

14. Hocking County

A. GENERAL DESCRIPTION

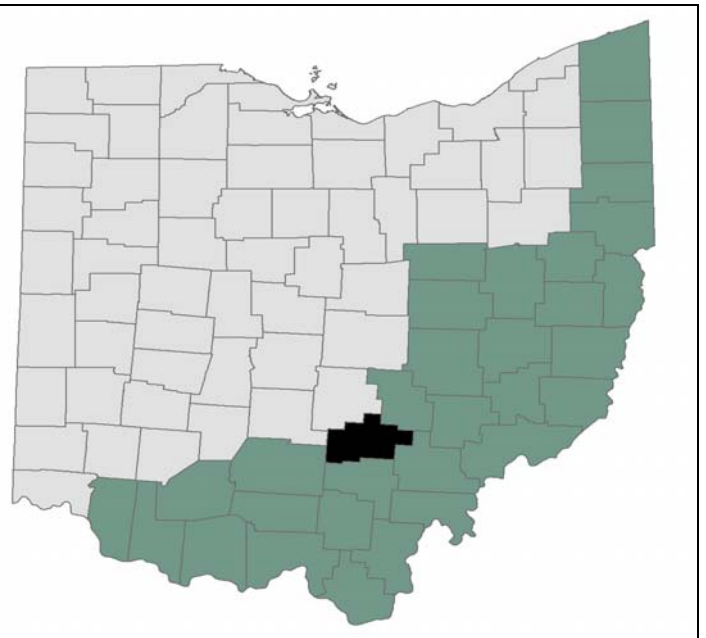
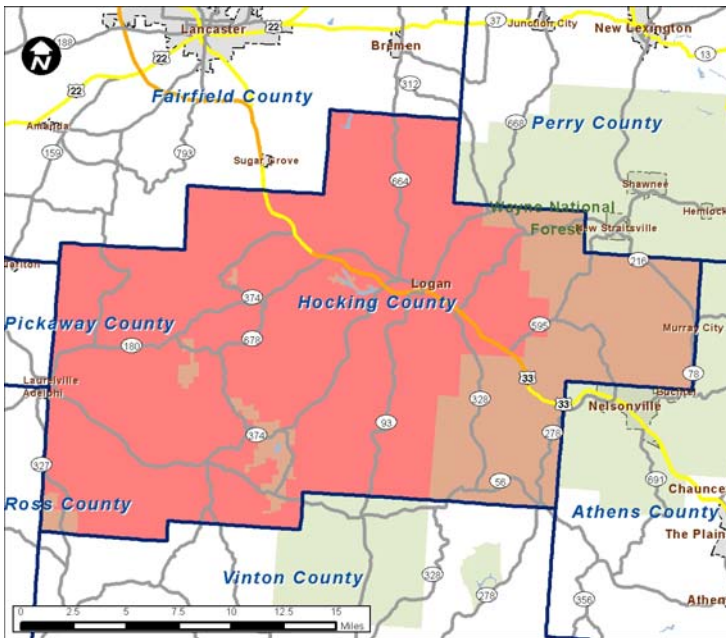
County Seat: Logan
County Size: 422.8 square miles

2000 (Census) Population: 28,240
2010 (Census) Population: 29,380
Population Change: +1,140 (4.0%)

2000 (Census) Households: 10,843
2010 (Census) Households: 11,369
Household Change: +526 (4.9%)

2000 (Census) Median Household Income: \$34,237
2010 (American Community Survey) Median Household Income: \$39,586
Income Change: +\$5,349 (15.6%)

2000 (Census) Median Home Value: \$81,400
2010 (American Community Survey) Median Home Value: \$114,000
Home Value Change: +\$32,600 (40.0%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

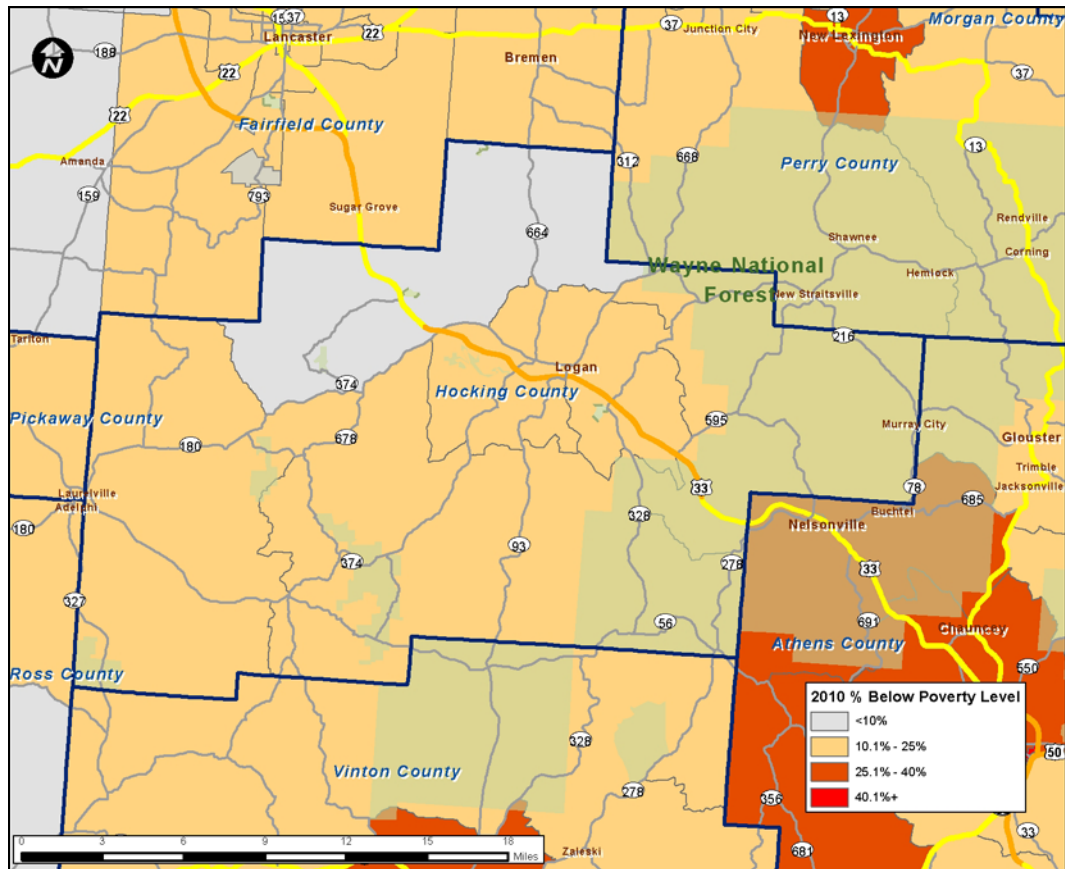
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	28,240	29,380	29,454	29,770
	POPULATION CHANGE	-	1,140	74	316
	PERCENT CHANGE	-	4.0%	0.3%	1.1%
COUNTY SEAT: LOGAN	POPULATION	6,704	6,841	6,887	6,989
	POPULATION CHANGE	-	137	46	102
	PERCENT CHANGE	-	2.0%	0.7%	1.5%

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	3,711	13.5%	4,360	15.3%
POPULATION NOT LIVING IN POVERTY	23,736	86.5%	24,052	84.7%
TOTAL	27,447	100.0%	28,412	100.0%

