

## 7. Clermont County

### A. GENERAL DESCRIPTION

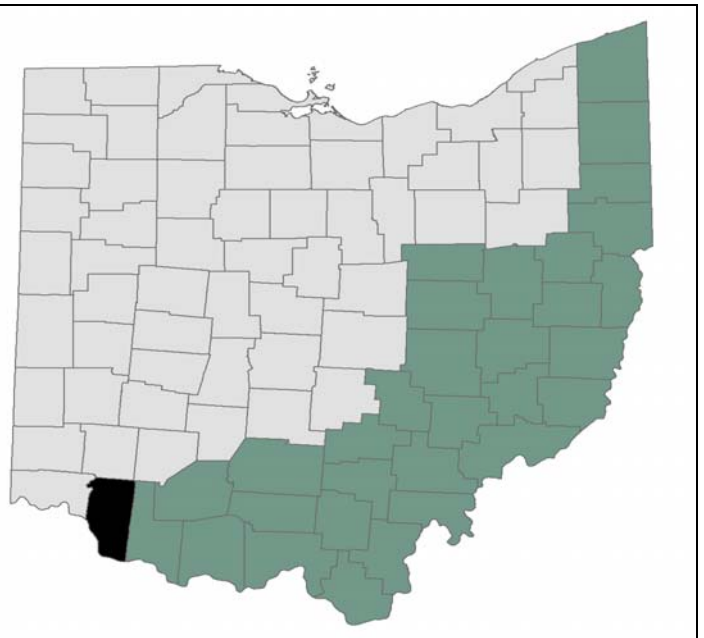
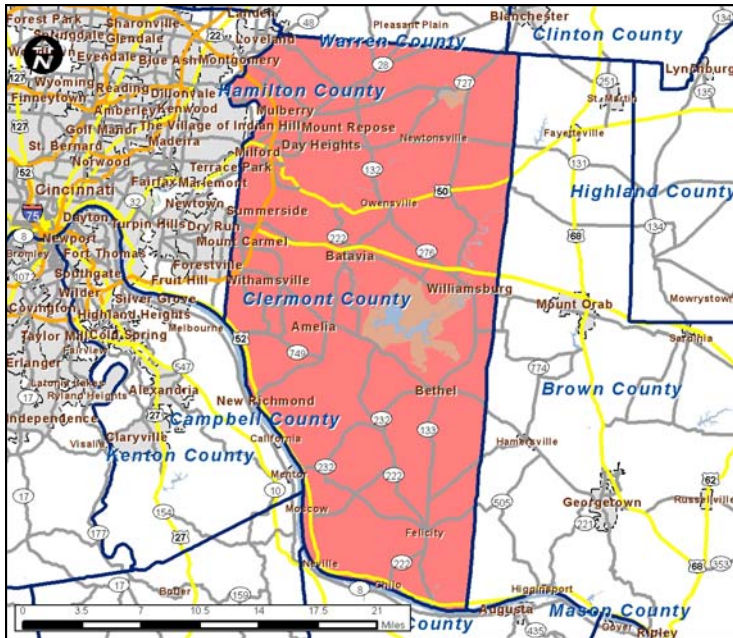
County Seat: Batavia  
County Size: 452 square miles

2000 (Census) Population: 177,975  
2010 (Census) Population: 197,363  
Population Change: +19,388 (4.8%)

2000 (Census) Households: 66,012  
2010 (Census) Households: 74,828  
Household Change: +8,816 (13.4%)

2000 (Census) Median Household Income: \$49,195  
2010 (American Community Survey) Median Household Income: \$58,472  
Income Change: +\$9,277 (18.9%)

2000 (Census) Median Home Value: \$116,600  
2010 (American Community Survey) Median Home Value: \$162,000  
Home Value Change: +\$45,400 (38.9%)



## B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

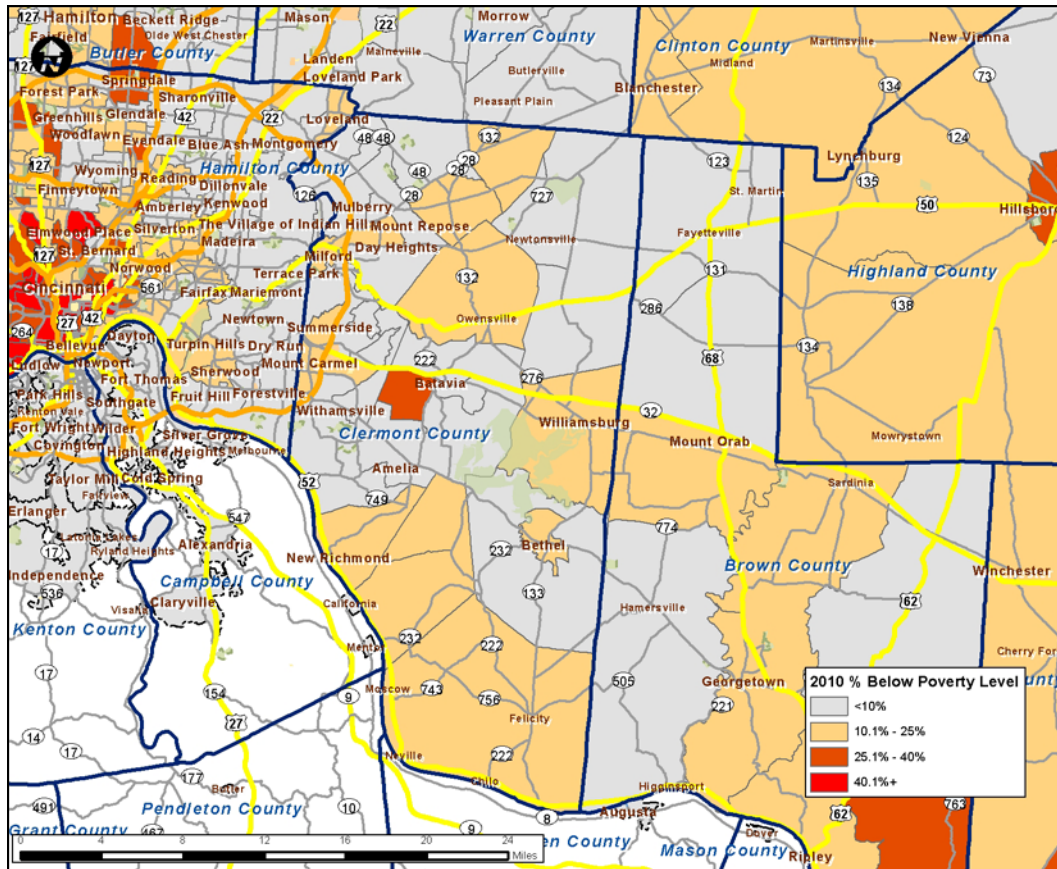
### 1. POPULATION TRENDS

|                                 |                   | YEAR             |                  |                     |                     |
|---------------------------------|-------------------|------------------|------------------|---------------------|---------------------|
|                                 |                   | 2000<br>(CENSUS) | 2010<br>(CENSUS) | 2012<br>(ESTIMATED) | 2017<br>(PROJECTED) |
| <b>COUNTY</b>                   | POPULATION        | 177,975          | 197,363          | 199,787             | 206,962             |
|                                 | POPULATION CHANGE | -                | 19,388           | 2,424               | 7,175               |
|                                 | PERCENT CHANGE    | -                | 197,363          | 199,787             | 206,962             |
| <b>COUNTY SEAT:<br/>BATAVIA</b> | POPULATION        | 1,617            | 1,428            | 1,449               | 1,507               |
|                                 | POPULATION CHANGE | -                | -189             | 21                  | 58                  |
|                                 | PERCENT CHANGE    | -                | -11.7%           | 1.5%                | 4.0%                |

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     | 12,462         | 7.1%          | 18,004         | 9.3%          |
| POPULATION NOT LIVING IN POVERTY | 163,565        | 92.9%         | 175,558        | 90.7%         |
| <b>TOTAL</b>                     | <b>176,027</b> | <b>100.0%</b> | <b>193,562</b> | <b>100.0%</b> |

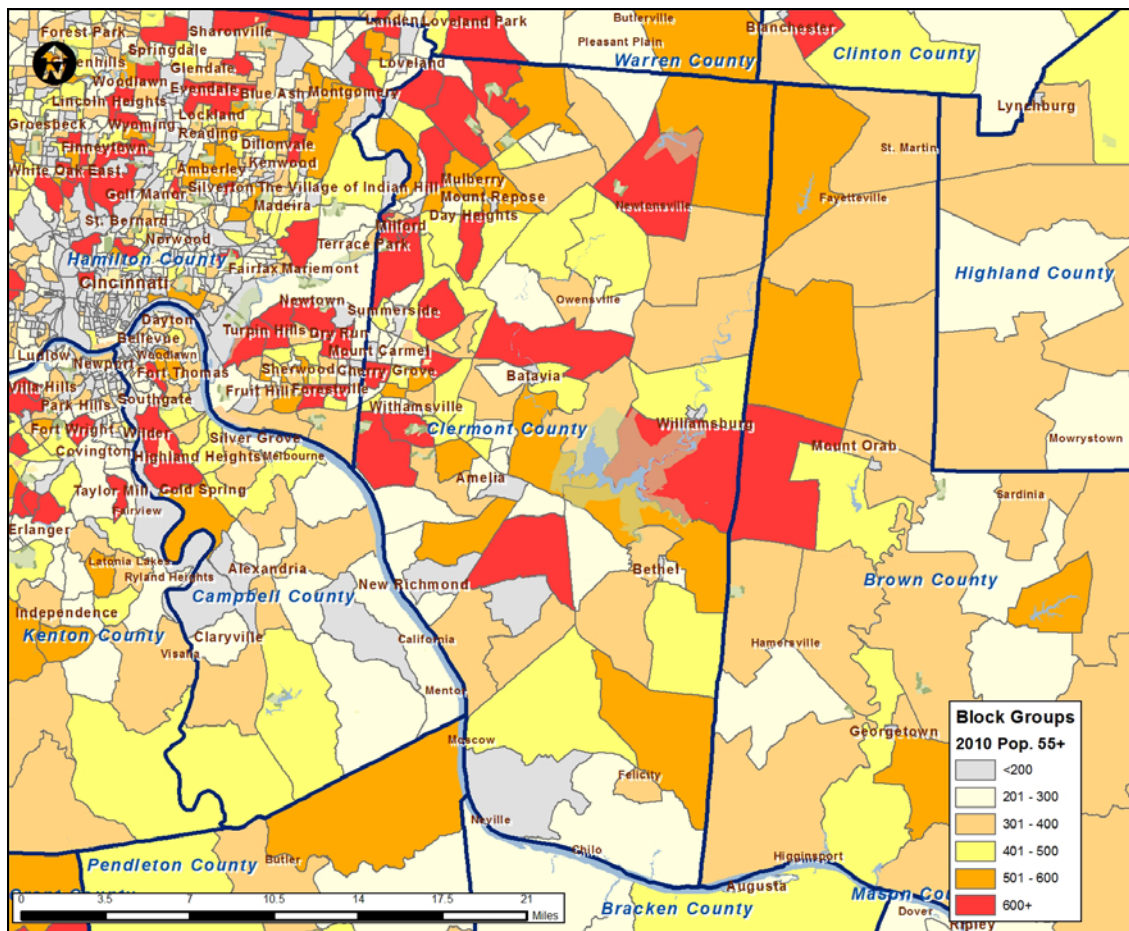
Source: 2000 Census; American Community Survey (ACS)



| POPULATION BY AGE | 2000 (CENSUS)  |                | 2010 (CENSUS)  |               | 2017 (PROJECTED) |                | CHANGE 2010-2017 |             |
|-------------------|----------------|----------------|----------------|---------------|------------------|----------------|------------------|-------------|
|                   | NUMBER         | PERCENT        | NUMBER         | PERCENT       | NUMBER           | PERCENT        | NUMBER           | PERCENT     |
| 19 & UNDER        | 54,283         | 30.50%         | 55,350         | 28.0%         | 54,940           | 26.50%         | -410             | -0.7%       |
| 20 TO 24          | 10,296         | 5.80%          | 10,895         | 5.5%          | 12,393           | 6.00%          | 1,498            | 13.7%       |
| 25 TO 34          | 25,051         | 14.10%         | 23,777         | 12.0%         | 25,588           | 12.40%         | 1,811            | 7.6%        |
| 35 TO 44          | 31,412         | 17.60%         | 27,367         | 13.9%         | 27,015           | 13.10%         | -352             | -1.3%       |
| 45 TO 54          | 25,240         | 14.20%         | 31,825         | 16.1%         | 29,619           | 14.30%         | -2,206           | -6.9%       |
| 55 TO 64          | 14,946         | 8.40%          | 24,905         | 12.6%         | 28,518           | 13.80%         | 3,613            | 14.5%       |
| 65 TO 74          | 9,572          | 5.40%          | 13,596         | 6.9%          | 18,332           | 8.90%          | 4,736            | 34.8%       |
| 75 & OVER         | 7,175          | 4.00%          | 9,648          | 4.9%          | 10,556           | 5.10%          | 908              | 9.4%        |
| <b>TOTAL</b>      | <b>177,975</b> | <b>100.00%</b> | <b>197,363</b> | <b>100.0%</b> | <b>206,962</b>   | <b>100.00%</b> | <b>9,599</b>     | <b>4.9%</b> |

