

13. Highland County

A. GENERAL DESCRIPTION

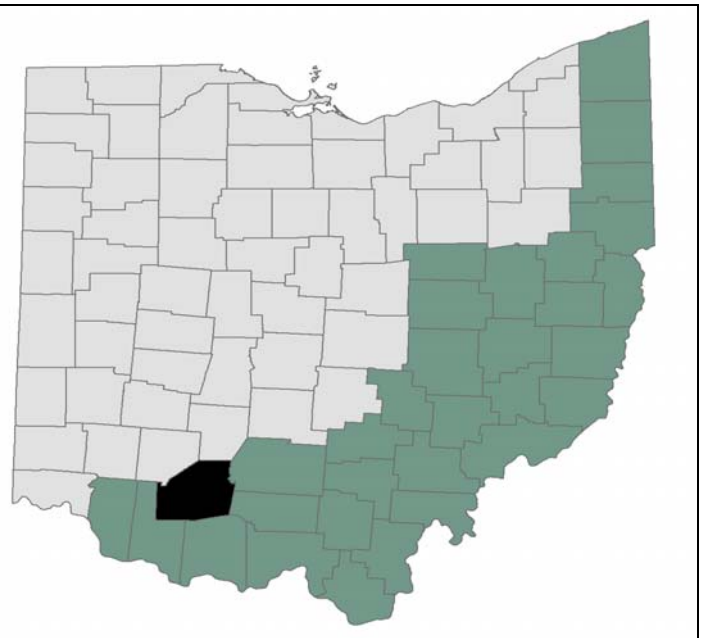
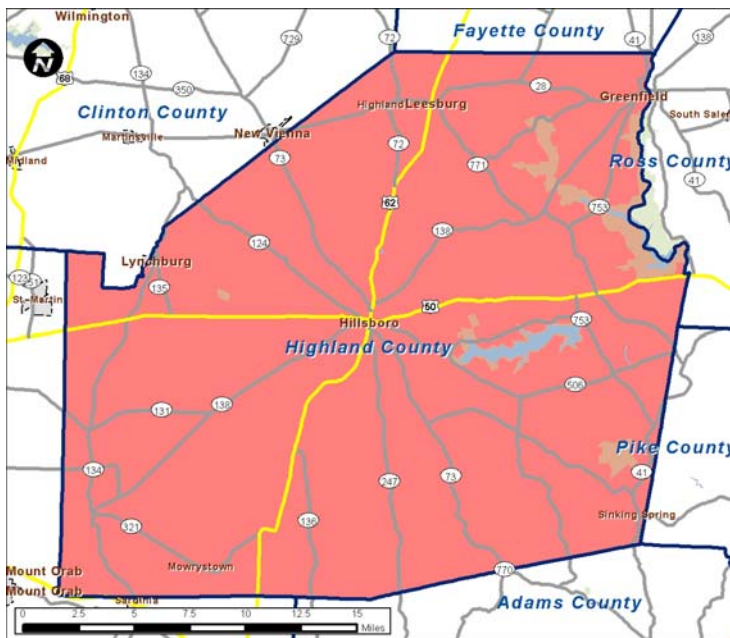
County Seat: Hillsboro
County Size: 553.3 square miles

2000 (Census) Population: 40,874
2010 (Census) Population: 43,589
Population Change: +2,715 (6.6%)

2000 (Census) Households: 15,587
2010 (Census) Households: 16,693
Household Change: +1,106 (7.1%)

2000 (Census) Median Household Income: \$35,184
2010 (American Community Survey) Median Household Income: 39,844
Income Change: +\$4,660 (13.2%)

2000 (Census) Median Home Value: \$83,000
2010 (American Community Survey) Median Home Value: \$106,200
Home Value Change: +\$23,200 (28.0%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

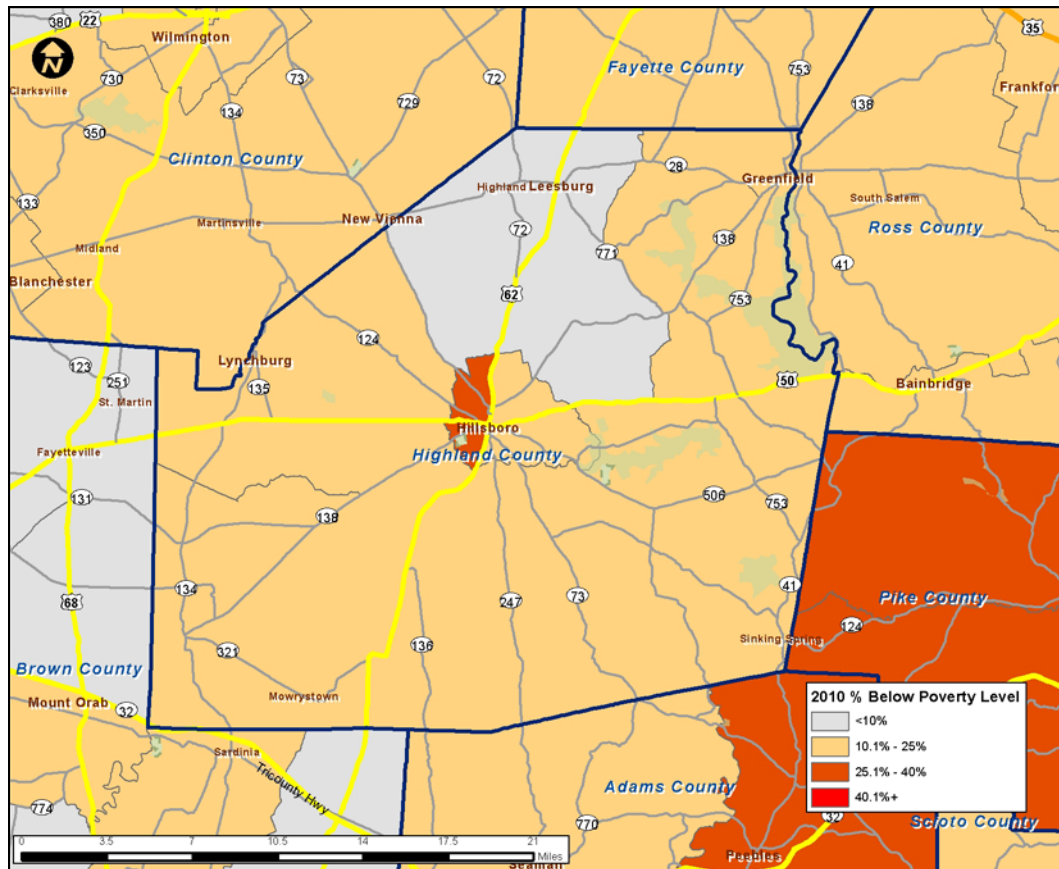
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	40,874	43,589	43,736	44,440
	POPULATION CHANGE	-	2,715	147	704
	PERCENT CHANGE	-	6.6%	0.3%	1.6%
COUNTY SEAT: HILLSBORO	POPULATION	6,368	6,601	6,563	6,726
	POPULATION CHANGE	-	233	-38	163
	PERCENT CHANGE	-	3.7%	-0.6%	2.5%

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	4,760	11.8%	6,938	16.2%
POPULATION NOT LIVING IN POVERTY	35,526	88.2%	36,004	83.8%
TOTAL	40,286	100.0%	42,942	100.0%

