

6. Carroll County

A. GENERAL DESCRIPTION

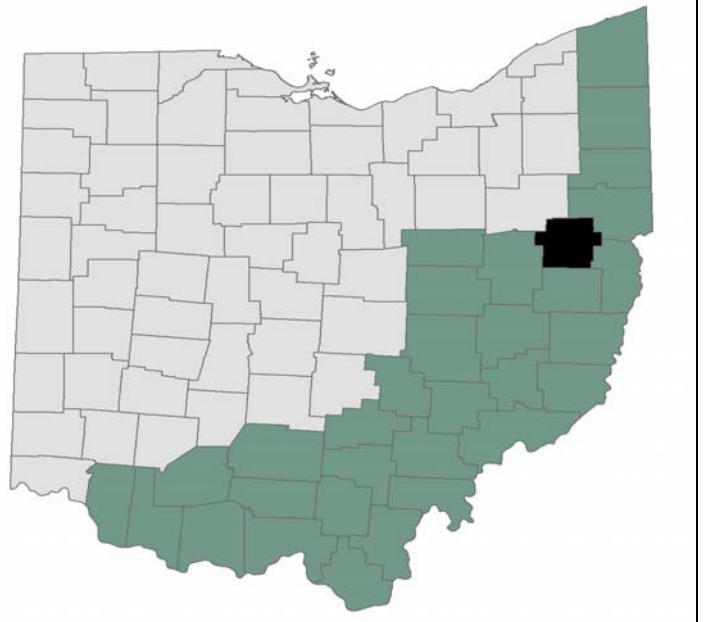
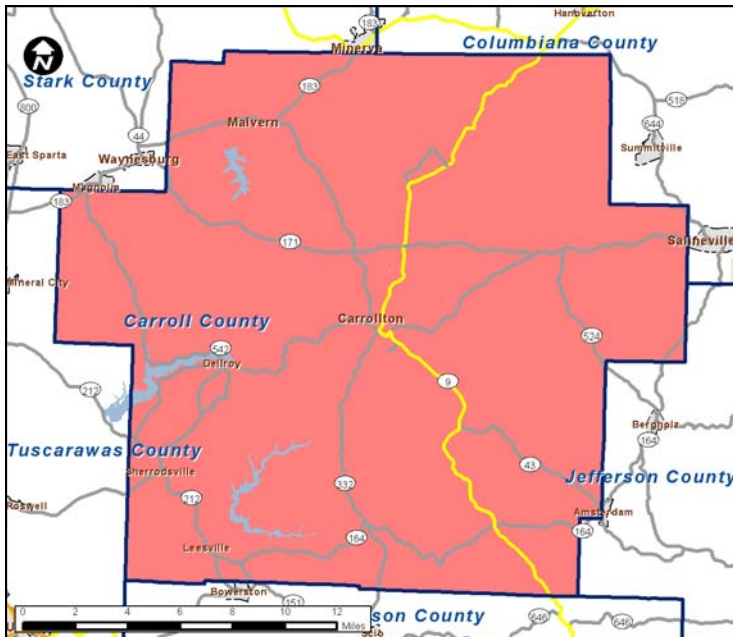
County Seat: Carrollton
County Size: 394.7 square miles

2000 (Census) Population: 28,835
2010 (Census) Population: 28,836
Population Change: +1 (<0.1%)

2000 (Census) Households: 11,126
2010 (Census) Households: 11,385
Household Change: +259 (2.3%)

2000 (Census) Median Household Income: \$35,693
2010 (American Community Survey) Median Household Income: \$43,148
Income Change: +\$7,455 (20.9%)

2000 (Census) Median Home Value: \$88,500
2010 (American Community Survey) Median Home Value: \$110,300
Home Value Change: +\$21,800 (24.6%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

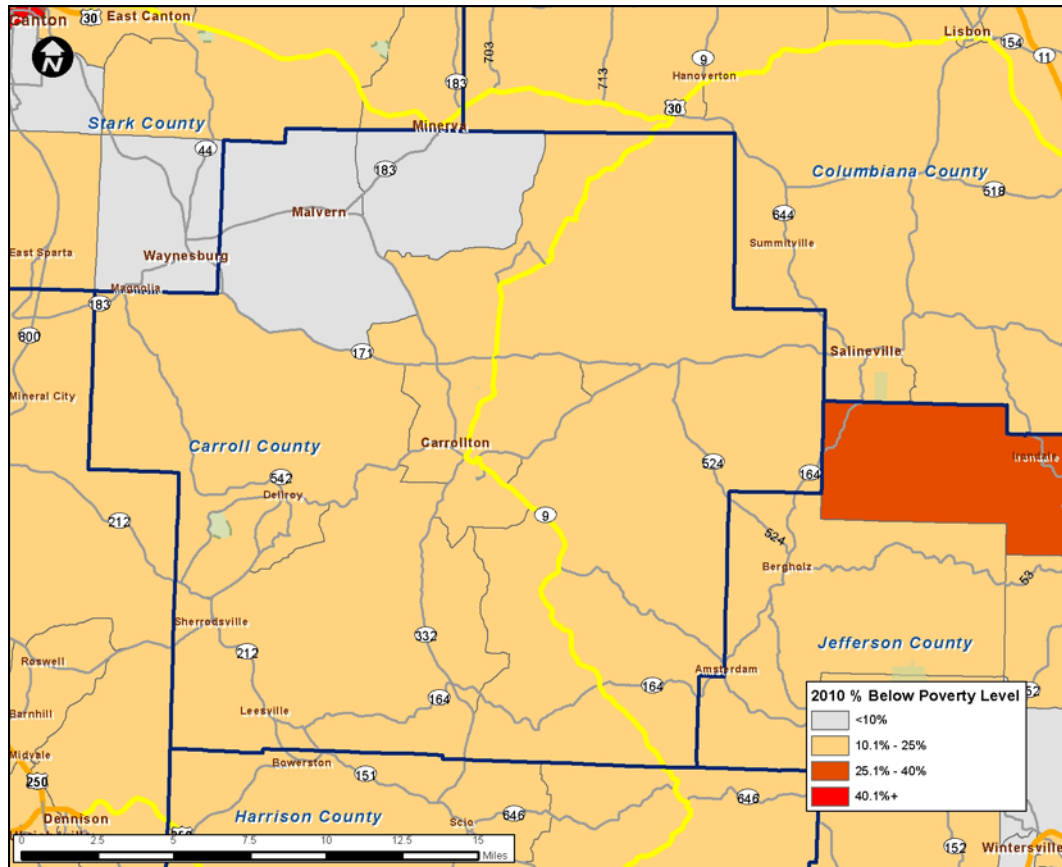
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	28,835	28,836	28,796	28,732
	POPULATION CHANGE	-	1	-40	-64
	PERCENT CHANGE	-	0.0%	-0.1%	-0.2%
COUNTY SEAT: CARROLLTON	POPULATION	3,190	3,253	3,252	3,270
	POPULATION CHANGE	-	63	-1	18
	PERCENT CHANGE	-	2.0%	0.0%	0.6%

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	3,245	11.4%	3,589	12.6%
POPULATION NOT LIVING IN POVERTY	25,159	88.6%	24,935	87.4%
TOTAL	28,404	100.0%	28,524	100.0%

Source: 2000 Census; American Community Survey (ACS)



