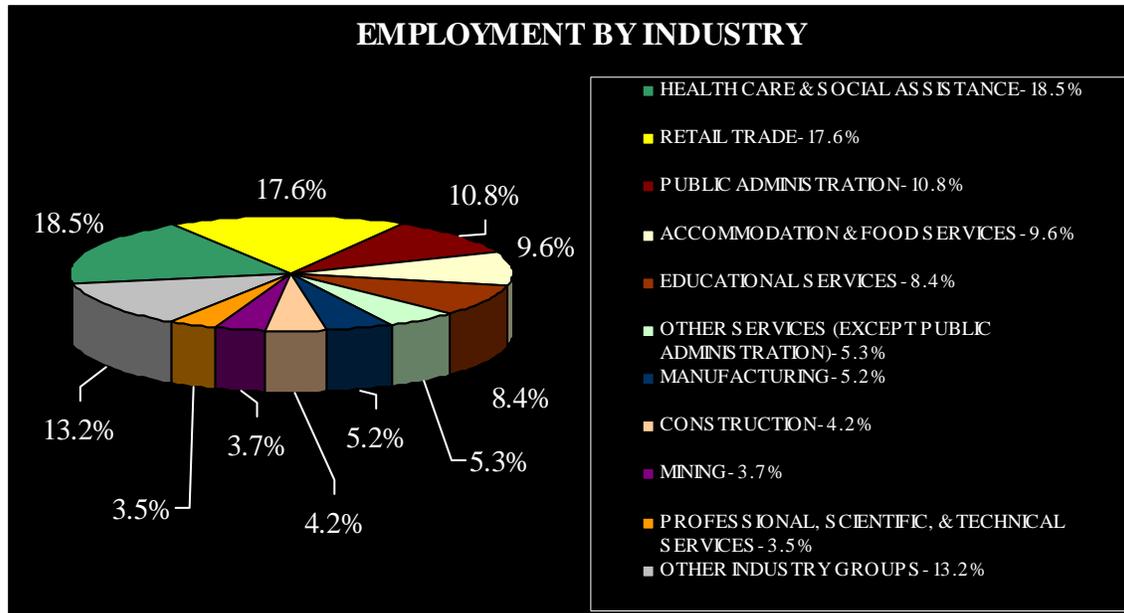
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

E.P.E. - Average Employees Per Establishment

NAICS - North American Industry Classification System

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the Site PMA. These employees, however, are included in our labor force calculations, because their places of employment are located within the Site PMA.

A detailed description of the NAICS groups can viewed on our website at VSInsights.com/terminology.php.



The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the county in which the site is located.

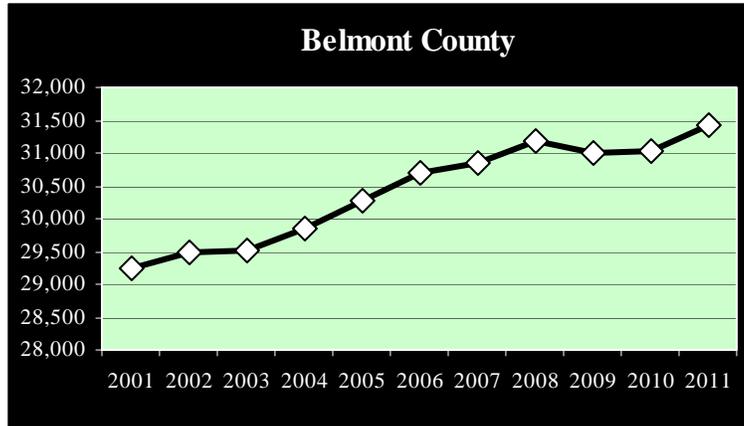
Excluding 2011, the employment base has increased by 1.1% over the past five years in Belmont County, while the state of Ohio declined by 5.3%. Total employment reflects the number of employed persons who live within the county.

The following illustrates the total employment base for Belmont County, Ohio and the United States.