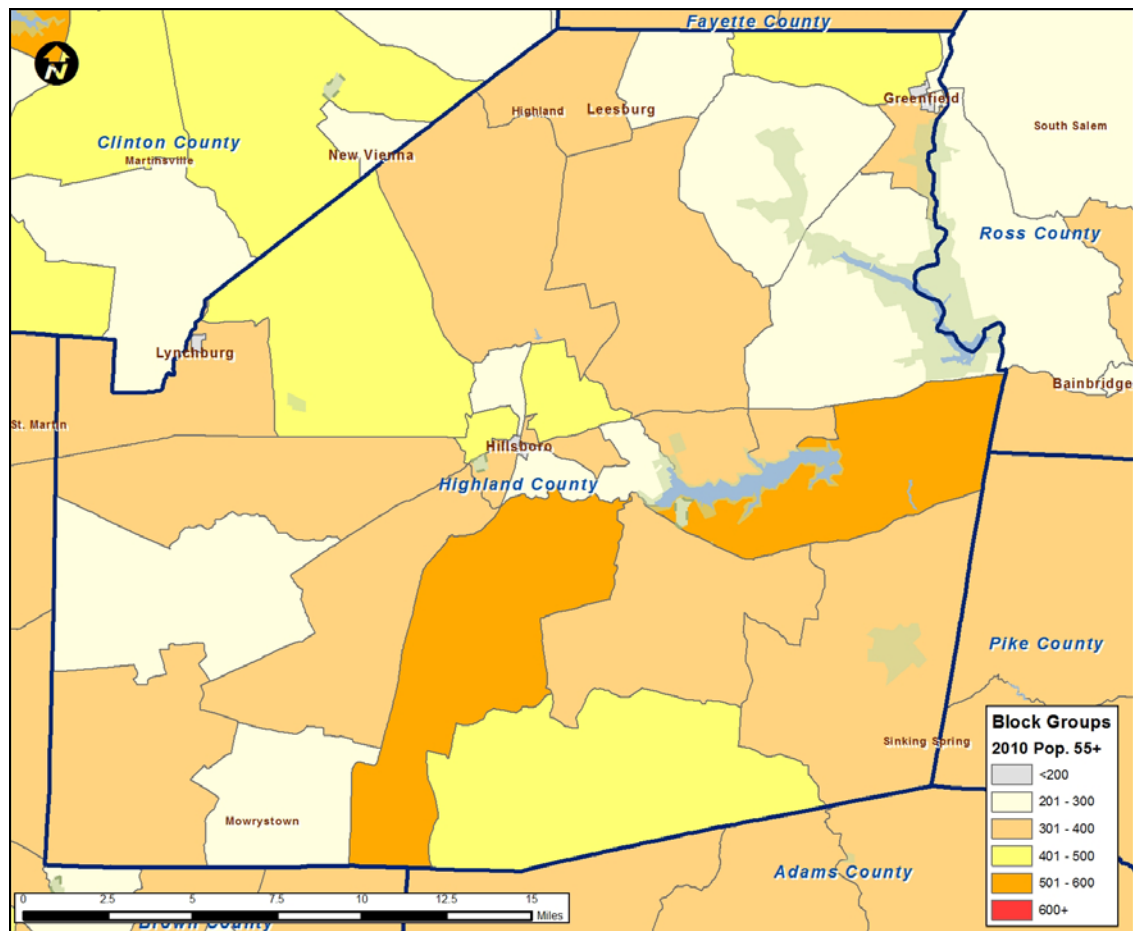
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	12,131	29.7%	12,216	28.0%	11,898	26.8%	-318	-2.6%
20 TO 24	2,381	5.8%	2,297	5.3%	2,322	5.2%	25	1.1%
25 TO 34	5,294	13.0%	5,064	11.6%	5,255	11.8%	191	3.8%
35 TO 44	6,082	14.9%	5,715	13.1%	5,444	12.3%	-271	-4.7%
45 TO 54	5,386	13.2%	6,292	14.4%	5,652	12.7%	-640	-10.2%
55 TO 64	3,951	9.7%	5,387	12.4%	5,962	13.4%	575	10.7%
65 TO 74	3,069	7.5%	3,712	8.5%	4,830	10.9%	1,118	30.1%
75 & OVER	2,580	6.3%	2,906	6.7%	3,077	6.9%	171	5.9%
TOTAL	40,874	100.0%	43,589	100.0%	44,440	100.0%	851	2.0%

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

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



2. HOUSEHOLD TRENDS

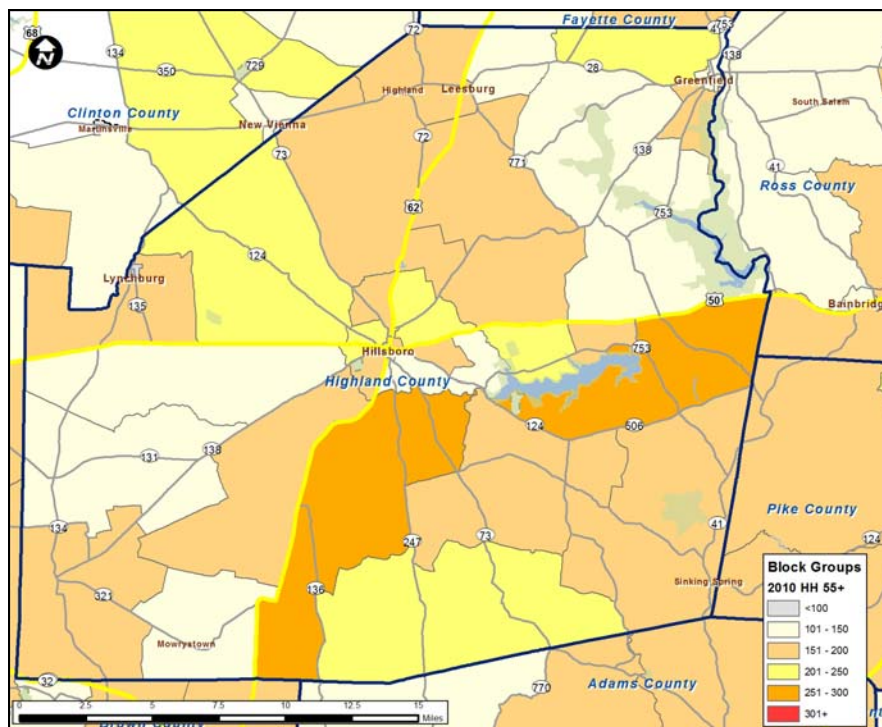
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	15,587	16,693	16,754	17,048
	HOUSEHOLD CHANGE	-	1,106	61	294
	PERCENT CHANGE	-	7.1%	0.4%	1.8%
COUNTY SEAT: HILLSBORO	HOUSEHOLD	2,686	2,753	2,741	2,812
	HOUSEHOLD CHANGE	-	67	-12	71
	PERCENT CHANGE	-	2.5%	-0.4%	2.6%

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

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	837	5.4%	611	3.7%	754	4.4%	143	23.4%
25 TO 34	2,550	16.4%	2,242	13.4%	2,237	13.1%	-5	-0.2%
35 TO 44	3,291	21.1%	2,949	17.7%	2,915	17.1%	-34	-1.2%
45 TO 54	2,837	18.2%	3,465	20.8%	3,023	17.7%	-442	-12.8%
55 TO 64	2,344	15.0%	3,086	18.5%	3,185	18.7%	99	3.2%
65 TO 74	2,046	13.1%	2,346	14.1%	2,681	15.7%	335	14.3%
75 TO 84	1,371	8.8%	1,475	8.8%	1,623	9.5%	148	10.0%
85 & OVER	311	2.0%	519	3.1%	630	3.7%	111	21.4%
TOTAL	15,587	100.0%	16,693	100.0%	17,048	100.0%	355	2.1%

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

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



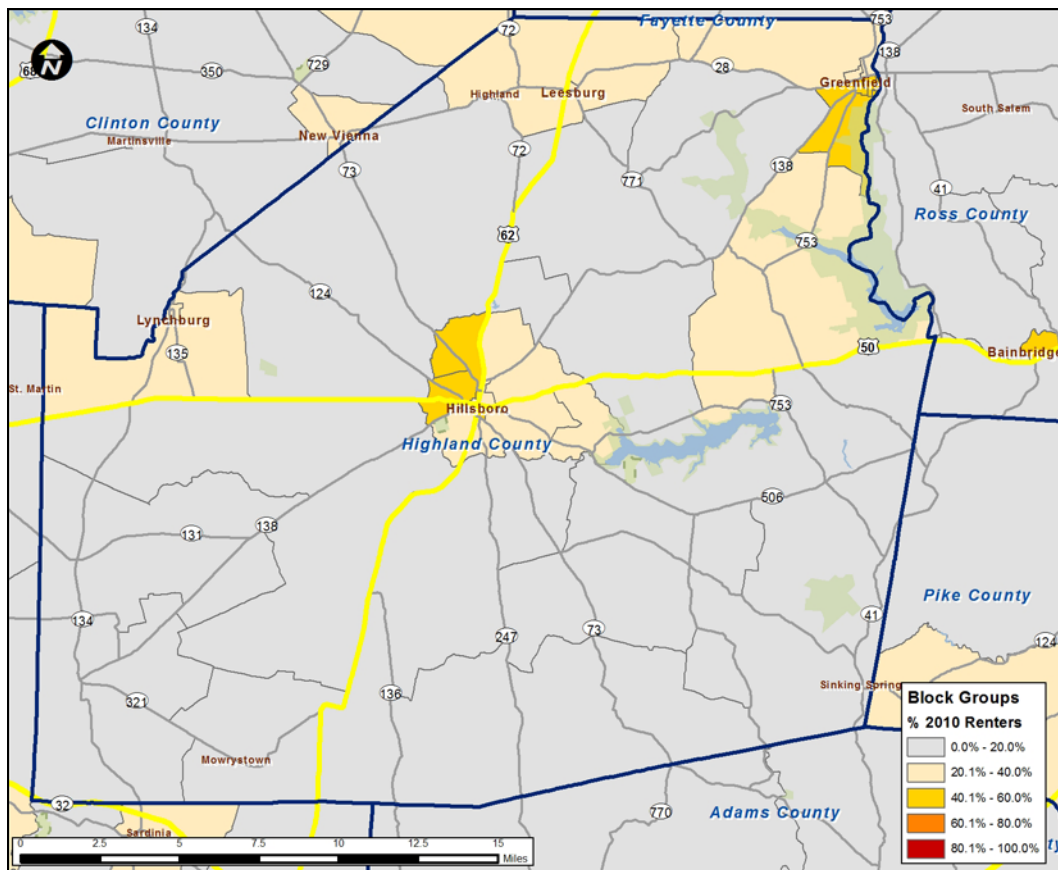
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	11,744	75.3%	12,010	71.9%	12,339	72.4%
RENTER-OCCUPIED	3,843	24.7%	4,683	28.1%	4,709	27.6%
TOTAL	15,587	100.0%	16,693	100.0%	17,048	100.0%

