

## 20. Meigs County

### A. GENERAL DESCRIPTION

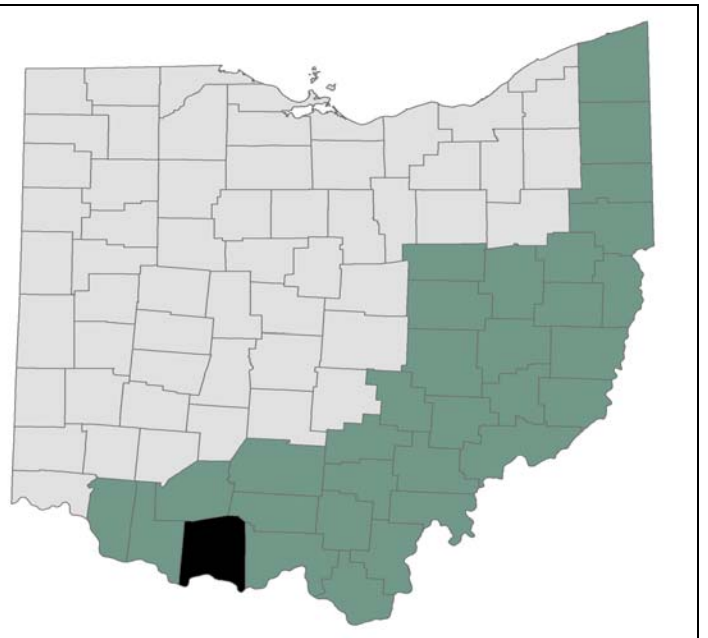
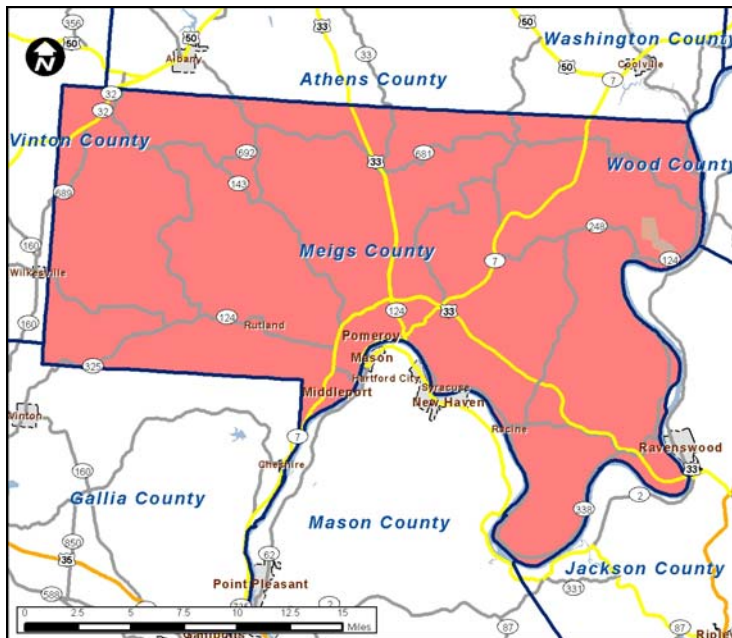
County Seat: Pomeroy  
County Size: 429.4 square miles

2000 (Census) Population: 23,072  
2010 (Census) Population: 23,770  
Population Change: +698 (3.0%)

2000 (Census) Households: 9,234  
2010 (Census) Households: 9,557  
Household Change: +323 (3.5%)

2000 (Census) Median Household Income: \$27,379  
2010 (American Community Survey) Median Household Income: \$33,407  
Income Change: +\$6,028 (22.0%)

2000 (Census) Median Home Value: \$55,100  
2010 (American Community Survey) Median Home Value: \$80,700  
Home Value Change: +\$25,600 (46.5%)



## B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

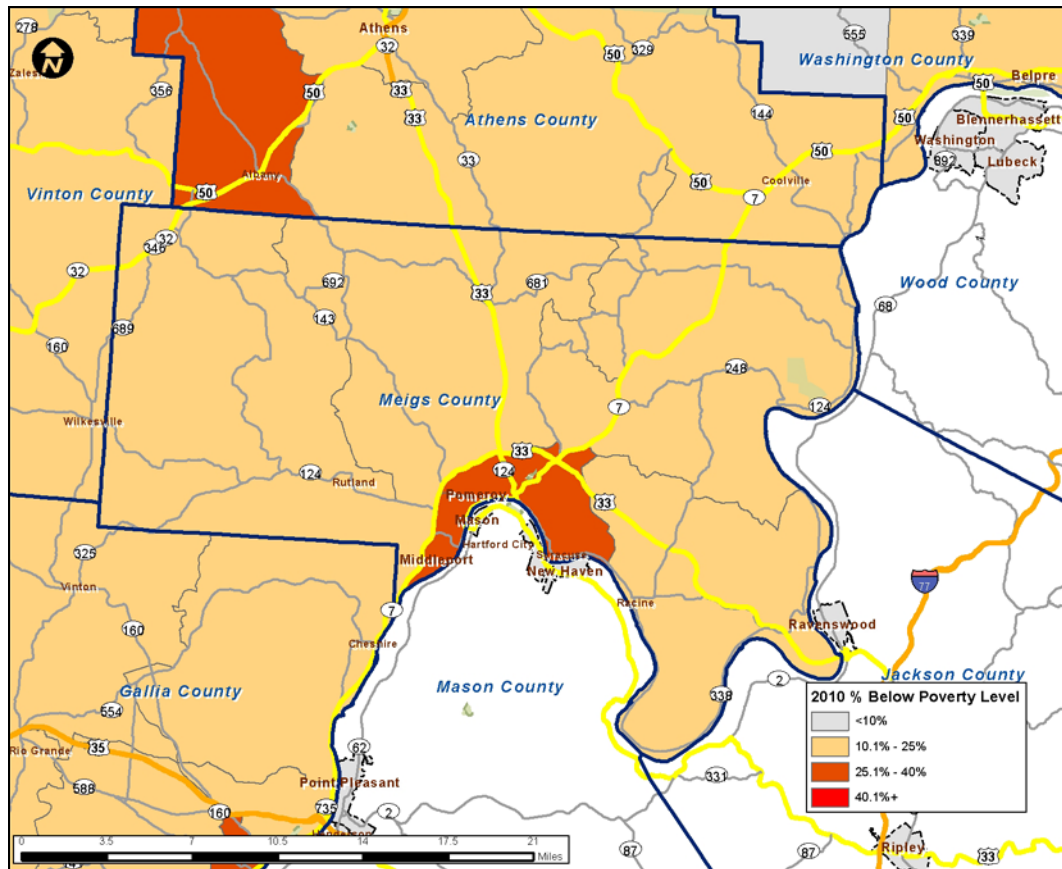
### 1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
<b>COUNTY</b>	POPULATION	23,072	23,770	23,783	23,932
	POPULATION CHANGE	-	698	13	149
	PERCENT CHANGE	-	3.0%	0.1%	0.6%
<b>COUNTY SEAT: POMEROY</b>	POPULATION	1,966	1,852	1,878	1,876
	POPULATION CHANGE	-	-114	26	-2
	PERCENT CHANGE	-	-5.8%	1.4%	-0.1%

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	4,506	19.8%	4,895	20.8%
POPULATION NOT LIVING IN POVERTY	18,262	80.2%	18,626	79.2%
<b>TOTAL</b>	<b>22,768</b>	<b>100.0%</b>	<b>23,521</b>	<b>100.0%</b>