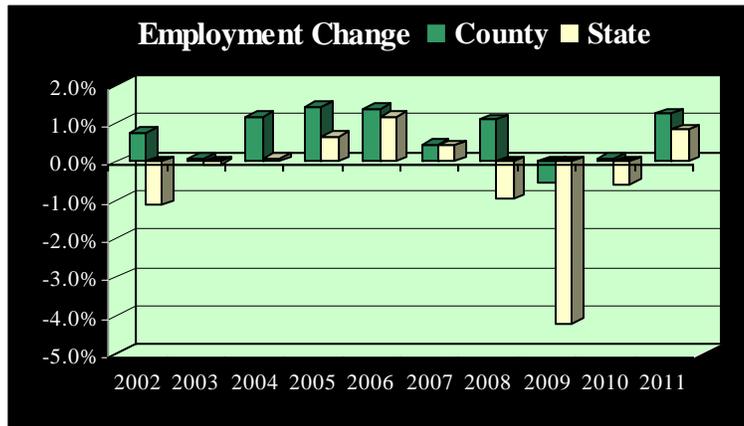
YEAR	TOTAL EMPLOYMENT					
	BELMONT COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	29,254	-	5,566,735	-	138,241,767	-
2002	29,479	0.8%	5,503,109	-1.1%	137,936,674	-0.2%
2003	29,502	0.1%	5,498,936	-0.1%	138,386,944	0.3%
2004	29,850	1.2%	5,502,533	0.1%	139,988,842	1.2%
2005	30,281	1.4%	5,537,419	0.6%	142,328,023	1.7%
2006	30,697	1.4%	5,602,764	1.2%	144,990,053	1.9%
2007	30,835	0.4%	5,626,086	0.4%	146,397,565	1.0%
2008	31,169	1.1%	5,570,514	-1.0%	146,068,942	-0.2%
2009	31,006	-0.5%	5,334,774	-4.2%	140,721,692	-3.7%
2010	31,026	0.1%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	31,411	1.2%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



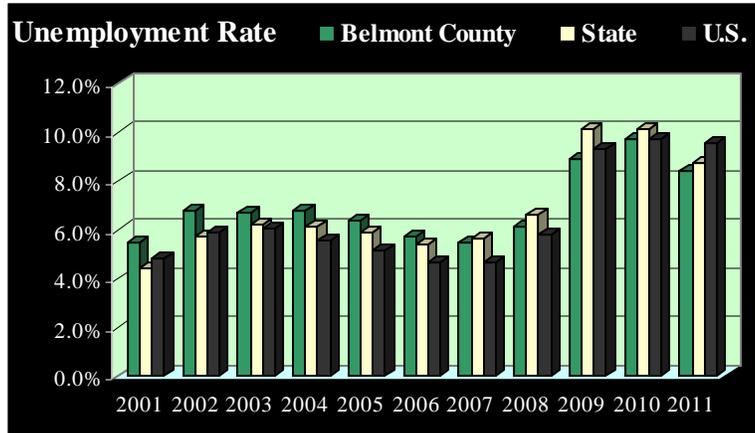
The following table illustrates the percent change in employment for Belmont County and Ohio.



Unemployment rates for Belmont County, Ohio and the United States are illustrated as follows:

YEAR	UNEMPLOYMENT RATE		
	BELMONT COUNTY	OHIO	UNITED STATES
2001	5.5%	4.4%	4.8%
2002	6.8%	5.7%	5.8%
2003	6.7%	6.2%	6.0%
2004	6.8%	6.1%	5.6%
2005	6.4%	5.9%	5.2%
2006	5.7%	5.4%	4.7%
2007	5.5%	5.6%	4.7%
2008	6.1%	6.6%	5.8%
2009	8.9%	10.1%	9.3%
2010	9.7%	10.1%	9.7%
2011*	8.4%	8.8%	9.6%

Source: Department of Labor, Bureau of Labor Statistics
*Through December



In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total in-place employment base for Belmont County.

IN-PLACE EMPLOYMENT BELMONT COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	23,717	-	-
2002	24,152	435	1.8%
2003	24,266	114	0.5%
2004	24,457	191	0.8%
2005	24,455	-2	0.0%
2006	24,328	-127	-0.5%
2007	24,446	118	0.5%
2008	23,751	-695	-2.8%
2009	22,735	-1,016	-4.3%
2010	22,506	-229	-1.0%
2011*	22,489	-17	-0.1%

Source: Department of Labor, Bureau of Labor Statistics

*Through June

Data for 2010, the most recent year that year-end figures are available, indicates in-place employment in Belmont County to be 72.5% of the total Belmont County employment.

The 10 largest employers in Belmont County comprise a total of more than 3,500 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
BELMONT COUNTY	GOVERNMENT	749
EAST OHIO REGIONAL HOSPITAL	HEALTH CARE	632
BELMONT COMMUNITY HOSPITAL	HEALTH CARE	445
BARNESVILLE HOSPITAL ASSOCIATION	HEALTH CARE	415
WHEELING-PITTSBURG STEEL CORP.	MANUFACTURING	354
STATE OF OHIO	GOVERNMENT	296
AMERICAN ENERGY CORP.	UTILITY	235
WAL-MART STORES, INC	RETAIL	210
KROGER COMPANY	GROCERY	186
OHIO VALLEY COAL CO.	MINING	184
	TOTAL	3,706

Source: Belmont County CAFR, 2010

According to county representatives, the economy of Belmont County is service-oriented. Farming, coal and steel are still part of the economy, but those areas continue to decline in the number of working farms and the number of employees still employed in the coal and steel industries.