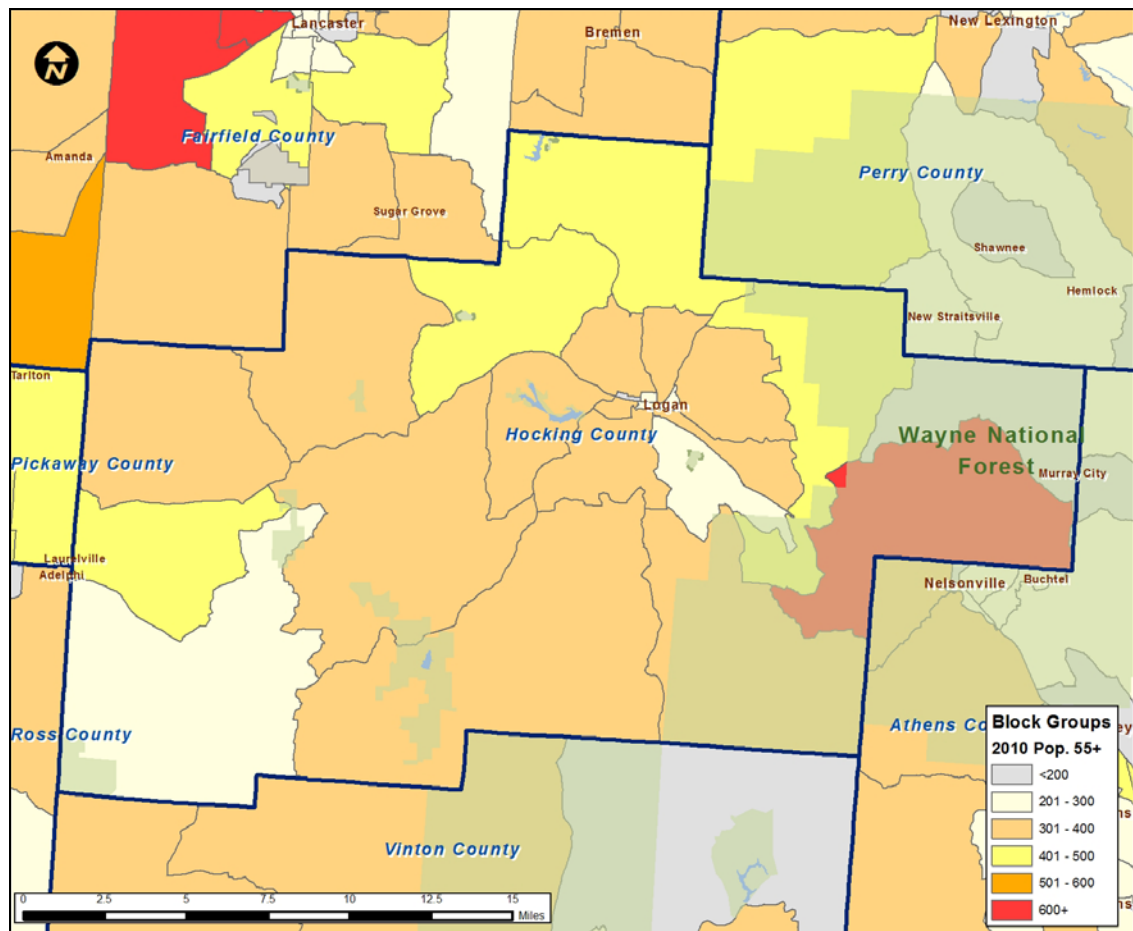
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	7,910	28.0%	7,782	26.5%	7,537	25.3%	-245	-3.1%
20 TO 24	1,572	5.6%	1,496	5.1%	1,494	5.0%	-2	-0.1%
25 TO 34	3,474	12.3%	3,230	11.0%	3,337	11.2%	107	3.3%
35 TO 44	4,520	16.0%	3,781	12.9%	3,581	12.0%	-200	-5.3%
45 TO 54	4,040	14.3%	4,558	15.5%	4,069	13.7%	-489	-10.7%
55 TO 64	3,016	10.7%	4,042	13.8%	4,425	14.9%	383	9.5%
65 TO 74	2,114	7.5%	2,721	9.3%	3,468	11.6%	747	27.5%
75 & OVER	1,594	5.6%	1,770	6.0%	1,860	6.2%	90	5.1%
TOTAL	28,240	100.0%	29,380	100.0%	29,770	100.0%	390	1.3%

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

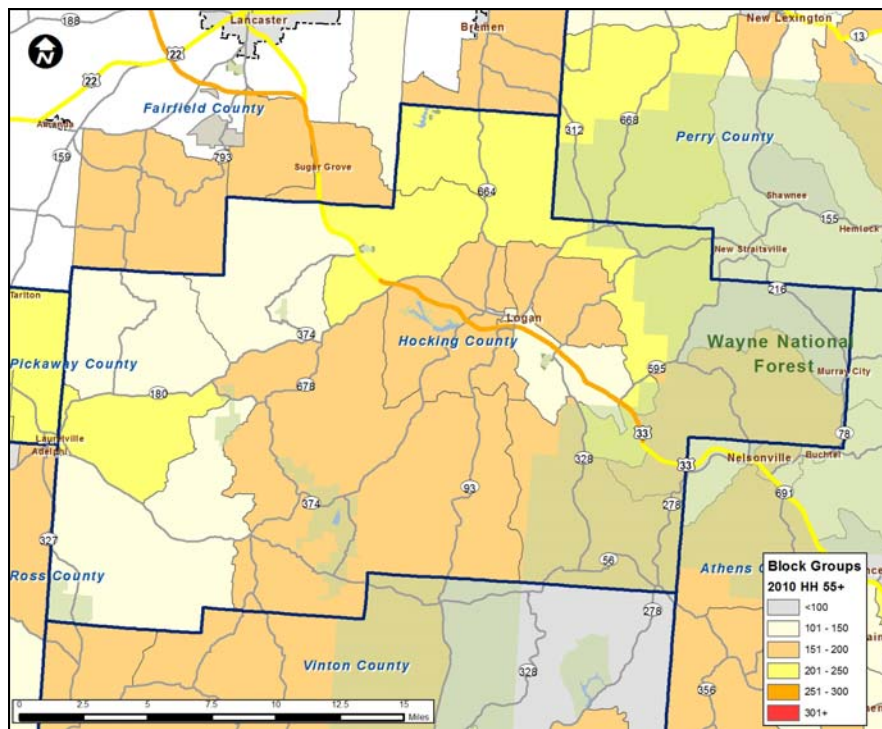
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	10,843	11,369	11,402	11,547
	HOUSEHOLD CHANGE	-	526	33	145
	PERCENT CHANGE	-	4.9%	0.3%	1.3%
COUNTY SEAT: LOGAN	HOUSEHOLD	2,790	2,860	2,876	2,922
	HOUSEHOLD CHANGE	-	70	16	46
	PERCENT CHANGE	-	2.5%	0.6%	1.6%

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	520	4.8%	412	3.6%	502	4.3%	90	21.8%
25 TO 34	1,661	15.3%	1,430	12.6%	1,466	12.7%	36	2.5%
35 TO 44	2,427	22.4%	1,971	17.3%	1,871	16.2%	-100	-5.1%
45 TO 54	2,198	20.3%	2,525	22.2%	1,980	17.1%	-545	-21.6%
55 TO 64	1,739	16.0%	2,231	19.6%	2,398	20.8%	167	7.5%
65 TO 74	1,314	12.1%	1,639	14.4%	1,823	15.8%	184	11.2%
75 TO 84	700	6.5%	852	7.5%	1,084	9.4%	232	27.2%
85 & OVER	284	2.6%	309	2.7%	422	3.7%	113	36.6%
TOTAL	10,843	100.0%	11,369	100.0%	11,547	100.0%	178	1.6%

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

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



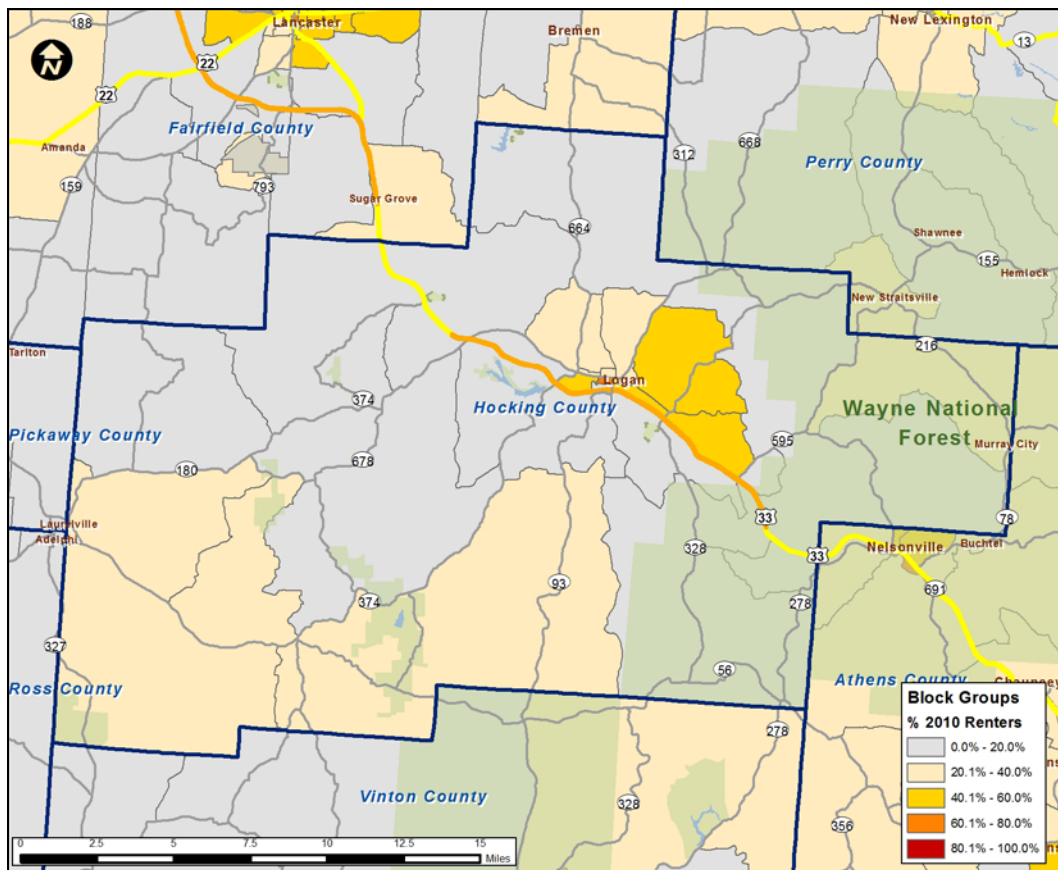
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	8,204	75.7%	8,345	73.4%	8,499	73.6%
RENTER-OCCUPIED	2,639	24.3%	3,024	26.6%	3,048	26.4%
TOTAL	10,843	100.0%	11,369	100.0%	11,547	100.0%