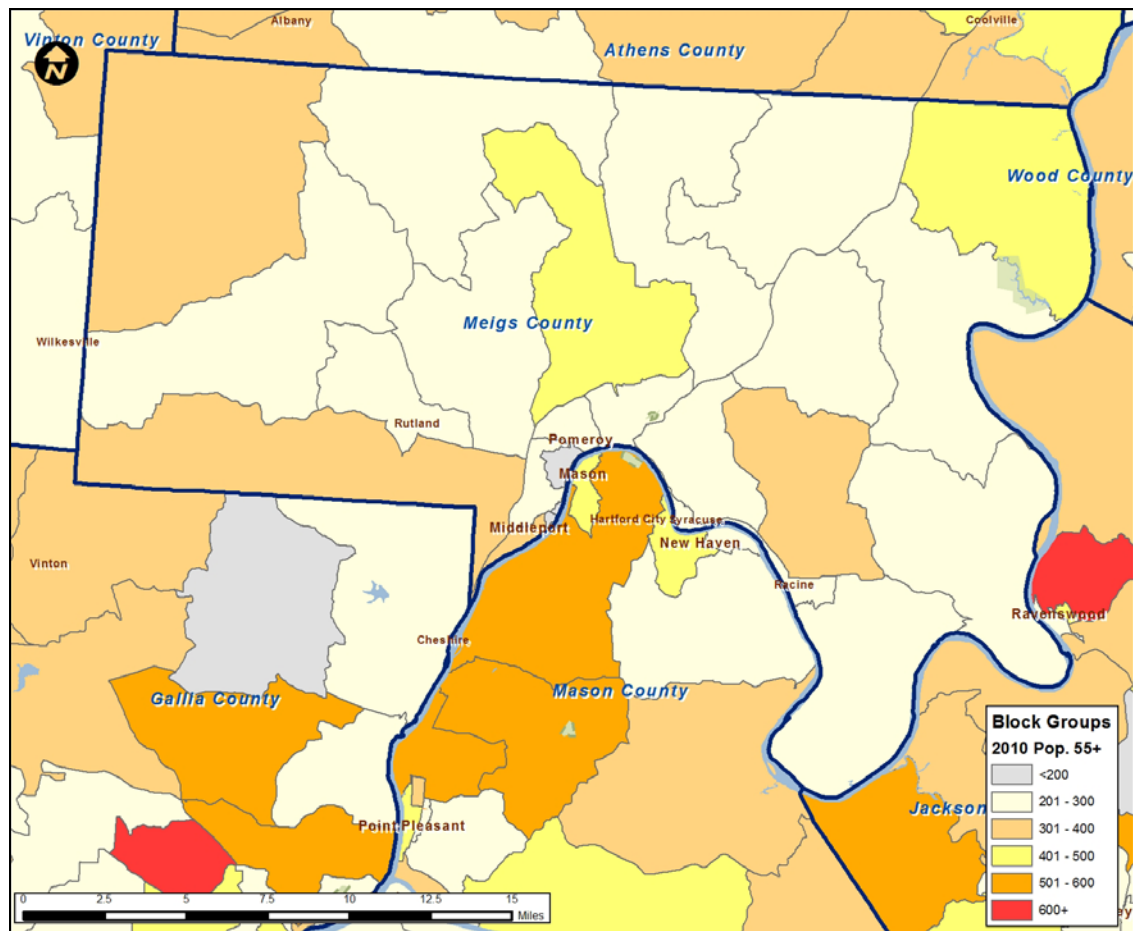
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	6,168	26.7%	6,009	25.3%	5,884	24.6%	-125	-2.1%
20 TO 24	1,299	5.6%	1,271	5.3%	1,138	4.8%	-133	-10.5%
25 TO 34	2,864	12.4%	2,748	11.6%	2,813	11.8%	65	2.4%
35 TO 44	3,529	15.3%	3,080	13.0%	2,888	12.1%	-192	-6.2%
45 TO 54	3,370	14.6%	3,624	15.2%	3,210	13.4%	-414	-11.4%
55 TO 64	2,436	10.6%	3,313	13.9%	3,612	15.1%	299	9.0%
65 TO 74	1,833	7.9%	2,096	8.8%	2,688	11.2%	592	28.2%
75 & OVER	1,573	6.8%	1,629	6.9%	1,698	7.1%	69	4.2%
<b>TOTAL</b>	<b>23,072</b>	<b>100.0%</b>	<b>23,770</b>	<b>100.0%</b>	<b>23,932</b>	<b>100.0%</b>	<b>162</b>	<b>0.7%</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

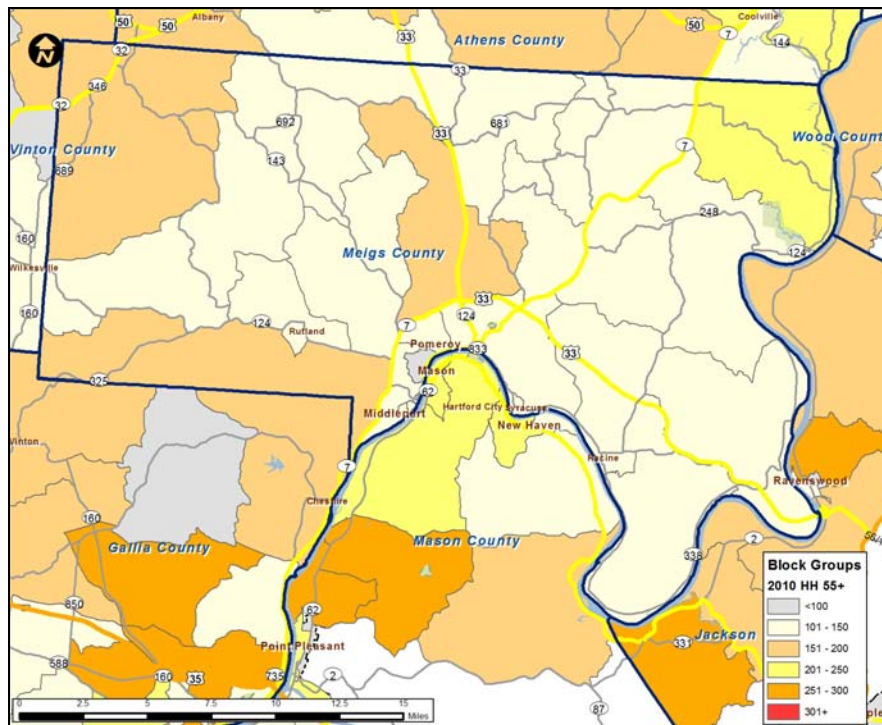
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
<b>COUNTY</b>	HOUSEHOLD	9,234	9,557	9,564	9,633
	HOUSEHOLD CHANGE	-	323	7	69
	PERCENT CHANGE	-	3.5%	0.1%	0.7%
<b>COUNTY SEAT: POMEROY</b>	HOUSEHOLD	835	757	767	765
	HOUSEHOLD CHANGE	-	-78	10	-2
	PERCENT CHANGE	-	-9.3%	1.3%	-0.2%

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

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	342	3.7%	336	3.5%	286	3.0%	-50	-14.9%
25 TO 34	1,331	14.4%	1,213	12.7%	1,194	12.4%	-19	-1.6%
35 TO 44	1,919	20.8%	1,587	16.6%	1,508	15.7%	-79	-5.0%
45 TO 54	1,886	20.4%	2,014	21.1%	1,643	17.1%	-371	-18.4%
55 TO 64	1,390	15.1%	1,946	20.4%	1,966	20.4%	20	1.0%
65 TO 74	1,259	13.6%	1,345	14.1%	1,751	18.2%	406	30.2%
75 TO 84	833	9.0%	828	8.7%	924	9.6%	96	11.6%
85 & OVER	274	3.0%	288	3.0%	362	3.8%	74	25.7%
<b>TOTAL</b>	<b>9,234</b>	<b>100.0%</b>	<b>9,557</b>	<b>100.0%</b>	<b>9,633</b>	<b>100.0%</b>	<b>76</b>	<b>0.8%</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.