Belmont County continues to reflect the state and national economic difficulties. Local progress has been slow and all government services are under careful financial evaluation. The county's general revenue stream continues to be an immediate concern as revenue sources remain threatened, specifically a drop in local government funds. However, retail-based income has started to improve.

There were no recent WARN notices for Belmont County, however, First Energy announced the R. E. Burger Plant, once promised to be a cutting-edge bio-fuels facility, closed its doors at the end of 2010, resulting in the loss of 100 jobs.

MPR Supply Chain Solutions continues its development along Bellaire's riverfront, where the business is opening up the region to multimodal shipping at the transloading facility. MPR is entering into a \$4.3 million project that once completed, will be used as rail-road-river transloading facility.

The 125-acre county industrial park, Fox Commerce Park continues to grow. There are nine businesses in operation and one under construction. Pivotal Propane, LLC is in full operation. Underground Service and Supply LTD opened in 2011. The FedEx facility is adding a larger parking area to its site. Ninety of the 125 acres remain available for development.

The \$94 million Connecting Appalachian Ohio Broadband project began construction in early 2012 and Fox Commerce Park is one of the first places to be included. The enhancement of Internet services will be a great asset to the park.

Marcellus Shale natural gas projects are perhaps the county's best economic opportunity. The potentially valuable shale formation now includes the deeper Utica Shale in Eastern Ohio from Trumbull County south along the Ohio River. Landowners have already been approached to sign lease deals.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	21,229	75.0%	21,005	73.2%
RENTER-OCCUPIED	7,080	25.0%	7,674	26.8%
TOTAL-OCCUPIED UNITS*	28,308	90.6%	28,679	100.0%
FOR RENT	624	21.3%	717	19.0%
RENTED, NOT OCCUPIED	N/A	N/A	62	1.6%
FOR SALE ONLY	456	15.6%	381	10.1%
SOLD, NOT OCCUPIED	N/A	N/A	170	4.5%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	261	16.0%	694	18.4%
ALL OTHER VACANTS	1,118	38.2%	1,749	46.4%
TOTAL VACANT UNITS	2,927	9.4%	3,773	100.0%
TOTAL	31,235	100.0%	32,452	-
SUBSTANDARD UNITS**	201	0.7%	-243	-0.8%

Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

*Total does not include Vacant Units

**Substandard housing units is defined as housing that lacks complete plumbing facilities

YEAR	TENURE	SUBSTANDARD UNITS				
		TOTAL HOUSING UNITS	PERCENT	COMPLETE PLUMBING FACILITIES	LACKING COMPLETE PLUMBING FACILITIES	PERCENT SUBSTANDARD
2000 (CENSUS)	OWNER-OCCUPIED	21,229	75.0%	21,061	168	0.8%
	RENTER-OCCUPIED	7,080	25.0%	7,047	33	0.5%
	TOTAL	28,308	100.0%	28,108	201	0.7%
2010 (ACS)	OWNER-OCCUPIED	21,005	73.2%	21,539	-534	-2.5%
	RENTER-OCCUPIED	7,674	26.8%	7,383	291	3.8%
	TOTAL	28,679	100.0%	28,922	-243	-0.8%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	457	2.1%	60	0.8%
2000 TO 2004	1,067	4.9%	168	2.3%
1990 TO 1999	2,019	9.4%	443	6.0%
1980 TO 1989	1,419	6.6%	566	7.6%
1970 TO 1979	2,844	13.2%	1,653	22.3%
1960 TO 1969	2,128	9.9%	1,010	13.6%
1950 TO 1959	2,762	12.8%	776	10.5%
1940 TO 1949	1,842	8.5%	549	7.4%
1939 OR EARLIER	7,047	32.6%	2,194	29.6%
TOTAL	21,585	100.0%	7,419	100.0%

Source: 2000 Census; American Community Survey (ACS)

UNITS IN STRUCTURE	OCCUPIED HOUSING UNITS BY STRUCTURE TYPE			
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
1, DETACHED OR ATTACHED	21,743	76.8%	22,817	78.7%
2 TO 4	2,169	7.7%	0	0.0%
5 TO 19	1,086	3.8%	1,326	4.6%
20 TO 49	288	1.0%	307	1.1%
50 OR MORE	551	1.9%	413	1.4%
MOBILE HOME, BOAT, RV, VAN, ETC.	2,471	8.7%	2,034	7.0%
TOTAL	28,308	100.0%	29,004	100.0%