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	5,025	82.8%	5,959	80.2%	6,538	80.5%
RENTER-OCCUPIED	1,047	17.2%	1,467	19.8%	1,581	19.5%
TOTAL	6,072	100.0%	7,426	100.0%	8,119	100.0%

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

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



PERSONS PER RENTER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,557	33.2%	1,853	39.3%	296	19.0%
2 PERSONS	1,207	25.8%	981	20.8%	-226	-18.7%
3 PERSONS	772	16.5%	759	16.1%	-13	-1.7%
4 PERSONS	594	12.7%	566	12.0%	-28	-4.7%
5 PERSONS+	553	11.8%	549	11.7%	-4	-0.7%
TOTAL	4,683	100.0%	4,709	100.0%	26	0.6%

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

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	2,505	20.9%	2,249	18.2%	-256	-10.2%
2 PERSONS	4,742	39.5%	4,740	38.4%	-2	0.0%
3 PERSONS	1,901	15.8%	2,236	18.1%	335	17.6%
4 PERSONS	1,583	13.2%	1,936	15.7%	353	22.3%
5 PERSONS+	1,279	10.6%	1,178	9.5%	-101	-7.9%
TOTAL	12,010	100.0%	12,339	100.0%	329	2.7%

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

PERSONS PER RENTER HOUSEHOLD AGE 55+	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	982	67.0%	1,042	65.9%	60	6.1%
2 PERSONS	322	22.0%	339	21.5%	17	5.2%
3 PERSONS	91	6.2%	107	6.8%	16	17.3%
4 PERSONS	23	1.5%	30	1.9%	7	32.6%
5 PERSONS+	48	3.3%	63	4.0%	15	30.0%
TOTAL	1,467	100.0%	1,581	100.0%	114	7.8%

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

PERSONS PER OWNER HOUSEHOLD AGE 55+	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,607	27.0%	1,731	26.5%	124	7.7%
2 PERSONS	3,361	56.4%	3,628	55.5%	267	8.0%
3 PERSONS	696	11.7%	833	12.7%	137	19.8%
4 PERSONS	190	3.2%	229	3.5%	39	20.4%
5 PERSONS+	106	1.8%	117	1.8%	11	10.5%
TOTAL	5,959	100.0%	6,538	100.0%	579	9.7%

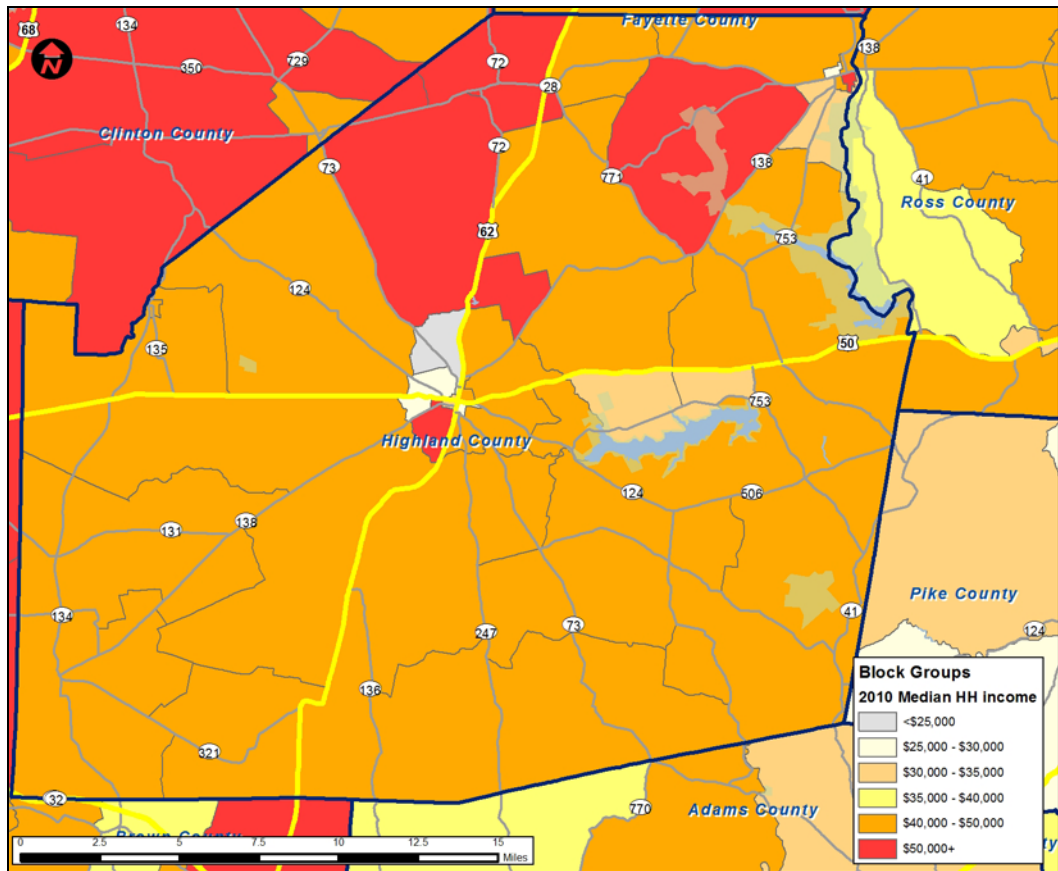
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,723	11.1%	1,661	9.9%	1,633	9.6%
\$10,000 TO \$19,999	2,412	15.5%	2,223	13.3%	2,190	12.8%
\$20,000 TO \$29,999	2,373	15.2%	2,280	13.6%	2,266	13.3%
\$30,000 TO \$39,999	2,417	15.5%	2,139	12.8%	2,131	12.5%
\$40,000 TO \$49,999	1,840	11.8%	2,084	12.4%	2,112	12.4%
\$50,000 TO \$59,999	1,493	9.6%	1,533	9.1%	1,584	9.3%
\$60,000 TO \$74,999	1,425	9.1%	1,772	10.6%	1,825	10.7%
\$75,000 TO \$99,999	1,198	7.7%	1,599	9.5%	1,683	9.9%
\$100,000 TO \$124,999	370	2.4%	826	4.9%	894	5.2%
\$125,000 TO \$149,999	122	0.8%	297	1.8%	345	2.0%
\$150,000 TO \$199,999	69	0.4%	143	0.9%	175	1.0%
\$200,000 & OVER	144	0.9%	197	1.2%	211	1.2%
TOTAL	15,587	100.0%	16,754	100.0%	17,048	100.0%
MEDIAN INCOME	\$35,315		\$40,357		\$41,441	