2. HOUSEHOLD TRENDS

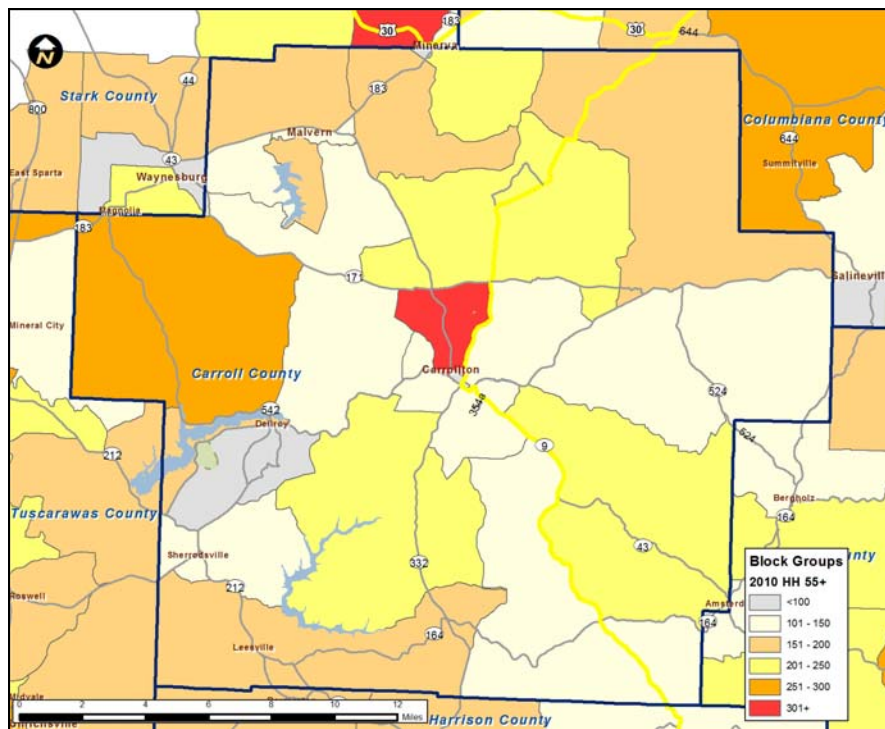
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	11,126	11,385	11,383	11,426
	HOUSEHOLD CHANGE	-	259	-2	43
	PERCENT CHANGE	-	2.3%	0.0%	0.4%
COUNTY SEAT: CARROLLTON	HOUSEHOLD	1,428	1,353	1,352	1,355
	HOUSEHOLD CHANGE	-	-75	-1	3
	PERCENT CHANGE	-	-5.3%	-0.1%	0.2%

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	368	3.3%	309	2.7%	289	2.5%	-20	-6.5%
25 TO 34	1,619	14.6%	1,286	11.3%	1,349	11.8%	63	4.9%
35 TO 44	2,384	21.4%	1,825	16.0%	1,717	15.0%	-108	-5.9%
45 TO 54	2,401	21.6%	2,476	21.7%	1,999	17.5%	-477	-19.3%
55 TO 64	1,749	15.7%	2,478	21.8%	2,542	22.2%	64	2.6%
65 TO 74	1,450	13.0%	1,683	14.8%	2,039	17.8%	356	21.2%
75 TO 84	909	8.2%	988	8.7%	1,054	9.2%	66	6.7%
85 & OVER	246	2.2%	340	3.0%	437	3.8%	97	28.5%
TOTAL	11,126	100.0%	11,385	100.0%	11,426	100.0%	41	0.4%

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.



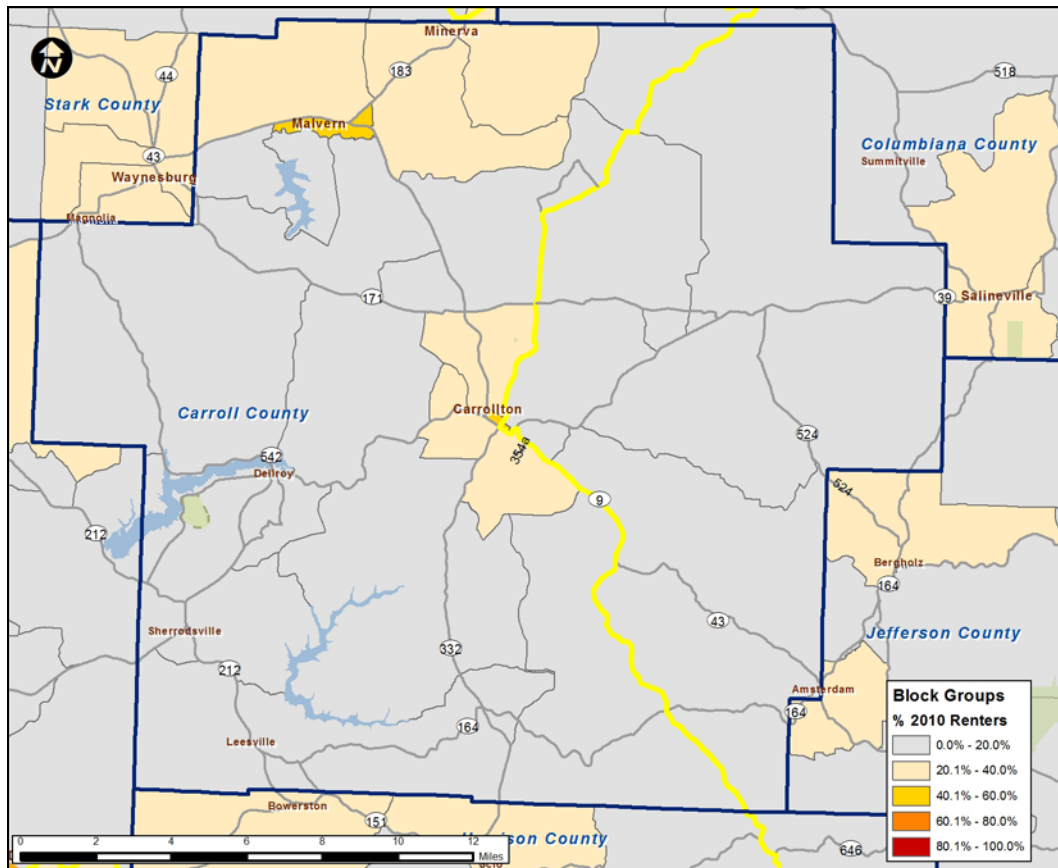
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	8,901	80.0%	8,910	78.3%	8,955	78.4%
RENTER-OCCUPIED	2,225	20.0%	2,475	21.7%	2,470	21.6%
TOTAL	11,126	100.0%	11,385	100.0%	11,426	100.0%

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	3,711	85.2%	4,661	84.9%	5,133	84.6%
RENTER-OCCUPIED	643	14.8%	828	15.1%	938	15.4%
TOTAL	4,354	100.0%	5,489	100.0%	6,071	100.0%

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	913	36.9%	894	36.2%	-19	-2.0%
2 PERSONS	641	25.9%	615	24.9%	-26	-4.0%
3 PERSONS	390	15.8%	427	17.3%	37	9.6%
4 PERSONS	287	11.6%	306	12.4%	19	6.7%
5 PERSONS+	244	9.9%	227	9.2%	-17	-7.0%
TOTAL	2,475	100.0%	2,470	100.0%	-5	-0.2%

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	1,852	20.8%	1,951	21.8%	99	5.4%
2 PERSONS	3,754	42.1%	3,570	39.9%	-184	-4.9%
3 PERSONS	1,415	15.9%	1,540	17.2%	125	8.9%
4 PERSONS	1,075	12.1%	1,154	12.9%	79	7.3%
5 PERSONS+	814	9.1%	740	8.3%	-74	-9.1%
TOTAL	8,910	100.0%	8,955	100.0%	45	0.5%

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	504	60.9%	542	57.8%	38	7.5%
2 PERSONS	240	28.9%	269	28.6%	29	12.0%
3 PERSONS	58	7.0%	90	9.6%	32	55.3%
4 PERSONS	16	1.9%	22	2.4%	6	41.0%
5 PERSONS+	10	1.2%	15	1.6%	5	46.4%
TOTAL	828	100.0%	938	100.0%	110	13.3%