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

TENURE AGE 55+	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	3,390	84.0%	4,174	83.0%	4,683	81.8%
RENTER-OCCUPIED	647	16.0%	857	17.0%	1,045	18.2%
TOTAL	4,037	100.0%	5,031	100.0%	5,727	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	1,071	35.4%	1,261	41.4%	190	17.7%
2 PERSONS	752	24.9%	619	20.3%	-133	-17.7%
3 PERSONS	450	14.9%	469	15.4%	19	4.2%
4 PERSONS	385	12.7%	366	12.0%	-19	-4.9%
5 PERSONS+	366	12.1%	332	10.9%	-34	-9.3%
TOTAL	3,024	100.0%	3,048	100.0%	24	0.8%

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

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,750	21.0%	1,691	19.9%	-59	-3.4%
2 PERSONS	3,455	41.4%	3,348	39.4%	-107	-3.1%
3 PERSONS	1,284	15.4%	1,569	18.5%	285	22.2%
4 PERSONS	1,081	13.0%	1,133	13.3%	52	4.8%
5 PERSONS+	775	9.3%	757	8.9%	-18	-2.3%
TOTAL	8,345	100.0%	8,499	100.0%	154	1.8%

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	569	66.3%	697	66.7%	128	22.6%
2 PERSONS	202	23.6%	229	22.0%	27	13.4%
3 PERSONS	33	3.8%	48	4.6%	15	46.0%
4 PERSONS	16	1.9%	22	2.1%	6	36.3%
5 PERSONS+	37	4.4%	48	4.6%	11	28.2%
TOTAL	857	100.0%	1,045	100.0%	188	21.9%

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	1,151	27.6%	1,276	27.3%	125	10.9%
2 PERSONS	2,403	57.6%	2,630	56.2%	227	9.4%
3 PERSONS	375	9.0%	460	9.8%	85	22.7%
4 PERSONS	123	3.0%	156	3.3%	33	26.4%
5 PERSONS+	121	2.9%	161	3.4%	40	32.7%
TOTAL	4,174	100.0%	4,683	100.0%	509	12.2%

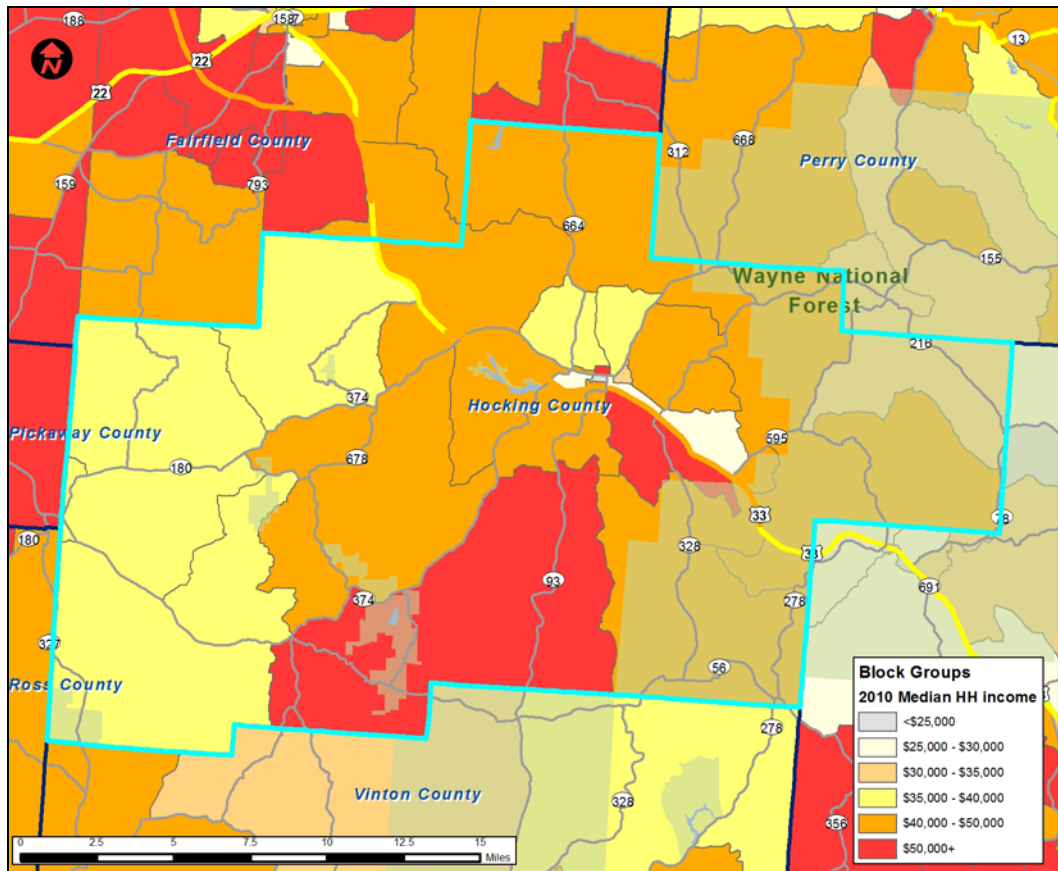
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,348	12.4%	1,293	11.3%	1,279	11.1%
\$10,000 TO \$19,999	1,578	14.6%	1,438	12.6%	1,420	12.3%
\$20,000 TO \$29,999	1,751	16.1%	1,676	14.7%	1,659	14.4%
\$30,000 TO \$39,999	1,533	14.1%	1,459	12.8%	1,462	12.7%
\$40,000 TO \$49,999	1,364	12.6%	1,303	11.4%	1,312	11.4%
\$50,000 TO \$59,999	1,093	10.1%	1,139	10.0%	1,152	10.0%
\$60,000 TO \$74,999	1,086	10.0%	1,261	11.1%	1,294	11.2%
\$75,000 TO \$99,999	599	5.5%	1,005	8.8%	1,061	9.2%
\$100,000 TO \$124,999	245	2.3%	416	3.6%	448	3.9%
\$125,000 TO \$149,999	123	1.1%	193	1.7%	207	1.8%
\$150,000 TO \$199,999	55	0.5%	122	1.1%	140	1.2%
\$200,000 & OVER	65	0.6%	96	0.8%	113	1.0%
TOTAL	10,843	100.0%	11,402	100.0%	11,547	100.0%
MEDIAN INCOME	\$34,850		\$38,866		\$39,685	

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	657	16.3%	716	13.8%	772	13.5%
\$10,000 TO \$19,999	871	21.6%	865	16.7%	914	16.0%
\$20,000 TO \$29,999	787	19.5%	931	17.9%	998	17.4%
\$30,000 TO \$39,999	599	14.8%	767	14.8%	827	14.4%
\$40,000 TO \$49,999	326	8.1%	565	10.9%	633	11.1%
\$50,000 TO \$59,999	249	6.2%	356	6.8%	409	7.1%
\$60,000 TO \$74,999	188	4.7%	365	7.0%	427	7.5%
\$75,000 TO \$99,999	152	3.8%	270	5.2%	330	5.8%
\$100,000 TO \$124,999	107	2.7%	151	2.9%	166	2.9%
\$125,000 TO \$149,999	53	1.3%	101	2.0%	115	2.0%
\$150,000 TO \$199,999	7	0.2%	57	1.1%	75	1.3%
\$200,000 & OVER	40	1.0%	51	1.0%	62	1.1%
TOTAL	4,037	100.0%	5,195	100.0%	5,727	100.0%
MEDIAN INCOME	\$26,236		\$31,115		\$32,167	