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	990	16.3%	991	13.2%	1,028	12.7%
\$10,000 TO \$19,999	1,374	22.6%	1,403	18.7%	1,449	17.9%
\$20,000 TO \$29,999	1,043	17.2%	1,258	16.8%	1,323	16.3%
\$30,000 TO \$39,999	757	12.5%	827	11.0%	912	11.2%
\$40,000 TO \$49,999	614	10.1%	835	11.1%	889	10.9%
\$50,000 TO \$59,999	352	5.8%	599	8.0%	674	8.3%
\$60,000 TO \$74,999	376	6.2%	535	7.1%	619	7.6%
\$75,000 TO \$99,999	260	4.3%	492	6.6%	553	6.8%
\$100,000 TO \$124,999	124	2.0%	243	3.2%	296	3.6%
\$125,000 TO \$149,999	76	1.2%	118	1.6%	142	1.8%
\$150,000 TO \$199,999	13	0.2%	85	1.1%	104	1.3%
\$200,000 & OVER	93	1.5%	120	1.6%	129	1.6%
TOTAL	6,072	100.0%	7,506	100.0%	8,119	100.0%
MEDIAN INCOME	\$26,440		\$31,226		\$32,837	

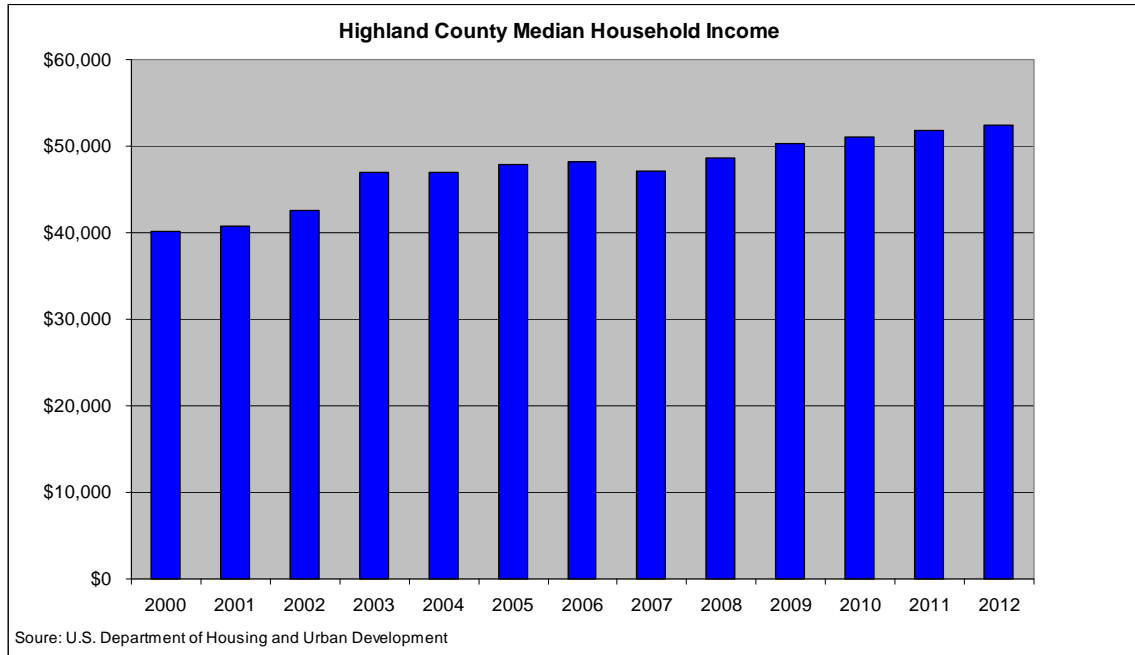
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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

YEAR	HUD ESTIMATED MEDIAN HOUSEHOLD INCOME	
	MEDIAN HOUSEHOLD INCOME*	PERCENT CHANGE
2000	\$40,200	-
2001	\$40,700	1.2%
2002	\$42,600	4.7%
2003	\$47,000	10.3%
2004	\$47,000	0.0%
2005	\$47,900	1.9%
2006	\$48,200	0.6%
2007	\$47,100	-2.3%
2008	\$48,600	3.2%
2009	\$50,300	3.5%
2010	\$51,000	1.4%
2011	\$51,800	1.6%
2012	\$52,500	1.4%

*For a four-person household

Source: HUD



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

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	614	144	71	34	41	904
\$10,000 TO \$19,999	390	251	125	79	47	892
\$20,000 TO \$29,999	259	144	125	53	85	667
\$30,000 TO \$39,999	111	132	174	129	93	639
\$40,000 TO \$49,999	30	97	53	33	66	280
\$50,000 TO \$59,999	0	46	38	31	24	140
\$60,000 TO \$74,999	6	38	32	42	28	147
\$75,000 TO \$99,999	4	29	26	33	28	121
\$100,000 TO \$124,999	5	7	5	10	4	31
\$125,000 TO \$149,999	4	0	2	1	0	7
\$150,000 TO \$199,999	0	3	1	1	3	8
\$200,000 & OVER	2	2	0	2	0	6
TOTAL	1,425	895	653	450	420	3,843

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	740	133	68	31	41	1,013
\$10,000 TO \$19,999	497	255	130	71	50	1,002
\$20,000 TO \$29,999	323	137	127	52	75	714
\$30,000 TO \$39,999	159	145	180	139	97	721
\$40,000 TO \$49,999	61	145	77	57	99	438
\$50,000 TO \$59,999	0	60	47	34	30	170
\$60,000 TO \$74,999	23	57	51	65	66	262
\$75,000 TO \$99,999	14	54	48	62	44	222
\$100,000 TO \$124,999	6	27	23	31	26	114
\$125,000 TO \$149,999	6	7	10	11	5	40
\$150,000 TO \$199,999	5	5	6	2	2	19
\$200,000 & OVER	5	6	2	5	1	19
TOTAL	1,837	1,030	770	559	538	4,734

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	746	119	63	28	40	997
\$10,000 TO \$19,999	500	244	127	67	47	985
\$20,000 TO \$29,999	311	123	121	49	70	673
\$30,000 TO \$39,999	164	132	171	136	100	703
\$40,000 TO \$49,999	58	141	78	61	101	440
\$50,000 TO \$59,999	1	57	48	36	31	174
\$60,000 TO \$74,999	28	57	52	70	67	273
\$75,000 TO \$99,999	19	56	52	65	50	241
\$100,000 TO \$124,999	8	29	30	35	28	131
\$125,000 TO \$149,999	8	11	7	8	10	44
\$150,000 TO \$199,999	4	6	6	4	4	23
\$200,000 & OVER	6	7	4	7	1	24
TOTAL	1,853	981	759	566	549	4,709

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 Highland County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	404	34	0	0	0	438
\$10,000 TO \$19,999	216	109	26	0	10	362
\$20,000 TO \$29,999	46	22	6	0	0	74
\$30,000 TO \$39,999	23	23	7	0	5	59
\$40,000 TO \$49,999	11	15	4	4	0	35
\$50,000 TO \$59,999	0	13	0	3	0	16
\$60,000 TO \$74,999	5	10	5	3	4	27
\$75,000 TO \$99,999	3	3	4	1	6	17
\$100,000 TO \$124,999	3	2	2	0	1	8
\$125,000 TO \$149,999	4	0	2	0	0	6
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	2	2	0	0	0	4
TOTAL	718	235	57	11	26	1,047

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	468	32	0	0	0	500
\$10,000 TO \$19,999	282	122	37	0	11	453
\$20,000 TO \$29,999	80	29	8	0	0	116
\$30,000 TO \$39,999	46	30	8	0	8	92
\$40,000 TO \$49,999	24	33	9	12	0	77
\$50,000 TO \$59,999	0	26	0	4	0	30
\$60,000 TO \$74,999	19	13	7	4	15	58
\$75,000 TO \$99,999	11	12	10	3	8	45
\$100,000 TO \$124,999	5	5	6	1	5	22
\$125,000 TO \$149,999	5	1	3	0	1	11
\$150,000 TO \$199,999	4	3	3	0	1	12
\$200,000 & OVER	3	3	0	0	0	7
TOTAL	947	310	91	23	50	1,422

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	507	31	0	0	0	538
\$10,000 TO \$19,999	309	128	42	0	14	493
\$20,000 TO \$29,999	89	31	9	0	0	128
\$30,000 TO \$39,999	51	33	8	0	11	104
\$40,000 TO \$49,999	23	38	10	14	0	84
\$50,000 TO \$59,999	1	28	0	6	0	35
\$60,000 TO \$74,999	24	15	10	6	18	73
\$75,000 TO \$99,999	15	17	12	3	10	57
\$100,000 TO \$124,999	7	8	10	1	6	32
\$125,000 TO \$149,999	7	4	3	0	2	16
\$150,000 TO \$199,999	4	3	3	0	1	12
\$200,000 & OVER	4	4	0	0	0	9
TOTAL	1,042	339	107	30	63	1,581