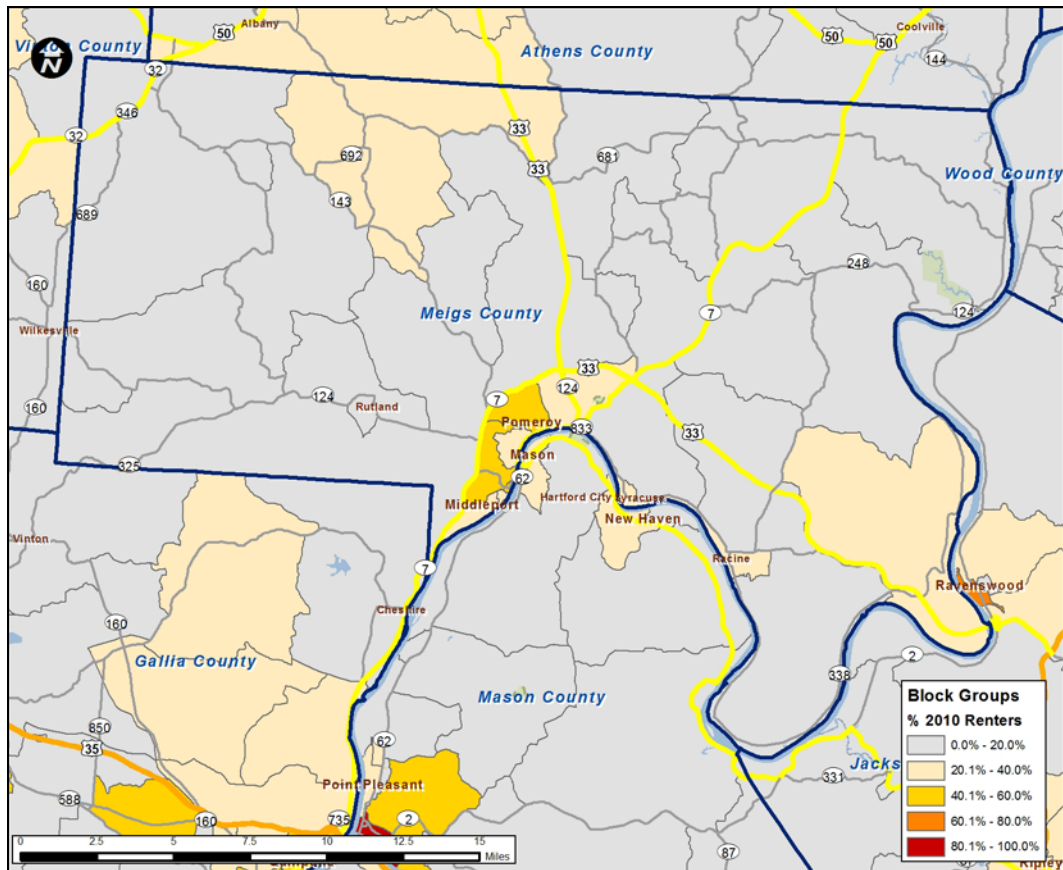
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	7,332	79.4%	7,362	77.0%	7,406	76.9%
RENTER-OCCUPIED	1,902	20.6%	2,195	23.0%	2,227	23.1%
<b>TOTAL</b>	<b>9,234</b>	<b>100.0%</b>	<b>9,557</b>	<b>100.0%</b>	<b>9,633</b>	<b>100.0%</b>

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	3,248	86.5%	3,736	84.8%	4,207	84.1%
RENTER-OCCUPIED	508	13.5%	671	15.2%	796	15.9%
<b>TOTAL</b>	<b>3,756</b>	<b>100.0%</b>	<b>4,407</b>	<b>100.0%</b>	<b>5,003</b>	<b>100.0%</b>

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	761	34.7%	856	38.4%	95	12.5%
2 PERSONS	572	26.1%	533	23.9%	-39	-6.8%
3 PERSONS	369	16.8%	384	17.3%	15	4.1%
4 PERSONS	276	12.6%	277	12.4%	1	0.4%
5 PERSONS+	217	9.9%	177	7.9%	-40	-18.4%
TOTAL	2,195	100.0%	2,227	100.0%	32	1.5%

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	1,654	22.5%	1,722	23.3%	68	4.1%
2 PERSONS	2,958	40.2%	2,843	38.4%	-115	-3.9%
3 PERSONS	1,234	16.8%	1,428	19.3%	194	15.7%
4 PERSONS	957	13.0%	933	12.6%	-24	-2.5%
5 PERSONS+	559	7.6%	480	6.5%	-79	-14.1%
TOTAL	7,362	100.0%	7,406	100.0%	44	0.6%

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	402	59.9%	491	61.7%	89	22.2%
2 PERSONS	169	25.2%	197	24.7%	28	16.6%
3 PERSONS	16	2.4%	17	2.1%	1	4.6%
4 PERSONS	72	10.7%	77	9.7%	5	7.1%
5 PERSONS+	12	1.8%	14	1.8%	2	16.8%
TOTAL	671	100.0%	796	100.0%	125	18.6%

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	1,191	31.9%	1,323	31.5%	132	11.1%
2 PERSONS	1,975	52.9%	2,176	51.7%	201	10.2%
3 PERSONS	447	12.0%	553	13.1%	106	23.8%
4 PERSONS	85	2.3%	105	2.5%	20	23.8%
5 PERSONS+	39	1.0%	49	1.2%	10	26.9%
TOTAL	3,736	100.0%	4,207	100.0%	471	12.6%

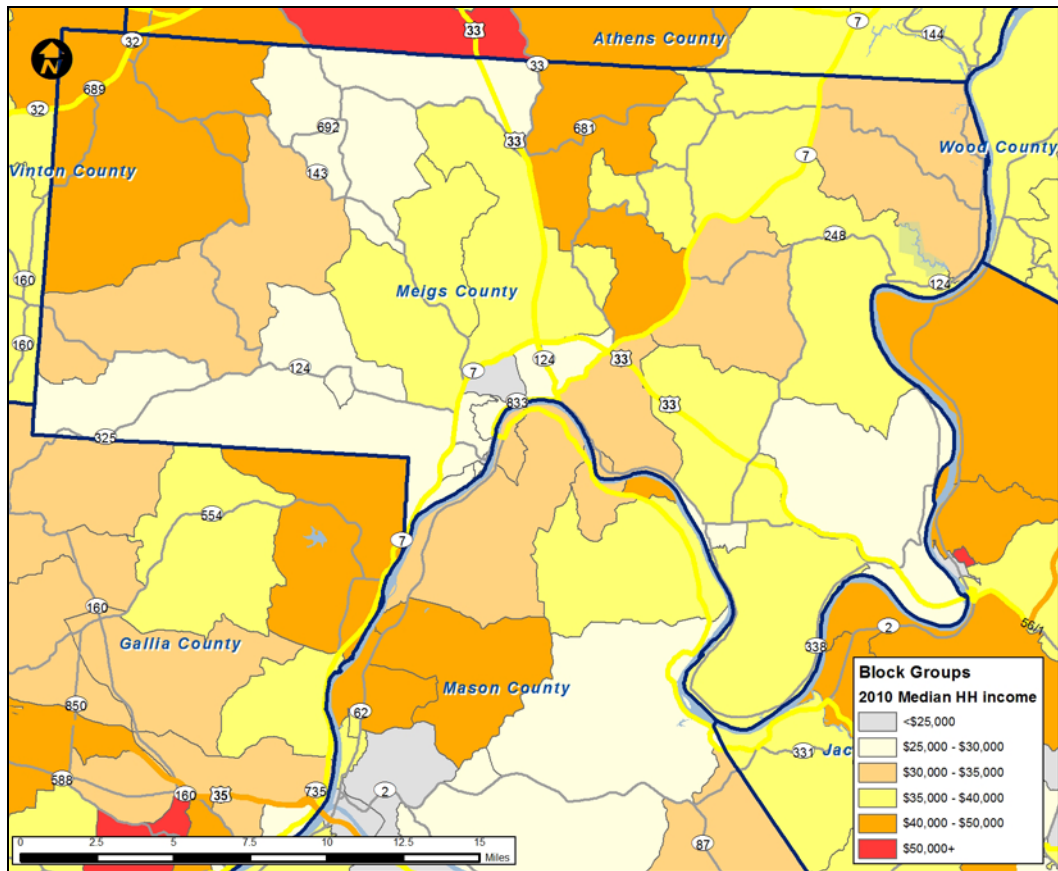
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