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

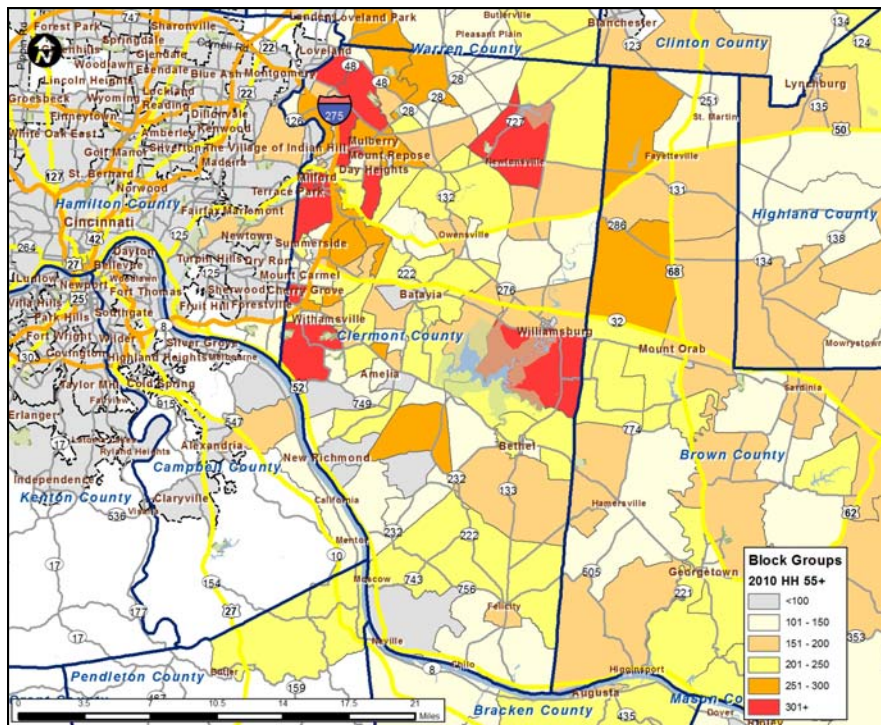
|                                 |                  | YEAR             |                  |                     |                     |
|---------------------------------|------------------|------------------|------------------|---------------------|---------------------|
|                                 |                  | 2000<br>(CENSUS) | 2010<br>(CENSUS) | 2012<br>(ESTIMATED) | 2017<br>(PROJECTED) |
| <b>COUNTY</b>                   | HOUSEHOLD        | 66,012           | 74,828           | 75,842              | 79,021              |
|                                 | HOUSEHOLD CHANGE | -                | 8,816            | 1,014               | 3,179               |
|                                 | PERCENT CHANGE   | -                | 74,828           | 75,842              | 79,021              |
| <b>COUNTY SEAT:<br/>BATAVIA</b> | HOUSEHOLD        | 651              | 596              | 606                 | 636                 |
|                                 | HOUSEHOLD CHANGE | -                | -55              | 10                  | 30                  |
|                                 | PERCENT CHANGE   | -                | -8.4%            | 1.7%                | 5.0%                |

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

| HOUSEHOLDS<br>BY AGE | 2000 (CENSUS) |               | 2010 (CENSUS) |               | 2017 (PROJECTED) |               | CHANGE 2010-2017 |             |
|----------------------|---------------|---------------|---------------|---------------|------------------|---------------|------------------|-------------|
|                      | NUMBER        | PERCENT       | NUMBER        | PERCENT       | NUMBER           | PERCENT       | NUMBER           | PERCENT     |
| UNDER 25             | 3,458         | 5.2%          | 3,034         | 4.1%          | 4,098            | 5.2%          | 1,064            | 35.1%       |
| 25 TO 34             | 11,902        | 18.0%         | 10,528        | 14.1%         | 13,213           | 16.7%         | 2,685            | 25.5%       |
| 35 TO 44             | 16,830        | 25.5%         | 14,289        | 19.1%         | 14,170           | 17.9%         | -119             | -0.8%       |
| 45 TO 54             | 14,513        | 22.0%         | 17,552        | 23.5%         | 14,910           | 18.9%         | -2,642           | -15.1%      |
| 55 TO 64             | 8,797         | 13.3%         | 14,522        | 19.4%         | 14,550           | 18.4%         | 28               | 0.2%        |
| 65 TO 74             | 6,235         | 9.4%          | 8,579         | 11.5%         | 10,989           | 13.9%         | 2,410            | 28.1%       |
| 75 TO 84             | 3,472         | 5.3%          | 4,784         | 6.4%          | 5,143            | 6.5%          | 359              | 7.5%        |
| 85 & OVER            | 805           | 1.2%          | 1,540         | 2.1%          | 1,947            | 2.5%          | 407              | 26.4%       |
| <b>TOTAL</b>         | <b>66,012</b> | <b>100.0%</b> | <b>74,828</b> | <b>100.0%</b> | <b>79,021</b>    | <b>100.0%</b> | <b>4,193</b>     | <b>5.6%</b> |

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.



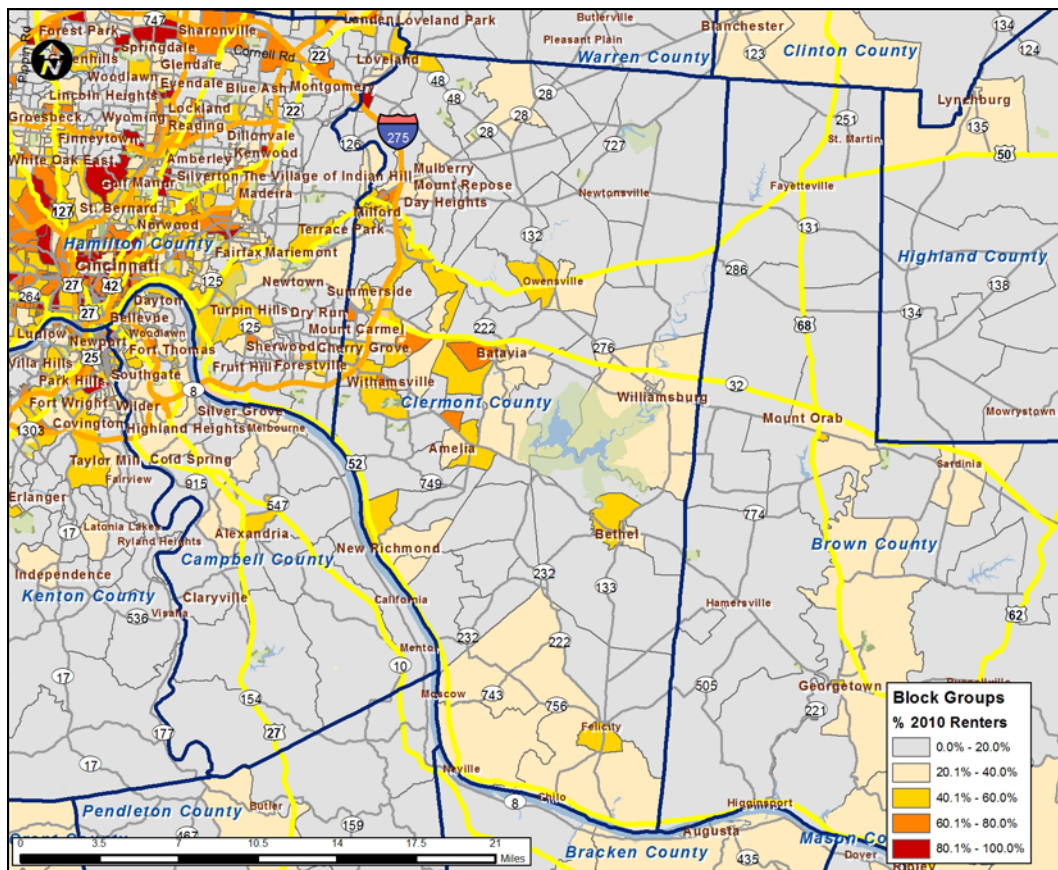
| TENURE          | 2000 (CENSUS) |         | 2010 (CENSUS) |         | 2017 (PROJECTED) |         |
|-----------------|---------------|---------|---------------|---------|------------------|---------|
|                 | NUMBER        | PERCENT | NUMBER        | PERCENT | NUMBER           | PERCENT |
| OWNER-OCCUPIED  | 49,338        | 74.7%   | 55,801        | 74.6%   | 59,295           | 75.0%   |
| RENTER-OCCUPIED | 16,674        | 25.3%   | 19,027        | 25.4%   | 19,725           | 25.0%   |
| TOTAL           | 66,012        | 100.0%  | 74,828        | 100.0%  | 79,021           | 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  | 15,925        | 82.5%   | 24,288        | 82.5%   | 26,795           | 82.1%   |
| RENTER-OCCUPIED | 3,384         | 17.5%   | 5,137         | 17.5%   | 5,835            | 17.9%   |
| TOTAL           | 19,309        | 100.0%  | 29,425        | 100.0%  | 32,630           | 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<br>HOUSEHOLD | 2010 (CENSUS) |         | 2017 (PROJECTED) |         | CHANGE 2010-2017 |         |
|---------------------------------|---------------|---------|------------------|---------|------------------|---------|
|                                 | HOUSEHOLDS    | PERCENT | HOUSEHOLDS       | PERCENT | HOUSEHOLDS       | PERCENT |
| 1 PERSON                        | 7,028         | 36.9%   | 8,027            | 40.7%   | 999              | 14.2%   |
| 2 PERSONS                       | 5,214         | 27.4%   | 4,822            | 24.4%   | -392             | -7.5%   |
| 3 PERSONS                       | 3,044         | 16.0%   | 3,249            | 16.5%   | 205              | 6.7%    |
| 4 PERSONS                       | 2,092         | 11.0%   | 2,049            | 10.4%   | -43              | -2.1%   |
| 5 PERSONS+                      | 1,649         | 8.7%    | 1,579            | 8.0%    | -70              | -4.2%   |
| TOTAL                           | 19,027        | 100.0%  | 19,725           | 100.0%  | 698              | 3.7%    |

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

| PERSONS PER OWNER<br>HOUSEHOLD | 2010 (CENSUS) |         | 2017 (PROJECTED) |         | CHANGE 2010-2017 |         |
|--------------------------------|---------------|---------|------------------|---------|------------------|---------|
|                                | HOUSEHOLDS    | PERCENT | HOUSEHOLDS       | PERCENT | HOUSEHOLDS       | PERCENT |
| 1 PERSON                       | 9,838         | 17.6%   | 9,829            | 16.6%   | -9               | -0.1%   |
| 2 PERSONS                      | 20,848        | 37.4%   | 21,517           | 36.3%   | 669              | 3.2%    |
| 3 PERSONS                      | 9,782         | 17.5%   | 11,648           | 19.6%   | 1,866            | 19.1%   |
| 4 PERSONS                      | 9,175         | 16.4%   | 10,129           | 17.1%   | 954              | 10.4%   |
| 5 PERSONS+                     | 6,158         | 11.0%   | 6,173            | 10.4%   | 15               | 0.2%    |
| TOTAL                          | 55,801        | 100.0%  | 59,295           | 100.0%  | 3,494            | 6.3%    |

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

| PERSONS PER RENTER<br>HOUSEHOLD AGE 55+ | 2010 (CENSUS) |         | 2017 (PROJECTED) |         | CHANGE 2010-2017 |         |
|---|---------------|---------|------------------|---------|------------------|---------|
|   | HOUSEHOLDS    | PERCENT | HOUSEHOLDS       | PERCENT | HOUSEHOLDS       | PERCENT |
| 1 PERSON                                | 3,278         | 63.8%   | 3,667            | 62.8%   | 389              | 11.9%   |
| 2 PERSONS                               | 1,209         | 23.5%   | 1,345            | 23.1%   | 136              | 11.2%   |
| 3 PERSONS                               | 405           | 7.9%    | 505              | 8.7%    | 100              | 24.8%   |
| 4 PERSONS                               | 94            | 1.8%    | 127              | 2.2%    | 33               | 35.0%   |
| 5 PERSONS+                              | 151           | 2.9%    | 191              | 3.3%    | 40               | 26.2%   |
| TOTAL                                   | 5,137         | 100.0%  | 5,835            | 100.0%  | 698              | 13.6%   |

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

| PERSONS PER OWNER<br>HOUSEHOLD AGE 55+ | 2010 (CENSUS) |         | 2017 (PROJECTED) |         | CHANGE 2010-2017 |         |
|--|---------------|---------|------------------|---------|------------------|---------|
|  | HOUSEHOLDS    | PERCENT | HOUSEHOLDS       | PERCENT | HOUSEHOLDS       | PERCENT |
| 1 PERSON                               | 6,133         | 25.3%   | 6,634            | 24.8%   | 501              | 8.2%    |
| 2 PERSONS                              | 12,930        | 53.2%   | 13,953           | 52.1%   | 1,023            | 7.9%    |
| 3 PERSONS                              | 3,480         | 14.3%   | 4,079            | 15.2%   | 599              | 17.2%   |
| 4 PERSONS                              | 1,190         | 4.9%    | 1,453            | 5.4%    | 263              | 22.1%   |
| 5 PERSONS+                             | 556           | 2.3%    | 676              | 2.5%    | 120              | 21.7%   |
| TOTAL                                  | 24,288        | 100.0%  | 26,795           | 100.0%  | 2,507            | 10.3%   |