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 Highland County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	427	105	13	8	0	552
\$10,000 TO \$19,999	509	435	47	13	9	1,013
\$20,000 TO \$29,999	300	588	56	10	15	969
\$30,000 TO \$39,999	118	453	98	21	9	698
\$40,000 TO \$49,999	26	439	89	22	4	579
\$50,000 TO \$59,999	20	235	54	22	5	336
\$60,000 TO \$74,999	24	236	55	21	13	349
\$75,000 TO \$99,999	17	166	36	12	12	243
\$100,000 TO \$124,999	4	84	16	6	6	116
\$125,000 TO \$149,999	5	55	5	3	2	70
\$150,000 TO \$199,999	0	9	3	0	0	12
\$200,000 & OVER	4	70	10	3	2	89
TOTAL	1,453	2,874	480	141	77	5,025

Source: Ribbon Demographics; ESRI; Urban Decision Group



OWNER AGE 55+ HOUSEHOLDS	2012 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	396	79	11	5	0	491
\$10,000 TO \$19,999	515	369	37	17	13	950
\$20,000 TO \$29,999	395	663	55	10	18	1,142
\$30,000 TO \$39,999	141	463	105	20	6	735
\$40,000 TO \$49,999	48	536	141	28	5	758
\$50,000 TO \$59,999	34	344	144	39	8	569
\$60,000 TO \$74,999	31	307	87	27	25	477
\$75,000 TO \$99,999	35	295	73	27	17	447
\$100,000 TO \$124,999	18	145	38	12	8	221
\$125,000 TO \$149,999	7	73	13	8	5	107
\$150,000 TO \$199,999	5	55	8	3	3	74
\$200,000 & OVER	6	86	16	3	1	113
TOTAL	1,631	3,414	730	200	108	6,084

Source: Ribbon Demographics; ESRI; Urban Decision Group

OWNER AGE 55+ HOUSEHOLDS	2017 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	401	71	12	6	0	490
\$10,000 TO \$19,999	534	355	39	15	13	956
\$20,000 TO \$29,999	425	680	58	12	19	1,195
\$30,000 TO \$39,999	162	496	123	23	4	808
\$40,000 TO \$49,999	55	555	157	31	7	805
\$50,000 TO \$59,999	35	396	159	41	9	640
\$60,000 TO \$74,999	37	349	99	32	29	546
\$75,000 TO \$99,999	38	324	84	34	15	496
\$100,000 TO \$124,999	23	166	49	17	8	263
\$125,000 TO \$149,999	10	85	18	8	5	126
\$150,000 TO \$199,999	4	64	15	4	6	93
\$200,000 & OVER	6	87	19	4	2	120
TOTAL	1,731	3,628	833	229	117	6,538

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Highland County Site PMA is based primarily in three sectors. Health Care & Social Assistance (which comprises 18.9%), Manufacturing and Retail Trade comprise nearly 52% of the Site PMA labor force. Employment in the Highland County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	13	1.0%	14	0.1%	1.1
MINING	4	0.3%	55	0.5%	13.8
UTILITIES	10	0.8%	82	0.7%	8.2
CONSTRUCTION	99	7.6%	286	2.3%	2.9
MANUFACTURING	47	3.6%	2,192	18.0%	46.6
WHOLESALE TRADE	48	3.7%	447	3.7%	9.3
RETAIL TRADE	216	16.6%	1,903	15.6%	8.8
TRANSPORTATION & WAREHOUSING	29	2.2%	87	0.7%	3.0
INFORMATION	16	1.2%	74	0.6%	4.6
FINANCE & INSURANCE	76	5.9%	481	3.9%	6.3
REAL ESTATE & RENTAL & LEASING	67	5.2%	302	2.5%	4.5
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	65	5.0%	238	2.0%	3.7
MANAGEMENT OF COMPANIES & ENTERPRISES	1	0.1%	30	0.2%	30.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	46	3.5%	499	4.1%	10.8
EDUCATIONAL SERVICES	35	2.7%	1,186	9.7%	33.9
HEALTH CARE & SOCIAL ASSISTANCE	108	8.3%	2,305	18.9%	21.3
ARTS, ENTERTAINMENT & RECREATION	20	1.5%	49	0.4%	2.5
ACCOMMODATION & FOOD SERVICES	74	5.7%	867	7.1%	11.7
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	227	17.5%	517	4.2%	2.3
PUBLIC ADMINISTRATION	90	6.9%	576	4.7%	6.4
NONCLASSIFIABLE	7	0.5%	3	0.0%	0.4
TOTAL	1,298	100.0%	12,193	100.0%	9.4

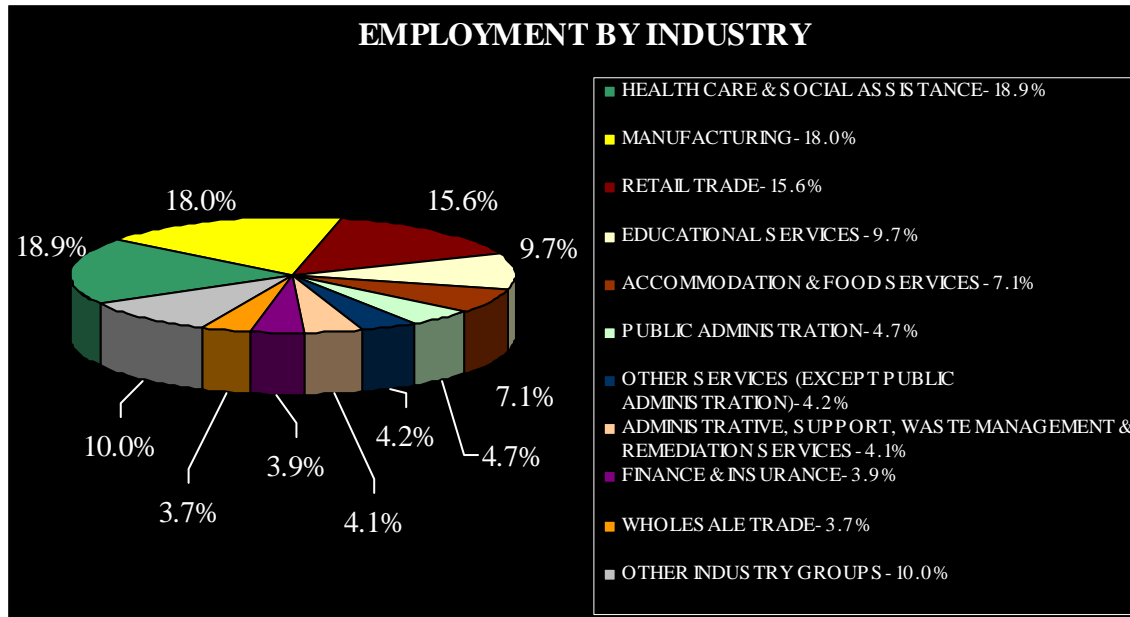
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

E.P.E. - Average Employees Per Establishment

NAICS - North American Industry Classification System

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

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



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

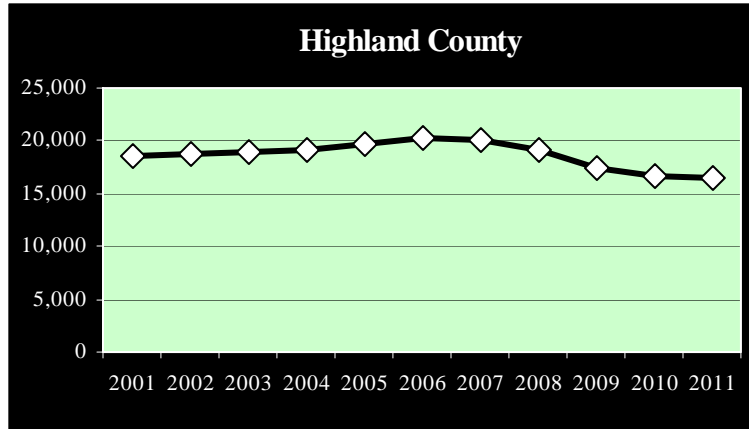
Excluding 2011, the employment base has declined by 17.3% over the past five years in Highland County, more than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