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	1,606	34.4%	1,503	29.3%	-103	-6.4%
2 PERSONS	2,452	52.6%	2,713	52.9%	261	10.6%
3 PERSONS	436	9.4%	634	12.3%	198	45.5%
4 PERSONS	75	1.6%	144	2.8%	68	90.9%
5 PERSONS+	92	2.0%	140	2.7%	48	51.9%
TOTAL	4,661	100.0%	5,133	100.0%	472	10.1%

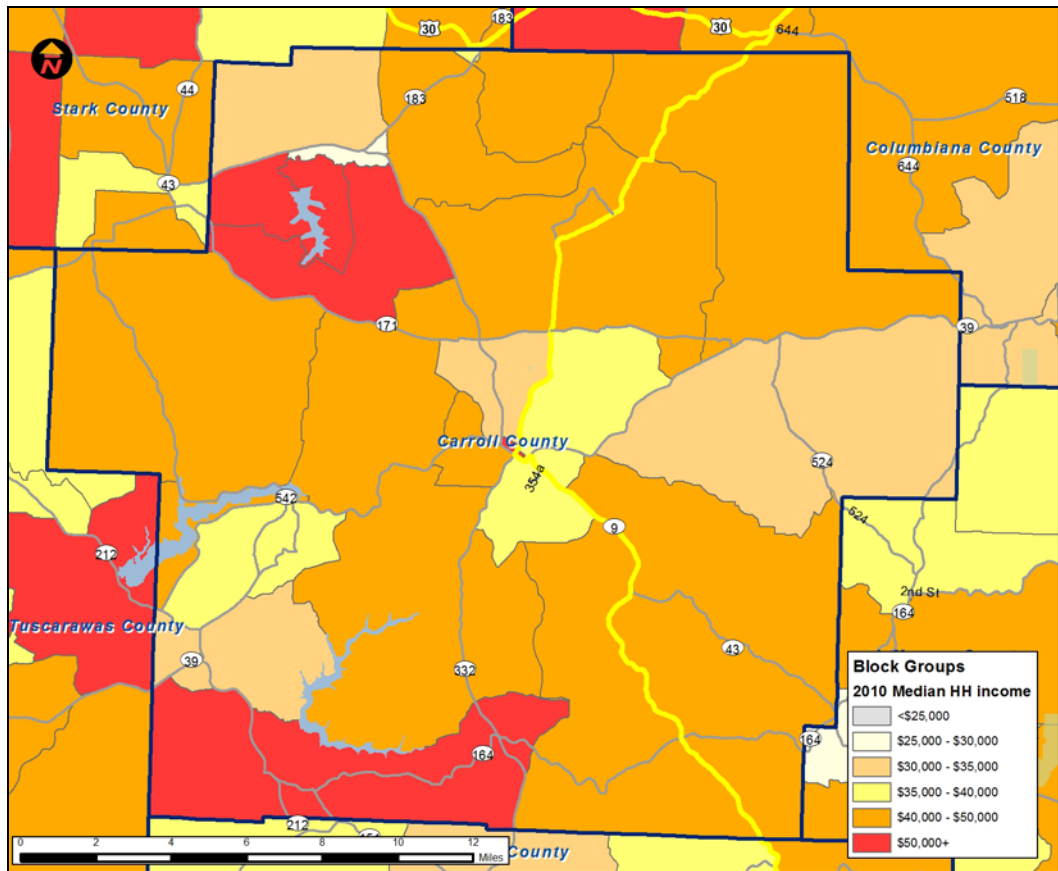
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,065	9.6%	1,001	8.8%	983	8.6%
\$10,000 TO \$19,999	1,764	15.9%	1,526	13.4%	1,490	13.0%
\$20,000 TO \$29,999	1,776	16.0%	1,690	14.9%	1,672	14.6%
\$30,000 TO \$39,999	1,683	15.1%	1,540	13.5%	1,525	13.3%
\$40,000 TO \$49,999	1,458	13.1%	1,403	12.3%	1,405	12.3%
\$50,000 TO \$59,999	1,087	9.8%	1,177	10.3%	1,179	10.3%
\$60,000 TO \$74,999	1,176	10.6%	1,248	11.0%	1,274	11.1%
\$75,000 TO \$99,999	664	6.0%	1,022	9.0%	1,062	9.3%
\$100,000 TO \$124,999	188	1.7%	390	3.4%	419	3.7%
\$125,000 TO \$149,999	112	1.0%	145	1.3%	162	1.4%
\$150,000 TO \$199,999	71	0.6%	120	1.1%	126	1.1%
\$200,000 & OVER	81	0.7%	120	1.1%	130	1.1%
TOTAL	11,126	100.0%	11,383	100.0%	11,426	100.0%
MEDIAN INCOME	\$35,693		\$39,574		\$40,310	

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	634	14.6%	655	11.7%	677	11.1%
\$10,000 TO \$19,999	1,105	25.4%	1,047	18.7%	1,076	17.7%
\$20,000 TO \$29,999	818	18.8%	1,069	19.1%	1,125	18.5%
\$30,000 TO \$39,999	566	13.0%	766	13.7%	840	13.8%
\$40,000 TO \$49,999	355	8.2%	516	9.2%	590	9.7%
\$50,000 TO \$59,999	289	6.6%	431	7.7%	474	7.8%
\$60,000 TO \$74,999	262	6.0%	438	7.8%	501	8.3%
\$75,000 TO \$99,999	207	4.8%	365	6.5%	430	7.1%
\$100,000 TO \$124,999	39	0.9%	153	2.7%	174	2.9%
\$125,000 TO \$149,999	28	0.6%	46	0.8%	67	1.1%
\$150,000 TO \$199,999	17	0.4%	42	0.8%	45	0.7%
\$200,000 & OVER	35	0.8%	61	1.1%	72	1.2%
TOTAL	4,354	100.0%	5,590	100.0%	6,071	100.0%
MEDIAN INCOME	\$25,351		\$30,311		\$31,874	

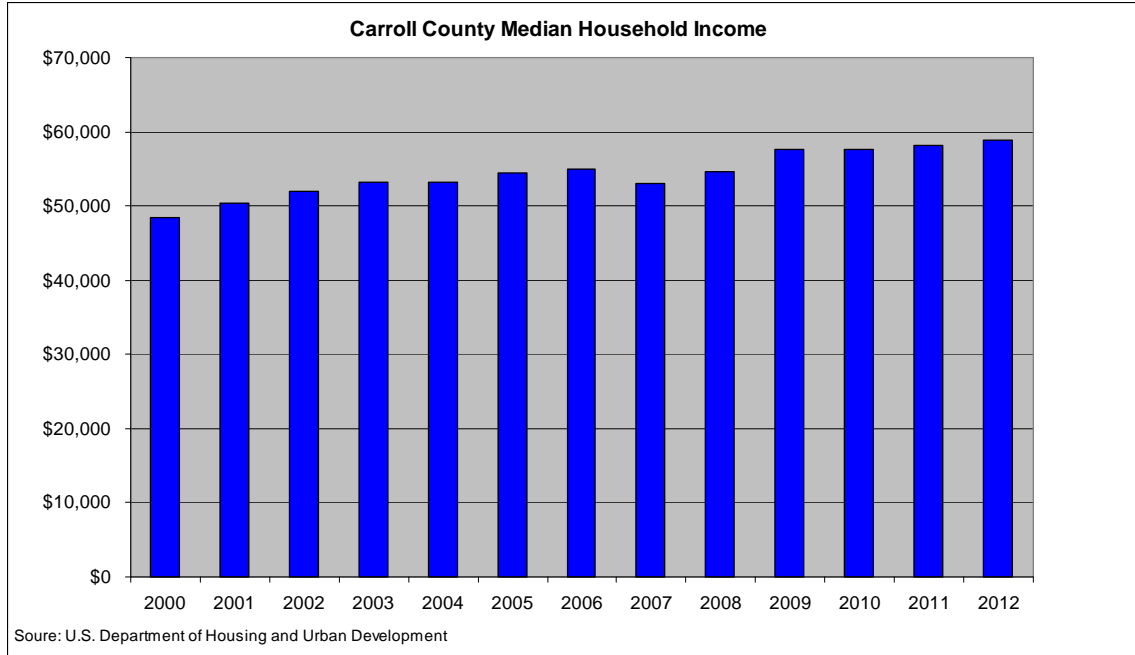
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$48,500	-
2001	\$50,300	3.7%
2002	\$51,900	3.2%
2003	\$53,200	2.5%
2004	\$53,200	0.0%
2005	\$54,500	2.4%
2006	\$54,900	0.7%
2007	\$53,000	-3.5%
2008	\$54,600	3.0%
2009	\$57,700	5.7%
2010	\$57,700	0.0%
2011	\$58,100	0.7%
2012	\$58,900	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 the Carroll County Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	308	49	68	24	41	490
\$10,000 TO \$19,999	198	179	111	59	56	602
\$20,000 TO \$29,999	96	118	26	93	31	365
\$30,000 TO \$39,999	51	107	58	47	63	325
\$40,000 TO \$49,999	8	70	54	40	7	179
\$50,000 TO \$59,999	19	29	53	21	19	141
\$60,000 TO \$74,999	5	16	19	19	9	69
\$75,000 TO \$99,999	2	11	11	11	3	38
\$100,000 TO \$124,999	0	2	2	3	1	8
\$125,000 TO \$149,999	1	1	1	1	1	5
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	2	0	0	0	2
TOTAL	688	584	402	319	231	2,225