Source: Census 2000; American Community Survey (ACS)

UNITS IN STRUCTURE	TENURE BY OCCUPANTS PER ROOM			
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	21,244	75.0%	21,585	74.4%
0.50 OR LESS OCCUPANTS PER ROOM	16,451	77.4%	17,121	79.3%
0.51 TO 1.00 OCCUPANTS PER ROOM	4,635	21.8%	4,379	20.3%
1.01 TO 1.50 OCCUPANTS PER ROOM	117	0.6%	85	0.4%
1.51 TO 2.00 OCCUPANTS PER ROOM	19	0.1%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	22	0.1%	0	0.0%
RENTER-OCCUPIED	7,065	25.0%	7,419	25.6%
0.50 OR LESS OCCUPANTS PER ROOM	4,813	68.1%	5,720	77.1%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,144	30.3%	1,580	21.3%
1.01 TO 1.50 OCCUPANTS PER ROOM	89	1.3%	65	0.9%
1.51 TO 2.00 OCCUPANTS PER ROOM	10	0.1%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	9	0.1%	54	0.7%
TOTAL	28,309	100.0%	29,004	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
BELMONT COUNTY	24.4%	28.2%
32 APPALACHIAN OHIO COUNTIES	26.3%	38.5%
OHIO	27.4%	40.0%

Source: Census 2000; American Community Survey (ACS)

*Households paying more than 35% of their gross income to rent

BUILDING PERMIT DATA – BELMONT COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	15	22	23	96	41	47	62	10	10	13
UNITS IN SINGLE-FAMILY STRUCTURES	15	20	21	65	19	23	18	10	10	13
UNITS IN ALL MULTI-FAMILY STRUCTURES	0	2	2	31	22	24	44	0	0	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	0	2	2	2	4	0	2	0	0	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	0	0	0	11	0	0	0	0	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	0	18	18	24	42	0	0	0

		BELMONT COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			1,624
	LESS THAN 20.0 PERCENT	52	
	20.0 TO 24.9 PERCENT	63	
	25.0 TO 29.9 PERCENT	120	
	30.0 TO 34.9 PERCENT	67	
	35.0 PERCENT OR MORE	1,034	
	NOT COMPUTED	288	
\$10,000 TO \$19,999:			2,062
	LESS THAN 20.0 PERCENT	279	
	20.0 TO 24.9 PERCENT	74	
	25.0 TO 29.9 PERCENT	286	
	30.0 TO 34.9 PERCENT	354	
	35.0 PERCENT OR MORE	893	
	NOT COMPUTED	176	
\$20,000 TO \$34,999:			1,700
	LESS THAN 20.0 PERCENT	396	
	20.0 TO 24.9 PERCENT	409	
	25.0 TO 29.9 PERCENT	330	
	30.0 TO 34.9 PERCENT	189	
	35.0 PERCENT OR MORE	167	
	NOT COMPUTED	209	
\$35,000 TO \$49,999:			1,006
	LESS THAN 20.0 PERCENT	500	
	20.0 TO 24.9 PERCENT	260	
	25.0 TO 29.9 PERCENT	75	
	30.0 TO 34.9 PERCENT	33	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	138	
\$50,000 TO \$74,999:			598
	LESS THAN 20.0 PERCENT	449	
	20.0 TO 24.9 PERCENT	52	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	97	
\$75,000 TO \$99,999:			264
	LESS THAN 20.0 PERCENT	194	
	20.0 TO 24.9 PERCENT	0	
	25.0 TO 29.9 PERCENT	6	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	64	
\$100,000 OR MORE:			165
	LESS THAN 20.0 PERCENT	135	
	20.0 TO 24.9 PERCENT	0	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	30	
TOTAL			2,928

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Belmont County. We have surveyed conventional rental housing projects with at least 10 units in rural counties and 20 units in urban counties. These projects include a variety of market-rate, Low-Income Housing Tax Credit (LIHTC) government-subsidized apartments. We have also conducted a survey of a sampling of non-conventional (single-family, duplex, mobile home, etc.) housing units in the county. The following is a summary of our findings. Note that gross rents take into consideration the collected rent plus the estimated cost of tenant paid utilities. The estimated utility costs were established from the most up-to-date utility cost estimated provided by the local housing authority.