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

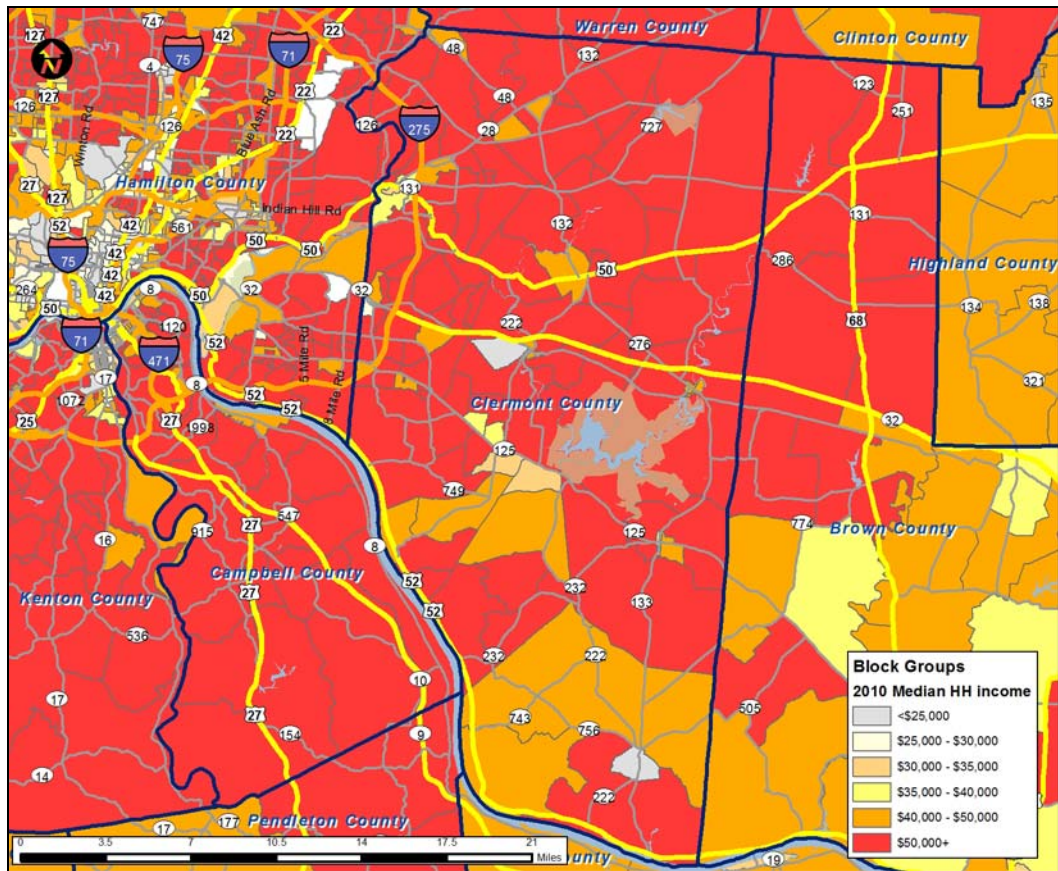


### 3. INCOME TRENDS

| HOUSEHOLD INCOME       | 2000 (CENSUS)   |               | 2012 (ESTIMATED) |               | 2017 (PROJECTED) |               |
|------------------------|-----------------|---------------|------------------|---------------|------------------|---------------|
|                        | HOUSEHOLDS      | PERCENT       | HOUSEHOLDS       | PERCENT       | HOUSEHOLDS       | PERCENT       |
| LESS THAN \$10,000     | 4,147           | 6.3%          | 4,378            | 5.8%          | 4,444            | 5.6%          |
| \$10,000 TO \$19,999   | 6,254           | 9.5%          | 6,256            | 8.2%          | 6,339            | 8.0%          |
| \$20,000 TO \$29,999   | 7,646           | 11.6%         | 7,408            | 9.8%          | 7,530            | 9.5%          |
| \$30,000 TO \$39,999   | 8,045           | 12.2%         | 8,416            | 11.1%         | 8,588            | 10.9%         |
| \$40,000 TO \$49,999   | 7,363           | 11.2%         | 7,926            | 10.5%         | 8,163            | 10.3%         |
| \$50,000 TO \$59,999   | 6,833           | 10.4%         | 7,154            | 9.4%          | 7,408            | 9.4%          |
| \$60,000 TO \$74,999   | 8,411           | 12.7%         | 9,428            | 12.4%         | 9,788            | 12.4%         |
| \$75,000 TO \$99,999   | 8,714           | 13.2%         | 10,762           | 14.2%         | 11,341           | 14.4%         |
| \$100,000 TO \$124,999 | 3,956           | 6.0%          | 6,337            | 8.4%          | 6,820            | 8.6%          |
| \$125,000 TO \$149,999 | 1,919           | 2.9%          | 3,216            | 4.2%          | 3,560            | 4.5%          |
| \$150,000 TO \$199,999 | 1,460           | 2.2%          | 2,385            | 3.1%          | 2,621            | 3.3%          |
| \$200,000 & OVER       | 1,264           | 1.9%          | 2,175            | 2.9%          | 2,418            | 3.1%          |
| <b>TOTAL</b>           | <b>66,012</b>   | <b>100.0%</b> | <b>75,842</b>    | <b>100.0%</b> | <b>79,021</b>    | <b>100.0%</b> |
| <b>MEDIAN INCOME</b>   | <b>\$49,195</b> |               | <b>\$54,944</b>  |               | <b>\$56,002</b>  |               |

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     | 1,905         | 9.9%    | 2,361            | 8.2%    | 2,530            | 7.8%    |
| \$10,000 TO \$19,999   | 3,202         | 16.6%   | 3,756            | 13.0%   | 3,958            | 12.1%   |
| \$20,000 TO \$29,999   | 3,074         | 15.9%   | 3,806            | 13.1%   | 4,105            | 12.6%   |
| \$30,000 TO \$39,999   | 2,508         | 13.0%   | 3,785            | 13.1%   | 4,202            | 12.9%   |
| \$40,000 TO \$49,999   | 1,914         | 9.9%    | 2,910            | 10.1%   | 3,355            | 10.3%   |
| \$50,000 TO \$59,999   | 1,582         | 8.2%    | 2,501            | 8.6%    | 2,840            | 8.7%    |
| \$60,000 TO \$74,999   | 1,671         | 8.7%    | 2,908            | 10.0%   | 3,375            | 10.3%   |
| \$75,000 TO \$99,999   | 1,657         | 8.6%    | 2,939            | 10.1%   | 3,478            | 10.7%   |
| \$100,000 TO \$124,999 | 797           | 4.1%    | 1,743            | 6.0%    | 2,076            | 6.4%    |
| \$125,000 TO \$149,999 | 469           | 2.4%    | 930              | 3.2%    | 1,124            | 3.4%    |
| \$150,000 TO \$199,999 | 211           | 1.1%    | 695              | 2.4%    | 822              | 2.5%    |
| \$200,000 & OVER       | 319           | 1.7%    | 621              | 2.1%    | 764              | 2.3%    |
| TOTAL                  | 19,309        | 100.0%  | 28,955           | 100.0%  | 32,630           | 100.0%  |
| MEDIAN INCOME          | \$35,876      |         | \$42,643         |         | \$44,528         |         |

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

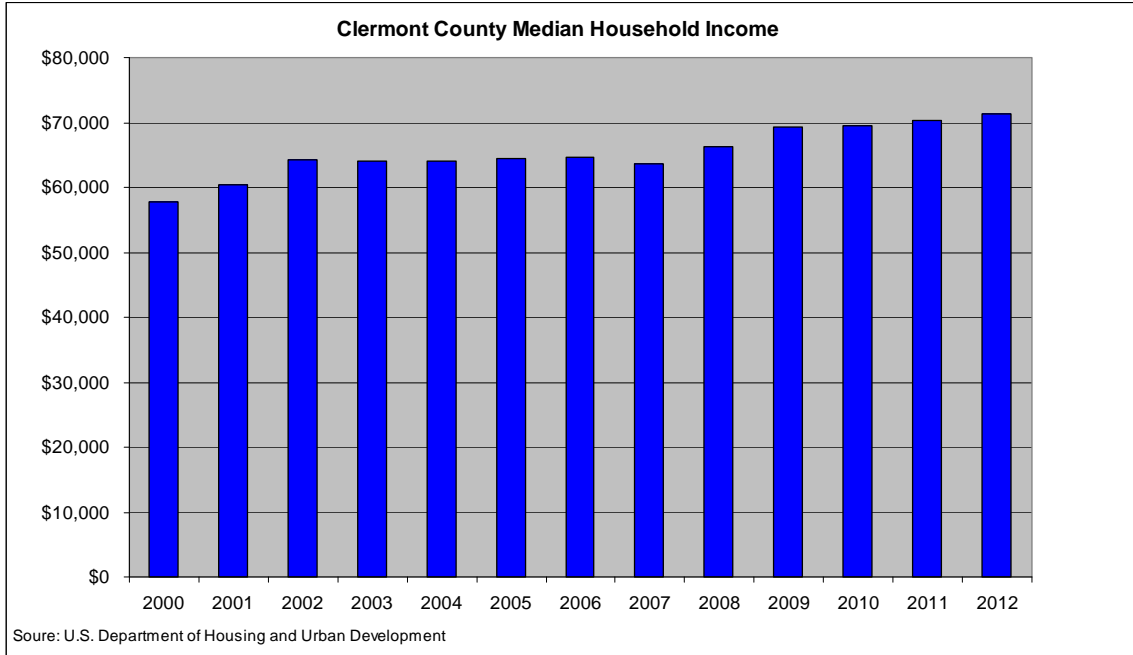
The following table illustrates the HUD estimated median household income between 2000 and 2012:

| YEAR | HUD ESTIMATED MEDIAN HOUSEHOLD INCOME |                |
|------|---------------------------------------|----------------|
|      | MEDIAN HOUSEHOLD INCOME*              | PERCENT CHANGE |
| 2000 | \$57,800                              | -              |
| 2001 | \$60,500                              | 4.7%           |
| 2002 | \$64,300                              | 6.3%           |
| 2003 | \$64,000                              | -0.5%          |
| 2004 | \$64,000                              | 0.0%           |
| 2005 | \$64,450                              | 0.7%           |
| 2006 | \$64,600                              | 0.2%           |
| 2007 | \$63,600                              | -1.5%          |
| 2008 | \$66,200                              | 4.1%           |
| 2009 | \$69,200                              | 4.5%           |
| 2010 | \$69,500                              | 0.4%           |
| 2011 | \$70,400                              | 1.3%           |
| 2012 | \$71,300                              | 1.3%           |

\*For a four-person household

Source: HUD





The following tables illustrate renter household income by household size for 2000, 2012 and 2017 for the Clermont County Site PMA:

| RENTER HOUSEHOLDS      | 2000 (CENSUS) |              |              |              |              |               |
|------------------------|---------------|--------------|--------------|--------------|--------------|---------------|
|                        | 1-PERSON      | 2-PERSON     | 3-PERSON     | 4-PERSON     | 5-PERSON+    | TOTAL         |
| LESS THAN \$10,000     | 1,626         | 467          | 241          | 155          | 77           | 2,567         |
| \$10,000 TO \$19,999   | 1,545         | 621          | 462          | 267          | 213          | 3,108         |
| \$20,000 TO \$29,999   | 1,208         | 780          | 531          | 275          | 170          | 2,963         |
| \$30,000 TO \$39,999   | 883           | 727          | 508          | 317          | 197          | 2,631         |
| \$40,000 TO \$49,999   | 496           | 763          | 382          | 246          | 202          | 2,088         |
| \$50,000 TO \$59,999   | 224           | 483          | 254          | 130          | 151          | 1,242         |
| \$60,000 TO \$74,999   | 94            | 246          | 165          | 144          | 94           | 743           |
| \$75,000 TO \$99,999   | 90            | 241          | 178          | 153          | 92           | 754           |
| \$100,000 TO \$124,999 | 34            | 111          | 65           | 58           | 35           | 304           |
| \$125,000 TO \$149,999 | 16            | 46           | 27           | 24           | 13           | 126           |
| \$150,000 TO \$199,999 | 8             | 33           | 18           | 18           | 11           | 88            |
| \$200,000 & OVER       | 10            | 18           | 12           | 13           | 5            | 58            |
| <b>TOTAL</b>           | <b>6,233</b>  | <b>4,537</b> | <b>2,842</b> | <b>1,802</b> | <b>1,260</b> | <b>16,674</b> |

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     | 2,007            | 444          | 215          | 130          | 68           | 2,863         |
| \$10,000 TO \$19,999   | 1,841            | 556          | 418          | 225          | 176          | 3,215         |
| \$20,000 TO \$29,999   | 1,319            | 733          | 459          | 237          | 167          | 2,914         |
| \$30,000 TO \$39,999   | 1,104            | 736          | 525          | 304          | 207          | 2,876         |
| \$40,000 TO \$49,999   | 691              | 857          | 482          | 284          | 254          | 2,569         |
| \$50,000 TO \$59,999   | 309              | 555          | 320          | 153          | 182          | 1,519         |
| \$60,000 TO \$74,999   | 204              | 344          | 236          | 205          | 138          | 1,127         |
| \$75,000 TO \$99,999   | 182              | 353          | 274          | 233          | 161          | 1,204         |
| \$100,000 TO \$124,999 | 94               | 197          | 151          | 128          | 84           | 655           |
| \$125,000 TO \$149,999 | 42               | 95           | 64           | 51           | 35           | 287           |
| \$150,000 TO \$199,999 | 30               | 62           | 41           | 34           | 24           | 191           |
| \$200,000 & OVER       | 26               | 42           | 29           | 28           | 20           | 145           |
| <b>TOTAL</b>           | <b>7,849</b>     | <b>4,973</b> | <b>3,214</b> | <b>2,012</b> | <b>1,516</b> | <b>19,563</b> |