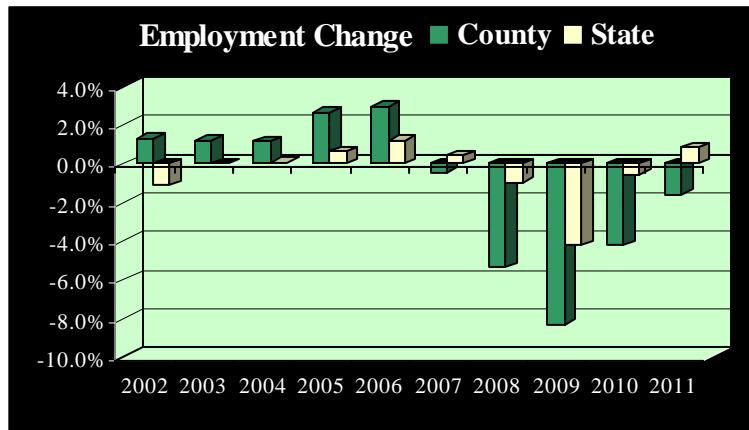
YEAR	TOTAL EMPLOYMENT					
	HIGHLAND COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	18,479	-	5,566,735	-	138,241,767	-
2002	18,717	1.3%	5,503,109	-1.1%	137,936,674	-0.2%
2003	18,945	1.2%	5,498,936	-0.1%	138,386,944	0.3%
2004	19,160	1.1%	5,502,533	0.1%	139,988,842	1.2%
2005	19,663	2.6%	5,537,419	0.6%	142,328,023	1.7%
2006	20,241	2.9%	5,602,764	1.2%	144,990,053	1.9%
2007	20,153	-0.4%	5,626,086	0.4%	146,397,565	1.0%
2008	19,066	-5.4%	5,570,514	-1.0%	146,068,942	-0.2%
2009	17,477	-8.3%	5,334,774	-4.2%	140,721,692	-3.7%
2010	16,734	-4.3%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	16,464	-1.6%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



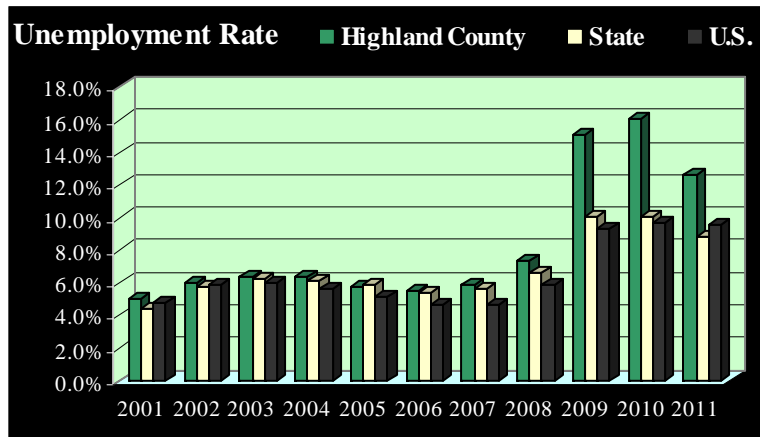
The following table illustrates the percent change in employment for Highland County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	HIGHLAND COUNTY	OHIO	UNITED STATES
2001	5.0%	4.4%	4.8%
2002	6.0%	5.7%	5.8%
2003	6.3%	6.2%	6.0%
2004	6.3%	6.1%	5.6%
2005	5.8%	5.9%	5.2%
2006	5.5%	5.4%	4.7%
2007	5.9%	5.6%	4.7%
2008	7.4%	6.6%	5.8%
2009	15.1%	10.1%	9.3%
2010	16.1%	10.1%	9.7%
2011*	12.7%	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 Highland County.

IN-PLACE EMPLOYMENT HIGHLAND COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	11,126	-	-
2002	11,481	355	3.2%
2003	11,685	204	1.8%
2004	11,785	100	0.9%
2005	11,934	149	1.3%
2006	11,953	19	0.2%
2007	11,667	-286	-2.4%
2008	11,023	-644	-5.5%
2009	10,372	-651	-5.9%
2010	10,072	-300	-2.9%
2011*	9,974	-99	-1.0%

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 Highland County to be 60.2% of the total Highland County employment.

The 10 largest employers in Highland County comprise a total of more than 3,000 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
CANDLE-LITE CO.	MANUFACTURING	600
HIGHLAND DISTRICT HOSPITAL	HEALTH CARE	400
SOUTHWEST OHIO GASTROENTEROLOGY	HEALTH CARE	400
WEASTEC, INC	MANUFACTURING	390
HUTAMAKI PLASTICS INC	MANUFACTURING	350
WALMART SUPERCENTER	RETAIL	300
RR DONNELLEY	COMMUNICATIONS/ PRINTING	270
SOUTHEASTERN STATE COMMUNITY COLLEGE	EDUCATION	210
HEARTLAND HEALTH CARE CENTER	HEALTH CARE	200
HOBART CORP.	MANUFACTURING	150
	TOTAL	3,270

Source: Infogroup, 2012

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	11,744	75.3%	12,010	71.9%
RENTER-OCCUPIED	3,843	24.7%	4,683	28.1%
TOTAL-OCCUPIED UNITS*	15,587	88.6%	16,693	100.0%
FOR RENT	314	15.7%	564	21.0%
RENTED, NOT OCCUPIED	N/A	N/A	32	1.2%
FOR SALE ONLY	241	12.1%	356	13.2%
SOLD, NOT OCCUPIED	N/A	N/A	172	6.4%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	82	45.0%	656	24.4%
ALL OTHER VACANTS	460	23.0%	907	33.8%
TOTAL VACANT UNITS	1,996	11.4%	2,687	13.9%
TOTAL	17,583	100.0%	19,380	100.0%
SUBSTANDARD UNITS**	123	0.8%	73	0.4%

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	11,744	75.3%	11,685	59	0.5%
	RENTER-OCCUPIED	3,843	24.7%	3,779	64	1.7%
	TOTAL	15,587	100.0%	15,464	123	0.8%
2010 (ACS)	OWNER-OCCUPIED	12,272	73.8%	12,206	66	0.5%
	RENTER-OCCUPIED	4,366	26.2%	4,359	7	0.2%
	TOTAL	16,638	100.0%	16,565	73	0.4%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	351	2.9%	77	1.8%
2000 TO 2004	1,226	10.0%	384	8.8%
1990 TO 1999	2,529	20.6%	649	14.9%
1980 TO 1989	1,390	11.3%	631	14.5%
1970 TO 1979	1,610	13.1%	819	18.8%
1960 TO 1969	927	7.6%	419	9.6%
1950 TO 1959	1,139	9.3%	280	6.4%
1940 TO 1949	497	4.0%	186	4.3%
1939 OR EARLIER	2,603	21.2%	921	21.1%
TOTAL	12,272	100.0%	4,366	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	11,493	73.7%	12,347	74.2%
2 TO 4	866	5.6%	984	5.9%
5 TO 19	517	3.3%	517	3.1%
20 TO 49	176	1.1%	176	1.1%
50 OR MORE	21	0.1%	73	0.4%
MOBILE HOME, BOAT, RV, VAN, ETC.	2,514	16.1%	2,541	15.3%
TOTAL	15,587	100.0%	16,638	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	11,735	75.3%	12,272	73.8%
0.50 OR LESS OCCUPANTS PER ROOM	8,521	72.6%	9,117	74.3%
0.51 TO 1.00 OCCUPANTS PER ROOM	3,064	26.1%	2,991	24.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	146	1.2%	92	0.7%
1.51 TO 2.00 OCCUPANTS PER ROOM	4	0.0%	61	0.5%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	11	0.1%
RENTER-OCCUPIED	3,852	24.7%	4,366	26.2%
0.50 OR LESS OCCUPANTS PER ROOM	2,491	64.7%	2,942	67.4%
0.51 TO 1.00 OCCUPANTS PER ROOM	1,215	31.5%	1,339	30.7%
1.01 TO 1.50 OCCUPANTS PER ROOM	118	3.1%	75	1.7%
1.51 TO 2.00 OCCUPANTS PER ROOM	20	0.5%	10	0.2%
2.01 OR MORE OCCUPANTS PER ROOM	8	0.2%	0	0.0%
TOTAL	15,587	100.0%	16,638	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
ADAMS COUNTY	20.6%	35.1%
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 – HIGHLAND COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	44	98	114	62	144	135	107	116	16	19
UNITS IN SINGLE-FAMILY STRUCTURES	37	73	100	60	108	94	71	24	16	17
UNITS IN ALL MULTI-FAMILY STRUCTURES	7	25	14	2	36	41	36	92	0	2
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	4	4	8	2	8	10	8	0	0	2
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	3	0	6	0	23	12	23	0	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	21	0	0	5	19	5	92	0	0