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
MARKET-RATE	18	604	6	99.0%
MARKET-RATE/TAX CREDIT	2	66	3	95.5%
MARKET-RATE/GOVERNMENT-SUBSIDIZED	2	111	3	97.3%
TAX CREDIT	3	95	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	2	72	0	100.0%
GOVERNMENT-SUBSIDIZED	28	1,267	11	99.1%
TOTAL	55	2,215	23	99.0%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	13	1.9%	1	7.7%	\$497
ONE-BEDROOM	1.0	113	16.9%	1	0.9%	\$566
TWO-BEDROOM	1.0	310	46.3%	6	1.9%	\$582
TWO-BEDROOM	1.5	112	16.7%	0	0.0%	\$667
TWO-BEDROOM	2.0	42	6.3%	0	0.0%	\$1,321
THREE-BEDROOM	1.0	7	1.0%	0	0.0%	\$583
THREE-BEDROOM	1.5	48	7.2%	0	0.0%	\$987
THREE-BEDROOM	1.8	6	0.9%	0	0.0%	\$776
THREE-BEDROOM	2.0	17	2.5%	0	0.0%	\$963
THREE-BEDROOM	2.5	1	0.1%	0	0.0%	\$844
TOTAL MARKET RATE		669	100.0%	8	1.2%	-

TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	32	21.5%	0	0.0%	\$430
TWO-BEDROOM	1.0	39	26.2%	3	7.7%	\$469
TWO-BEDROOM	1.5	16	10.7%	0	0.0%	\$554
THREE-BEDROOM	1.0	22	14.8%	0	0.0%	\$536
THREE-BEDROOM	1.5	9	6.0%	0	0.0%	\$797
THREE-BEDROOM	2.5	9	6.0%	0	0.0%	\$797
FOUR-BEDROOM	1.0	6	4.0%	0	0.0%	\$568
FOUR-BEDROOM	2.5	16	10.7%	0	0.0%	\$880
TOTAL TAX CREDIT		149	100.0%	3	2.0%	-
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	36	50.0%	0	0.0%	N/A
TWO-BEDROOM	1.0	28	38.9%	0	0.0%	N/A
THREE-BEDROOM	1.5	8	11.1%	0	0.0%	N/A
ONE-BEDROOM	1.0	36	50.0%	0	0.0%	N/A
TOTAL TAX CREDIT		72	100.0%	0	0.0%	N/A
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	40	3.0%	0	0.0%	N/A
ONE-BEDROOM	1.0	810	61.1%	4	0.5%	N/A
TWO-BEDROOM	1.0	360	27.2%	2	0.6%	N/A
THREE-BEDROOM	1.0	37	2.8%	0	0.0%	N/A
THREE-BEDROOM	1.5	51	3.8%	6	11.8%	N/A
THREE-BEDROOM	2.0	8	0.6%	0	0.0%	N/A
FOUR-BEDROOM	1.5	13	1.0%	0	0.0%	N/A
FOUR-BEDROOM	2.0	2	0.2%	0	0.0%	N/A
FIVE-BEDROOM	2.0	4	0.3%	0	0.0%	N/A
TOTAL TAX CREDIT		1,325	100.0%	12	0.9%	N/A
GRAND TOTAL		2,215	100.0%	23	1.0%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	66	4.5%
1960 TO 1969	101	0.0%
1970 TO 1979	1,393	0.8%
1980 TO 1989	338	2.4%
1990 TO 1999	221	0.5%
2000 TO 2004	40	0.0%
2005 TO 2009	56	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	2,215	1.0%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	3	0.0%
A-	2	37	0.0%
B+	2	7	0.0%
B	6	189	1.6%
B-	7	400	1.3%
C+	1	2	0.0%
C	2	29	0.0%
D+	1	2	0.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	71	0.0%
A-	1	34	0.0%
B+	1	20	15.0%
B	1	24	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	24	0.0%
A-	2	101	0.0%
B+	4	190	1.6%
B	13	600	0.3%
B-	10	426	1.4%
C+	1	46	2.2%
C	1	10	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	107	1,795	17	99.1%
SENIOR (AGE 55+)	23	420	6	98.6%
TOTAL	130	2215	23	99.0%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	1,397	12	99.1%
40% - 60% AMHI (TAX CREDIT)	149	3	98.0%
0-60% AMHI (ALL AFFORDABLE)	1,546	15	99.0%

*Includes both family and senior projects

DISTRIBUTION OF SENIOR AFFORDABLE HOUSING BY AGE AND INCOME LEVEL			
TARGET MARKET – SENIOR AFFORDABLE HOUSING	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED: 62+)	310	1	99.7%
40% - 60% AMHI (TAX CREDIT: 55+)	52	3	94.2%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	362	4	98.9%