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	365	45	57	20	36	522
\$10,000 TO \$19,999	251	169	94	46	49	609
\$20,000 TO \$29,999	116	156	26	76	28	401
\$30,000 TO \$39,999	65	96	62	44	60	326
\$40,000 TO \$49,999	12	73	67	42	10	203
\$50,000 TO \$59,999	37	40	73	30	36	215
\$60,000 TO \$74,999	12	18	25	21	11	88
\$75,000 TO \$99,999	8	18	25	21	8	80
\$100,000 TO \$124,999	4	8	10	11	3	37
\$125,000 TO \$149,999	2	2	2	2	1	10
\$150,000 TO \$199,999	2	1	2	1	1	7
\$200,000 & OVER	2	2	0	0	0	5
TOTAL	877	628	443	313	243	2,504

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	379	40	51	20	30	520
\$10,000 TO \$19,999	254	161	87	40	42	584
\$20,000 TO \$29,999	111	170	25	67	26	399
\$30,000 TO \$39,999	64	85	57	43	58	307
\$40,000 TO \$49,999	11	72	65	42	10	200
\$50,000 TO \$59,999	35	38	70	33	35	212
\$60,000 TO \$74,999	15	18	28	22	12	96
\$75,000 TO \$99,999	12	18	27	23	8	87
\$100,000 TO \$124,999	4	8	11	12	2	38
\$125,000 TO \$149,999	2	2	1	4	2	11
\$150,000 TO \$199,999	4	1	4	1	1	11
\$200,000 & OVER	4	2	1	0	0	7
TOTAL	894	615	427	306	227	2,470

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 the Carroll County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	246	10	1	0	1	259
\$10,000 TO \$19,999	116	88	27	0	3	235
\$20,000 TO \$29,999	12	56	4	0	0	73
\$30,000 TO \$39,999	4	14	4	4	3	29
\$40,000 TO \$49,999	0	8	4	0	0	12
\$50,000 TO \$59,999	0	1	8	4	1	15
\$60,000 TO \$74,999	5	1	4	0	0	10
\$75,000 TO \$99,999	2	2	3	0	0	7
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	1	0	0	0	0	1
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	2	0	0	0	2
TOTAL	387	183	56	8	8	643

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	267	12	1	1	1	282
\$10,000 TO \$19,999	150	90	24	0	5	269
\$20,000 TO \$29,999	27	98	6	0	0	132
\$30,000 TO \$39,999	11	16	7	9	6	48
\$40,000 TO \$49,999	0	11	7	0	0	18
\$50,000 TO \$59,999	5	4	15	8	5	38
\$60,000 TO \$74,999	11	1	6	0	0	17
\$75,000 TO \$99,999	8	2	7	0	0	17
\$100,000 TO \$124,999	4	1	3	0	0	8
\$125,000 TO \$149,999	2	1	0	0	0	3
\$150,000 TO \$199,999	1	0	1	0	0	3
\$200,000 & OVER	2	2	0	0	0	4
TOTAL	487	239	79	17	17	838

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	289	13	1	1	0	304
\$10,000 TO \$19,999	166	95	27	0	4	291
\$20,000 TO \$29,999	31	117	7	0	0	155
\$30,000 TO \$39,999	13	18	8	10	7	56
\$40,000 TO \$49,999	0	13	7	0	0	20
\$50,000 TO \$59,999	6	5	16	11	4	42
\$60,000 TO \$74,999	14	1	9	0	0	23
\$75,000 TO \$99,999	11	3	8	0	0	22
\$100,000 TO \$124,999	4	1	3	0	0	8
\$125,000 TO \$149,999	2	1	0	0	0	3
\$150,000 TO \$199,999	3	0	2	0	0	6
\$200,000 & OVER	3	2	1	0	0	6
TOTAL	542	269	90	22	15	938

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 the Carroll County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	260	103	11	0	1	376
\$10,000 TO \$19,999	446	402	22	0	0	870
\$20,000 TO \$29,999	224	465	34	14	9	745
\$30,000 TO \$39,999	101	392	24	9	10	537
\$40,000 TO \$49,999	30	228	62	10	14	343
\$50,000 TO \$59,999	15	192	54	3	11	274
\$60,000 TO \$74,999	37	140	45	14	16	251
\$75,000 TO \$99,999	19	126	37	10	8	200
\$100,000 TO \$124,999	3	22	10	1	3	39
\$125,000 TO \$149,999	4	18	2	2	1	27
\$150,000 TO \$199,999	0	14	1	1	1	17
\$200,000 & OVER	8	17	7	1	0	33
TOTAL	1,147	2,119	307	65	74	3,711

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	269	90	12	1	1	373
\$10,000 TO \$19,999	443	319	16	0	0	778
\$20,000 TO \$29,999	315	556	43	15	10	938
\$30,000 TO \$39,999	156	506	29	11	16	718
\$40,000 TO \$49,999	62	290	113	13	21	499
\$50,000 TO \$59,999	22	233	111	13	14	394
\$60,000 TO \$74,999	62	207	95	32	25	421
\$75,000 TO \$99,999	52	189	67	22	17	347
\$100,000 TO \$124,999	16	82	34	7	6	145
\$125,000 TO \$149,999	6	24	9	2	2	43
\$150,000 TO \$199,999	6	23	5	4	2	40
\$200,000 & OVER	13	29	10	3	1	57
TOTAL	1,422	2,548	544	122	116	4,752

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	274	86	11	1	1	372
\$10,000 TO \$19,999	456	313	16	0	0	785
\$20,000 TO \$29,999	331	562	49	17	12	970
\$30,000 TO \$39,999	172	546	34	12	19	784
\$40,000 TO \$49,999	70	325	135	15	26	571
\$50,000 TO \$59,999	21	258	122	15	15	432
\$60,000 TO \$74,999	70	232	114	35	27	478
\$75,000 TO \$99,999	59	214	84	27	23	408
\$100,000 TO \$124,999	20	89	38	10	8	166
\$125,000 TO \$149,999	10	31	16	3	4	64
\$150,000 TO \$199,999	6	23	4	4	2	39
\$200,000 & OVER	13	33	12	5	2	65
TOTAL	1,503	2,713	634	144	140	5,133