		HIGHLAND COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			1,085
	LESS THAN 20.0 PERCENT	42	
	20.0 TO 24.9 PERCENT	22	
	25.0 TO 29.9 PERCENT	179	
	30.0 TO 34.9 PERCENT	21	
	35.0 PERCENT OR MORE	625	
	NOT COMPUTED	196	
\$10,000 TO \$19,999:			938
	LESS THAN 20.0 PERCENT	80	
	20.0 TO 24.9 PERCENT	0	
	25.0 TO 29.9 PERCENT	46	
	30.0 TO 34.9 PERCENT	123	
	35.0 PERCENT OR MORE	608	
	NOT COMPUTED	81	
\$20,000 TO \$34,999:			1,127
	LESS THAN 20.0 PERCENT	124	
	20.0 TO 24.9 PERCENT	229	
	25.0 TO 29.9 PERCENT	166	
	30.0 TO 34.9 PERCENT	199	
	35.0 PERCENT OR MORE	287	
	NOT COMPUTED	122	
\$35,000 TO \$49,999:			672
	LESS THAN 20.0 PERCENT	257	
	20.0 TO 24.9 PERCENT	265	
	25.0 TO 29.9 PERCENT	66	
	30.0 TO 34.9 PERCENT	30	
	35.0 PERCENT OR MORE	12	
	NOT COMPUTED	42	
\$50,000 TO \$74,999:			436
	LESS THAN 20.0 PERCENT	336	
	20.0 TO 24.9 PERCENT	43	
	25.0 TO 29.9 PERCENT	13	
	30.0 TO 34.9 PERCENT	3	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	41	
\$75,000 TO \$99,999:			93
	LESS THAN 20.0 PERCENT	77	
	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	16	
\$100,000 OR MORE:			15
	LESS THAN 20.0 PERCENT	15	
	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	0	
TOTAL			4,366

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Highland 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	24	204	23	88.7%
MARKET-RATE/TAX CREDIT	1	36	1	97.2%
TAX CREDIT	3	113	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	2	59	0	100.0%
GOVERNMENT-SUBSIDIZED	17	566	2	99.6%
TOTAL	47	978	26	97.3%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	26	12.1%	1	3.8%	\$344
ONE-BEDROOM	1.0	92	42.8%	9	9.8%	\$467
TWO-BEDROOM	1.0	61	28.4%	8	13.1%	\$567
TWO-BEDROOM	1.5	15	7.0%	2	13.3%	\$609
THREE-BEDROOM	1.0	2	0.9%	0	0.0%	\$637
THREE-BEDROOM	1.5	9	4.2%	1	11.1%	\$686
THREE-BEDROOM	2.0	6	2.8%	3	50.0%	\$700
FOUR-BEDROOM	1.0	1	0.5%	0	0.0%	\$921
FOUR-BEDROOM	1.5	3	1.4%	0	0.0%	\$706
TOTAL MARKET RATE		215	100.0%	24	11.2%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
TWO-BEDROOM	1.0	34	24.6%	0	0.0%	\$508
TWO-BEDROOM	2.0	42	30.4%	0	0.0%	\$637
THREE-BEDROOM	1.0	20	14.5%	0	0.0%	\$587
THREE-BEDROOM	1.5	25	18.1%	0	0.0%	\$636
THREE-BEDROOM	2.0	17	12.3%	0	0.0%	\$598
TOTAL TAX CREDIT		138	100.0%	0	0.0%	-

TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	59	100.0%	0	0.0%	N/A
TOTAL TAX CREDIT		59	100.0%	0	0.0%	-
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	20	3.5%	0	0.0%	N/A
ONE-BEDROOM	1.0	301	53.2%	1	0.3%	N/A
TWO-BEDROOM	1.0	169	29.9%	1	0.6%	N/A
TWO-BEDROOM	1.5	15	2.7%	0	0.0%	N/A
THREE-BEDROOM	1.5	19	3.4%	0	0.0%	N/A
THREE-BEDROOM	2.0	28	4.9%	0	0.0%	N/A
FOUR-BEDROOM	2.0	12	2.1%	0	0.0%	N/A
FOUR-BEDROOM	2.5	2	0.4%	0	0.0%	N/A
TOTAL TAX CREDIT		566	100.0%	2	0.4%	-
GRAND TOTAL		978	-	98	2.7%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	27	7.4%
1960 TO 1969	13	7.7%
1970 TO 1979	524	3.1%
1980 TO 1989	123	2.4%
1990 TO 1999	184	1.6%
2000 TO 2004	65	1.5%
2005 TO 2009	42	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	978	2.7%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	17	5.9%
B+	6	42	4.8%
B	10	90	8.9%
B-	1	1	100.0%
C+	3	60	15.0%
C	3	5	60.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	42	0.0%
B+	2	73	0.0%
B	1	23	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	24	8.3%
A-	2	45	0.0%
B+	3	117	0.0%
B	4	130	0.0%
B-	6	233	0.0%
C+	1	36	0.0%
C-	2	40	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	63	556	26	95.3%
SENIOR (AGE 55+)	21	422	0	100.0%
TOTAL	84	978	26	97.3%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	604	2	99.7%
40% - 60% AMHI (TAX CREDIT)	138	0	100.0%
0-60% AMHI (ALL AFFORDABLE)	742	2	99.7%

*Includes both family and senior projects

DISTRIBUTION OF SENIOR AFFORDABLE HOUSING BY AGE AND INCOME LEVEL			
TARGET MARKET – SENIOR AFFORDABLE HOUSING	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED: 62+)	357	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	65	0	100.0%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	422	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 Highland County at this time. It should be noted that Treewood Apartments, an existing government-subsidized community, received Tax Credits to undergo renovations. However, the project-based subsidy will remain following renovations.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Highland County is \$101,785. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$101,785 home is \$709, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$101,785
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$96,695
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$519
ESTIMATED TAXES AND INSURANCE*	\$130
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$60
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$709

*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

For Sale History

According to local sales records, the following table lists the median sales price of all home sold in the county in 2011.

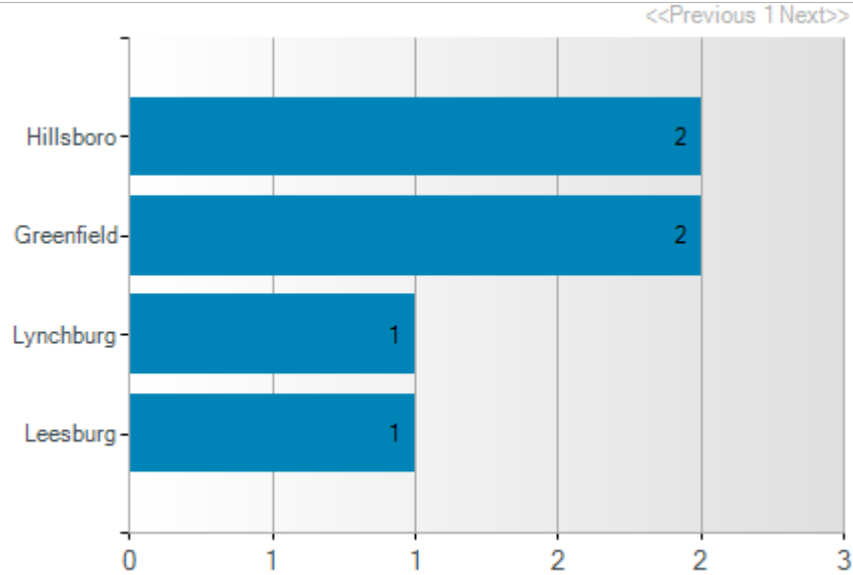
FOR-SALE ANALYSIS (2011)	
TOTAL NUMBER OF SALES	38
MEDIAN SALES PRICE	\$48,825
MEDIAN SQUARE FOOTAGE	1,508
MEDIAN YEAR BUILT	1,974
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	1