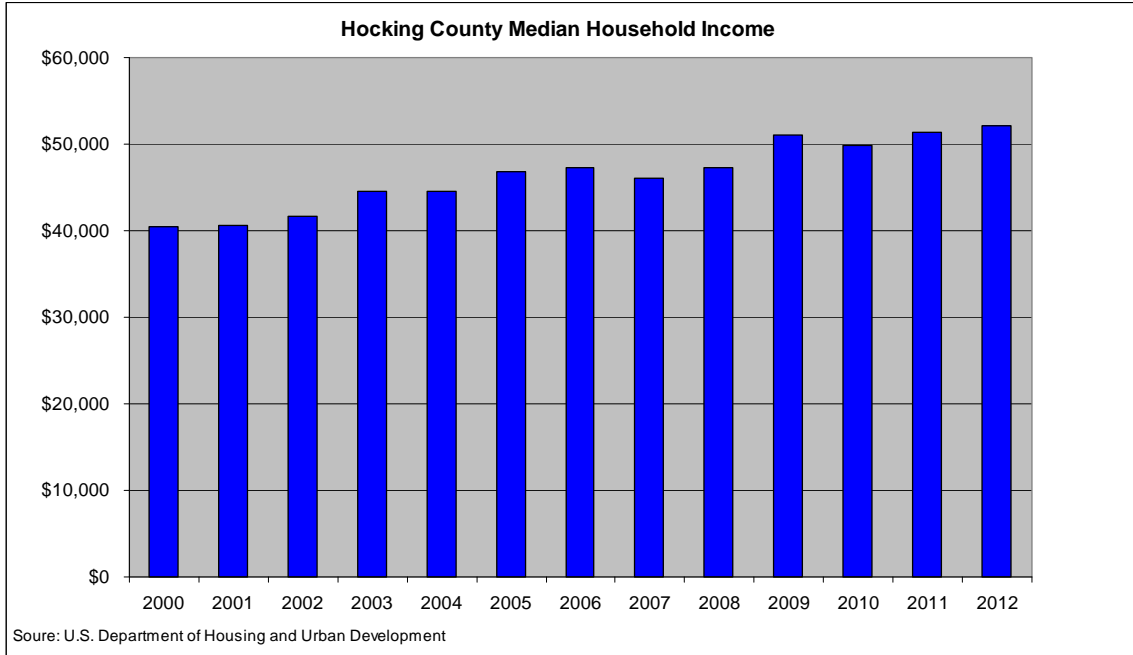
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$40,500	-
2001	\$40,600	0.2%
2002	\$41,600	2.5%
2003	\$44,500	7.0%
2004	\$44,500	0.0%
2005	\$46,850	5.3%
2006	\$47,300	1.0%
2007	\$46,000	-2.7%
2008	\$47,300	2.8%
2009	\$51,000	7.8%
2010	\$49,900	-2.2%
2011	\$51,400	3.0%
2012	\$52,100	1.4%

*For a four-person household

Source: HUD



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

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	503	108	72	36	19	739
\$10,000 TO \$19,999	256	131	157	53	42	639
\$20,000 TO \$29,999	147	120	70	66	62	465
\$30,000 TO \$39,999	61	112	66	66	52	358
\$40,000 TO \$49,999	9	69	34	32	66	211
\$50,000 TO \$59,999	12	41	14	34	24	125
\$60,000 TO \$74,999	3	9	18	22	6	57
\$75,000 TO \$99,999	0	5	9	14	2	29
\$100,000 TO \$124,999	1	2	2	2	0	7
\$125,000 TO \$149,999	0	3	0	1	0	4
\$150,000 TO \$199,999	0	1	1	1	0	3
\$200,000 & OVER	1	0	0	1	0	2
TOTAL	992	602	444	328	273	2,639

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	607	90	66	29	17	808
\$10,000 TO \$19,999	316	142	157	56	37	708
\$20,000 TO \$29,999	199	129	70	58	61	516
\$30,000 TO \$39,999	71	118	63	61	50	363
\$40,000 TO \$49,999	13	85	38	32	90	258
\$50,000 TO \$59,999	16	49	26	53	60	204
\$60,000 TO \$74,999	7	13	25	32	8	85
\$75,000 TO \$99,999	2	11	20	28	6	68
\$100,000 TO \$124,999	1	4	10	12	2	29
\$125,000 TO \$149,999	1	3	1	2	0	8
\$150,000 TO \$199,999	0	2	1	1	0	4
\$200,000 & OVER	1	3	1	2	0	7
TOTAL	1,235	648	478	368	331	3,059

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	615	82	62	29	14	802
\$10,000 TO \$19,999	329	134	152	52	33	701
\$20,000 TO \$29,999	200	124	64	53	60	501
\$30,000 TO \$39,999	68	111	61	62	47	350
\$40,000 TO \$49,999	14	84	41	32	97	267
\$50,000 TO \$59,999	18	49	27	56	63	213
\$60,000 TO \$74,999	8	11	29	33	9	90
\$75,000 TO \$99,999	3	11	22	31	6	73
\$100,000 TO \$124,999	1	6	8	13	2	30
\$125,000 TO \$149,999	2	3	1	2	0	9
\$150,000 TO \$199,999	0	2	2	1	0	6
\$200,000 & OVER	2	2	1	2	0	7
TOTAL	1,261	619	469	366	332	3,048

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 Hocking County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	229	17	7	0	0	253
\$10,000 TO \$19,999	152	40	20	0	9	221
\$20,000 TO \$29,999	44	34	0	0	0	79
\$30,000 TO \$39,999	10	33	0	0	5	48
\$40,000 TO \$49,999	0	15	0	0	3	18
\$50,000 TO \$59,999	1	5	1	7	4	18
\$60,000 TO \$74,999	3	1	0	0	0	4
\$75,000 TO \$99,999	0	1	0	0	0	1
\$100,000 TO \$124,999	1	1	0	0	0	2
\$125,000 TO \$149,999	0	3	0	0	0	3
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	0	0	0	0	1
TOTAL	441	151	28	7	21	647

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	311	18	8	0	0	337
\$10,000 TO \$19,999	191	51	23	0	8	274
\$20,000 TO \$29,999	81	49	0	0	0	131
\$30,000 TO \$39,999	11	41	0	0	4	57
\$40,000 TO \$49,999	2	29	2	2	14	50
\$50,000 TO \$59,999	4	12	4	16	15	52
\$60,000 TO \$74,999	6	4	0	0	0	10
\$75,000 TO \$99,999	2	2	0	0	0	4
\$100,000 TO \$124,999	1	1	0	0	0	2
\$125,000 TO \$149,999	1	2	0	0	0	3
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	1	2	0	0	0	3
TOTAL	614	213	38	18	41	924

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	351	19	9	0	0	379
\$10,000 TO \$19,999	217	53	30	0	8	308
\$20,000 TO \$29,999	92	55	0	0	0	147
\$30,000 TO \$39,999	12	44	0	0	4	61
\$40,000 TO \$49,999	3	33	3	3	17	60
\$50,000 TO \$59,999	5	12	5	19	19	61
\$60,000 TO \$74,999	7	4	0	0	0	11
\$75,000 TO \$99,999	3	3	0	0	0	7
\$100,000 TO \$124,999	1	1	0	0	0	2
\$125,000 TO \$149,999	2	2	0	0	0	4
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	2	1	0	0	0	3
TOTAL	697	229	48	22	48	1,045

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 Hocking County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	287	113	4	0	0	404
\$10,000 TO \$19,999	328	301	17	4	0	650
\$20,000 TO \$29,999	178	469	26	27	8	708
\$30,000 TO \$39,999	108	343	85	14	0	551
\$40,000 TO \$49,999	21	242	26	0	19	308
\$50,000 TO \$59,999	7	174	29	16	6	232
\$60,000 TO \$74,999	14	122	30	6	12	185
\$75,000 TO \$99,999	8	100	25	8	10	151
\$100,000 TO \$124,999	7	70	19	3	6	105
\$125,000 TO \$149,999	1	33	9	0	7	50
\$150,000 TO \$199,999	1	4	0	1	1	7
\$200,000 & OVER	2	27	4	2	4	39
TOTAL	962	1,999	275	81	73	3,390