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     | 2,065            | 415          | 205          | 122          | 65           | 2,872         |
| \$10,000 TO \$19,999   | 1,872            | 518          | 401          | 202          | 165          | 3,158         |
| \$20,000 TO \$29,999   | 1,292            | 700          | 437          | 232          | 165          | 2,825         |
| \$30,000 TO \$39,999   | 1,093            | 692          | 509          | 299          | 204          | 2,798         |
| \$40,000 TO \$49,999   | 712              | 829          | 488          | 292          | 276          | 2,599         |
| \$50,000 TO \$59,999   | 315              | 548          | 326          | 159          | 192          | 1,540         |
| \$60,000 TO \$74,999   | 231              | 344          | 255          | 217          | 149          | 1,195         |
| \$75,000 TO \$99,999   | 218              | 363          | 309          | 252          | 176          | 1,318         |
| \$100,000 TO \$124,999 | 113              | 208          | 170          | 139          | 94           | 724           |
| \$125,000 TO \$149,999 | 49               | 96           | 75           | 60           | 42           | 321           |
| \$150,000 TO \$199,999 | 37               | 65           | 42           | 39           | 26           | 209           |
| \$200,000 & OVER       | 31               | 44           | 33           | 34           | 25           | 168           |
| <b>TOTAL</b>           | <b>8,027</b>     | <b>4,822</b> | <b>3,249</b> | <b>2,049</b> | <b>1,579</b> | <b>19,725</b> |

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 Clermont County Site PMA:

| RENTER AGE 55+ HOUSEHOLDS | 2000 (CENSUS) |            |            |           |           |              |
|---------------------------|---------------|------------|------------|-----------|-----------|--------------|
|                           | 1-PERSON      | 2-PERSON   | 3-PERSON   | 4-PERSON  | 5-PERSON+ | TOTAL        |
| LESS THAN \$10,000        | 866           | 111        | 13         | 1         | 8         | 999          |
| \$10,000 TO \$19,999      | 782           | 170        | 63         | 3         | 6         | 1,023        |
| \$20,000 TO \$29,999      | 269           | 179        | 42         | 1         | 23        | 514          |
| \$30,000 TO \$39,999      | 100           | 79         | 17         | 14        | 4         | 215          |
| \$40,000 TO \$49,999      | 100           | 94         | 22         | 19        | 12        | 247          |
| \$50,000 TO \$59,999      | 27            | 69         | 4          | 1         | 1         | 101          |
| \$60,000 TO \$74,999      | 33            | 36         | 23         | 2         | 9         | 102          |
| \$75,000 TO \$99,999      | 28            | 29         | 42         | 5         | 11        | 114          |
| \$100,000 TO \$124,999    | 9             | 15         | 10         | 1         | 3         | 38           |
| \$125,000 TO \$149,999    | 5             | 5          | 3          | 0         | 2         | 15           |
| \$150,000 TO \$199,999    | 1             | 2          | 0          | 0         | 1         | 4            |
| \$200,000 & OVER          | 6             | 2          | 2          | 2         | 0         | 12           |
| <b>TOTAL</b>              | <b>2,226</b>  | <b>791</b> | <b>239</b> | <b>49</b> | <b>79</b> | <b>3,384</b> |

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        | 1,138            | 145          | 16         | 2          | 9          | 1,309        |
| \$10,000 TO \$19,999      | 1,036            | 201          | 78         | 6          | 13         | 1,333        |
| \$20,000 TO \$29,999      | 391              | 233          | 46         | 4          | 31         | 705          |
| \$30,000 TO \$39,999      | 227              | 142          | 31         | 26         | 8          | 434          |
| \$40,000 TO \$49,999      | 172              | 167          | 64         | 32         | 31         | 465          |
| \$50,000 TO \$59,999      | 61               | 128          | 13         | 6          | 7          | 215          |
| \$60,000 TO \$74,999      | 102              | 77           | 48         | 8          | 16         | 250          |
| \$75,000 TO \$99,999      | 70               | 54           | 67         | 7          | 25         | 223          |
| \$100,000 TO \$124,999    | 36               | 31           | 34         | 4          | 10         | 116          |
| \$125,000 TO \$149,999    | 17               | 16           | 12         | 1          | 4          | 50           |
| \$150,000 TO \$199,999    | 13               | 7            | 7          | 1          | 3          | 31           |
| \$200,000 & OVER          | 13               | 4            | 3          | 4          | 0          | 24           |
| <b>TOTAL</b>              | <b>3,273</b>     | <b>1,205</b> | <b>420</b> | <b>100</b> | <b>158</b> | <b>5,155</b> |

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        | 1,227            | 150          | 18         | 1          | 11         | 1,406        |
| \$10,000 TO \$19,999      | 1,118            | 211          | 86         | 4          | 15         | 1,434        |
| \$20,000 TO \$29,999      | 440              | 255          | 54         | 3          | 34         | 786          |
| \$30,000 TO \$39,999      | 270              | 164          | 35         | 32         | 10         | 512          |
| \$40,000 TO \$49,999      | 212              | 197          | 80         | 42         | 41         | 572          |
| \$50,000 TO \$59,999      | 75               | 151          | 15         | 9          | 8          | 258          |
| \$60,000 TO \$74,999      | 124              | 85           | 61         | 12         | 17         | 299          |
| \$75,000 TO \$99,999      | 97               | 67           | 86         | 9          | 31         | 290          |
| \$100,000 TO \$124,999    | 47               | 39           | 44         | 7          | 13         | 150          |
| \$125,000 TO \$149,999    | 22               | 15           | 14         | 2          | 5          | 58           |
| \$150,000 TO \$199,999    | 17               | 9            | 8          | 1          | 4          | 38           |
| \$200,000 & OVER          | 19               | 3            | 4          | 5          | 2          | 32           |
| <b>TOTAL</b>              | <b>3,667</b>     | <b>1,345</b> | <b>505</b> | <b>127</b> | <b>191</b> | <b>5,835</b> |

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 Clermont County Site PMA:

| OWNER AGE 55+ HOUSEHOLDS | 2000 (CENSUS) |              |              |            |            |               |
|--------------------------|---------------|--------------|--------------|------------|------------|---------------|
|                          | 1-PERSON      | 2-PERSON     | 3-PERSON     | 4-PERSON   | 5-PERSON+  | TOTAL         |
| LESS THAN \$10,000       | 722           | 172          | 5            | 0          | 6          | 905           |
| \$10,000 TO \$19,999     | 1,263         | 847          | 45           | 6          | 18         | 2,179         |
| \$20,000 TO \$29,999     | 885           | 1,491        | 132          | 26         | 26         | 2,561         |
| \$30,000 TO \$39,999     | 529           | 1,448        | 239          | 51         | 26         | 2,293         |
| \$40,000 TO \$49,999     | 198           | 1,099        | 240          | 98         | 31         | 1,666         |
| \$50,000 TO \$59,999     | 118           | 901          | 369          | 71         | 22         | 1,481         |
| \$60,000 TO \$74,999     | 126           | 943          | 320          | 124        | 54         | 1,568         |
| \$75,000 TO \$99,999     | 109           | 902          | 327          | 146        | 58         | 1,543         |
| \$100,000 TO \$124,999   | 61            | 451          | 154          | 65         | 28         | 759           |
| \$125,000 TO \$149,999   | 33            | 268          | 93           | 40         | 19         | 454           |
| \$150,000 TO \$199,999   | 11            | 124          | 46           | 17         | 9          | 207           |
| \$200,000 & OVER         | 35            | 183          | 58           | 22         | 9          | 307           |
| <b>TOTAL</b>             | <b>4,091</b>  | <b>8,831</b> | <b>2,030</b> | <b>667</b> | <b>306</b> | <b>15,925</b> |

Source: Ribbon Demographics; ESRI; Urban Decision Group





| OWNER AGE 55+<br>HOUSEHOLDS | 2012 (ESTIMATED) |               |              |              |            |               |
|-----------------------------|------------------|---------------|--------------|--------------|------------|---------------|
|                             | 1-PERSON         | 2-PERSON      | 3-PERSON     | 4-PERSON     | 5-PERSON+  | TOTAL         |
| LESS THAN \$10,000          | 880              | 162           | 4            | 1            | 5          | 1,052         |
| \$10,000 TO \$19,999        | 1,494            | 835           | 57           | 9            | 29         | 2,423         |
| \$20,000 TO \$29,999        | 1,244            | 1,611         | 170          | 41           | 35         | 3,101         |
| \$30,000 TO \$39,999        | 919              | 1,945         | 382          | 71           | 34         | 3,351         |
| \$40,000 TO \$49,999        | 331              | 1,543         | 391          | 144          | 35         | 2,445         |
| \$50,000 TO \$59,999        | 195              | 1,359         | 546          | 127          | 59         | 2,286         |
| \$60,000 TO \$74,999        | 295              | 1,470         | 534          | 240          | 118        | 2,658         |
| \$75,000 TO \$99,999        | 259              | 1,521         | 592          | 240          | 103        | 2,716         |
| \$100,000 TO \$124,999      | 142              | 925           | 346          | 155          | 59         | 1,627         |
| \$125,000 TO \$149,999      | 83               | 490           | 193          | 77           | 37         | 880           |
| \$150,000 TO \$199,999      | 60               | 375           | 142          | 59           | 29         | 664           |
| \$200,000 & OVER            | 69               | 341           | 125          | 43           | 19         | 596           |
| <b>TOTAL</b>                | <b>5,970</b>     | <b>12,577</b> | <b>3,482</b> | <b>1,208</b> | <b>563</b> | <b>23,800</b> |

Source: Ribbon Demographics; ESRI; Urban Decision Group

| OWNER AGE 55+<br>HOUSEHOLDS | 2017 (PROJECTED) |               |              |              |            |               |
|-----------------------------|------------------|---------------|--------------|--------------|------------|---------------|
|                             | 1-PERSON         | 2-PERSON      | 3-PERSON     | 4-PERSON     | 5-PERSON+  | TOTAL         |
| LESS THAN \$10,000          | 940              | 172           | 4            | 2            | 6          | 1,124         |
| \$10,000 TO \$19,999        | 1,588            | 841           | 56           | 9            | 30         | 2,524         |
| \$20,000 TO \$29,999        | 1,353            | 1,698         | 183          | 47           | 38         | 3,319         |
| \$30,000 TO \$39,999        | 1,018            | 2,115         | 433          | 85           | 40         | 3,690         |
| \$40,000 TO \$49,999        | 393              | 1,729         | 456          | 163          | 41         | 2,783         |
| \$50,000 TO \$59,999        | 216              | 1,537         | 609          | 154          | 66         | 2,582         |
| \$60,000 TO \$74,999        | 355              | 1,649         | 635          | 287          | 149        | 3,076         |
| \$75,000 TO \$99,999        | 321              | 1,731         | 711          | 294          | 131        | 3,188         |
| \$100,000 TO \$124,999      | 178              | 1,059         | 423          | 193          | 73         | 1,926         |
| \$125,000 TO \$149,999      | 107              | 580           | 237          | 99           | 45         | 1,067         |
| \$150,000 TO \$199,999      | 75               | 433           | 171          | 69           | 35         | 784           |
| \$200,000 & OVER            | 90               | 408           | 159          | 51           | 23         | 732           |
| <b>TOTAL</b>                | <b>6,634</b>     | <b>13,953</b> | <b>4,079</b> | <b>1,453</b> | <b>676</b> | <b>26,795</b> |

Source: Ribbon Demographics; ESRI; Urban Decision Group

### C. ECONOMIC TRENDS

The labor force within the Clermont County Site PMA is based primarily in two sectors. Retail Trade (which comprises 18.5%) and Manufacturing comprise nearly 31% of the Site PMA labor force. Employment in the Clermont County Site PMA, as of 2012, was distributed as follows:

| NAICS GROUP  | ESTABLISHMENTS | PERCENT       | EMPLOYEES     | PERCENT       | E.P.E.      |
|--|----------------|---------------|---------------|---------------|-------------|
| AGRICULTURE, FORESTRY, FISHING & HUNTING                         | 26             | 0.4%          | 45            | 0.1%          | 1.7         |
| MINING   | 8              | 0.1%          | 41            | 0.1%          | 5.1         |
| UTILITIES  | 11             | 0.2%          | 81            | 0.1%          | 7.4         |
| CONSTRUCTION   | 731            | 12.3%         | 3,822         | 5.6%          | 5.2         |
| MANUFACTURING  | 235            | 4.0%          | 8,126         | 12.0%         | 34.6        |
| WHOLESALE TRADE  | 254            | 4.3%          | 2,053         | 3.0%          | 8.1         |
| RETAIL TRADE   | 928            | 15.7%         | 12,582        | 18.5%         | 13.6        |
| TRANSPORTATION & WAREHOUSING                                     | 141            | 2.4%          | 1,757         | 2.6%          | 12.5        |
| INFORMATION  | 87             | 1.5%          | 1,065         | 1.6%          | 12.2        |
| FINANCE & INSURANCE  | 307            | 5.2%          | 4,086         | 6.0%          | 13.3        |
| REAL ESTATE & RENTAL & LEASING                                   | 290            | 4.9%          | 1,373         | 2.0%          | 4.7         |
| PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES                    | 469            | 7.9%          | 4,248         | 6.3%          | 9.1         |
| MANAGEMENT OF COMPANIES & ENTERPRISES                            | 1              | 0.0%          | 6             | 0.0%          | 6.0         |
| ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES | 244            | 4.1%          | 1,224         | 1.8%          | 5.0         |
| EDUCATIONAL SERVICES   | 153            | 2.6%          | 5,079         | 7.5%          | 33.2        |
| HEALTH CARE & SOCIAL ASSISTANCE                                  | 369            | 6.2%          | 5,419         | 8.0%          | 14.7        |
| ARTS, ENTERTAINMENT & RECREATION                                 | 139            | 2.3%          | 1,335         | 2.0%          | 9.6         |
| ACCOMMODATION & FOOD SERVICES                                    | 332            | 5.6%          | 6,014         | 8.9%          | 18.1        |
| OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)                    | 818            | 13.8%         | 5,852         | 8.6%          | 7.2         |
| PUBLIC ADMINISTRATION  | 221            | 3.7%          | 3,525         | 5.2%          | 16.0        |
| NONCLASSIFIABLE  | 158            | 2.7%          | 133           | 0.2%          | 0.8         |
| <b>TOTAL</b>   | <b>5,922</b>   | <b>100.0%</b> | <b>67,866</b> | <b>100.0%</b> | <b>11.5</b> |