Source: 2011 county sales records

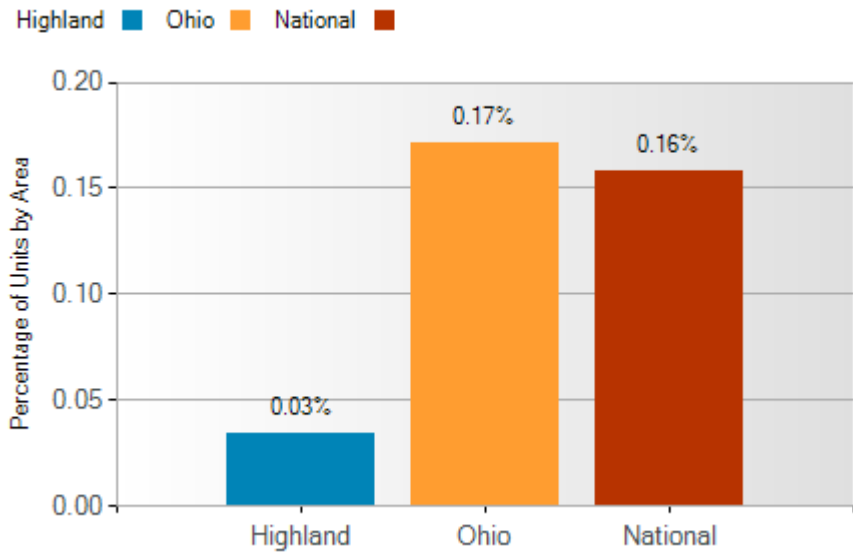
Foreclosure Analysis

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

Foreclosure Activity Counts - Highland County, OH



Geographical Comparison - Highland County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$15,040	\$18,800	\$22,560	\$30,080	\$16,250	\$20,310	\$24,380	\$32,500
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$18,540	\$23,180	\$27,810	\$37,080
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$20,880	\$26,090	\$31,310	\$41,750
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$23,170	\$28,960	\$34,750	\$46,330
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$25,020	\$31,280	\$37,530	\$50,040
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$52,500				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$56,800			

*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	\$23,160	2,241	\$0	\$25,020	2,320	3.5%
41% - 60% AMHI	\$23,161	\$34,740	830	\$25,021	\$37,530	865	4.2%
61% - 80% AMHI	\$34,741	\$46,320	656	\$37,531	\$50,040	615	-6.3%
OVER 80% AMHI	\$46,321	NO LIMIT	1,007	\$50,041	NO LIMIT	909	-9.7%

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	\$23,160	2,364	\$0	\$25,020	2,640	11.7%
41% - 60% AMHI	\$23,161	\$34,740	1,743	\$25,021	\$37,530	1,868	7.2%
61% - 80% AMHI	\$34,741	\$46,320	1,786	\$37,531	\$50,040	2,030	13.7%
OVER 80% AMHI	\$46,321	NO LIMIT	6,126	\$50,041	NO LIMIT	5,801	-5.3%

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	\$23,160	4,605	\$0	\$25,020	4,960	7.7%
41% - 60% AMHI	\$23,161	\$34,740	2,573	\$25,021	\$37,530	2,733	6.2%
61% - 80% AMHI	\$34,741	\$46,320	2,442	\$37,531	\$50,040	2,645	8.3%
OVER 80% AMHI	\$46,321	NO LIMIT	7,133	\$50,041	NO LIMIT	6,710	-5.9%

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	\$17,160	824	\$0	\$18,540	959	16.4%
41% - 60% AMHI	\$17,161	\$25,740	195	\$18,541	\$27,810	172	-11.8%
61% - 80% AMHI	\$25,741	\$34,320	90	\$27,811	\$37,080	102	13.3%
OVER 80% AMHI	\$34,321	NO LIMIT	314	\$37,081	NO LIMIT	348	10.8%

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	\$17,160	1,171	\$0	\$18,540	1,306	11.5%
41% - 60% AMHI	\$17,161	\$25,740	925	\$18,541	\$27,810	1,072	15.9%
61% - 80% AMHI	\$25,741	\$34,320	803	\$27,811	\$37,080	833	3.7%
OVER 80% AMHI	\$34,321	NO LIMIT	3,183	\$37,081	NO LIMIT	3,325	4.5%

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

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

INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. 55+ H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. 55+ H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$17,160	1,995	\$0	\$18,540	2,265	13.5%
41% - 60% AMHI	\$17,161	\$25,740	1,120	\$18,541	\$27,810	1,244	11.1%
61% - 80% AMHI	\$25,741	\$34,320	893	\$27,811	\$37,080	935	4.7%
OVER 80% AMHI	\$34,321	NO LIMIT	3,497	\$37,081	NO LIMIT	3,673	5.0%

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	\$28,950	1,738	\$0	\$31,280	1,736	-0.1%
SENIOR (AGE 62+)	\$0	\$21,450	830	\$0	\$23,180	918	10.6%
ALL	\$0	\$28,950	2,654	\$0	\$31,280	2,745	3.4%

H. PENETRATION RATE ANALYSIS

PENETRATION RATE ANALYSIS – 2012

2012 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(604 + 100 HCV) 704	138	(742 + 79 HCV*) 821
Number of Income-Eligible Renter Households	2,654	830	3,071
Existing Affordable Housing Penetration Rate – 2012	= 26.5%	= 16.6%	= 26.7%
2012 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	357	65	422
Number of Income-Eligible Renter Households	830	195	1,019
Penetration Rate – 2012	= 43.0%	= 33.3	= 41.4%

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

PENETRATION RATE ANALYSIS – 2017

2017 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(604 + 100 HCV) 704	138	(742 + 79 HCV*) 821
Number of Income-Eligible Renter Households	2,745	865	3,185
Existing Affordable Housing Penetration Rate – 2017	= 25.6%	= 16.0%	= 25.8%
2017 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	357	65	422
Number of Income-Eligible Renter Households	918	172	1,131
Penetration Rate – 2017	= 38.9%	= 37.8%	= 37.3%

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

I. POTENTIAL “UN-MET” HOUSING NEED

POTENTIAL “UN-MET” HOUSING NEED

AMHI LEVEL	2012		2017	
	OVERALL	SENIOR	OVERALL	SENIOR
0%-50% AMHI (SUBSIDIZED)	1,950	473	2,041	561
41%-60% AMHI (TAX CREDIT)	692	130	727	107

J. OVERVIEW AND INTERVIEWS

Highland County is primarily rural with farms and small farming communities scattered throughout. Columbus, Ohio is approximately 65 miles northeast and Cincinnati, Ohio is nearly equal distance to the west. Hillsboro, the county seat, is easily accessible from Cincinnati by way of U.S. Highway 50. Two state parks are located within the county.

Other cities and villages in the county include Greenfield, Highland, Leesburg, Lynchburg, Mowrystown and Sinking Spring.

State Routes 124, 247, 138 and 72 and U.S. Highways 62 and 50 are the major roadways in the county. Employment is primarily in agriculture, equipment manufacturing and other manufacturing jobs.

Highland District Hospital, located in Hillsboro, is the largest hospital in the county; it also provides scattered general practice offices that offer basic services.

Highland County has some senior services as well as independent living retirement communities, assisted living facilities and nursing homes. For major sources for senior services, residents commute to Clermont County.

The Highland County Public Library has four branch locations: Hillsboro, Greenfield, Leesburg and Lynchburg.

The county has five public school systems: Bright Local, Fairfield Local, Greenfield Exempted Village, Hillsboro City and Lynchburg Clay Local schools. The Southern State Community College offers a variety of degrees, technical programs and other adult education classes.

Highland County has seven police departments and six fire departments, including volunteer departments.

Living conditions and county characteristics are similar throughout Highland County. Scattered single-family homes are generally more than 30 years old both in and out of developed areas.

This rural nature of Highland County engenders a market dominated by single-family homes. Apartments, both affordable and low income, are located in the county's population centers, towns like Greenfield and Hillsboro.

Areas between the major cities of the county are very rural; mobile homes and single-family homes of varying condition on large parcels of land are common.

Much of the county's multifamily rental housing is between 20 and 40 years old and their condition ranges from average to good. Most multifamily rental properties in the county are affordable communities, while some are market-rate properties that have rents comparable to affordable rents. Many of the county's rental properties have more than 10 units.

According to Pam Montgomery of Sycamore Glen Apartments, Highland County's low-income renters prefer affordable apartment communities to any other type of housing--followed closely by affordable single-family home rental communities. She believes that government-subsidized affordable housing options are very important for both area families and seniors. She states that the proximity to community services, such as schools and grocery stores, is essential, and that affordable single-family home rental communities are perfect for low-income families in her area.

Increased area unemployment and job loss has plagued the area. Steve Wilson, of Montrose Square Apartments, and Bob Birkhimer of Greenhills Village Apartments, believe that government-subsidized housing for both senior households and families is needed throughout the county, but especially in Hillsboro.

Homelessness has become an issue in Highland County. A large number of households with meager financial means have been impacted by sudden job loss. Highland County does not provide the appropriate and adequate support for these households and many families have a difficult time adjusting and recovering.

Area residents believe that increased job stability is the most important factor in Highland County's recovery from its economic difficulties.