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	287	90	2	0	0	379
\$10,000 TO \$19,999	331	239	16	5	0	592
\$20,000 TO \$29,999	254	487	29	25	7	800
\$30,000 TO \$39,999	156	431	98	25	0	710
\$40,000 TO \$49,999	47	390	46	2	29	515
\$50,000 TO \$59,999	23	190	43	35	14	304
\$60,000 TO \$74,999	27	217	58	16	36	354
\$75,000 TO \$99,999	23	172	42	10	18	266
\$100,000 TO \$124,999	10	95	27	7	10	149
\$125,000 TO \$149,999	8	60	18	3	8	98
\$150,000 TO \$199,999	5	36	9	1	5	56
\$200,000 & OVER	3	33	5	1	5	48
TOTAL	1,173	2,440	395	131	131	4,271

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	299	90	4	0	0	393
\$10,000 TO \$19,999	349	234	18	5	0	606
\$20,000 TO \$29,999	279	503	35	26	9	851
\$30,000 TO \$39,999	175	455	105	31	0	766
\$40,000 TO \$49,999	56	430	53	3	31	573
\$50,000 TO \$59,999	29	212	50	41	16	348
\$60,000 TO \$74,999	33	245	69	20	48	416
\$75,000 TO \$99,999	27	204	53	15	23	323
\$100,000 TO \$124,999	11	106	29	6	12	164
\$125,000 TO \$149,999	9	66	22	4	8	110
\$150,000 TO \$199,999	6	47	13	1	6	74
\$200,000 & OVER	3	37	8	3	8	59
TOTAL	1,276	2,630	460	156	161	4,683

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Hocking County Site PMA is based primarily in five sectors. Accommodation & Food Services (which comprises 13.8%), Manufacturing, Health Care & Social Assistance, Retail Trade Public Administration and Retail Trade Public Administration comprise nearly 61% of the Site PMA labor force. Employment in the Hocking County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	11	1.1%	31	0.4%	2.8
MINING	2	0.2%	4	0.1%	2.0
UTILITIES	5	0.5%	20	0.3%	4.0
CONSTRUCTION	109	11.2%	614	8.5%	5.6
MANUFACTURING	30	3.1%	988	13.7%	32.9
WHOLESALE TRADE	28	2.9%	210	2.9%	7.5
RETAIL TRADE	137	14.1%	770	10.7%	5.6
TRANSPORTATION & WAREHOUSING	21	2.2%	108	1.5%	5.1
INFORMATION	13	1.3%	54	0.7%	4.2
FINANCE & INSURANCE	39	4.0%	193	2.7%	4.9
REAL ESTATE & RENTAL & LEASING	50	5.2%	168	2.3%	3.4
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	56	5.8%	121	1.7%	2.2
MANAGEMENT OF COMPANIES & ENTERPRISES	1	0.1%	38	0.5%	38.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	31	3.2%	90	1.2%	2.9
EDUCATIONAL SERVICES	24	2.5%	628	8.7%	26.2
HEALTH CARE & SOCIAL ASSISTANCE	60	6.2%	903	12.5%	15.1
ARTS, ENTERTAINMENT & RECREATION	15	1.5%	38	0.5%	2.5
ACCOMMODATION & FOOD SERVICES	97	10.0%	996	13.8%	10.3
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	149	15.4%	459	6.4%	3.1
PUBLIC ADMINISTRATION	85	8.8%	770	10.7%	9.1
NONCLASSIFIABLE	6	0.6%	0	0.0%	0.0
TOTAL	969	100.0%	7,203	100.0%	7.4

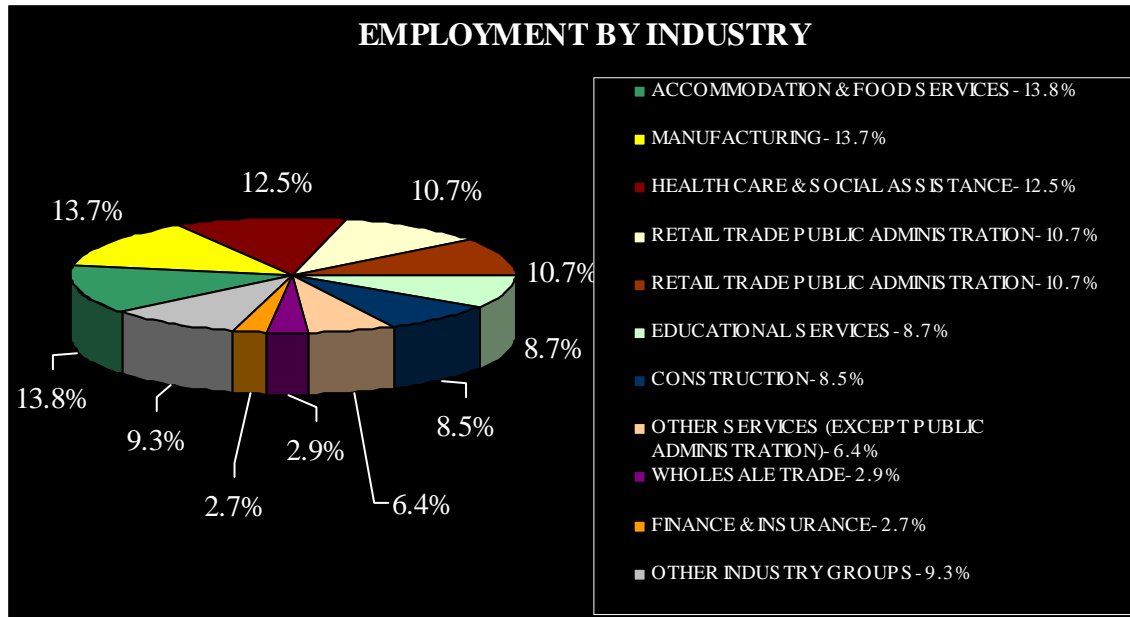
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

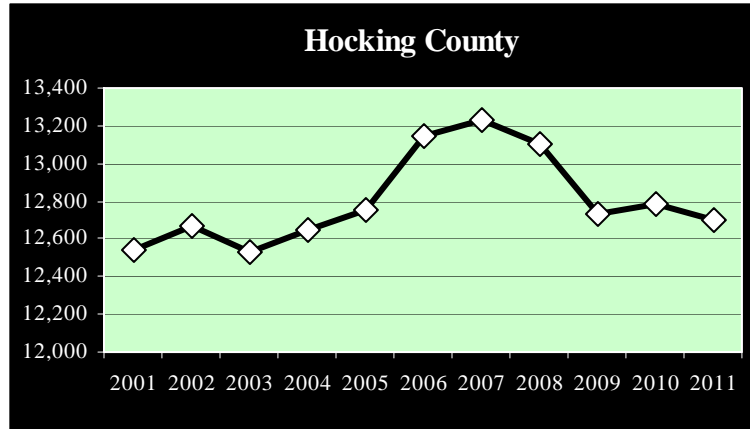
Excluding 2011, the employment base has declined by 2.8% over the past five years in Hocking County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

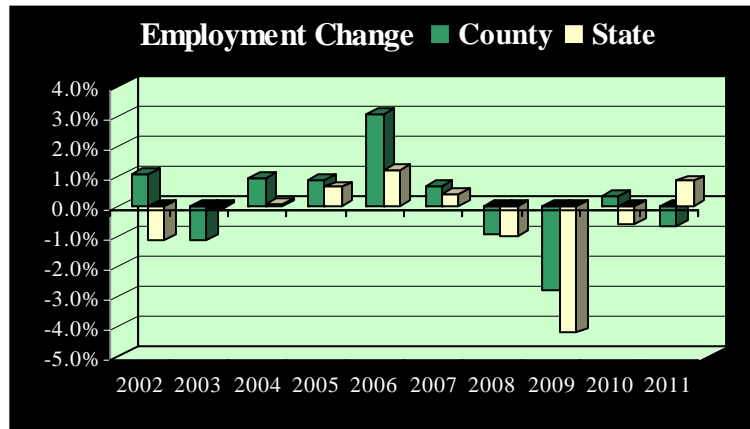
YEAR	TOTAL EMPLOYMENT					
	HOCKING COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	12,538	-	5,566,735	-	138,241,767	-
2002	12,673	1.1%	5,503,109	-1.1%	137,936,674	-0.2%
2003	12,531	-1.1%	5,498,936	-0.1%	138,386,944	0.3%
2004	12,646	0.9%	5,502,533	0.1%	139,988,842	1.2%
2005	12,756	0.9%	5,537,419	0.6%	142,328,023	1.7%
2006	13,149	3.1%	5,602,764	1.2%	144,990,053	1.9%
2007	13,234	0.6%	5,626,086	0.4%	146,397,565	1.0%
2008	13,106	-1.0%	5,570,514	-1.0%	146,068,942	-0.2%
2009	12,736	-2.8%	5,334,774	-4.2%	140,721,692	-3.7%
2010	12,781	0.4%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	12,697	-0.7%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