### 3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,583	17.1%	1,459	15.3%	1,437	14.9%
\$10,000 TO \$19,999	1,820	19.7%	1,634	17.1%	1,611	16.7%
\$20,000 TO \$29,999	1,613	17.5%	1,575	16.5%	1,566	16.3%
\$30,000 TO \$39,999	1,246	13.5%	1,211	12.7%	1,221	12.7%
\$40,000 TO \$49,999	933	10.1%	1,027	10.7%	1,033	10.7%
\$50,000 TO \$59,999	693	7.5%	745	7.8%	756	7.8%
\$60,000 TO \$74,999	687	7.4%	795	8.3%	811	8.4%
\$75,000 TO \$99,999	420	4.5%	655	6.8%	682	7.1%
\$100,000 TO \$124,999	116	1.3%	261	2.7%	285	3.0%
\$125,000 TO \$149,999	59	0.6%	92	1.0%	112	1.2%
\$150,000 TO \$199,999	21	0.2%	56	0.6%	60	0.6%
\$200,000 & OVER	43	0.5%	53	0.6%	59	0.6%
<b>TOTAL</b>	<b>9,234</b>	<b>100.0%</b>	<b>9,564</b>	<b>100.0%</b>	<b>9,633</b>	<b>100.0%</b>
<b>MEDIAN INCOME</b>	<b>\$27,526</b>		<b>\$30,945</b>		<b>\$31,653</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	783	20.8%	814	17.8%	864	17.3%
\$10,000 TO \$19,999	895	23.8%	927	20.3%	988	19.7%
\$20,000 TO \$29,999	743	19.8%	821	18.0%	898	18.0%
\$30,000 TO \$39,999	456	12.1%	592	12.9%	654	13.1%
\$40,000 TO \$49,999	246	6.6%	429	9.4%	477	9.5%
\$50,000 TO \$59,999	200	5.3%	241	5.3%	279	5.6%
\$60,000 TO \$74,999	233	6.2%	304	6.6%	326	6.5%
\$75,000 TO \$99,999	103	2.7%	260	5.7%	294	5.9%
\$100,000 TO \$124,999	34	0.9%	79	1.7%	104	2.1%
\$125,000 TO \$149,999	31	0.8%	35	0.8%	39	0.8%
\$150,000 TO \$199,999	0	0.0%	36	0.8%	40	0.8%
\$200,000 & OVER	32	0.9%	36	0.8%	40	0.8%
TOTAL	3,756	100.0%	4,575	100.0%	5,003	100.0%
MEDIAN INCOME	\$22,693		\$26,657		\$27,228	

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

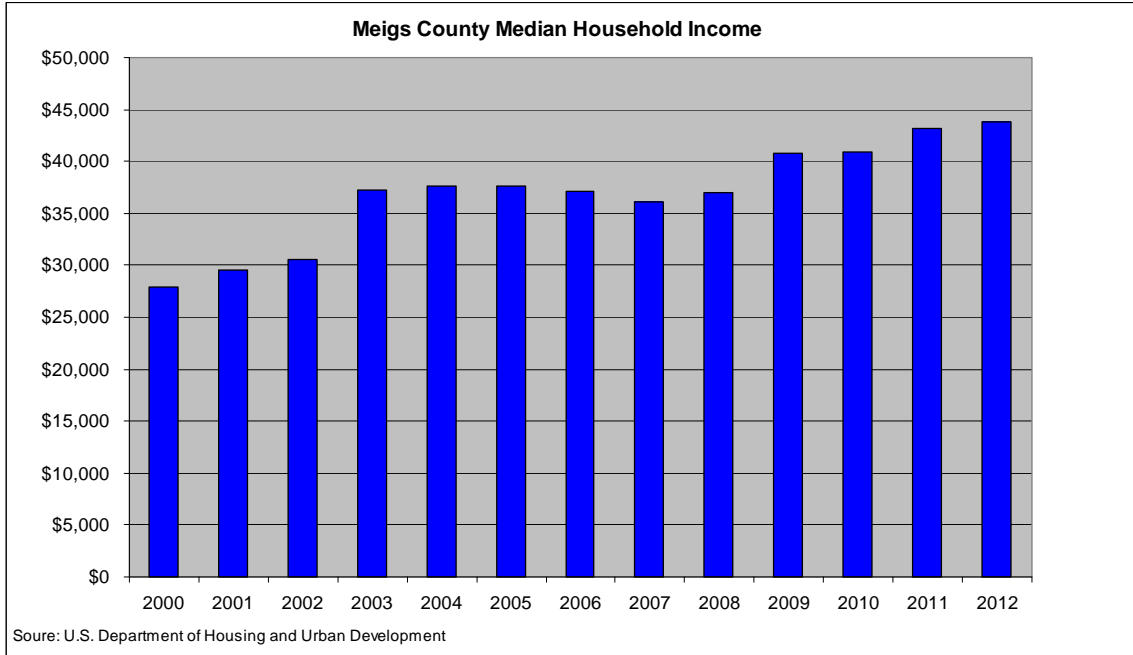
The following table illustrates the HUD estimated median household income between 2000 and 2012:

YEAR	HUD ESTIMATED MEDIAN HOUSEHOLD INCOME	
	MEDIAN HOUSEHOLD INCOME*	PERCENT CHANGE
2000	\$27,900	-
2001	\$29,500	5.7%
2002	\$30,500	3.4%
2003	\$37,200	22.0%
2004	\$37,600	1.1%
2005	\$37,600	0.0%
2006	\$37,100	-1.3%
2007	\$36,100	-2.7%
2008	\$37,000	2.5%
2009	\$40,800	10.3%
2010	\$40,900	0.2%
2011	\$43,200	5.6%
2012	\$43,800	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 Meigs County Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					TOTAL
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	
LESS THAN \$10,000	350	124	81	33	30	618
\$10,000 TO \$19,999	165	152	98	64	49	527
\$20,000 TO \$29,999	63	106	48	35	10	261
\$30,000 TO \$39,999	23	48	52	51	31	205
\$40,000 TO \$49,999	33	44	26	18	12	133
\$50,000 TO \$59,999	9	7	22	18	24	80
\$60,000 TO \$74,999	2	13	8	12	4	39
\$75,000 TO \$99,999	2	10	8	9	3	32
\$100,000 TO \$124,999	0	1	1	0	1	3
\$125,000 TO \$149,999	0	0	2	3	0	5
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
<b>TOTAL</b>	<b>647</b>	<b>504</b>	<b>345</b>	<b>242</b>	<b>164</b>	<b>1,902</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	422	109	80	30	28	669
\$10,000 TO \$19,999	210	160	100	67	47	584
\$20,000 TO \$29,999	93	121	60	40	14	328
\$30,000 TO \$39,999	35	49	58	64	35	241
\$40,000 TO \$49,999	45	63	29	17	15	170
\$50,000 TO \$59,999	26	10	33	19	24	113
\$60,000 TO \$74,999	2	18	15	20	6	62
\$75,000 TO \$99,999	4	17	11	16	5	53
\$100,000 TO \$124,999	1	7	5	6	2	22
\$125,000 TO \$149,999	0	0	1	0	1	3
\$150,000 TO \$199,999	0	0	0	3	0	4
\$200,000 & OVER	0	0	0	1	0	1
<b>TOTAL</b>	<b>839</b>	<b>555</b>	<b>394</b>	<b>284</b>	<b>176</b>	<b>2,249</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	422	101	76	30	26	655
\$10,000 TO \$19,999	220	151	98	61	46	576
\$20,000 TO \$29,999	96	122	58	38	12	325
\$30,000 TO \$39,999	35	47	54	63	36	236
\$40,000 TO \$49,999	48	60	30	16	15	168
\$50,000 TO \$59,999	28	9	33	19	26	115
\$60,000 TO \$74,999	2	18	16	19	6	61
\$75,000 TO \$99,999	3	16	12	16	5	52
\$100,000 TO \$124,999	2	7	5	9	2	26
\$125,000 TO \$149,999	0	1	1	1	1	5
\$150,000 TO \$199,999	0	0	1	4	0	6
\$200,000 & OVER	0	1	0	1	0	2
<b>TOTAL</b>	<b>856</b>	<b>533</b>	<b>384</b>	<b>277</b>	<b>177</b>	<b>2,227</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 Meigs County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	173	21	6	5	0	204
\$10,000 TO \$19,999	102	61	4	17	0	184
\$20,000 TO \$29,999	14	42	2	0	2	61
\$30,000 TO \$39,999	3	9	0	9	4	24
\$40,000 TO \$49,999	4	2	0	0	0	6
\$50,000 TO \$59,999	9	0	0	0	0	9
\$60,000 TO \$74,999	0	2	0	8	0	10
\$75,000 TO \$99,999	0	2	0	6	0	8
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	3	0	3
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
<b>TOTAL</b>	<b>305</b>	<b>139</b>	<b>12</b>	<b>47</b>	<b>6</b>	<b>508</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	230	21	9	4	0	265
\$10,000 TO \$19,999	139	77	4	23	0	243
\$20,000 TO \$29,999	24	55	3	0	3	85
\$30,000 TO \$39,999	8	13	0	15	10	45
\$40,000 TO \$49,999	11	5	0	0	0	16
\$50,000 TO \$59,999	26	0	0	0	0	26
\$60,000 TO \$74,999	0	3	0	13	0	17
\$75,000 TO \$99,999	0	4	0	11	0	16
\$100,000 TO \$124,999	0	1	0	4	0	5
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	3	0	3
\$200,000 & OVER	0	0	0	1	0	1
<b>TOTAL</b>	<b>436</b>	<b>181</b>	<b>17</b>	<b>75</b>	<b>13</b>	<b>722</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	248	24	8	6	0	286
\$10,000 TO \$19,999	160	80	6	20	0	265
\$20,000 TO \$29,999	33	62	3	0	3	101
\$30,000 TO \$39,999	9	15	0	16	11	51
\$40,000 TO \$49,999	13	5	0	0	0	19
\$50,000 TO \$59,999	28	0	0	0	0	28
\$60,000 TO \$74,999	0	3	0	13	0	16
\$75,000 TO \$99,999	0	4	0	10	0	15
\$100,000 TO \$124,999	0	2	0	6	0	8
\$125,000 TO \$149,999	0	0	0	1	0	1
\$150,000 TO \$199,999	0	0	0	4	0	4
\$200,000 & OVER	0	0	0	1	0	1
<b>TOTAL</b>	<b>491</b>	<b>197</b>	<b>17</b>	<b>77</b>	<b>14</b>	<b>796</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 Meigs County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	464	101	3	11	0	578
\$10,000 TO \$19,999	390	286	21	10	4	711
\$20,000 TO \$29,999	131	464	71	9	7	682
\$30,000 TO \$39,999	113	259	47	10	3	432
\$40,000 TO \$49,999	11	159	70	0	0	240
\$50,000 TO \$59,999	5	144	36	3	3	191
\$60,000 TO \$74,999	4	154	49	11	5	223
\$75,000 TO \$99,999	2	62	20	6	5	96
\$100,000 TO \$124,999	1	24	7	2	0	34
\$125,000 TO \$149,999	0	19	9	0	0	28
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	3	19	5	5	0	32
<b>TOTAL</b>	<b>1,124</b>	<b>1,690</b>	<b>340</b>	<b>67</b>	<b>27</b>	<b>3,248</b>

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	446	89	3	11	0	549
\$10,000 TO \$19,999	401	247	20	12	4	684
\$20,000 TO \$29,999	163	477	79	9	8	736
\$30,000 TO \$39,999	171	297	61	13	5	547
\$40,000 TO \$49,999	21	264	127	0	0	413
\$50,000 TO \$59,999	3	175	25	6	5	215
\$60,000 TO \$74,999	5	195	65	15	7	287
\$75,000 TO \$99,999	6	161	56	13	9	244
\$100,000 TO \$124,999	2	48	16	5	3	75
\$125,000 TO \$149,999	1	24	8	2	0	35
\$150,000 TO \$199,999	0	24	9	0	0	32
\$200,000 & OVER	3	21	7	5	0	35
<b>TOTAL</b>	<b>1,223</b>	<b>2,023</b>	<b>475</b>	<b>90</b>	<b>42</b>	<b>3,853</b>

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	474	89	3	12	0	578
\$10,000 TO \$19,999	429	256	20	13	4	723
\$20,000 TO \$29,999	181	504	91	10	11	797
\$30,000 TO \$39,999	191	319	70	17	5	603
\$40,000 TO \$49,999	24	289	145	0	0	458
\$50,000 TO \$59,999	2	204	32	6	7	251
\$60,000 TO \$74,999	5	205	74	17	8	310
\$75,000 TO \$99,999	8	178	70	14	10	279
\$100,000 TO \$124,999	3	60	21	7	4	96
\$125,000 TO \$149,999	2	25	9	2	0	38
\$150,000 TO \$199,999	0	26	10	0	0	36
\$200,000 & OVER	3	21	8	7	0	39
<b>TOTAL</b>	<b>1,323</b>	<b>2,176</b>	<b>553</b>	<b>105</b>	<b>49</b>	<b>4,207</b>

Source: Ribbon Demographics; ESRI; Urban Decision Group

### C. ECONOMIC TRENDS

The labor force within the Meigs County Site PMA is based primarily in four sectors. Educational Services (which comprises 15.3%), Public Administration, Retail Trade and Health Care & Social Assistance comprise over 52% of the Site PMA labor force. Employment in the Meigs County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	7	1.1%	8	0.2%	1.1
MINING	5	0.8%	3	0.1%	0.6
UTILITIES	7	1.1%	38	0.9%	5.4
CONSTRUCTION	49	7.8%	309	7.7%	6.3
MANUFACTURING	12	1.9%	105	2.6%	8.8
WHOLESALE TRADE	24	3.8%	249	6.2%	10.4
RETAIL TRADE	106	16.9%	484	12.0%	4.6
TRANSPORTATION & WAREHOUSING	12	1.9%	55	1.4%	4.6
INFORMATION	13	2.1%	57	1.4%	4.4
FINANCE & INSURANCE	26	4.1%	128	3.2%	4.9
REAL ESTATE & RENTAL & LEASING	16	2.6%	36	0.9%	2.3
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	23	3.7%	77	1.9%	3.3
MANAGEMENT OF COMPANIES & ENTERPRISES	1	0.2%	45	1.1%	45.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	19	3.0%	137	3.4%	7.2
EDUCATIONAL SERVICES	26	4.1%	618	15.3%	23.8
HEALTH CARE & SOCIAL ASSISTANCE	24	3.8%	479	11.9%	20.0
ARTS, ENTERTAINMENT & RECREATION	7	1.1%	22	0.5%	3.1
ACCOMMODATION & FOOD SERVICES	36	5.7%	395	9.8%	11.0
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	133	21.2%	254	6.3%	1.9
PUBLIC ADMINISTRATION	75	12.0%	526	13.1%	7.0
NONCLASSIFIABLE	6	1.0%	2	0.0%	0.3
TOTAL	627	100.0%	4,027	100.0%	6.4