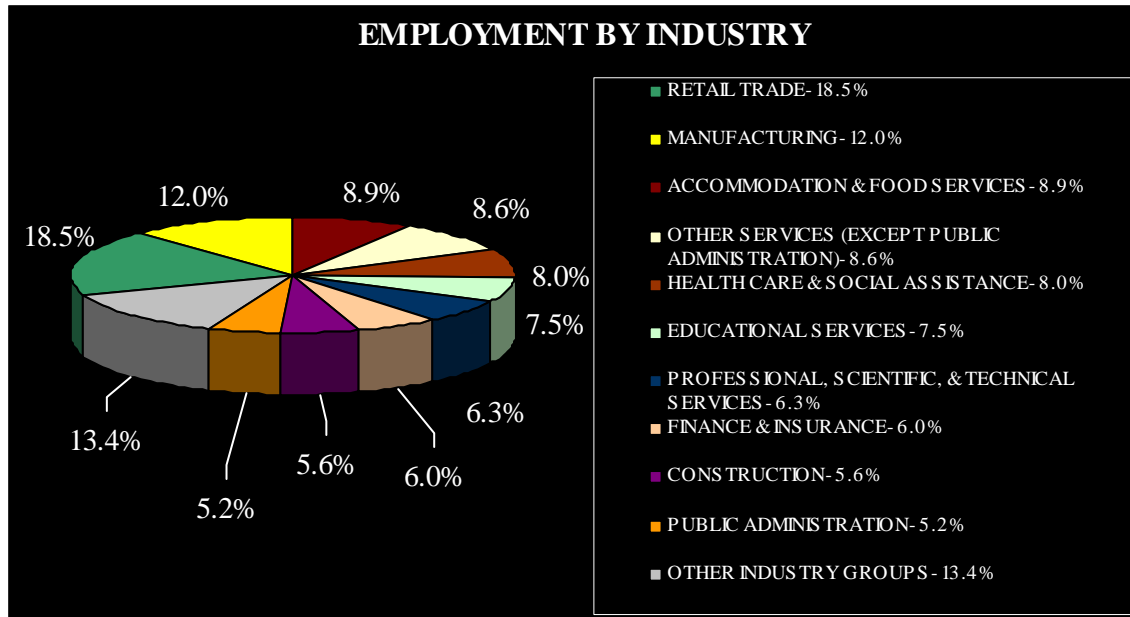
\*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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](http://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 4.9% over the past five years in Clermont County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

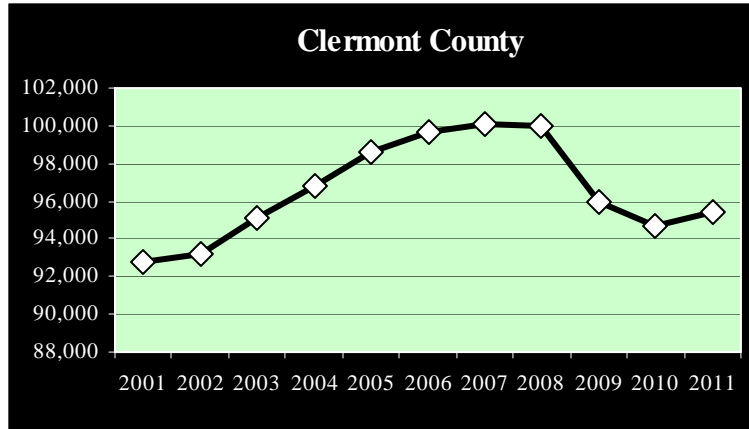
The following illustrates the total employment base for Clermont County, Ohio and the United States.

| YEAR  | TOTAL EMPLOYMENT |                |              |                |               |                |
|-------|------------------|----------------|--------------|----------------|---------------|----------------|
|       | CLERMONT COUNTY  |                | OHIO         |                | UNITED STATES |                |
|       | TOTAL NUMBER     | PERCENT CHANGE | TOTAL NUMBER | PERCENT CHANGE | TOTAL NUMBER  | PERCENT CHANGE |
| 2001  | 92,738           | -              | 5,566,735    | -              | 138,241,767   | -              |
| 2002  | 93,185           | 0.5%           | 5,503,109    | -1.1%          | 137,936,674   | -0.2%          |
| 2003  | 95,063           | 2.0%           | 5,498,936    | -0.1%          | 138,386,944   | 0.3%           |
| 2004  | 96,838           | 1.9%           | 5,502,533    | 0.1%           | 139,988,842   | 1.2%           |
| 2005  | 98,595           | 1.8%           | 5,537,419    | 0.6%           | 142,328,023   | 1.7%           |
| 2006  | 99,616           | 1.0%           | 5,602,764    | 1.2%           | 144,990,053   | 1.9%           |
| 2007  | 100,043          | 0.4%           | 5,626,086    | 0.4%           | 146,397,565   | 1.0%           |
| 2008  | 99,986           | -0.1%          | 5,570,514    | -1.0%          | 146,068,942   | -0.2%          |
| 2009  | 95,946           | -4.0%          | 5,334,774    | -4.2%          | 140,721,692   | -3.7%          |
| 2010  | 94,726           | -1.3%          | 5,303,019    | -0.6%          | 139,982,128   | -0.5%          |
| 2011* | 95,402           | 0.7%           | 5,347,352    | 0.8%           | 139,288,076   | -0.5%          |

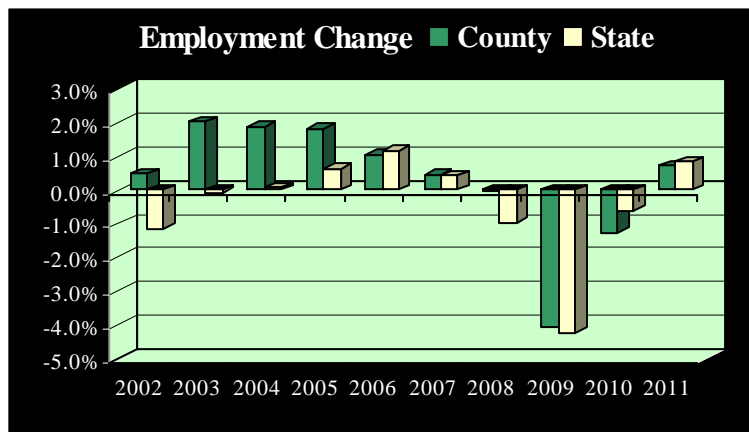
Source: Department of Labor; Bureau of Labor Statistics

\*Through December





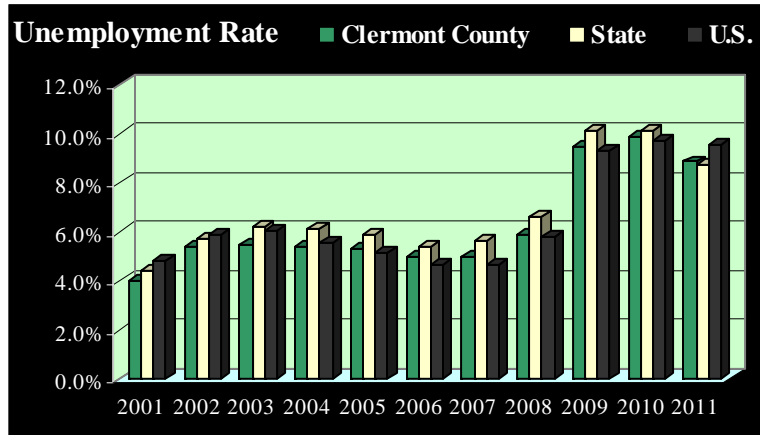
The following table illustrates the percent change in employment for Clermont County and Ohio.



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

| UNEMPLOYMENT RATE |                 |       |               |
|-------------------|-----------------|-------|---------------|
| YEAR              | CLERMONT COUNTY | OHIO  | UNITED STATES |
| 2001              | 4.0%            | 4.4%  | 4.8%          |
| 2002              | 5.4%            | 5.7%  | 5.8%          |
| 2003              | 5.5%            | 6.2%  | 6.0%          |
| 2004              | 5.4%            | 6.1%  | 5.6%          |
| 2005              | 5.3%            | 5.9%  | 5.2%          |
| 2006              | 5.0%            | 5.4%  | 4.7%          |
| 2007              | 5.0%            | 5.6%  | 4.7%          |
| 2008              | 5.9%            | 6.6%  | 5.8%          |
| 2009              | 9.5%            | 10.1% | 9.3%          |
| 2010              | 9.9%            | 10.1% | 9.7%          |
| 2011*             | 8.9%            | 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 Clermont County.

| IN-PLACE EMPLOYMENT CLERMONT COUNTY |            |        |                |
|-------------------------------------|------------|--------|----------------|
| YEAR                                | EMPLOYMENT | CHANGE | PERCENT CHANGE |
| 2001                                | 49,234     | -      | -              |
| 2002                                | 50,298     | 1,064  | 2.2%           |
| 2003                                | 50,446     | 148    | 0.3%           |
| 2004                                | 52,059     | 1,613  | 3.2%           |
| 2005                                | 52,970     | 911    | 1.7%           |
| 2006                                | 57,557     | 4,587  | 8.7%           |
| 2007                                | 57,813     | 256    | 0.4%           |
| 2008                                | 56,460     | -1,353 | -2.3%          |
| 2009                                | 53,139     | -3,321 | -5.9%          |
| 2010                                | 51,697     | -1,442 | -2.7%          |
| 2011*                               | 51,579     | -119   | -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 Clermont County to be 54.6% of the total Clermont County employment.

The 10 largest employers in Clermont County comprise a total of more than 8,000 employees. These employers are summarized as follows:

| EMPLOYER  | BUSINESS TYPE                | TOTAL EMPLOYED |
|---|------------------------------|----------------|
| CLERMONT COUNTY                                       | GOVERNMENT                   | 1,452          |
| TOTAL QUALITY LOGISTICS                               | FREIGHT BROKERAGE            | 1,031          |
| AMERICAN MODERN INSURANCE GROUP (THE MIDLAND COMPANY) | INSURANCE                    | 1,012          |
| WEST CLERMONT LOCAL SCHOOL DISTRICT                   | EDUCATION                    | 900            |
| MILFORD EXEMPTED VILLAGE SCHOOL DISTRICT              | EDUCATION                    | 824            |
| INTERNATIONAL PAPER                                   | PAPER AND PACKAGING PRODUCTS | 674            |
| SEIMENS PLM SOFTWARE                                  | TECHNOLOGY                   | 660            |
| MERCY HOSPITAL CLERMONT                               | HEALTH CARE                  | 634            |
| L-3 FUZING & ORDINANCE                                | FUZE MANUFACTURER            | 574            |
| DUKE ENERGY   | UTILITIES                    | 431            |
| TOTAL   |                              | 8,192          |

Source: Clermont County Comprehensive Annual Financial Report, 2010

From 2009 to 2010, the number of workers employed by the largest 10 employers reported in Clermont County's Annual Financial Report changed by a net decrease of only 11 employees. The majority of these top employers maintained steady employment levels; American Modern Insurance Group (the Midland Company) increased employment by 29 and Siemens PLM Software decreased employment by 40.

According to Ms. Adele Evans, Clermont County Economic Development Department's Development Specialist, local manufacturers have recently experienced an uptick in hiring. Global Scrap Management in Milford and Superior Steel Service in Batavia are amongst the manufacturers who have made hiring announcements to the county economic development department.

WARN announcements in Clermont County from 2009 through 2011 included the closure of two Bigg's grocery store and pharmacy locations, one in Milford and one at the EastGate shopping plaza. Remke Markets purchased six of the Bigg's locations in the Greater Cincinnati area and the remaining five stores were closed in mid-2010. The closure of the two stores in Clermont County affected 183 workers.

Also in 2010, Victory Industrial Products, which produced industrial tanks and enclosures, closed its headquarters in Batavia Township, affecting 159 workers. The company was reportedly forced to close due to unexpected loss of financing.



Kmart in Milford closed in early 2010, affecting 46 workers. In 2009, layoffs were announced at Mark Andy, Inc., that affected 58 workers and at ABX Air, Inc., affecting 78 workers.

The former Bigg's store in the EastGate area is becoming a new Jungle Jim's International Market location. This new store will benefit consumers in the area as it is a destination superstore that will provide a vast selection of grocery items and related services. The store is expected to create between 300 and 400 jobs. The building is currently undergoing renovations and the store is expected to open in February 2012.

Though Clermont County had experienced a decline in manufacturing jobs in recent years, former manufacturing facilities are now being repurposed for a variety of uses that are positively impacting the local economy.

In January 2006, the Ford Motor Company announced the closure of its plant at Batavia Road and State Route 32; final operations at the facility ceased in August 2008. In April 2010, Industrial Realty Group purchased the former Ford transmission plant. Engineered Mobile Solutions, Inc. (EMS), a manufacturer of custom trailers, is the first announced manufacturer to lease space in the redeveloped facility. EMS has leased 58,000 square feet, with an option for an additional 27,000 square feet. EMS added 10 new employees at its new facility and currently employs 25; the company's employment is expected to increase with future growth.