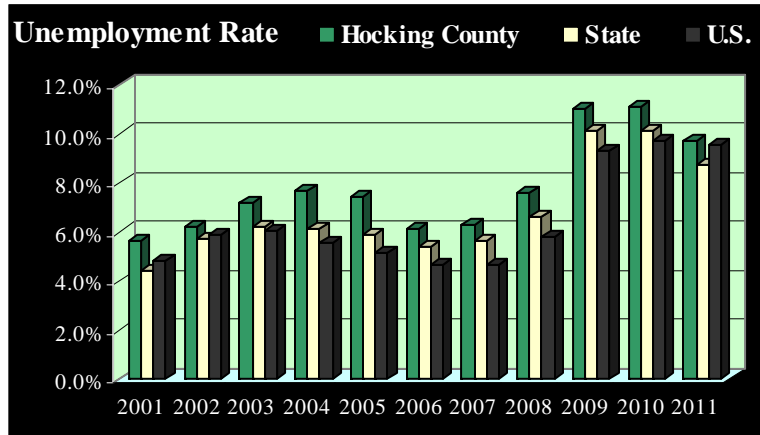
The following table illustrates the percent change in employment for Hocking County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	HOCKING COUNTY	OHIO	UNITED STATES
2001	5.6%	4.4%	4.8%
2002	6.2%	5.7%	5.8%
2003	7.2%	6.2%	6.0%
2004	7.7%	6.1%	5.6%
2005	7.4%	5.9%	5.2%
2006	6.1%	5.4%	4.7%
2007	6.3%	5.6%	4.7%
2008	7.6%	6.6%	5.8%
2009	11.0%	10.1%	9.3%
2010	11.1%	10.1%	9.7%
2011*	9.7%	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 Hocking County.

IN-PLACE EMPLOYMENT HOCKING COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	6,748	-	-
2002	6,890	142	2.1%
2003	6,826	-64	-0.9%
2004	6,855	29	0.4%
2005	6,869	14	0.2%
2006	7,125	256	3.7%
2007	7,053	-72	-1.0%
2008	6,915	-138	-2.0%
2009	6,565	-350	-5.1%
2010	6,649	84	1.3%
2011*	6,578	-71	-1.1%

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

Data for 2010, the most recent year that year-end figures are available, indicates in-place employment in Hocking County to be 52.0% of the total Hocking County employment.

The 10 largest employers in Hocking County comprise a total of more than 2,000 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
LOGAN-HOCKING SCHOOLS	EDUCATION	480
HOCKING VALLEY COMMUNITY HOSPITAL	HEALTH CARE	380
HOCKING COUNTY	GOVERNMENT	350
WALMART	RETAIL	320
SMEAD MANUFACTURING	MANUFACTURING	204
AMANDA BENT BOLT	MANUFACTURING	159
KILBARGER	CONSTRUCTION	150
LOGAN HEALTH CARE	NURSING CARE	140
HOCKING VALLEY INDUSTRIES	SOCIAL SERVICES	114
GENERAL ELECTRIC	MANUFACTURING	108
TOTAL		2,405

Source: Hocking County Community Improvement Corporation, 2011

According to county representatives and Bill Rinehart, Executive Director of the Hocking County Community Improvement Corporation (HCCIC), Hocking County has a diverse employment base and the largest employers are considered stable at this time. The HCCIC records the lack of jobs in the area is the main reason for unemployment, and nearly 2,000 residents of Hocking County travel outside the area for employment opportunities daily. Many of these workers spend more than two hours commuting to and from work.

Mr. Rinehart mentioned several area businesses are showing signs of expansions: Amanda Bent Bolt, an automotive supplier and manufacturer of lawn and garden industry parts, is considering the hiring of 90 employees due to the receipt of a second impending contract with Ford.

S&G Manufacturing, a mill work assembler and finisher, is estimating an additional 10 to 15 people will be added to keep up with increased orders they have been receiving.

General Electric, as well as some smaller employers such as Gabriel-Logan are hiring employees at this time. Smead Manufacturing did not layoff employees in the fall as expected. They actually received work as a plant was closed in Texas, which transferred responsibilities to remaining plants such as the one in Hocking County.

Tourism is a multi-million dollar business in Hocking County, and despite a struggling economy, areas of Appalachia continue to prosper due to local natural attractions.

Hocking County has a variety of natural amenities and year around outdoor recreation. The county is home to The Hocking Hills, Old Man's Cave and Lake Logan. Karen Raymore, general manager of the Hocking Hills Tourism Association stated Hocking Hills is responsible for one of every seven jobs in the county, and in 2011 it generated \$53 million in income and \$12 million in state and local tax revenue. House Bill 133 would allow oil and gas drilling in state parks. There are currently formal requests with the Senate and House committees to amend the legislation to provide specific protection to preserve The Hocking Hills State Park, even though there are speculations drilling would create 'hundreds' of jobs and 'millions' in profit for the state.

Access to Hocking County has been greatly enhanced by the completion of the Lancaster Bypass in late 2005. Currently a multiphase U.S. Highway 33-Nelsonville Bypass is under construction that will further increase this connection to larger cities. The new four-lane highway will increase capacity, reduce drive times and increase safety. Phase I had already been completed in 2011, and the \$45.2 million phase II has an expected completion of November 2012.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	8,204	75.7%	8,345	73.4%
RENTER-OCCUPIED	2,639	24.3%	3,024	26.6%
TOTAL-OCCUPIED UNITS*	10,843	89.3%	11,369	100.0%
FOR RENT	117	9.0%	221	10.8%
RENTED, NOT OCCUPIED	N/A	N/A	27	1.3%
FOR SALE ONLY	85	6.5%	328	16.0%
SOLD, NOT OCCUPIED	N/A	N/A	96	4.7%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	96	52.9%	936	45.7%
ALL OTHER VACANTS	314	24.2%	440	21.5%
TOTAL VACANT UNITS	1,298	10.7%	2,048	15.3%
TOTAL	12,141	100.0%	13,417	100.0%
SUBSTANDARD UNITS**	154	1.4%	93	0.8%

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

*Total does not include Vacant Units

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

YEAR	TENURE	SUBSTANDARD UNITS				
		TOTAL HOUSING UNITS	PERCENT	COMPLETE PLUMBING FACILITIES	LACKING COMPLETE PLUMBING FACILITIES	PERCENT SUBSTANDARD
2000 (CENSUS)	OWNER-OCCUPIED	8,204	75.7%	8,073	131	1.6%
	RENTER-OCCUPIED	2,639	24.3%	2,616	23	0.9%
	TOTAL	10,843	100.0%	10,689	154	1.4%
2010 (ACS)	OWNER-OCCUPIED	8,668	75.5%	8,614	54	0.6%
	RENTER-OCCUPIED	2,818	24.5%	2,779	39	1.4%
	TOTAL	11,486	100.0%	11,393	93	0.8%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	404	4.7%	46	1.6%
2000 TO 2004	1055	12.2%	119	4.2%
1990 TO 1999	1,521	17.5%	503	17.8%
1980 TO 1989	891	10.3%	330	11.7%
1970 TO 1979	1,196	13.8%	496	17.6%
1960 TO 1969	838	9.7%	195	6.9%
1950 TO 1959	637	7.3%	226	8.0%
1940 TO 1949	474	5.5%	80	2.8%
1939 OR EARLIER	1,652	19.1%	823	29.2%
TOTAL	8,668	100.0%	2,818	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	7,940	73.2%	8,273	72.0%
2 TO 4	629	5.8%	661	5.8%
5 TO 19	220	2.0%	322	2.8%
20 TO 49	63	0.6%	16	0.1%
50 OR MORE	48	0.4%	48	0.4%
MOBILE HOME, BOAT, RV, VAN, ETC.	1,943	17.9%	2,166	18.9%
TOTAL	10,843	100.0%	11,486	100.0%

Source: Census 2000; American Community Survey (ACS)