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Carroll County Site PMA is based primarily in four sectors. Manufacturing (which comprises 22.2%), Retail Trade, Accommodation & Food Services and Health Care & Social Assistance comprise over 58% of the Site PMA labor force. Employment in the Carroll County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	8	0.9%	19	0.2%	2.4
MINING	7	0.8%	47	0.6%	6.7
UTILITIES	7	0.8%	46	0.6%	6.6
CONSTRUCTION	77	8.5%	264	3.4%	3.4
MANUFACTURING	54	6.0%	1,747	22.2%	32.4
WHOLESALE TRADE	41	4.5%	454	5.8%	11.1
RETAIL TRADE	127	14.1%	1,077	13.7%	8.5
TRANSPORTATION & WAREHOUSING	24	2.7%	140	1.8%	5.8
INFORMATION	11	1.2%	68	0.9%	6.2
FINANCE & INSURANCE	40	4.4%	153	1.9%	3.8
REAL ESTATE & RENTAL & LEASING	29	3.2%	62	0.8%	2.1
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	36	4.0%	154	2.0%	4.3
MANAGEMENT OF COMPANIES & ENTERPRISES	0	0.0%	0	0.0%	0.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	27	3.0%	132	1.7%	4.9
EDUCATIONAL SERVICES	25	2.8%	714	9.1%	28.6
HEALTH CARE & SOCIAL ASSISTANCE	66	7.3%	883	11.2%	13.4
ARTS, ENTERTAINMENT & RECREATION	18	2.0%	91	1.2%	5.1
ACCOMMODATION & FOOD SERVICES	67	7.4%	885	11.2%	13.2
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	147	16.3%	383	4.9%	2.6
PUBLIC ADMINISTRATION	82	9.1%	550	7.0%	6.7
NONCLASSIFIABLE	9	1.0%	2	0.0%	0.2
TOTAL	902	100.0%	7,871	100.0%	8.7

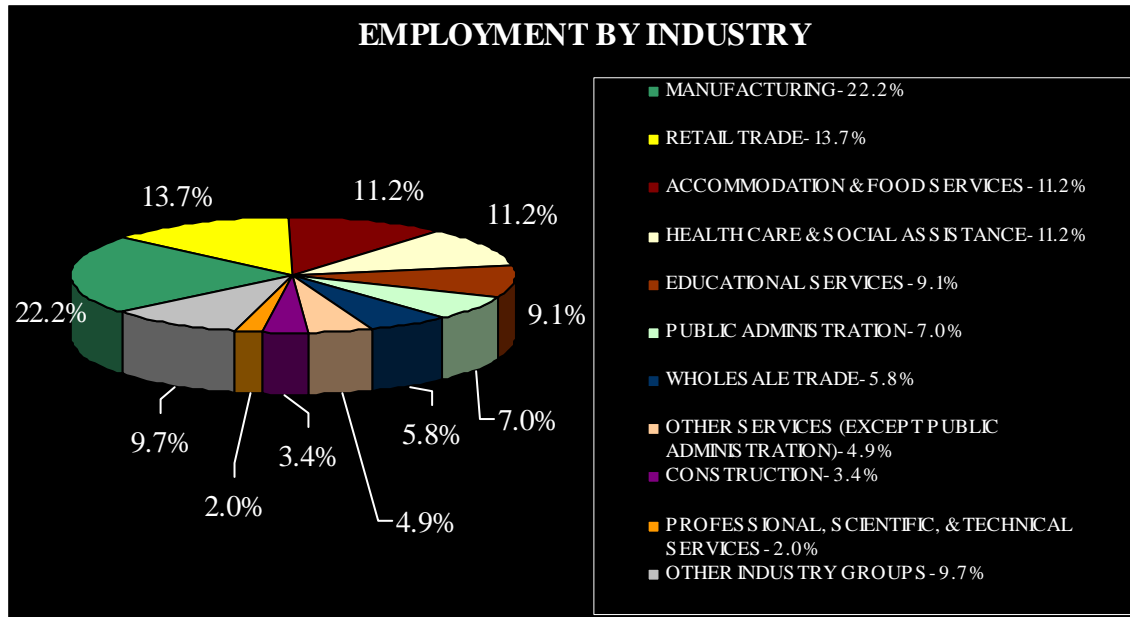
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

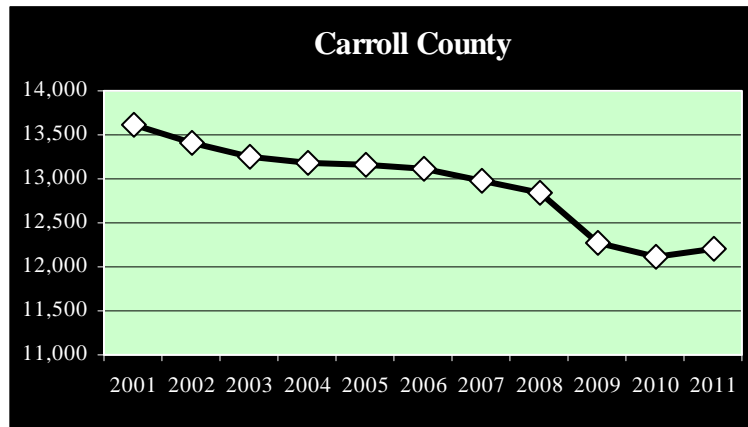
Excluding 2011, the employment base has declined by 7.7% over the past five years in Carroll County, more than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

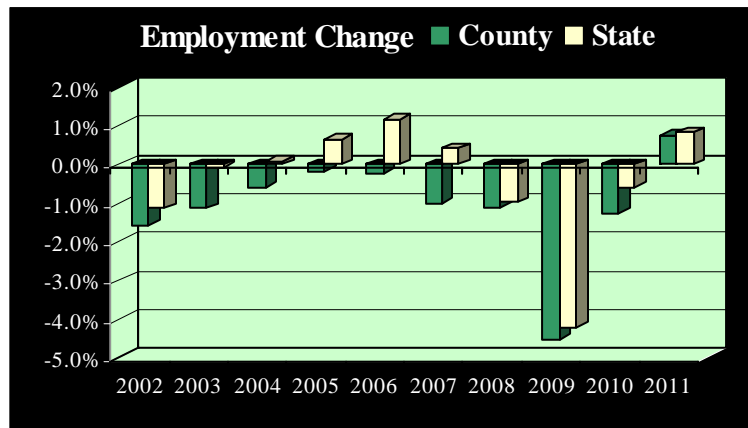
YEAR	TOTAL EMPLOYMENT					
	CARROLL COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	13,622	-	5,566,735	-	138,241,767	-
2002	13,407	-1.6%	5,503,109	-1.1%	137,936,674	-0.2%
2003	13,255	-1.1%	5,498,936	-0.1%	138,386,944	0.3%
2004	13,175	-0.6%	5,502,533	0.1%	139,988,842	1.2%
2005	13,151	-0.2%	5,537,419	0.6%	142,328,023	1.7%
2006	13,121	-0.2%	5,602,764	1.2%	144,990,053	1.9%
2007	12,988	-1.0%	5,626,086	0.4%	146,397,565	1.0%
2008	12,846	-1.1%	5,570,514	-1.0%	146,068,942	-0.2%
2009	12,263	-4.5%	5,334,774	-4.2%	140,721,692	-3.7%
2010	12,106	-1.3%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	12,196	0.7%	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 Carroll County and Ohio.