Planned and Proposed (Housing Pipeline)

According to planning and government representatives, it was determined that there are currently no planned multifamily rental housing communities in Belmont County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Belmont County is \$81,896. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for an \$81,896 home is \$571, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$81,896
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$77,801
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$418
ESTIMATED TAXES AND INSURANCE*	\$104
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$49
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$571

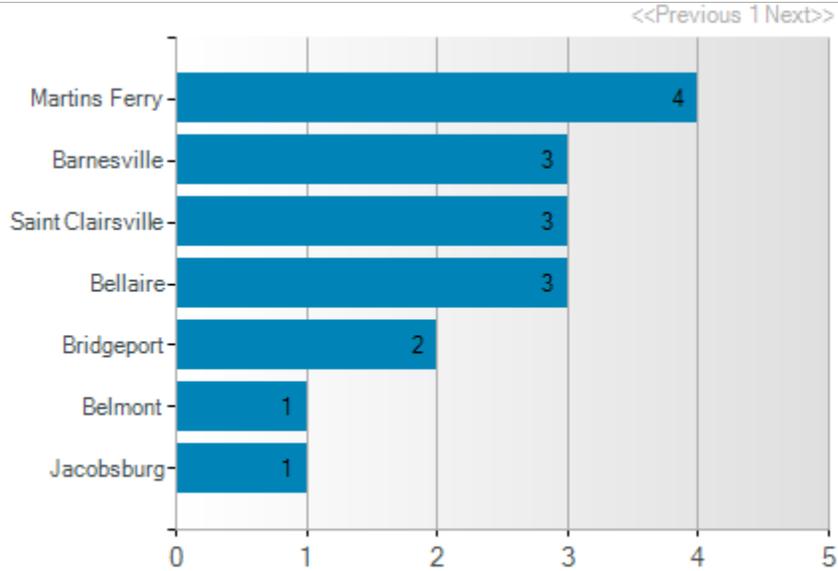
*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

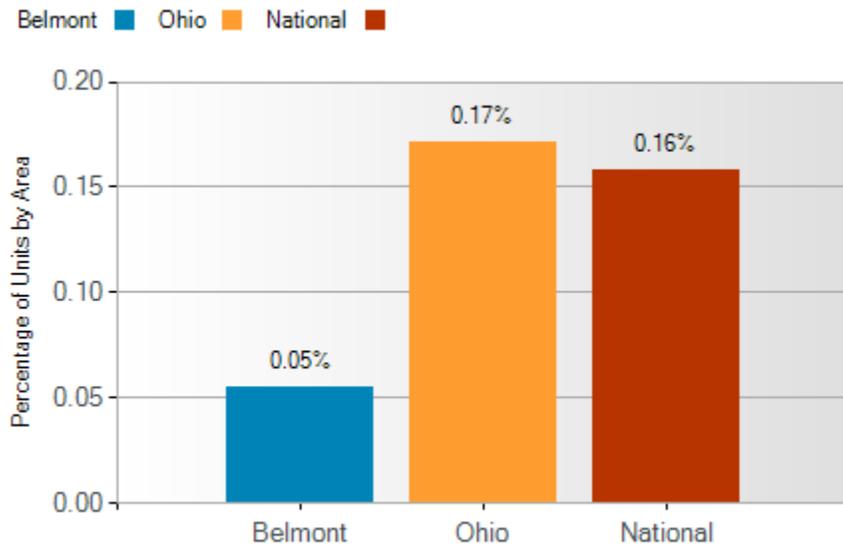
Foreclosure Analysis

The following foreclosure data was obtained from RealtyTrac in January, 2012.

Foreclosure Activity Counts - Belmont County, OH



Geographical Comparison - Belmont County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$14,320	\$17,900	\$21,480	\$28,640	\$15,980	\$19,980	\$23,970	\$31,960
TWO-PERSON	\$16,360	\$20,450	\$24,540	\$32,720	\$18,260	\$22,820	\$27,380	\$36,510
THREE-PERSON	\$18,400	\$2,300	\$27,600	\$36,800	\$20,530	\$2,570	\$30,800	\$41,060
FOUR-PERSON	\$20,440	\$25,550	\$30,660	\$40,880	\$22,810	\$28,510	\$34,210	\$45,620
FIVE-PERSON	\$22,080	\$27,600	\$33,120	\$44,160	\$24,640	\$30,800	\$36,960	\$49,280
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$51,100				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$57,100			

*Income limits and median income projected forward five years based on previous five-year growth history