UNITS IN STRUCTURE	TENURE BY OCCUPANTS PER ROOM			
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	8,194	75.6%	8,668	75.5%
0.50 OR LESS OCCUPANTS PER ROOM	6,047	73.8%	6,426	74.1%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,058	25.1%	2,141	24.7%
1.01 TO 1.50 OCCUPANTS PER ROOM	67	0.8%	60	0.7%
1.51 TO 2.00 OCCUPANTS PER ROOM	22	0.3%	41	0.5%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	2,649	24.4%	2,818	24.5%
0.50 OR LESS OCCUPANTS PER ROOM	1,638	61.8%	1,840	65.3%
0.51 TO 1.00 OCCUPANTS PER ROOM	912	34.4%	919	32.6%
1.01 TO 1.50 OCCUPANTS PER ROOM	66	2.5%	59	2.1%
1.51 TO 2.00 OCCUPANTS PER ROOM	33	1.2%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
TOTAL	10,843	100.0%	11,486	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
HOCKING COUNTY	25.8%	32.5%
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 – HOCKING COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	19	8	108	46	156	27	8	40	47	5
UNITS IN SINGLE-FAMILY STRUCTURES	13	8	68	9	20	10	8	4	7	5
UNITS IN ALL MULTI-FAMILY STRUCTURES	6	0	40	37	136	17	0	36	40	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	8	0	2	0	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	6	0	0	4	4	9	0	4	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	40	33	132	0	0	30	40	0

		HOCKING COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			624
	LESS THAN 20.0 PERCENT	32	
	20.0 TO 24.9 PERCENT	0	
	25.0 TO 29.9 PERCENT	28	
	30.0 TO 34.9 PERCENT	30	
	35.0 PERCENT OR MORE	402	
	NOT COMPUTED	132	
\$10,000 TO \$19,999:			723
	LESS THAN 20.0 PERCENT	122	
	20.0 TO 24.9 PERCENT	24	
	25.0 TO 29.9 PERCENT	57	
	30.0 TO 34.9 PERCENT	64	
	35.0 PERCENT OR MORE	405	
	NOT COMPUTED	51	
\$20,000 TO \$34,999:			666
	LESS THAN 20.0 PERCENT	91	
	20.0 TO 24.9 PERCENT	100	
	25.0 TO 29.9 PERCENT	162	
	30.0 TO 34.9 PERCENT	127	
	35.0 PERCENT OR MORE	108	
	NOT COMPUTED	78	
\$35,000 TO \$49,999:			475
	LESS THAN 20.0 PERCENT	212	
	20.0 TO 24.9 PERCENT	112	
	25.0 TO 29.9 PERCENT	66	
	30.0 TO 34.9 PERCENT	59	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	26	
\$50,000 TO \$74,999:			190
	LESS THAN 20.0 PERCENT	135	
	20.0 TO 24.9 PERCENT	37	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	18	
\$75,000 TO \$99,999:			79
	LESS THAN 20.0 PERCENT	61	
	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	18	
\$100,000 OR MORE:			61
	LESS THAN 20.0 PERCENT	34	
	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	27	
TOTAL			2,818

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

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

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
MARKET-RATE	18	65	2	96.9%
MARKET-RATE/GOVERNMENT-SUBSIDIZED	1	46	0	100.0%
TAX CREDIT	1	40	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	2	96	0	100.0%
GOVERNMENT-SUBSIDIZED	15	413	3	99.3%
TOTAL	37	660	5	99.2%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	19	23.2%	1	5.3%	\$476
TWO-BEDROOM	1.0	41	50.0%	0	0.0%	\$610
THREE-BEDROOM	1.0	19	23.2%	1	5.3%	\$733
THREE-BEDROOM	1.5	2	2.4%	0	0.0%	\$520
THREE-BEDROOM	2.0	1	1.2%	0	0.0%	\$1,030
TOTAL MARKET RATE		82	100.0%	2	2.4%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
TWO-BEDROOM	2.0	78	80.4%	0	0.0%	\$591
THREE-BEDROOM	2.0	19	19.6%	0	0.0%	\$699
TOTAL TAX CREDIT		97	100.0%	0	0.0%	
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	12	50.0%	0	0.0%	N/A
TWO-BEDROOM	1.0	12	50.0%	0	0.0%	N/A
TOTAL TAX CREDIT		24	100.0%	0	0.0%	-

GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	210	46.0%	3	1.4%	N/A
TWO-BEDROOM	1.0	116	25.4%	0	0.0%	N/A
TWO-BEDROOM	1.5	55	12.0%	0	0.0%	N/A
TWO-BEDROOM	2.0	10	2.2%	0	0.0%	N/A
THREE-BEDROOM	1.0	11	2.4%	0	0.0%	N/A
THREE-BEDROOM	1.5	50	10.9%	0	0.0%	N/A
THREE-BEDROOM	2.0	5	1.1%	0	0.0%	N/A
TOTAL TAX CREDIT		457	100.0%	3	0.7%	-
GRAND TOTAL		660	100.0%	5	99.2%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	18	11.1%
1960 TO 1969	20	0.0%
1970 TO 1979	239	0.0%
1980 TO 1989	80	0.0%
1990 TO 1999	172	1.7%
2000 TO 2004	0	0.0%
2005 TO 2009	91	0.0%
2010	40	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	660	0.8%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	19	0.0%
A-	1	2	0.0%
B+	1	2	0.0%
B	3	20	0.0%
B-	6	14	7.1%
C+	2	5	0.0%
C	4	16	6.3%
D	1	4	0.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	97	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	15	0.0%
B+	3	73	0.0%
B	6	170	0.0%
B-	5	185	1.6%
C+	3	38	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	61	486	5	99.0%
SENIOR (AGE 55+)	7	174	0	100.0%
TOTAL	68	660	5	99.2%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	481	3	99.4%
40% - 60% AMHI (TAX CREDIT)	97	0	100.0%
0-60% AMHI (ALL AFFORDABLE)	578	3	99.4%

*Includes both family and senior projects

DISTRIBUTION OF SENIOR AFFORDABLE HOUSING BY AGE AND INCOME LEVEL			
TARGET MARKET – SENIOR AFFORDABLE HOUSING	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED: 62+)	134	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	40	0	100.0%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	174	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 Hocking County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Hocking County is \$96,466. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$96,466 home is \$672, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$96,466
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$91,642
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$492
ESTIMATED TAXES AND INSURANCE*	\$123
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$57
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$672

*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.

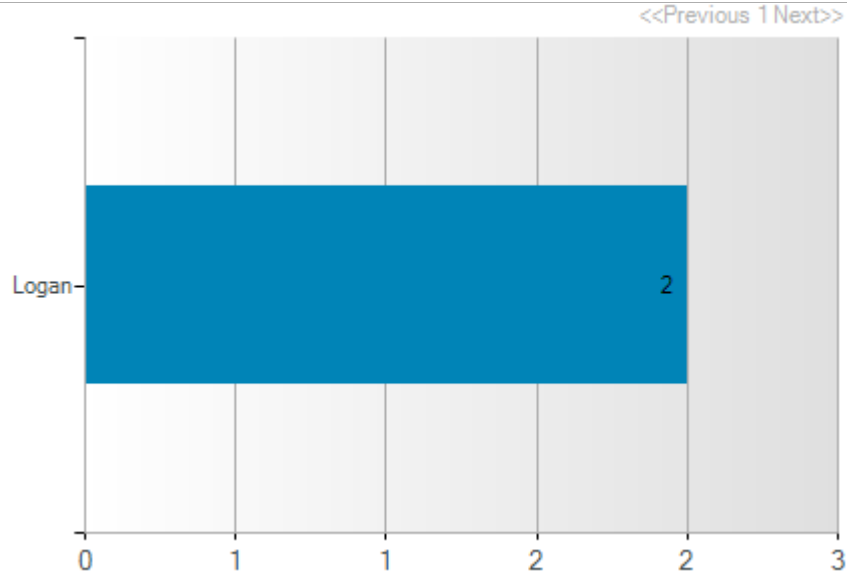
FOR-SALE ANALYSIS (2011)	
TOTAL NUMBER OF SALES	147
MEDIAN SALES PRICE	\$101,000
MEDIAN SQUARE FOOTAGE	1,577
MEDIAN YEAR BUILT	1981
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	2