In September 2010, Utility Trailer Manufacturing, Inc. purchased the former Georgia Pacific box manufacturing facility. The company brought 35 new jobs to Clermont County.

Penn Station opened its new corporate headquarters in Miami Township in 2010. The \$1.5 million, 14,700-square-foot office building will accommodate significant future growth. The company created six new jobs along with the transition to the new building and is expected to add additional positions at the headquarters over time. Construction of a two-way left-turn lane along U.S. Highway 50 between Round Bottom and Wolfpen-Pleasant Hill roads in Miami Township was completed in the fall of 2010 to serve the new corporate headquarters. The turn lane provides improved access for Penn Station and will allow for future growth as other businesses locate along this corridor.

Also in 2010, Cintas Corporation created 85 jobs at its Miami Township facility. Eagle Coach Company, a manufacturer of funeral coaches and limousines, created an additional 30 jobs at its Pierce Township corporate headquarters and manufacturing plant. Eagle Coach Company began manufacturing a new limousine production line in 2011.

EastGate Mall is a major shopping destination within the county. Located at Interstate 275 and State Route 32, the mall is anchored by Dillard's, J.C. Penney, Kohl's and Sears and features more than 90 specialty stores. The nearby EastGate Crossing plaza includes Marshalls, Kroger, OfficeMax, Fairfield Inn and Suites and multiple banks and restaurants. Specialty stores that have opened recently at the mall include Buffalo Wings & Rings, Charlotte Russe, New York & Company, Select Comfort and Time Warner Cable.

Clermont County is home to two regional branches of the University of Cincinnati: Clermont College and the new University of Cincinnati East Campus. The new UC East is housed in the former office space of the Ford plant. More than 400 students were enrolled when the campus opened for classes in September 2010. This facility employs approximately 40 faculty and support staff and is the first dedicated campus in Clermont County where residents will be able to obtain a Bachelor's degree.

The village of Batavia, the county seat of Clermont County, completed annexation of an area of Batavia Township including the University of Cincinnati Clermont College campus in September 2011. The annexation of the 91-acre regional campus resulted in the imposition of a one-percent earnings tax on the college's 194 full-time employees and dozens of part-time workers, who are expected to pay a total of \$146,000 annually based on the current payroll of \$14.6 million. Village officials have cited an increased need for funding for road repairs as necessitating the annexation. UC Clermont, which opened in 1972, has approximately 90 full-time teachers or administrators, more than 100 other employees and about 4,000 students. The annexation does not affect the new UC East campus.

In June 2011, the mayor of Batavia enacted a plan to remove all parking meters on Main Street. The creation of free public parking is hoped to encourage business traffic and growth in the downtown area, which currently contains approximately 40 small businesses.

Multiple infrastructure improvements have recently been completed in Clermont County to maintain current facilities and equipment and prepare for future growth.

During 2010, the Clermont County Water Resources Department completed an upgrade to the Miami-Goshen-Stonelick (MGS) Water Treatment Plant. This was the facility's first thorough rehabilitation since 1967. The upgrade included new chemical storage and feed equipment, new softener media, piping improvements and updated control systems. Additionally, the Wards Corner and Newstonsville water storage tanks were rehabbed and painted. Also in 2010, the O'Bannon "A" sanitary sewer assessment project brought central sewers to over 300 existing homes with failing on-site septic systems.

The Clermont County Engineer's Office completed more than \$2 million in construction projects in 2010. One significant project was the completion of an extension of Old State Route 74 to College Drive, which serves to provide improved access to surrounding communities including the village of Batavia, Batavia Township and UC Clermont. Also in 2010, safety studies were completed for all county roadways to aid in determining future safety improvements. Road improvement projects under construction as of July 2011 included work on State Route 28 between Castleberry Court and Interstate 275, and the section of Business 28 between State Route 28 and Cook Road.

## D. OVERVIEW OF HOUSING

| HOUSING STATUS                                | 2000 (CENSUS) |         | 2010 (CENSUS) |         |
|---|---------------|---------|---------------|---------|
|   | NUMBER        | PERCENT | NUMBER        | PERCENT |
| OWNER-OCCUPIED                                | 49,338        | 74.7%   | 55,801        | 74.6%   |
| RENTER-OCCUPIED                               | 16,674        | 25.3%   | 19,027        | 25.4%   |
| TOTAL-OCCUPIED UNITS*                         | 66,012        | 95.4%   | 74,828        | 100.0%  |
| FOR RENT                                      | 1,345         | 41.9%   | 2,219         | 38.1%   |
| RENTED, NOT OCCUPIED                          | N/A           | N/A     | 115           | 2.0%    |
| FOR SALE ONLY                                 | 693           | 21.6%   | 1,199         | 20.6%   |
| SOLD, NOT OCCUPIED                            | N/A           | N/A     | 293           | 5.0%    |
| FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE | 310           | 14.3%   | 413           | 7.1%    |
| ALL OTHER VACANTS                             | 404           | 12.6%   | 1,589         | 27.3%   |
| TOTAL VACANT UNITS                            | 3,213         | 4.6%    | 5,828         | 7.2%    |
| TOTAL   | 69,225        | 100.0%  | 80,656        | 100.0%  |
| SUBSTANDARD UNITS**                           | 192           | 0.3%    | 116           | 0.2%    |

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  | 49,338              | 74.7%   | 49,193                       | 145                                  | 0.3%                |
|               | RENTER-OCCUPIED | 16,674              | 25.3%   | 16,627                       | 47                                   | 0.3%                |
|               | TOTAL           | 66,012              | 100.0%  | 65,820                       | 192                                  | 0.3%                |
| 2010 (ACS)    | OWNER-OCCUPIED  | 56,238              | 77.1%   | 56,185                       | 53                                   | 0.1%                |
|               | RENTER-OCCUPIED | 16,689              | 22.9%   | 16,626                       | 63                                   | 0.4%                |
|               | TOTAL           | 72,927              | 100.0%  | 72,811                       | 116                                  | 0.2%                |

Source: 2000 Census; American Community Survey (ACS)

| YEAR BUILT      | OWNER  |         | RENTER |         |
|-----------------|--------|---------|--------|---------|
|                 | NUMBER | PERCENT | NUMBER | PERCENT |
| 2005 OR LATER   | 2,819  | 5.0%    | 440    | 2.6%    |
| 2000 TO 2004    | 7,475  | 13.3%   | 821    | 4.9%    |
| 1990 TO 1999    | 13,438 | 23.9%   | 2,636  | 15.8%   |
| 1980 TO 1989    | 7,156  | 12.7%   | 3,346  | 20.0%   |
| 1970 TO 1979    | 8,998  | 16.0%   | 4,086  | 24.5%   |
| 1960 TO 1969    | 4,358  | 7.7%    | 1,863  | 11.2%   |
| 1950 TO 1959    | 6,613  | 11.8%   | 1,363  | 8.2%    |
| 1940 TO 1949    | 2,023  | 3.6%    | 566    | 3.4%    |
| 1939 OR EARLIER | 3,358  | 6.0%    | 1,568  | 9.4%    |
| TOTAL           | 56,238 | 100.0%  | 16,689 | 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          | 47,572                                   | 72.1%   | 56,079     | 76.9%   |
| 2 TO 4                           | 1,972                                    | 3.0%    | 1,521      | 2.1%    |
| 5 TO 19                          | 8,225                                    | 12.5%   | 8,384      | 11.5%   |
| 20 TO 49                         | 1,151                                    | 1.7%    | 1,124      | 1.5%    |
| 50 OR MORE                       | 1,348                                    | 2.0%    | 1,049      | 1.4%    |
| MOBILE HOME, BOAT, RV, VAN, ETC. | 5,744                                    | 8.7%    | 4,770      | 6.5%    |
| TOTAL                            | 66,012                                   | 100.0%  | 72,927     | 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                  | 49,353                       | 74.8%   | 56,238     | 77.1%   |
| 0.50 OR LESS OCCUPANTS PER ROOM | 37,096                       | 75.2%   | 44,031     | 78.3%   |
| 0.51 TO 1.00 OCCUPANTS PER ROOM | 11,750                       | 23.8%   | 11,747     | 20.9%   |
| 1.01 TO 1.50 OCCUPANTS PER ROOM | 429                          | 0.9%    | 437        | 0.8%    |
| 1.51 TO 2.00 OCCUPANTS PER ROOM | 66                           | 0.1%    | 10         | 0.0%    |
| 2.01 OR MORE OCCUPANTS PER ROOM | 12                           | 0.0%    | 13         | 0.0%    |
| RENTER-OCCUPIED                 | 16,660                       | 25.2%   | 16,689     | 22.9%   |
| 0.50 OR LESS OCCUPANTS PER ROOM | 10,079                       | 60.5%   | 10,538     | 63.1%   |
| 0.51 TO 1.00 OCCUPANTS PER ROOM | 6,130                        | 36.8%   | 5,771      | 34.6%   |
| 1.01 TO 1.50 OCCUPANTS PER ROOM | 337                          | 2.0%    | 310        | 1.9%    |
| 1.51 TO 2.00 OCCUPANTS PER ROOM | 108                          | 0.6%    | 62         | 0.4%    |
| 2.01 OR MORE OCCUPANTS PER ROOM | 6                            | 0.0%    | 8          | 0.0%    |
| TOTAL                           | 66,013                       | 100.0%  | 72,927     | 100.0%  |

Source: Census 2000; American Community Survey (ACS)

| PERCENTAGE OF RENT OVERBURDENED* |               |            |
|----------------------------------|---------------|------------|
|                                  | 2000 (CENSUS) | 2010 (ACS) |
| CLERMONT COUNTY                  | 25.0%         | 33.0%      |
| 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 – CLERMONT COUNTY         |       |       |       |       |       |      |      |      |      |      |
|--|-------|-------|-------|-------|-------|------|------|------|------|------|
|  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006 | 2007 | 2008 | 2009 | 2010 |
| TOTAL UNITS                                    | 1,651 | 1,472 | 1,436 | 1,311 | 1,528 | 972  | 820  | 492  | 506  | 524  |
| UNITS IN SINGLE-FAMILY STRUCTURES              | 1,334 | 1,219 | 1,230 | 1,200 | 1,196 | 785  | 587  | 320  | 445  | 389  |
| UNITS IN ALL MULTI-FAMILY STRUCTURES           | 317   | 253   | 206   | 111   | 332   | 187  | 233  | 172  | 61   | 135  |
| UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES        | 2     | 6     | 8     | 8     | 6     | 14   | 16   | 2    | 2    | 2    |
| UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES | 39    | 36    | 71    | 55    | 51    | 27   | 12   | 16   | 32   | 32   |
| UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES       | 276   | 211   | 127   | 48    | 275   | 146  | 205  | 154  | 27   | 101  |





|                        |       | CLERMONT COUNTY HOUSEHOLD INCOME<br>BY GROSS RENT AS A PERCENTAGE OF<br>HOUSEHOLD INCOME |        |
|------------------------|-------|--|--------|
|                        |       | 2010 (ACS)   |        |
| LESS THAN \$10,000:    |       |  | 2,194  |
| LESS THAN 20.0 PERCENT |       | 116  |        |
| 20.0 TO 24.9 PERCENT   |       | 97   |        |
| 25.0 TO 29.9 PERCENT   |       | 86   |        |
| 30.0 TO 34.9 PERCENT   |       | 94   |        |
| 35.0 PERCENT OR MORE   |       | 1,393  |        |
| NOT COMPUTED           |       | 408  |        |
| \$10,000 TO \$19,999:  |       |  | 2,849  |
| LESS THAN 20.0 PERCENT |       | 77   |        |
| 20.0 TO 24.9 PERCENT   |       | 70   |        |
| 25.0 TO 29.9 PERCENT   |       | 192  |        |
| 30.0 TO 34.9 PERCENT   |       | 224  |        |
| 35.0 PERCENT OR MORE   |       | 2,052  |        |
| NOT COMPUTED           |       | 234  |        |
| \$20,000 TO \$34,999:  |       |  | 4,505  |
| LESS THAN 20.0 PERCENT |       | 301  |        |
| 20.0 TO 24.9 PERCENT   |       | 688  |        |
| 25.0 TO 29.9 PERCENT   |       | 934  |        |
| 30.0 TO 34.9 PERCENT   |       | 622  |        |
| 35.0 PERCENT OR MORE   |       | 1,806  |        |
| NOT COMPUTED           |       | 154  |        |
| \$35,000 TO \$49,999:  |       |  | 3,318  |
| LESS THAN 20.0 PERCENT |       | 925  |        |
| 20.0 TO 24.9 PERCENT   |       | 1,170  |        |
| 25.0 TO 29.9 PERCENT   |       | 682  |        |
| 30.0 TO 34.9 PERCENT   |       | 287  |        |
| 35.0 PERCENT OR MORE   |       | 216  |        |
| NOT COMPUTED           |       | 38   |        |
| \$50,000 TO \$74,999:  |       |  | 2,810  |
| LESS THAN 20.0 PERCENT |       | 1,939  |        |
| 20.0 TO 24.9 PERCENT   |       | 467  |        |
| 25.0 TO 29.9 PERCENT   |       | 178  |        |
| 30.0 TO 34.9 PERCENT   |       | 55   |        |
| 35.0 PERCENT OR MORE   |       | 33   |        |
| NOT COMPUTED           |       | 138  |        |
| \$75,000 TO \$99,999:  |       |  | 616    |
| LESS THAN 20.0 PERCENT |       | 535  |        |
| 20.0 TO 24.9 PERCENT   |       | 34   |        |
| 25.0 TO 29.9 PERCENT   |       | 10   |        |
| 30.0 TO 34.9 PERCENT   |       | 6  |        |
| 35.0 PERCENT OR MORE   |       | 0  |        |
| NOT COMPUTED           |       | 31   |        |
| \$100,000 OR MORE:     |       |  | 397    |
| LESS THAN 20.0 PERCENT |       | 321  |        |
| 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           |       | 76   |        |
|                        | TOTAL |  | 16,689 |