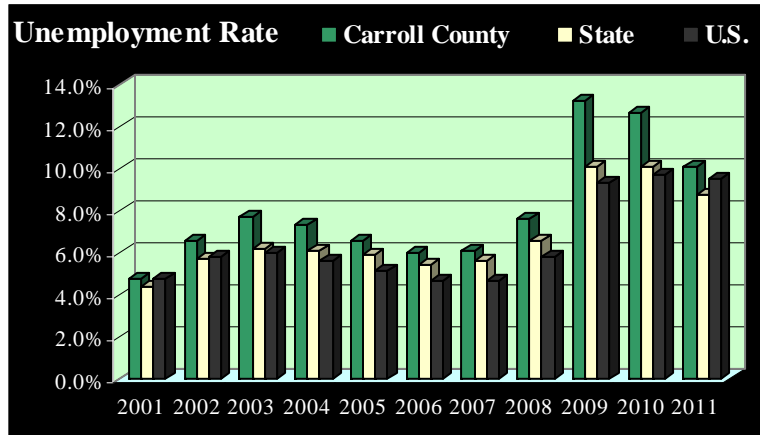


Unemployment rates for Carroll County, Ohio and the United States are illustrated as follows:

YEAR	UNEMPLOYMENT RATE		
	CARROLL COUNTY	OHIO	UNITED STATES
2001	4.8%	4.4%	4.8%
2002	6.6%	5.7%	5.8%
2003	7.7%	6.2%	6.0%
2004	7.3%	6.1%	5.6%
2005	6.6%	5.9%	5.2%
2006	6.0%	5.4%	4.7%
2007	6.1%	5.6%	4.7%
2008	7.6%	6.6%	5.8%
2009	13.3%	10.1%	9.3%
2010	12.7%	10.1%	9.7%
2011*	10.2%	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 Carroll County.

IN-PLACE EMPLOYMENT CARROLL COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	6,542	-	-
2002	6,234	-308	-4.7%
2003	5,693	-541	-8.7%
2004	5,624	-69	-1.2%
2005	5,591	-33	-0.6%
2006	6,186	595	10.6%
2007	6,188	2	0.0%
2008	6,002	-186	-3.0%
2009	5,463	-539	-9.0%
2010	5,486	23	0.4%
2011*	5,477	-10	-0.2%

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 Carroll County to be 45.3% of the total Carroll County employment.

The 10 largest employers in Carroll County comprise nearly 2000 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
COLFOR, INC	MANUFACTURING	544
CARROLL COUNTY	GOVERNMENT	400
CARROLL COUNTY SCHOOLS	EDUCATION	250
FORMTECH	MANUFACTURING	175
GENERAL COLOR	MANUFACTURING	105
NAPA	MANUFACTURING	101
BUCKEYE MINING	MINING	100
GBS FILING SYSTEM	MANUFACTURING	99
ALUMINUM 1	MANUFACTURING	95
DHL	LOGISTICS / SERVICE	82
TOTAL		1,951

Source: Carroll County Economic Development, 2011

According to Glenn Enslin of the Carroll County Economic Development Department, agriculture is very important to the overall economy of Carroll County. There were 790 farms in Carroll County encompassing 120,000 acres and averaging 152 acres per farm.

In 2002, cash farm receipts from agriculture totaled \$54.3 million and provided 682 full-time and part-time jobs. The largest segment of the agriculture industry is the production of trees (primarily conifers) sold as baled and burlap nursery stock, which generate approximately \$40 million. Dairy and beef cattle sectors produce over \$10 million in cash receipts.

The principal employers are mainly in the manufacturing sector, and though they may have struggled through the recession, the top employers are considered stable at this time.

According to the WARN notices for Carroll County, the decline in the domestic auto industry forced FormTech Industries to close their Minerva forging plant in 2009 permanently laying off 68 workers. Atwood Lake Resort closed in 2010 affecting 122 employees. In February 2012 the lodge, golf course and 600 acres was donated to the county, who intends to reopen the facility after maintenance repairs are made and an operator can be hired.

In 2010, the schools experienced federal and state funding cuts that exceeded \$1.6 million. In response, the Carrollton Board of Education was forced to lay off 54 employees to balance their budget. Shrinking student enrolment is also a challenge of the district. Between 2000 and 2010, there were 582 less students enrolled leading to the closure of 3 school buildings in 2010.

Carroll County is in the midst of a current 'energy boom' involving the valuable Utica shale formation in eastern Ohio that runs from Trumbull County south along the Ohio River. Exploratory wells have been drilled, and due to successful strikes and excellent production potential, a competitive frenzy have increased both per-acre bonuses and royalty percentages offered. Landowners have been approached to sign lease deals offering \$3,000 and \$5,000 an acre. Local businesses such as restaurants and the hotel report increased customer traffic from out-of-town oil-men, and local auto sales have been increasing as landowners receive their leasing checks. Mr. Enslen estimates the county stands to see about \$1 billion in new investment if the best-case scenarios unfold. Rex Energy has acquired the rights to approximately 11,000 acres in the county, and is continuing to lease more acreage. Rex is planning its first well in 2012. Chesapeake Energy has a big investment in the area, buying the mineral rights to 1 million Ohio acres, and holds 40 of the 60 shale drilling permits on record at the Ohio Department of Natural Resources. ExxonMobil, Chevron and Hess are expected to file for permits, and have also been talking to landowners about leasing.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	8,901	80.0%	9,370	82.1%
RENTER-OCCUPIED	2,225	20.0%	2,049	17.9%
TOTAL-OCCUPIED UNITS*	11,126	85.5%	11,419	100.0%
FOR RENT	134	7.1%	262	11.3%
RENTED, NOT OCCUPIED	N/A	N/A	10	0.4%
FOR SALE ONLY	146	7.7%	155	6.7%
SOLD, NOT OCCUPIED	N/A	N/A	60	2.6%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	91	64.8%	1,405	60.7%
ALL OTHER VACANTS	294	15.6%	421	18.2%
TOTAL VACANT UNITS	1,890	14.5%	2,313	100.0%
TOTAL	13,016	100.0%	13,732	-
SUBSTANDARD UNITS**	52	0.5%	69	0.6%

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	8,901	80.0%	8,849	52	0.6%
	RENTER-OCCUPIED	2,225	20.0%	2,225	0	0.0%
	TOTAL	11,126	100.0%	11,074	52	0.5%
2010 (ACS)	OWNER-OCCUPIED	9,383	81.7%	9,370	13	0.1%
	RENTER-OCCUPIED	2,105	18.3%	2,049	56	2.7%
	TOTAL	11,488	100.0%	11,419	69	0.6%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	303	3.2%	28	1.3%
2000 TO 2004	712	7.6%	82	3.9%
1990 TO 1999	1,447	15.4%	290	13.8%
1980 TO 1989	880	9.4%	347	16.5%
1970 TO 1979	1,541	16.4%	337	16.0%
1960 TO 1969	1,051	11.2%	125	5.9%
1950 TO 1959	700	7.5%	154	7.3%
1940 TO 1949	470	5.0%	186	8.8%
1939 OR EARLIER	2,279	24.3%	556	26.4%
TOTAL	9,383	100.0%	2,105	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	8,429	75.8%	9,324	81.2%
2 TO 4	500	4.5%	514	4.5%
5 TO 19	181	1.6%	133	1.2%
20 TO 49	46	0.4%	11	0.1%
50 OR MORE	46	0.4%	8	0.1%
MOBILE HOME, BOAT, RV, VAN, ETC.	1,924	17.3%	1,498	13.0%
TOTAL	11,126	100.0%	11,488	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	8,904	80.0%	9,383	81.7%
0.50 OR LESS OCCUPANTS PER ROOM	6,611	70.5%	7,015	74.8%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,197	23.4%	2,211	23.6%
1.01 TO 1.50 OCCUPANTS PER ROOM	75	0.8%	122	1.3%
1.51 TO 2.00 OCCUPANTS PER ROOM	21	0.2%	35	0.4%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	2,222	20.0%	2,105	18.3%
0.50 OR LESS OCCUPANTS PER ROOM	1,396	66.3%	1,535	72.9%
0.51 TO 1.00 OCCUPANTS PER ROOM	751	35.7%	499	23.7%
1.01 TO 1.50 OCCUPANTS PER ROOM	71	3.4%	59	2.8%
1.51 TO 2.00 OCCUPANTS PER ROOM	4	0.2%	12	0.6%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
TOTAL	11,126	100.0%	11,488	100.0%

Source: Census 2000; American Community Survey (ACS)