Source: 2011 county sales records

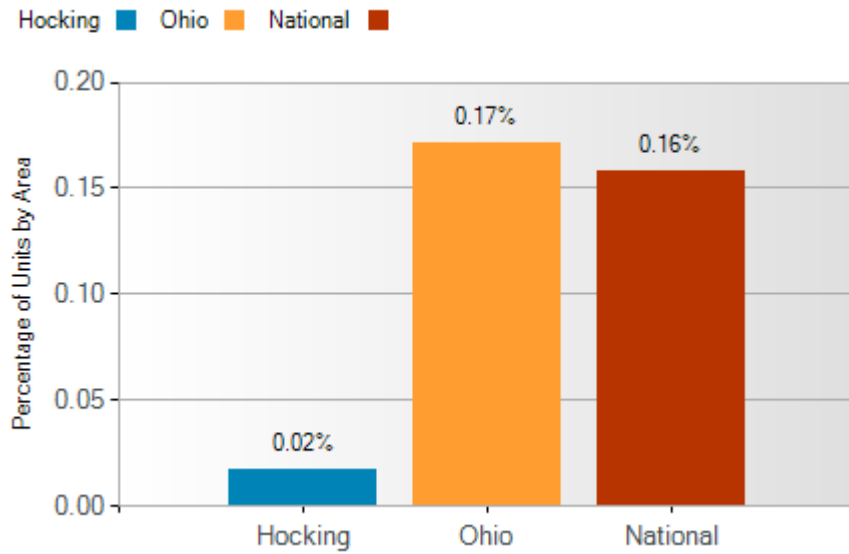
Foreclosure Analysis

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

Foreclosure Activity Counts - Hocking County, OH



Geographical Comparison - Hocking 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	\$16,570	\$20,710	\$24,850	\$33,140
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$18,910	\$23,630	\$28,360	\$37,810
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$21,290	\$26,610	\$31,930	\$42,570
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$23,620	\$29,520	\$35,430	\$47,240
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$25,520	\$31,890	\$38,270	\$51,030
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$52,100				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$57,400			

*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	1,679	\$0	\$25,510	1,779	6.0%
41% - 60% AMHI	\$23,161	\$34,740	525	\$25,511	\$38,270	514	-2.1%
61% - 80% AMHI	\$34,741	\$46,320	354	\$38,271	\$51,030	349	-1.4%
OVER 80% AMHI	\$46,321	NO LIMIT	500	\$51,031	NO LIMIT	406	-18.8%

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	\$23,160	1,582	\$0	\$25,510	1,834	15.9%
41% - 60% AMHI	\$23,161	\$34,740	1,313	\$25,511	\$38,270	1,440	9.7%
61% - 80% AMHI	\$34,741	\$46,320	1,236	\$38,271	\$51,030	1,334	7.9%
OVER 80% AMHI	\$46,321	NO LIMIT	4,211	\$51,031	NO LIMIT	3,891	-7.6%

I.Q. – Income-qualified

H.H. – Households

ALL (RENTER AND OWNER) HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$23,160	3,261	\$0	\$25,510	3,613	10.8%
41% - 60% AMHI	\$23,161	\$34,740	1,838	\$25,511	\$38,270	1,954	6.3%
61% - 80% AMHI	\$34,741	\$46,320	1,590	\$38,271	\$51,030	1,683	5.8%
OVER 80% AMHI	\$46,321	NO LIMIT	4,711	\$51,031	NO LIMIT	4,297	-8.8%

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	533	\$0	\$18,910	654	22.7%
41% - 60% AMHI	\$17,161	\$25,740	153	\$18,911	\$28,360	157	2.6%
61% - 80% AMHI	\$25,741	\$34,320	81	\$28,361	\$37,810	72	-11.1%
OVER 80% AMHI	\$34,321	NO LIMIT	157	\$37,811	NO LIMIT	162	3.2%

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	803	\$0	\$18,910	933	16.2%
41% - 60% AMHI	\$17,161	\$25,740	627	\$18,911	\$28,360	778	24.1%
61% - 80% AMHI	\$25,741	\$34,320	648	\$28,361	\$37,810	737	13.7%
OVER 80% AMHI	\$34,321	NO LIMIT	2,193	\$37,811	NO LIMIT	2,235	1.9%

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	1,336	\$0	\$18,910	1,587	18.8%
41% - 60% AMHI	\$17,161	\$25,740	780	\$18,911	\$28,360	935	19.9%
61% - 80% AMHI	\$25,741	\$34,320	729	\$28,361	\$37,810	809	11.0%
OVER 80% AMHI	\$34,321	NO LIMIT	2,350	\$37,811	NO LIMIT	2,397	2.0%

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	1,421	\$0	\$31,890	1,420	-0.1%
SENIOR (AGE 62+)	\$0	\$21,450	491	\$0	\$23,630	581	18.3%
ALL	\$0	\$28,950	1,978	\$0	\$31,890	2,070	4.7%

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)	(481 + 272 HCV) 753	97	(578 + 265 HCV*) 843
Number of Income-Eligible Renter Households	1,978	525	2,204
Existing Affordable Housing Penetration Rate – 2012	= 38.1%	= 18.5%	= 38.2%
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)	134	40	174
Number of Income-Eligible Renter Households	491	153	686
Penetration Rate – 2012	= 27.3%	= 26.1%	= 25.7%

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

PENETRATION RATE ANALYSIS – 2017

2017 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(481 + 272 HCV) 753	97	(578 + 265 HCV*) 843
Number of Income-Eligible Renter Households	2,070	514	2,293
Existing Affordable Housing Penetration Rate – 2017	= 36.4%	= 18.9%	= 36.8%
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)	134	40	174
Number of Income-Eligible Renter Households	581	157	811
Penetration Rate – 2017	= 23.1%	= 25.5%	= 21.5%

*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)	1,225	357	1,317	447
41%-60% AMHI (TAX CREDIT)	428	116	417	117

J. OVERVIEW AND INTERVIEWS

Hocking County is a largely rural area located in southeastern Ohio. Logan, the county seat, has a population of 7,152 and is approximately 25 miles northwest of Athens, Ohio and 50 miles southwest of Columbus, Ohio.

A large contingent of the county's population is located along U.S. Highway 33, a major northwest-southeast arterial for the state of Ohio and Hocking County. Other major roadways include State Routes 664, 93, 328 and 595.

The Hocking River traverses the county that is lined by manufactured and single-family homes. Much of the eastern portion of Hocking County consists of Wayne National Forest.

Other county communities and villages include Buchtel, Laurelville, Murray City, Rockbridge, Haydenville and Hideaway Hills. None of these communities has a population above 600; Logan is the only city in the county. According to the 2010 census, Hocking County has a population of 29,380.

Many of the county's community services and employment opportunities are in the city of Logan. Employment consists primarily in agriculture and related industries.

Tourism is also a small but important part the economy. Canoeing, zip line tours, hiking and various other activities draw tourists to Hocking County.

Hocking Valley Community Hospital, located just off U.S. Highway 33, is the major medical facility in the county.

A senior center is located in Logan. Hocking County residents living in the villages of Murray City and Butchel likely utilize senior centers and hospitals in neighboring and nearby Athens County because of its proximity to these communities.

The county's school district is the Logan-Hocking School District; it provides five elementary schools, a middle school and a high school. Hocking College, a technical college located in Nelsonville; Hocking College also offers a small campus in Logan.

A large percentage of the county's residents are single-family homeowners whose homes are located on several acres of land. Manufactured homes are also found throughout the county, particularly along the Hocking River. Also, vacation cabins and secondary homes exist that are, primarily owned by higher-income homeowners from Columbus and other metro areas of the state. Some cabin rentals are leased on a weekly basis in the Hocking Hills region as well.

Hideaway Hills is a large planned community of resort homes mostly owned by high-income home owners. These homes are in excellent condition.

Single-family homes in Logan tend to be over 30 years old and range in condition from poor to good.

The smaller communities of Buchtel, Laurelville, Murray City and Haydenville appear to have been particularly affected by the national economic downturn. These small towns have many vacant buildings and single-family homes that typically range in condition from dilapidated to satisfactory.

Rental properties are almost exclusively found in Logan. The Hocking Metropolitan Housing Authority offers more than 100 Public Housing units to both low-income families and low-income seniors in Logan. Public Housing in the area is in satisfactory condition. Other low-income properties in Hocking County consist of fewer than 40 units and range in condition from satisfactory to good.

Alice Montgomery, of Alice Montgomery Real Estate, believes residents of the county would not respond well to a property consisting of more than 30 or 40 units; she thinks that both families and seniors in Hocking County typically desire land and open spaces. Further, she believed only the city of Logan could support additional rental housing because other towns in Hocking County do not provide sufficient community services.

The Hocking County Auditor, Kenneth R. Wilson, agreed that Logan is the most appropriate location for additional low-income housing. He stated that a very large need generally exists for the county. Nonetheless, he did not believe that a property built anywhere other than the US Highway 33 corridor could be successful.

Although both families and seniors in Hocking County prefer land and open spaces, those interviewed believed that an additional affordable property would be successful in Logan.