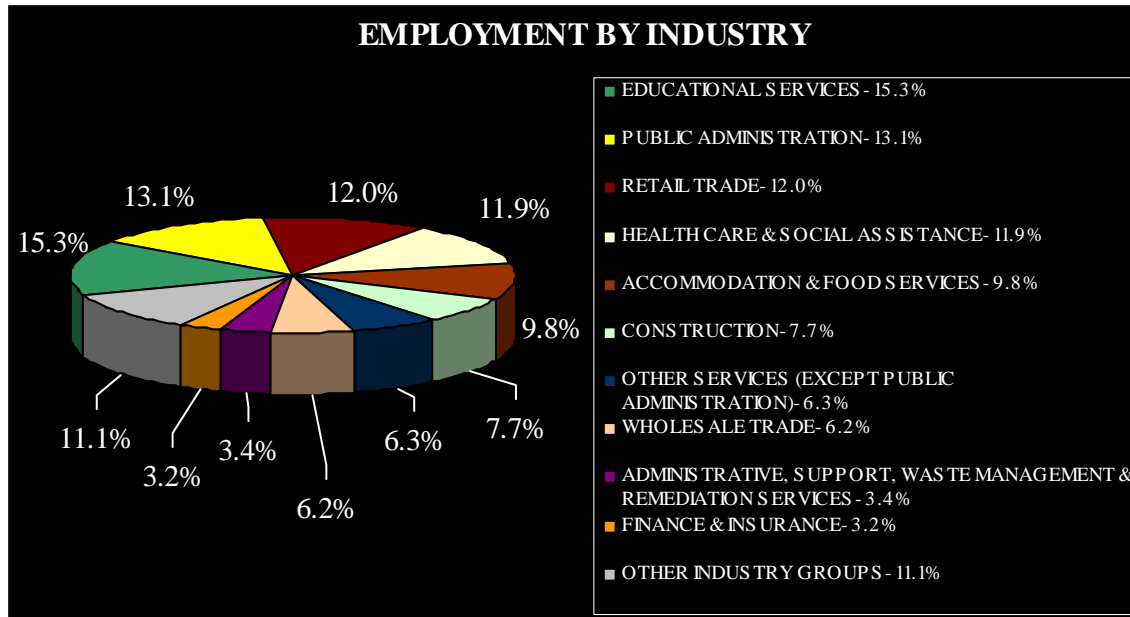
\*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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](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.

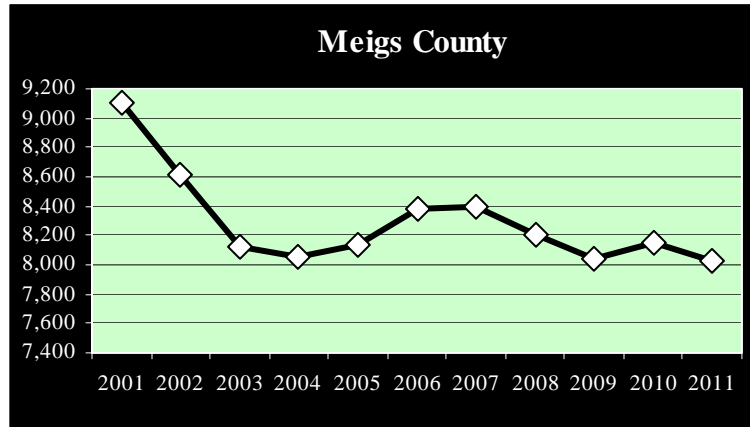
Excluding 2011, the employment base has declined by 2.8% over the past five years in Meigs County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

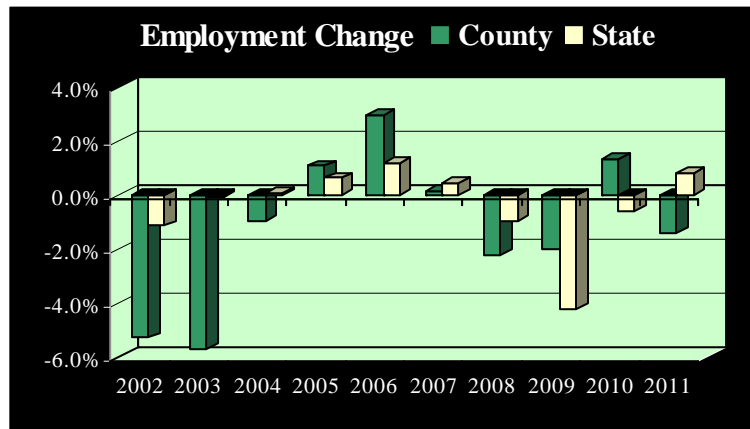
YEAR	TOTAL EMPLOYMENT					
	MEIGS COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	9,100	-	5,566,735	-	138,241,767	-
2002	8,619	-5.3%	5,503,109	-1.1%	137,936,674	-0.2%
2003	8,127	-5.7%	5,498,936	-0.1%	138,386,944	0.3%
2004	8,050	-0.9%	5,502,533	0.1%	139,988,842	1.2%
2005	8,136	1.1%	5,537,419	0.6%	142,328,023	1.7%
2006	8,378	3.0%	5,602,764	1.2%	144,990,053	1.9%
2007	8,390	0.1%	5,626,086	0.4%	146,397,565	1.0%
2008	8,202	-2.2%	5,570,514	-1.0%	146,068,942	-0.2%
2009	8,038	-2.0%	5,334,774	-4.2%	140,721,692	-3.7%
2010	8,144	1.3%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	8,027	-1.4%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

\*Through December



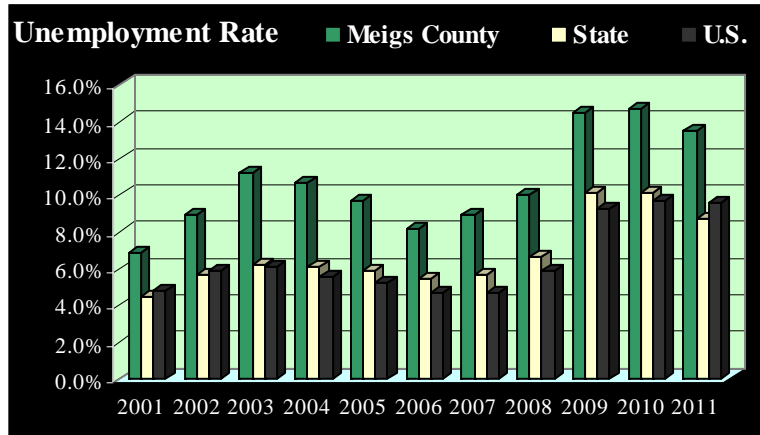
The following table illustrates the percent change in employment for Meigs County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	MEIGS COUNTY	OHIO	UNITED STATES
2001	6.9%	4.4%	4.8%
2002	8.9%	5.7%	5.8%
2003	11.2%	6.2%	6.0%
2004	10.7%	6.1%	5.6%
2005	9.7%	5.9%	5.2%
2006	8.2%	5.4%	4.7%
2007	8.9%	5.6%	4.7%
2008	10.0%	6.6%	5.8%
2009	14.5%	10.1%	9.3%
2010	14.7%	10.1%	9.7%
2011*	13.5%	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 Meigs County.

IN-PLACE EMPLOYMENT MEIGS COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	4,844	-	-
2002	4,291	-553	-11.4%
2003	3,800	-491	-11.4%
2004	3,627	-173	-4.6%
2005	3,620	-7	-0.2%
2006	3,740	120	3.3%
2007	3,730	-10	-0.3%
2008	3,556	-174	-4.7%
2009	3,479	-77	-2.2%
2010	3,502	23	0.7%
2011*	3,550	48	1.4%

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 Meigs County to be 43.0% of the total Meigs County employment.