	PERCENTAGE OF RENT OVERBURDENED*	
	2000 (CENSUS)	2010 (ACS)
CARROLL COUNTY	23.0%	33.4%
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 – CARROLL COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	16	5	6	33	5	5	4	6	3	3
UNITS IN SINGLE-FAMILY STRUCTURES	16	5	6	9	5	5	4	6	3	3
UNITS IN ALL MULTI-FAMILY STRUCTURES	0	0	0	24	0	0	0	0	0	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	0	0	0	0	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	0	0	0	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	0	24	0	0	0	0	0	0

		CARROLL COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			349
LESS THAN 20.0 PERCENT		9	
20.0 TO 24.9 PERCENT		0	
25.0 TO 29.9 PERCENT		21	
30.0 TO 34.9 PERCENT		2	
35.0 PERCENT OR MORE		297	
NOT COMPUTED		20	
\$10,000 TO \$19,999:			466
LESS THAN 20.0 PERCENT		18	
20.0 TO 24.9 PERCENT		10	
25.0 TO 29.9 PERCENT		44	
30.0 TO 34.9 PERCENT		88	
35.0 PERCENT OR MORE		244	
NOT COMPUTED		62	
\$20,000 TO \$34,999:			617
LESS THAN 20.0 PERCENT		48	
20.0 TO 24.9 PERCENT		88	
25.0 TO 29.9 PERCENT		96	
30.0 TO 34.9 PERCENT		67	
35.0 PERCENT OR MORE		162	
NOT COMPUTED		156	
\$35,000 TO \$49,999:			475
LESS THAN 20.0 PERCENT		296	
20.0 TO 24.9 PERCENT		141	
25.0 TO 29.9 PERCENT		15	
30.0 TO 34.9 PERCENT		13	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		10	
\$50,000 TO \$74,999:			158
LESS THAN 20.0 PERCENT		127	
20.0 TO 24.9 PERCENT		2	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		29	
\$75,000 TO \$99,999:			27
LESS THAN 20.0 PERCENT		17	
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		10	
\$100,000 TO \$149,999:			13
LESS THAN 20.0 PERCENT			13
20.0 TO 24.9 PERCENT		13	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		0	
	TOTAL		2,105

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Carroll 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	4	4	4	0.0%
TAX CREDIT	1	41	2	95.1%
GOVERNMENT-SUBSIDIZED	7	282	0	100.0%
TOTAL	12	327	6	98.2%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
TWO-BEDROOM	1.0	1	25.0%	1	100.0%	\$1,091
THREE-BEDROOM	1.5	1	25.0%	1	100.0%	\$1,692
THREE-BEDROOM	2.0	1	25.0%	1	100.0%	\$992
THREE-BEDROOM	3.0	1	25.0%	1	100.0%	\$1,792
TOTAL MARKET RATE		4	100.0%	4	100.0%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
TWO-BEDROOM	1.0	8	19.5%	0	0.0%	\$661
THREE-BEDROOM	1.5	15	36.6%	1	6.7%	\$766
FOUR-BEDROOM	2.0	8	19.5%	1	12.5%	\$919
FOUR-BEDROOM	2.5	10	24.4%	0	0.0%	\$919
TOTAL TAX CREDIT		41	100.0%	2	4.9%	-
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	210	74.5%	0	0.0%	N/A
TWO-BEDROOM	1.0	64	22.7%	0	0.0%	N/A
THREE-BEDROOM	1.5	8	2.8%	0	0.0%	N/A
TOTAL TAX CREDIT		282	100.0%	0	0.0%	N/A
GRAND TOTAL		327	100.0%	6	1.8%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	3	100.0%
1960 TO 1969	1	100.0%
1970 TO 1979	143	0.0%
1980 TO 1989	99	0.0%
1990 TO 1999	40	0.0%
2000 TO 2004	41	4.9%
2005 TO 2009	0	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	327	1.8%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B+	2	2	100.0%
B	1	1	100.0%
C+	1	1	100.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B+	1	41	4.9%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B+	1	40	0.0%
B	5	218	0.0%
C	1	24	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	17	137	6	95.6%
SENIOR (AGE 55+)	6	190	0	100.0%
TOTAL	23	327	6	98.2%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	282	0	100.0%
40% - 60% AMHI (TAX CREDIT)	41	2	95.1%
0-60% AMHI (ALL AFFORDABLE)	323	2	99.4%

*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+)	190	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	0	0	-
0 - 60% AMHI (ALL AFFORDABLE: 55+)	190	0	100.0%

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 Carroll County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Carroll County is \$97,897. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$97,897 home is \$682, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$97,897
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$93,002
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$499
ESTIMATED TAXES AND INSURANCE*	\$125
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$58
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$682

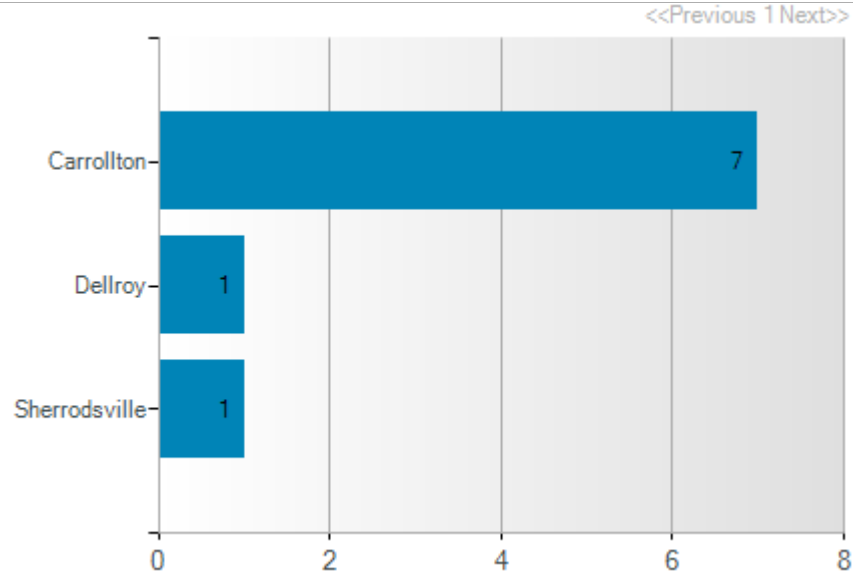
*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

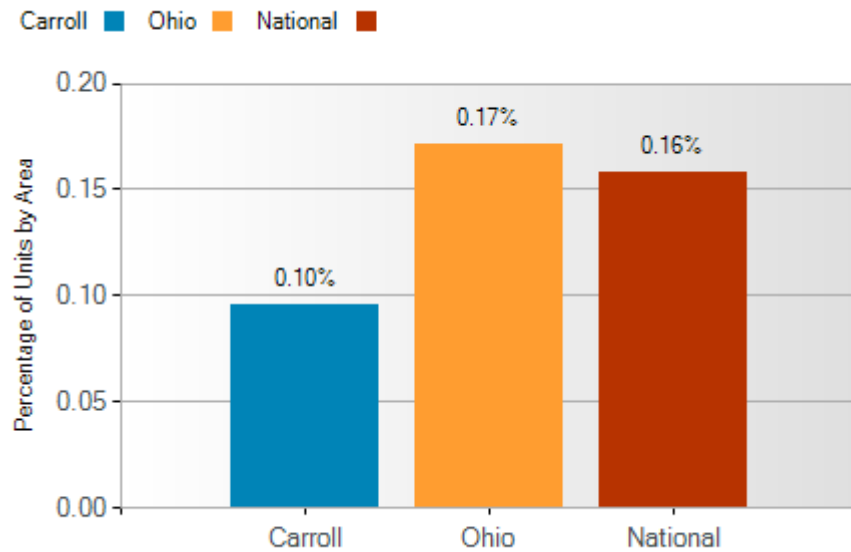
Foreclosure Analysis

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

Foreclosure Activity Counts - Carroll County, OH



Geographical Comparison - Carroll County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$16,520	\$20,650	\$24,780	\$33,040	\$17,830	\$22,280	\$26,740	\$35,650
TWO-PERSON	\$18,880	\$23,600	\$28,320	\$37,760	\$20,370	\$25,460	\$30,560	\$40,740
THREE-PERSON	\$21,240	\$26,550	\$31,860	\$42,480	\$22,920	\$28,650	\$34,370	\$45,830
FOUR-PERSON	\$23,560	\$29,450	\$35,340	\$47,120	\$25,420	\$31,770	\$38,130	\$50,840
FIVE-PERSON	\$25,480	\$31,850	\$38,220	\$50,960	\$27,490	\$34,360	\$41,230	\$54,980
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$58,900				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$63,600			