Source: American Community Survey (ACS)

**E. RENTAL HOUSING ANALYSIS**

The following analysis includes a detailed survey of rental housing opportunities in Clermont 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                       | 79                | 7,679         | 358          | 95.3%          |
| MARKET-RATE/TAX CREDIT            | 1                 | 96            | 0            | 100.0%         |
| MARKET-RATE/GOVERNMENT-SUBSIDIZED | 1                 | 184           | 8            | 95.7%          |
| TAX CREDIT                        | 10                | 1,150         | 38           | 96.7%          |
| TAX CREDIT/GOVERNMENT-SUBSIDIZED  | 2                 | 94            | 0            | 100.0%         |
| GOVERNMENT-SUBSIDIZED             | 28                | 1,587         | 0            | 100.0%         |
| <b>TOTAL</b>                      | <b>121</b>        | <b>10,790</b> | <b>404</b>   | <b>96.3%</b>   |

| MARKET-RATE              |       |              |               |              |             |                   |
|--------------------------|-------|--------------|---------------|--------------|-------------|-------------------|
| BEDROOMS                 | BATHS | UNITS        | DISTRIBUTION  | VACANT UNITS | %VACANT     | MEDIAN GROSS RENT |
| STUDIO                   | 1.0   | 133          | 1.7%          | 4            | 3.0%        | \$693             |
| ONE-BEDROOM              | 1.0   | 2,763        | 35.7%         | 133          | 4.8%        | \$569             |
| TWO-BEDROOM              | 1.0   | 2,615        | 33.8%         | 152          | 5.8%        | \$681             |
| TWO-BEDROOM              | 1.3   | 132          | 1.7%          | 3            | 2.3%        | \$821             |
| TWO-BEDROOM              | 1.5   | 318          | 4.1%          | 20           | 6.3%        | \$802             |
| TWO-BEDROOM              | 2.0   | 1,535        | 19.8%         | 43           | 2.8%        | \$900             |
| TWO-BEDROOM              | 2.5   | 32           | 0.4%          | 2            | 6.3%        | \$995             |
| THREE-BEDROOM            | 1.0   | 13           | 0.2%          | 2            | 15.4%       | \$881             |
| THREE-BEDROOM            | 1.5   | 129          | 1.7%          | 1            | 0.8%        | \$924             |
| THREE-BEDROOM            | 2.0   | 62           | 0.8%          | 3            | 4.8%        | \$1,140           |
| THREE-BEDROOM            | 2.5   | 16           | 0.2%          | 3            | 18.8%       | \$1,197           |
| <b>TOTAL MARKET RATE</b> |       | <b>7,748</b> | <b>100.0%</b> | <b>366</b>   | <b>4.7%</b> | <b>-</b>          |

| TAX CREDIT, NON-SUBSIDIZED        |       |               |               |              |             |                   |
|-----------------------------------|-------|---------------|---------------|--------------|-------------|-------------------|
| BEDROOMS                          | BATHS | UNITS         | DISTRIBUTION  | VACANT UNITS | %VACANT     | MEDIAN GROSS RENT |
| ONE-BEDROOM                       | 1.0   | 6             | 0.5%          | 0            | 0.0%        | \$622             |
| TWO-BEDROOM                       | 1.0   | 113           | 9.3%          | 2            | 1.8%        | \$732             |
| TWO-BEDROOM                       | 1.5   | 33            | 2.7%          | 0            | 0.0%        | \$742             |
| TWO-BEDROOM                       | 2.0   | 184           | 15.2%         | 2            | 1.1%        | \$752             |
| THREE-BEDROOM                     | 1.5   | 10            | 0.8%          | 0            | 0.0%        | \$824             |
| THREE-BEDROOM                     | 2.0   | 234           | 19.3%         | 10           | 4.3%        | \$884             |
| THREE-BEDROOM                     | 2.5   | 630           | 52.1%         | 24           | 3.8%        | \$872             |
| <b>TOTAL TAX CREDIT</b>           |       | <b>1,210</b>  | <b>100.0%</b> | <b>38</b>    | <b>3.1%</b> | -                 |
| TAX CREDIT, GOVERNMENT-SUBSIDIZED |       |               |               |              |             |                   |
| BEDROOMS                          | BATHS | UNITS         | DISTRIBUTION  | VACANT UNITS | %VACANT     | MEDIAN GROSS RENT |
| ONE-BEDROOM                       | 1.0   | 12            | 12.8%         | 0            | 0.0%        | N/A               |
| TWO-BEDROOM                       | 1.0   | 69            | 73.4%         | 0            | 0.0%        | N/A               |
| THREE-BEDROOM                     | 1.0   | 13            | 13.8%         | 0            | 0.0%        | N/A               |
| <b>TOTAL TAX CREDIT</b>           |       | <b>94</b>     | <b>100.0%</b> | <b>0</b>     | <b>0.0%</b> | -                 |
| GOVERNMENT-SUBSIDIZED             |       |               |               |              |             |                   |
| BEDROOMS                          | BATHS | UNITS         | DISTRIBUTION  | VACANT UNITS | %VACANT     | MEDIAN GROSS RENT |
| STUDIO                            | 1.0   | 127           | 7.3%          | 0            | 0.0%        | N/A               |
| ONE-BEDROOM                       | 1.0   | 924           | 53.2%         | 0            | 0.0%        | N/A               |
| TWO-BEDROOM                       | 1.0   | 406           | 23.4%         | 0            | 0.0%        | N/A               |
| THREE-BEDROOM                     | 1.0   | 45            | 2.6%          | 0            | 0.0%        | N/A               |
| THREE-BEDROOM                     | 1.5   | 176           | 10.1%         | 0            | 0.0%        | N/A               |
| FOUR-BEDROOM                      | 1.0   | 5             | 0.3%          | 0            | 0.0%        | N/A               |
| FOUR-BEDROOM                      | 1.5   | 21            | 1.2%          | 0            | 0.0%        | N/A               |
| FOUR-BEDROOM                      | 2.0   | 4             | 0.2%          | 0            | 0.0%        | N/A               |
| FOUR-BEDROOM                      | 2.5   | 17            | 1.0%          | 0            | 0.0%        | N/A               |
| FIVE-BEDROOM                      | 1.0   | 1             | 0.1%          | 0            | 0.0%        | N/A               |
| FIVE-BEDROOM                      | 1.5   | 1             | 0.1%          | 0            | 0.0%        | N/A               |
| FIVE-BEDROOM                      | 2.0   | 11            | 0.6%          | 0            | 0.0%        | N/A               |
| <b>TOTAL TAX CREDIT</b>           |       | <b>1,738</b>  | <b>100.0%</b> | <b>0</b>     | <b>0.0%</b> | -                 |
| <b>GRAND TOTAL</b>                |       | <b>10,790</b> | <b>100.0%</b> | <b>404</b>   | <b>3.7%</b> | -                 |

| DISTRIBUTION OF UNITS BY YEAR BUILT |               |              |
|-------------------------------------|---------------|--------------|
| YEAR BUILT                          | UNITS         | VACANCY RATE |
| PRIOR TO 1960                       | 131           | 0.0%         |
| 1960 TO 1969                        | 389           | 3.9%         |
| 1970 TO 1979                        | 4491          | 4.9%         |
| 1980 TO 1989                        | 3314          | 3.3%         |
| 1990 TO 1999                        | 1905          | 2.6%         |
| 2000 TO 2004                        | 733           | 1.8%         |
| 2005 TO 2009                        | 176           | 0.0%         |
| 2010                                | 45            | 0.0%         |
| 2011                                | 0             | 0.0%         |
| 2012*                               | 0             | 0.0%         |
| <b>TOTAL</b>                        | <b>11,184</b> | <b>3.7%</b>  |

\*Through February

| DISTRIBUTION OF UNITS BY QUALITY                        |          |             |              |
|---|----------|-------------|--------------|
| MARKET-RATE   |          |             |              |
| QUALITY RATING  | PROJECTS | TOTAL UNITS | VACANCY RATE |
| A   | 1        | 348         | 3.7%         |
| A-  | 5        | 690         | 6.4%         |
| B+  | 13       | 2,358       | 3.5%         |
| B   | 27       | 2,108       | 3.5%         |
| B-  | 12       | 705         | 7.4%         |
| C+  | 11       | 573         | 2.6%         |
| C   | 9        | 666         | 7.8%         |
| C-  | 3        | 300         | 11.3%        |
| NON-SUBSIDIZED TAX CREDIT                               |          |             |              |
| QUALITY RATING  | PROJECTS | TOTAL UNITS | VACANCY RATE |
| A   | 3        | 132         | 1.5%         |
| A-  | 2        | 188         | 0.0%         |
| B+  | 4        | 648         | 3.1%         |
| GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT) |          |             |              |
| QUALITY RATING  | PROJECTS | TOTAL UNITS | VACANCY RATE |
| A   | 3        | 185         | 0.0%         |
| A-  | 5        | 243         | 0.0%         |
| B+  | 7        | 256         | 0.0%         |
| B   | 5        | 214         | 0.0%         |
| B-  | 6        | 621         | 0.0%         |
| C   | 4        | 287         | 0.0%         |
| C-  | 1        | 26          | 0.0%         |

| DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING |            |             |              |                |
|---|------------|-------------|--------------|----------------|
| TARGET MARKET - ALL   | PROPERTIES | TOTAL UNITS | VACANT UNITS | OCCUPANCY RATE |
| GENERAL-OCCUPANCY   | 233        | 10,202      | 410          | 96.0%          |
| SENIOR (AGE 55+)  | 27         | 982         | 0            | 100.0%         |
| TOTAL   | 260        | 11,184      | 410          | 96.3%          |

| DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL |             |              |                |
|--|-------------|--------------|----------------|
| TARGET MARKET – AFFORDABLE HOUSING*                | TOTAL UNITS | VACANT UNITS | OCCUPANCY RATE |
| 0% - 50% AMHI<br>(GOVERNMENT-SUBSIDIZED)           | 1,832       | 0            | 100.0%         |
| 40% - 60% AMHI<br>(TAX CREDIT)                     | 1,210       | 38           | 96.9%          |
| 0-60% AMHI<br>(ALL AFFORDABLE)                     | 3,042       | 38           | 98.8%          |

\*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<br>(GOVERNMENT-SUBSIDIZED: 62+)                     | 794         | 0            | 100.0%         |
| 40% - 60% AMHI<br>(TAX CREDIT: 55+)                               | 66          | 0            | 100.0%         |
| 0 - 60% AMHI<br>(ALL AFFORDABLE: 55+)                             | 860         | 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 Clermont County at this time.

**F. SINGLE-FAMILY HOUSING ANALYSIS**

Buy Versus Rent Analysis

According to ESRI, the median home value within the Clermont County is \$147,292. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$147,292,827 home is \$1,026, including estimated taxes and insurance.

| BUY VERSUS RENT ANALYSIS                       |           |
|--|-----------|
| MEDIAN HOME PRICE - ESRI                       | \$147,292 |
| MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE     | \$139,927 |
| INTEREST RATE - BANKRATE.COM                   | 5.0%      |
| TERM   | 30        |
| MONTHLY PRINCIPAL & INTEREST                   | \$751     |
| ESTIMATED TAXES AND INSURANCE*                 | \$188     |
| ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT** | \$87      |
| ESTIMATED MONTHLY MORTGAGE PAYMENT             | \$1,026   |

\*Estimated at 25% of principal and interest

\*\*Estimated at 0.75% of mortgaged amount

For Sale History

According to the Clermont County Auditor, the following table lists the median sales price of all home sold in the county in 2011.

| FOR-SALE ANALYSIS (2011)   |           |
|----------------------------|-----------|
| TOTAL NUMBER OF SALES      | 2,265     |
| MEDIAN SALES PRICE         | \$120,000 |
| MEDIAN SQUARE FOOTAGE      | 1,664     |
| MEDIAN YEAR BUILT          | 1985      |
| MEDIAN NUMBER OF BEDROOMS  | 3         |
| MEDIAN NUMBER OF BATHROOMS | 2         |

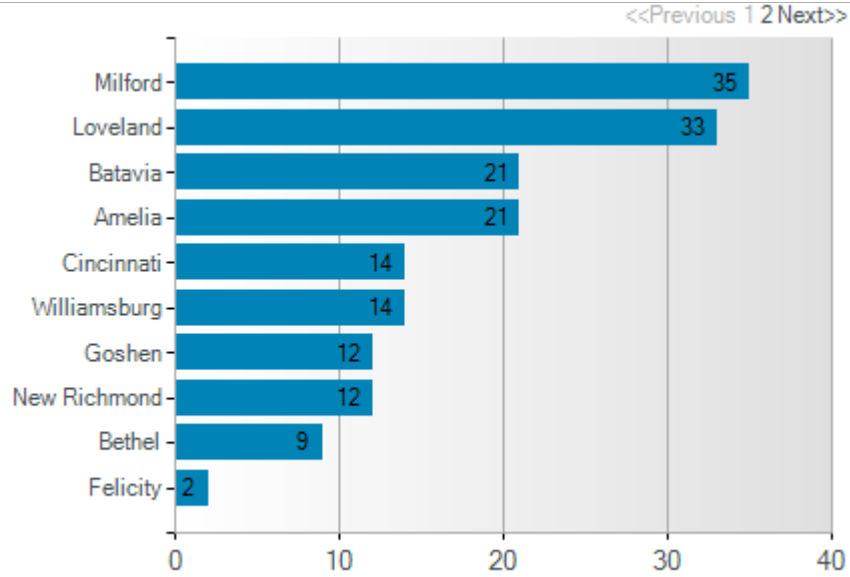
Source: Clermont County Auditor, 2011 sales data