The 10 largest employers within Meigs County comprise a total of more than 1,000 employees. These employers are summarized as follows:

BUSINESS	BUSINESS TYPE	TOTAL EMPLOYED
MEIGS LOCAL SCHOOL DISTRICT	EDUCATION	275
OVERBROOK CENTER	NURSING HOME	130
GATLING COAL CO.	COAL MINING	120
TYE BRINAGER & SONS PRODUCE	AGRICULTURE	100
ROCKSPRINGS REHABILITATION CENTER	NURSING HOME	99
EASTERN LOCAL SCHOOL DISTRICT	EDUCATION	76
MCDONALD'S	FAST FOOD CHAIN	70
SOUTHERN LOCAL SCHOOL DISTRICT	EDUCATION	64
HOLZER CLINIC	HEALTH CARE	63
POWELL'S FOOD FAIR	GROCERY STORE	55
	<b>TOTAL</b>	<b>1,052</b>

Source: Meigs County Economic Development

According to Perry Varnadoe, Director of the Meigs County Economic Development Office, there have been no fluctuations of significance among Meigs County's largest employers since fall 2010, despite a significant rise in the area's unemployment rate in recent years. Most job losses in recent years in Meigs County have occurred at small manufacturing companies, at retailers, restaurants and other small employers in this market.

Mr. Varnadoe said that almost half of the county's workforce commutes out of the county to areas such as Parkersburg, Huntington, Athens and Gallipolis. Ohio University, American Municipal Power (AMP), Holzer Health, O'Bleness Hospital and Century Aluminum are some of the largest employers in the surrounding counties. Mr. Varnadoe said these employers account for approximately 1,000 Meigs County residents working elsewhere.

Mr. Varnadoe stated that the local economy bottomed out in 2009 at the lowest point of the national recession. While it showed some improvement in 2010, the area has seen some modest employment declines again in 2011.

Plans for American Municipal Power to build a new power generation facility have ceased, as the company chose to seek a location elsewhere in northern Ohio.

Gatling Ohio LLC opened a new coal mine in Racine, Ohio in 2009 that employs approximately 120 workers, the majority of whom are full-time employees.

Family Health Care is currently constructing a new 10,000-square-foot medical facility that is slated to open in January 2012. Officials are anticipating 25 new jobs.

## D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	7,332	79.4%	7,362	77.0%
RENTER-OCCUPIED	1,902	20.6%	2,195	23.0%
TOTAL-OCCUPIED UNITS*	9,234	85.6%	9,557	100.0%
FOR RENT	161	10.4%	261	16.0%
RENTED, NOT OCCUPIED	N/A	N/A	22	1.3%
FOR SALE ONLY	198	12.8%	151	9.2%
SOLD, NOT OCCUPIED	N/A	N/A	94	5.8%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	117	41.4%	390	23.9%
ALL OTHER VACANTS	431	27.8%	716	43.8%
TOTAL VACANT UNITS	1,548	14.4%	1,634	14.6%
TOTAL	10,782	100.0%	11,191	100.0%
SUBSTANDARD UNITS**	144	1.6%	110	1.2%

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	7,332	79.4%	7,218	114	1.6%
	RENTER-OCCUPIED	1,902	20.6%	1,872	30	1.6%
	TOTAL	9,234	100.0%	9,090	144	1.6%
2010 (ACS)	OWNER-OCCUPIED	7,763	80.2%	7,661	102	1.3%
	RENTER-OCCUPIED	1,912	19.8%	1,904	8	0.4%
	TOTAL	9,675	100.0%	9,565	110	1.1%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	272	3.5%	0	0.0%
2000 TO 2004	604	7.8%	39	2.0%
1990 TO 1999	1,392	17.9%	252	13.2%
1980 TO 1989	954	12.3%	248	13.0%
1970 TO 1979	1,069	13.8%	425	22.2%
1960 TO 1969	575	7.4%	180	9.4%
1950 TO 1959	615	7.9%	141	7.4%
1940 TO 1949	421	5.4%	96	5.0%
1939 OR EARLIER	1,861	24.0%	531	27.8%
TOTAL	7,763	100.0%	1,912	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	6,340	68.7%	7,126	73.7%
2 TO 4	201	2.2%	263	2.7%
5 TO 19	125	1.4%	146	1.5%
20 TO 49	113	1.2%	132	1.4%
50 OR MORE	12	0.1%	17	0.2%
MOBILE HOME, BOAT, RV, VAN, ETC.	2,443	26.5%	1,991	20.6%
TOTAL	9,234	100.0%	9,675	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	7,336	79.4%	7,763	80.2%
0.50 OR LESS OCCUPANTS PER ROOM	5,396	73.6%	6,259	80.6%
0.51 TO 1.00 OCCUPANTS PER ROOM	1,830	24.9%	1,471	18.9%
1.01 TO 1.50 OCCUPANTS PER ROOM	88	1.2%	23	0.3%
1.51 TO 2.00 OCCUPANTS PER ROOM	22	0.3%	10	0.1%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	1,898	20.6%	1,912	19.8%
0.50 OR LESS OCCUPANTS PER ROOM	1,210	63.8%	1,275	66.7%
0.51 TO 1.00 OCCUPANTS PER ROOM	636	33.5%	618	32.3%
1.01 TO 1.50 OCCUPANTS PER ROOM	32	1.7%	7	0.4%
1.51 TO 2.00 OCCUPANTS PER ROOM	14	0.7%	12	0.6%
2.01 OR MORE OCCUPANTS PER ROOM	6	0.3%	0	0.0%
TOTAL	9,234	100.0%	9,675	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
MEIGS COUNTY	22.7%	33.2%
32 APPALACHIAN OHIO COUNTIES	26.3%	38.5%
OHIO	27.4%	40.0%

Source: Census 2000; American Community Survey (ACS)

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

BUILDING PERMIT DATA – MEIGS COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	17	14	8	17	12	19	10	6	2	5
UNITS IN SINGLE-FAMILY STRUCTURES	13	14	8	17	12	19	10	6	2	5
UNITS IN ALL MULTI-FAMILY STRUCTURES	4	0	0	0	0	0	0	0	0	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	0	0	0	0	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	4	0	0	0	0	0	0	0	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	0	0	0	0	0

		MEIGS COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			364
	LESS THAN 20.0 PERCENT	9	
	20.0 TO 24.9 PERCENT	2	
	25.0 TO 29.9 PERCENT	43	
	30.0 TO 34.9 PERCENT	12	
	35.0 PERCENT OR MORE	223	
	NOT COMPUTED	75	
\$10,000 TO \$19,999:			729
	LESS THAN 20.0 PERCENT	34	
	20.0 TO 24.9 PERCENT	63	
	25.0 TO 29.9 PERCENT	33	
	30.0 TO 34.9 PERCENT	85	
	35.0 PERCENT OR MORE	281	
	NOT COMPUTED	233	
\$20,000 TO \$34,999:			509
	LESS THAN 20.0 PERCENT	83	
	20.0 TO 24.9 PERCENT	97	
	25.0 TO 29.9 PERCENT	68	
	30.0 TO 34.9 PERCENT	27	
	35.0 PERCENT OR MORE	130	
	NOT COMPUTED	104	
\$35,000 TO \$49,999:			127
	LESS THAN 20.0 PERCENT	78	
	20.0 TO 24.9 PERCENT	30	
	25.0 TO 29.9 PERCENT	10	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	9	
\$50,000 TO \$74,999:			124
	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	63	
\$75,000 TO \$99,999:			49
	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	15	
\$100,000 OR MORE:			10
	LESS THAN 20.0 PERCENT	3	
	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	7	
TOTAL			1,912

Source: American Community Survey (ACS)