RENTER HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 - 2017)
0% - 40% AMHI	\$0	\$22,080	4,281	\$0	\$24,590	4,427	3.4%
41% - 60% AMHI	\$22,081	\$33,120	1,284	\$24,591	\$36,880	1,264	-1.6%
61% - 80% AMHI	\$33,121	\$44,160	824	\$36,881	\$49,180	706	-14.3%
OVER 80% AMHI	\$44,161	NO LIMIT	1,409	\$49,181	NO LIMIT	1,229	-12.8%

I.Q. - Income-qualified

H.H. - Households

OWNER HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 - 2017)
0% - 40% AMHI	\$0	\$22,080	4,549	\$0	\$24,590	5,153	13.3%
41% - 60% AMHI	\$22,081	\$33,120	3,360	\$24,591	\$36,880	3,537	5.3%
61% - 80% AMHI	\$33,121	\$44,160	2,915	\$36,881	\$49,180	3,152	8.1%
OVER 80% AMHI	\$44,161	NO LIMIT	9,891	\$49,181	NO LIMIT	8,880	-10.2%

I.Q. - Income-qualified

H.H. - Households

ALL (RENTER AND OWNER) HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 - 2017)
0% - 40% AMHI	\$0	\$22,080	8,830	\$0	\$24,590	9,580	8.5%
41% - 60% AMHI	\$22,081	\$33,120	4,644	\$24,591	\$36,880	4,801	3.4%
61% - 80% AMHI	\$33,121	\$44,160	3,739	\$36,881	\$49,180	3,858	3.2%
OVER 80% AMHI	\$44,161	NO LIMIT	11,300	\$49,181	NO LIMIT	10,109	-10.5%

I.Q. - Income-qualified

H.H. - Households

SENIOR (55+) RENTER HOUSEHOLDS BY INCOME

INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. 55+ H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. 55+ H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$16,360	1,555	\$0	\$18,260	1,832	17.8%
41% - 60% AMHI	\$16,361	\$24,540	568	\$18,261	\$27,380	567	-0.2%
61% - 80% AMHI	\$24,541	\$32,720	335	\$27,381	\$36,510	341	1.8%
OVER 80% AMHI	\$32,721	NO LIMIT	635	\$36,511	NO LIMIT	639	0.6%

I.Q. – Income-qualified
H.H. – Households

SENIOR (55+) OWNER HOUSEHOLDS BY INCOME

INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. 55+ H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. 55+ H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$16,360	2,324	\$0	\$18,260	2,674	15.1%
41% - 60% AMHI	\$16,361	\$24,540	1,801	\$18,261	\$27,380	2,133	18.4%
61% - 80% AMHI	\$24,541	\$32,720	1,785	\$27,381	\$36,510	1,879	5.3%
OVER 80% AMHI	\$32,721	NO LIMIT	6,176	\$36,511	NO LIMIT	6,177	0.0%

I.Q. – Income-qualified
H.H. – Households

SENIOR (55+) ALL (RENTER AND OWNER) HOUSEHOLDS BY INCOME

INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. 55+ H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. 55+ H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$16,360	3,879	\$0	\$18,260	4,506	16.2%
41% - 60% AMHI	\$16,361	\$24,540	2,369	\$18,261	\$27,380	2,700	14.0%
61% - 80% AMHI	\$24,541	\$32,720	2,120	\$27,381	\$36,510	2,220	4.7%
OVER 80% AMHI	\$32,721	NO LIMIT	6,811	\$36,511	NO LIMIT	6,816	0.1%

I.Q. – Income-qualified
H.H. – Households

RENTER HOUSEHOLDS BY INCOME (0% - 50% AMHI)

TARGET AGE AT 50% AMHI	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 – 2017)
FAMILY (UNDER AGE 62)	\$0	\$27,600	3,257	\$0	\$30,740	3,194	-1.9%
SENIOR (AGE 62+)	\$0	\$20,450	1,479	\$0	\$22,820	1,671	13.0%
ALL	\$0	\$27,600	4,981	\$0	\$30,740	5,161	3.6%

H. PENETRATION RATE ANALYSIS

PENETRATION RATE ANALYSIS – 2012

2012 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(1,397 + 275 HCV) 1,672	149	(1,546 + 275 HCV*) 1,821
Number of Income-Eligible Renter Households	4,981	1,284	5,565
Existing Affordable Housing Penetration Rate – 2012	= 33.6%	= 11.6%	= 32.7%
2012 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	310	52	362
Number of Income-Eligible Renter Households	1,479	568	2,123
Penetration Rate – 2012	= 21.0%	= 9.2%	= 17.1%

*This is the number of Housing Choice Vouchers in-use in market-rate units and does not consider the Voucher in-use in Tax Credit units