*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	\$25,480	1,351	\$0	\$27,490	1,403	3.8%
41% - 60% AMHI	\$25,481	\$38,220	449	\$27,491	\$41,230	432	-3.8%
61% - 80% AMHI	\$38,221	\$50,960	282	\$41,231	\$54,980	280	-0.7%
OVER 80% AMHI	\$50,961	NO LIMIT	422	\$54,981	NO LIMIT	356	-15.6%

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	\$25,480	2,101	\$0	\$27,490	2,322	10.5%
41% - 60% AMHI	\$25,481	\$38,220	1,580	\$27,491	\$41,230	1,685	6.6%
61% - 80% AMHI	\$38,221	\$50,960	1,508	\$41,231	\$54,980	1,539	2.1%
OVER 80% AMHI	\$50,961	NO LIMIT	3,688	\$54,981	NO LIMIT	3,408	-7.6%

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	\$25,480	3,452	\$0	\$27,490	3,725	7.9%
41% - 60% AMHI	\$25,481	\$38,220	2,029	\$27,491	\$41,230	2,117	4.3%
61% - 80% AMHI	\$38,221	\$50,960	1,790	\$41,231	\$54,980	1,819	1.6%
OVER 80% AMHI	\$50,961	NO LIMIT	4,110	\$54,981	NO LIMIT	3,764	-8.4%

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	\$18,880	521	\$0	\$20,370	601	15.4%
41% - 60% AMHI	\$18,881	\$28,320	140	\$20,371	\$30,560	152	8.6%
61% - 80% AMHI	\$28,321	\$37,760	59	\$30,561	\$40,740	54	-8.5%
OVER 80% AMHI	\$37,761	NO LIMIT	119	\$40,741	NO LIMIT	128	7.6%

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	\$18,880	1,064	\$0	\$20,370	1,193	12.1%
41% - 60% AMHI	\$18,881	\$28,320	867	\$20,371	\$30,560	978	12.8%
61% - 80% AMHI	\$28,321	\$37,760	714	\$30,561	\$40,740	782	9.5%
OVER 80% AMHI	\$37,761	NO LIMIT	2,107	\$40,741	NO LIMIT	2,180	3.5%

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	\$18,880	1,585	\$0	\$20,370	1,794	13.2%
41% - 60% AMHI	\$18,881	\$28,320	1,007	\$20,371	\$30,560	1,130	12.2%
61% - 80% AMHI	\$28,321	\$37,760	773	\$30,561	\$40,740	836	8.2%
OVER 80% AMHI	\$37,761	NO LIMIT	2,226	\$40,741	NO LIMIT	2,308	3.7%

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	\$31,850	989	\$0	\$34,360	957	-3.2%
SENIOR (AGE 62+)	\$0	\$23,600	515	\$0	\$25,460	596	15.7%
ALL	\$0	\$31,850	1,592	\$0	\$34,360	1,637	2.8%

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)	(282 + 0 HCV) 282	41	(323 + 0 HCV*) 323
Number of Income-Eligible Renter Households	1,592	449	1,800
Existing Affordable Housing Penetration Rate – 2012	= 17.7%	= 9.1%	= 17.9%
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)	190	0	190
Number of Income-Eligible Renter Households	515	140	661
Penetration Rate – 2012	= 36.9%	N/A	= 28.7%

*The number of Housing Choice Vouchers in-use in non-subsidized Tax Credit units has been excluded to avoid double-counting

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)	(282 + 0 HCV) 282	41	(323 + 0 HCV*) 323
Number of Income-Eligible Renter Households	1,637	432	1,835
Existing Affordable Housing Penetration Rate – 2017	= 17.2%	= 9.5%	= 17.6%
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)	190	0	190
Number of Income-Eligible Renter Households	596	152	753
Penetration Rate – 2017	= 31.9%	N/A	= 25.2%

*The number of Housing Choice Vouchers in-use in non-subsidized Tax Credit units has been excluded to avoid double-counting

I. POTENTIAL “UN-MET” HOUSING NEED

POTENTIAL “UN-MET” HOUSING NEED

AMHI LEVEL	2012		2017	
	OVERALL	SENIOR	OVERALL	SENIOR
0%-50% AMHI (SUBSIDIZED)	1,310	325	1,355	406
41%-60% AMHI (TAX CREDIT)	408	140	391	152

J. OVERVIEW AND INTERVIEWS

Carroll County, in eastern Ohio, is rural and largely wooded. Canton, Ohio is the largest city in proximity to Carroll County and is located approximately 30 miles northwest. Cleveland is approximately 90 miles to the northwest and Columbus is approximately 130 miles southwest. The village of Carrollton is the county seat and is located in the central part of the county.

Other villages in the county include Dellroy, Leesville, Magnolia, Malvern, Minerva and Sherrodsville. It should be noted that the village of Minerva is located at the congruence of Carroll, Columbiana and Stark Counties.

Ohio Routes 9, 39, 43 and 332 are the major roadways of the county; all intersect near Carrollton.

The county is a popular tourist destination that offers museums, historic sites, local events, outdoor recreation activities and festivals. It should be noted that Carroll County has more youth camps than any other county in Ohio and this accounts for much of the county's tourism.

The large Amish and Mennonite communities also provide tourist destinations. Members of the Amish and Mennonite communities are typically not renters.

Aultman Immediate Care and Mercy Health Center, both located in Carrollton, are the only major medical facilities in the county.

Carroll County Senior Citizen's Friendship Center, located in Carrollton, offers several senior services and programs to county seniors.

The Carroll County District Library is located in Carrollton and offers a branch in Malvern.

In addition to one private school system, the county has three public school systems.

The largest concentration of single-family housing is in the villages of Carrollton, Malvern and Minerva. The single-family homes in these communities are generally older than 30 years and range in condition from poor to good. Some single-family housing surrounding Carrollton is less than 30 years old and generally is in good condition.

Typically, the county's multifamily rental housing ranges in condition from average to good, is between 20 and 30 years old, and is located in and around the village of Carrollton. Nearly all of the multifamily rental properties in the county have fewer than 60 units; many have less than 20 units.

In speaking with Carroll County's property managers and leasing agents, the general opinion was that area renters would rather live close to community services in small rental properties with 10 to 15 units. Some also mentioned they thought that renters prefer private, individual entryways.

Amy Rutledge, with the Carroll County Convention and Visitor's Bureau, stated she believes that most young county residents rent with no regard to the quality of local schools. She continued that once married, couples want to buy a home in a good school district. After their children are grown, these couples may then consider returning to apartment living. Mrs. Rutledge also added that she believed those residing in the more rural parts of the county prefer country living and will not provide much support for apartments properties.

Housing in the more rural areas of the county primarily includes farms, single-family homes and manufactured homes. Generally, these farm houses and single-family homes are older than 30 years and range in condition from average to good. It should be noted that there are some single-family homes in rural Carroll County that are less than 30 years old and typically in from good to excellent condition.

Most of the county's manufactured homes are older than 30 years and are in from dilapidated to average condition. Most are also occupied by owners, while only a few are rented.