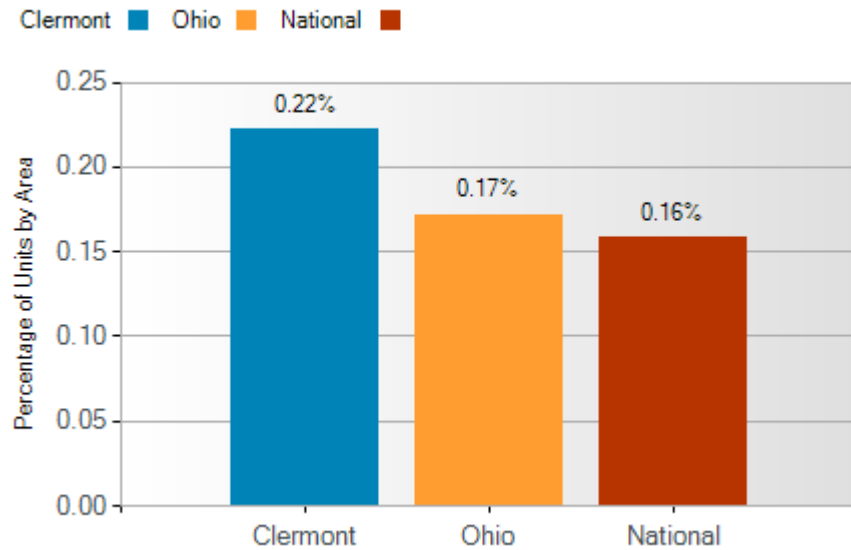
## Foreclosure Analysis

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

### Foreclosure Activity Counts - Clermont County, OH



### Geographical Comparison - Clermont County, OH



## **G. INCOME-ELIGIBLE HOUSEHOLDS**

| HOUSEHOLD SIZE | MAXIMUM ALLOWABLE INCOME                      |          |          |          |  |          |          |          |
|----------------|---|----------|----------|----------|--|----------|----------|----------|
|                | 2012  |          |          |          | 2017*  |          |          |          |
|                | 40%   | 50%      | 60%      | 80%      | 40%  | 50%      | 60%      | 80%      |
| ONE-PERSON     | \$20,000                                      | \$25,000 | \$30,000 | \$40,000 | \$21,550                                       | \$26,930 | \$32,320 | \$43,090 |
| TWO-PERSON     | \$22,840                                      | \$28,550 | \$34,260 | \$45,680 | \$24,600                                       | \$30,750 | \$36,900 | \$49,200 |
| THREE-PERSON   | \$25,680                                      | \$32,100 | \$38,520 | \$51,360 | \$27,660                                       | \$34,580 | \$41,490 | \$55,320 |
| FOUR-PERSON    | \$28,520                                      | \$35,650 | \$42,780 | \$57,040 | \$30,720                                       | \$38,400 | \$46,080 | \$61,440 |
| FIVE-PERSON    | \$30,840                                      | \$38,550 | \$46,260 | \$61,680 | \$33,220                                       | \$41,520 | \$49,830 | \$66,440 |
|                | 4-PERSON MEDIAN HOUSEHOLD INCOME:<br>\$71,300 |          |          |          | 4-PERSON MEDIAN HOUSEHOLD INCOME*:<br>\$76,800 |          |          |          |

\*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            | \$30,840       | 9,234               | \$0            | \$33,220       | 9,756               | 5.7%                   |
| 41% - 60% AMHI              | \$30,841       | \$46,260       | 4,242               | \$33,221       | \$49,830       | 4,450               | 4.9%                   |
| 61% - 80% AMHI              | \$46,261       | \$61,680       | 2,605               | \$49,831       | \$66,440       | 2,097               | -19.5%                 |
| OVER 80% AMHI               | \$61,681       | NO LIMIT       | 3,483               | \$66,441       | NO LIMIT       | 3,422               | -1.8%                  |

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            | \$30,840       | 9,516               | \$0            | \$33,220       | 11,323              | 19.0%                  |
| 41% - 60% AMHI             | \$30,841       | \$46,260       | 8,427               | \$33,221       | \$49,830       | 9,395               | 11.5%                  |
| 61% - 80% AMHI             | \$46,261       | \$61,680       | 8,567               | \$49,831       | \$66,440       | 9,651               | 12.7%                  |
| OVER 80% AMHI              | \$61,681       | NO LIMIT       | 29,766              | \$66,441       | NO LIMIT       | 28,924              | -2.8%                  |

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            | \$30,840       | 18,750              | \$0            | \$33,220       | 21,079              | 12.4%                  |
| 41% - 60% AMHI                              | \$30,841       | \$46,260       | 12,669              | \$33,221       | \$49,830       | 13,845              | 9.3%                   |
| 61% - 80% AMHI                              | \$46,261       | \$61,680       | 11,172              | \$49,831       | \$66,440       | 11,748              | 5.2%                   |
| OVER 80% AMHI                               | \$61,681       | NO LIMIT       | 33,249              | \$66,441       | NO LIMIT       | 32,346              | -2.7%                  |

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            | \$22,840       | 2,842                   | \$0            | \$24,600       | 3,202                   | 12.7%                  |
| 41% - 60% AMHI | \$22,841       | \$34,260       | 690                     | \$24,601       | \$36,900       | 777                     | 12.6%                  |
| 61% - 80% AMHI | \$34,261       | \$45,680       | 513                     | \$36,901       | \$49,200       | 685                     | 33.5%                  |
| OVER 80% AMHI  | \$45,681       | NO LIMIT       | 1,110                   | \$49,201       | NO LIMIT       | 1,171                   | 5.5%                   |

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            | \$22,840       | 4,356                   | \$0            | \$24,600       | 5,175                   | 18.8%                  |
| 41% - 60% AMHI | \$22,841       | \$34,260       | 3,648                   | \$24,601       | \$36,900       | 4,338                   | 18.9%                  |
| 61% - 80% AMHI | \$34,261       | \$45,680       | 3,312                   | \$36,901       | \$49,200       | 3,703                   | 11.8%                  |
| OVER 80% AMHI  | \$45,681       | NO LIMIT       | 12,483                  | \$49,201       | NO LIMIT       | 13,577                  | 8.8%                   |

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            | \$22,840       | 7,198                   | \$0            | \$24,600       | 8,377                   | 16.4%                  |
| 41% - 60% AMHI | \$22,841       | \$34,260       | 4,338                   | \$24,601       | \$36,900       | 5,115                   | 17.9%                  |
| 61% - 80% AMHI | \$34,261       | \$45,680       | 3,825                   | \$36,901       | \$49,200       | 4,388                   | 14.7%                  |
| OVER 80% AMHI  | \$45,681       | NO LIMIT       | 13,593                  | \$49,201       | NO LIMIT       | 14,748                  | 8.5%                   |

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            | \$38,550       | 8,531               | \$0            | \$41,520       | 8,691               | 1.9%                   |
| SENIOR (AGE 62+)       | \$0            | \$28,550       | 2,571               | \$0            | \$30,750       | 2,957               | 15.0%                  |
| ALL                    | \$0            | \$38,550       | 11,451              | \$0            | \$41,520       | 12,048              | 5.2%                   |

## H. PENETRATION RATE ANALYSIS

### PENETRATION RATE ANALYSIS – 2012

| 2012 (ALL-AGE) RENTER HOUSEHOLDS                       | 0% - 50% AMHI<br>(GSS)           | 41% - 60% AMHI<br>(TAX)           | 0% - 60% AMHI<br>(GSS & TAX)           |
|--|----------------------------------|-----------------------------------|--|
| Total Rental Units (Subsidized, HCV and/or Tax Credit) | (1,832 + 891 HCV)<br>2,723       | 1,210                             | (3,042 + 617 HCV*)<br>3,659            |
| Number of Income-Eligible Renter Households            | 11,451                           | 4,242                             | 13,476                                 |
| Existing Affordable Housing Penetration Rate – 2012    | = 23.8%                          | = 28.5%                           | = 27.2%                                |
| 2012 (SENIOR) RENTER HOUSEHOLDS                        | 0% - 50% AMHI<br>(GSS – AGE 62+) | 41% - 60% AMHI<br>(TAX – AGE 55+) | 0% - 60% AMHI<br>(GSS & TAX – AGE 55+) |
| Total Rental Units (Subsidized, HCV and/or Tax Credit) | 794                              | 66                                | 860                                    |
| Number of Income-Eligible Renter Households            | 2,571                            | 690                               | 3,532                                  |
| Penetration Rate – 2012                                | = 30.9%                          | = 9.6%                            | = 24.3%                                |

\*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<br>(GSS)           | 41% - 60% AMHI<br>(TAX)           | 0% - 60% AMHI<br>(GSS & TAX)           |
|--|----------------------------------|-----------------------------------|--|
| Total Rental Units (Subsidized, HCV and/or Tax Credit) | (1,832 + 891 HCV)<br>2,723       | 1,210                             | (3,042 + 617 HCV*)<br>3,659            |
| Number of Income-Eligible Renter Households            | 12,048                           | 4,450                             | 14,206                                 |
| Existing Affordable Housing Penetration Rate – 2017    | = 22.6%                          | = 27.2%                           | = 25.8%                                |
| 2017 (SENIOR) RENTER HOUSEHOLDS                        | 0% - 50% AMHI<br>(GSS – AGE 62+) | 41% - 60% AMHI<br>(TAX – AGE 55+) | 0% - 60% AMHI<br>(GSS & TAX – AGE 55+) |
| Total Rental Units (Subsidized, HCV and/or Tax Credit) | 794                              | 66                                | 860                                    |
| Number of Income-Eligible Renter Households            | 2,957                            | 777                               | 3,979                                  |
| Penetration Rate – 2017                                | = 26.9%                          | = 8.5%                            | = 21.6%                                |

\*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)  | 8,728   | 1,777  | 9,325   | 2,163  |
| 41%-60% AMHI (TAX CREDIT) | 3,032   | 624    | 3,240   | 711    |

## **J. OVERVIEW AND INTERVIEWS**

Clermont County is primarily metropolitan with rural areas in its eastern portion. Columbus, Ohio is approximately 100 miles northeast and downtown Cincinnati is approximately 20 miles to the west. Batavia, the county seat, is easily accessible from Cincinnati by way of State Route 32.

Other cities and villages in the county of significance include Amelia, Bethel, Chilo, Felicity, Loveland, Milford, Moscow, Neville, New Richmond, Newtonsville, Owensville and Williamsburg. It should be noted that portions of Loveland are in Hamilton County.

Interstate 275, State Routes 32, 133 and 68 and U.S. Highway 52 are the county's major roadways.

Western Clermont County is considered a bedroom community for those employed in Cincinnati. Clermont County offers a more relaxed lifestyle than the more highly populated and congested Cincinnati area.

County employment opportunities are mostly near Loveland, Milford and Batavia. Mercy Hospital, located in Batavia, is the largest hospital in the county, while Milford's Doctors Urgent Care Office is a smaller, rural medical center.

Clermont County offers senior housing choices, including some independent living retirement communities and assisted living facilities.

The Clermont County Public Library in Batavia provides eleven branches.

The county has nine public school systems: Batavia Local, Bethel-Tate Local, Clermont Northeastern, Felicity-Franklin Local, Goshen Local, Milford Local, New Richmond Local, West Clermont Local and Williamsburg Local.

The University of Cincinnati Clermont College is located in Batavia and offers 57 degree programs, including under graduate and graduate level degrees and professional certifications. The Buckeye Career Center also provides a variety of technical programs and adult education classes.

Clermont County has 12 police departments and 16 fire departments, including volunteer departments.



The largest concentration of single-family housing is in the cities and major towns in Clermont County, primarily along Interstate 275. Housing there is generally older than 30 years and ranges from moderate to good condition. Some single-family housing surrounding Milford and Willowville is less than 30 years old and generally in good condition.

Multifamily rental housing is also located in and around the cities of Clermont County. Much of this housing is between 20 and 30 years old and ranges in condition from average to good. Most multifamily rental properties in the county are market-rate communities, while a few are government-subsidized and/or Tax Credit. Many of the county's rental properties have more than 40 units, necessary to accommodate the major population centers in Clermont County.

According to Melissa Lehmenkuler of Timber Trails Apartments, mobile homes are generally not desired by low-income renters when an affordable, high quality rental community is an alternative.

William Strite stated that government-subsidized housing is in the highest demand, with some need for Tax Credit housing options. He thinks that the market for this type of housing in Clermont County generally consists of seniors. He believes that a market exists for properties restricted to senior renters age 62 and older and also for housing restricted to renters age 55 and older.

Housing in the more rural areas of the county primarily consists of farm houses, single-family homes and manufactured homes. Generally, these farm houses and single-family homes range in condition from average to good and are 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 and include manufactured homes on large parcels of land in rural areas.

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 housing in Clermont County is owner-occupied, while a few are rentals.

According to Tina Manning of Thomaston Woods and Thomaston Meadows, occupants of mobile homes and low quality manufactured homes would likely move to high quality, affordable rental units, if they were available. She believes that area renters are poorly informed regarding affordable options, which may indicate why area demand is still high for rental mobile homes.