PENETRATION RATE ANALYSIS – 2017

2017 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(1,397 + 275 HCV) 1,672	149	(1,546 + 275 HCV*) 1,821
Number of Income-Eligible Renter Households	5,161	1,264	5,691
Existing Affordable Housing Penetration Rate – 2017	= 32.4%	= 11.8%	= 32.0%
2017 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	310	52	362
Number of Income-Eligible Renter Households	1,671	567	2,399
Penetration Rate – 2017	= 18.6%	= 9.2%	= 15.1%

*This is the number of Housing Choice Vouchers in-use in market-rate units and does not consider the Voucher in-use in Tax Credit units

I. POTENTIAL “UN-MET” HOUSING NEED

POTENTIAL “UN-MET” HOUSING NEED

AMHI LEVEL	2012		2017	
	OVERALL	SENIOR	OVERALL	SENIOR
0%-50% AMHI (SUBSIDIZED)	3,309	1,169	3,489	1,361
41%-60% AMHI (TAX CREDIT)	1,135	516	1,115	515

J. OVERVIEW AND INTERVIEWS

Belmont County is located along the Ohio River in eastern Ohio and is bisected by Interstate 70. St. Clairsville is the county seat and is located in the central portion of the county, north of Interstate 70 along U.S. Highway 40. Belmont County is located 120 miles east of Columbus, Ohio, 145 miles southeast of Cleveland, Ohio and 71 miles west of Pittsburgh, Pennsylvania.

Other cities and villages in the county include Martins Ferry, Barnesville, Bellaire, Belmont, Bethesda, Bridgeport, Brookside, Fairview, Flushing, Holloway, Morristown, Powhatan Point, Shadyside, Wilson and Yorkville. Interstate 70, Interstate 470, U.S. Highway 40, U.S. Highway 250 and State Routes 7, 9, 147, 148, 149 and 331 are the major roadways of the county.

The county is a tourist destination offering museums, theaters, monuments, historical sites, local events and outdoor recreational activities.

Four hospitals operate in Belmont County, located in Barnesville, Bellaire, Martins Ferry and St. Clairsville.

Belmont County offers several senior services from retirement communities to assisted living facilities. St. Clairsville, Barnesville, Bellaire and Martins Ferry all have public libraries. In addition, branches are located in Bethesda, Bridgeport, Flushing, Powhatan Point and Shadyside.

In addition to private schools, the county is served by six public school systems. Ohio University – Eastern Campus is located in St. Clairsville and offers associate, bachelor and master degree levels. Belmont Technical College also provides a variety of technical programs and other adult education classes.

The largest concentration of single-family housing is in St. Clairsville, Martins Ferry, Bellaire, Bridgeport, Barnesville and Shadyside. Housing in the cities and major towns is generally older than 30 years and ranges from poor to good condition. Some single-family housing surrounding St. Clairsville and Martins Ferry is newer, less than 30 years old, and generally in good condition. Typically, multifamily rental housing is also located in and around the cities and major towns of Belmont County. Much of the multifamily rental housing is between 20 and 30 years old and ranges from average to good condition. The majority of multifamily rental properties in the county are market-rate communities, while some are government-subsidized and some are Tax Credit properties. Nearly all the multifamily rental properties in the county have less than 60 units and many less than 20 units.

After speaking with area property managers and leasing agents, the general opinion was that area residents who rent would rather live in smaller rental properties, between 10 and 15 units, close to local community services. Some mentioned they felt area residents who rent prefer to have individual entries.

Fred Bennett, Belmont County Engineer, stated that he believed that most people rent once they are finished with school and until they get married. He continued that once married, most couples look to buy a home and have children; once the children have grown, couples may consider moving back to apartments. Mr. Bennett added that often those in the more rural portions of the county prefer that setting and would not offer much support for apartment complexes. Mr. Bennett noted that the county has seen significant interest from other states, mainly Texas, because of shale oil drilling in the area. He believed that this could offer a local economic boost with the shale oil drilling.

Housing in the villages of the county is generally older than 30 years and range in condition from poor to average. Housing in the more rural areas of the county primarily includes farm houses, single-family housing and manufactured homes. Generally the farm houses and single-family housing in the rural portions of the county range from average to good condition and older than 30 years. It should be noted that there are some single-family homes in the rural portions of the county that are less than 30 years old. These homes typically range from good to excellent condition. Few manufactured homes in the county are less than 30 years old and in good condition; the majority of manufactured homes in the county are older than 30 years and range from dilapidated to average condition. Much of the manufactured homes in the county are owner-occupied, while a few homes are occupied by renters.