## E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Adams 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	16	48	4	91.7%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	4	117	0	100.0%
GOVERNMENT-SUBSIDIZED	4	124	0	100.0%
<b>TOTAL</b>	<b>24</b>	<b>289</b>	<b>4</b>	<b>98.6%</b>

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	16	33.3%	0	0.0%	\$475
TWO-BEDROOM	1.0	24	50.0%	2	8.3%	\$578
TWO-BEDROOM	1.5	1	2.1%	0	0.0%	\$657
THREE-BEDROOM	1.0	6	12.5%	2	33.3%	\$646
THREE-BEDROOM	2.0	1	2.1%	0	0.0%	\$865
<b>TOTAL MARKET RATE</b>		<b>48</b>	<b>100.0%</b>	<b>4</b>	<b>8.3%</b>	<b>-</b>
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	57	48.7%	0	0.0%	N/A
TWO-BEDROOM	1.0	60	51.3%	0	0.0%	N/A
<b>TOTAL TAX CREDIT</b>		<b>117</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>-</b>
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	12	9.7%	0	0.0%	N/A
ONE-BEDROOM	1.0	87	70.2%	0	0.0%	N/A
TWO-BEDROOM	1.0	17	13.7%	0	0.0%	N/A
THREE-BEDROOM	1.5	6	4.8%	0	0.0%	N/A
FOUR-BEDROOM	1.5	2	1.6%	0	0.0%	N/A
<b>TOTAL TAX CREDIT</b>		<b>124</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>-</b>
<b>GRAND TOTAL</b>		<b>289</b>	<b>100.0%</b>	<b>4</b>	<b>1.4%</b>	<b>-</b>

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	19	10.5%
1960 TO 1969	3	0.0%
1970 TO 1979	113	0.9%
1980 TO 1989	131	0.8%
1990 TO 1999	23	0.0%
2000 TO 2004	0	0.0%
2005 TO 2009	0	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
<b>TOTAL</b>	<b>289</b>	<b>1.4%</b>

\*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B	3	5	0.0%
B-	5	16	12.5%
C+	1	1	0.0%
C	3	10	10.0%
C-	1	2	0.0%
D+	1	12	0.0%
D	2	2	50.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B	4	118	0.0%
B-	1	45	0.0%
C+	2	49	0.0%
C	1	29	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	29	195	4	97.9%
SENIOR (AGE 55+)	4	94	0	100.0%
<b>TOTAL</b>	<b>33</b>	<b>289</b>	<b>4</b>	<b>98.6%</b>

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	241	0	100.0%
40% - 60% AMHI (TAX CREDIT)	0	0	-
0-60% AMHI (ALL AFFORDABLE)	241	0	100.0%

\*Includes both family and senior projects

DISTRIBUTION OF SENIOR AFFORDABLE HOUSING BY AGE AND INCOME LEVEL			
TARGET MARKET – SENIOR AFFORDABLE HOUSING	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED: 62+)	94	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	0	0	-
0 - 60% AMHI (ALL AFFORDABLE: 55+)	94	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 Meigs County at this time.

## **F. SINGLE-FAMILY HOUSING ANALYSIS**

### Buy Versus Rent Analysis

According to ESRI, the median home value within the Meigs County is \$72,744. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$72,744 home is \$507, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$72,744
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$69,107
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$371
ESTIMATED TAXES AND INSURANCE*	\$93
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$43
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$507

\*Estimated at 25% of principal and interest

\*\*Estimated at 0.75% of mortgaged amount

### For Sale History

According to Meigs 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	39
MEDIAN SALES PRICE	\$40,000
MEDIAN SQUARE FOOTAGE	2085.00
MEDIAN YEAR BUILT	1941
MEDIAN NUMBER OF BEDROOMS	0
MEDIAN NUMBER OF BATHROOMS	1

Source: Meigs County Auditor, 2011 sales data

## Foreclosure Analysis

Based on information obtained from RealtyTrac, there are currently no homes in the foreclosure process within the county.

### 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	\$17,810	\$22,260	\$26,710	\$35,610
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$20,320	\$25,400	\$30,480	\$40,630
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$22,880	\$28,590	\$34,310	\$45,750
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$25,390	\$31,730	\$38,080	\$50,770
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$27,420	\$34,280	\$41,130	\$54,840
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$43,800				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$51,900			

\*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	1,357	\$0	\$27,420	1,472	8.5%
41% - 60% AMHI	\$23,161	\$34,740	338	\$27,421	\$41,130	339	0.3%
61% - 80% AMHI	\$34,741	\$46,320	234	\$41,131	\$54,840	204	-12.8%
OVER 80% AMHI	\$46,321	NO LIMIT	320	\$54,841	NO LIMIT	211	-34.1%

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	2,233	\$0	\$27,420	2,738	22.6%
41% - 60% AMHI	\$23,161	\$34,740	1,313	\$27,421	\$41,130	1,403	6.9%
61% - 80% AMHI	\$34,741	\$46,320	1,052	\$41,131	\$54,840	1,077	2.4%
OVER 80% AMHI	\$46,321	NO LIMIT	2,716	\$54,841	NO LIMIT	2,187	-19.5%

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	3,590	\$0	\$27,420	4,210	17.3%
41% - 60% AMHI	\$23,161	\$34,740	1,651	\$27,421	\$41,130	1,742	5.5%
61% - 80% AMHI	\$34,741	\$46,320	1,286	\$41,131	\$54,840	1,281	-0.4%
OVER 80% AMHI	\$46,321	NO LIMIT	3,036	\$54,841	NO LIMIT	2,398	-21.0%

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	439	\$0	\$20,320	554	26.2%
41% - 60% AMHI	\$17,161	\$25,740	118	\$20,321	\$30,480	100	-15.3%
61% - 80% AMHI	\$25,741	\$34,320	56	\$30,481	\$40,630	50	-10.7%
OVER 80% AMHI	\$34,321	NO LIMIT	110	\$40,631	NO LIMIT	90	-18.2%

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	1,038	\$0	\$20,320	1,327	27.8%
41% - 60% AMHI	\$17,161	\$25,740	617	\$20,321	\$30,480	801	29.8%
61% - 80% AMHI	\$25,741	\$34,320	549	\$30,481	\$40,630	603	9.8%
OVER 80% AMHI	\$34,321	NO LIMIT	1,647	\$40,631	NO LIMIT	1,478	-10.3%

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	1,477	\$0	\$20,320	1,881	27.4%
41% - 60% AMHI	\$17,161	\$25,740	735	\$20,321	\$30,480	901	22.6%
61% - 80% AMHI	\$25,741	\$34,320	605	\$30,481	\$40,630	653	7.9%
OVER 80% AMHI	\$34,321	NO LIMIT	1,757	\$40,631	NO LIMIT	1,568	-10.8%

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	1,140	\$0	\$34,280	1,171	2.7%
SENIOR (AGE 62+)	\$0	\$21,450	351	\$0	\$25,400	438	24.8%
ALL	\$0	\$28,950	1,546	\$0	\$34,280	1,657	7.2%

## 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)	(241 + 125 HCV) 366	0	(241 + 125 HCV*) 366
Number of Income-Eligible Renter Households	1,546	338	1,695
Existing Affordable Housing Penetration Rate – 2012	= 23.7%	N/A	= 21.6%
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)	94	0	94
Number of Income-Eligible Renter Households	351	118	557
Penetration Rate – 2012	= 26.8%	N/A	= 16.9%

\*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)	(241 + 125 HCV) 366	0	(241 + 125 HCV*) 366
Number of Income-Eligible Renter Households	1,657	339	1,811
Existing Affordable Housing Penetration Rate – 2017	= 22.1%	N/A	= 20.2%
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)	94	0	94
Number of Income-Eligible Renter Households	438	100	654
Penetration Rate – 2017	= 21.5%	N/A	= 14.4%

\*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)	1,180	257	1,291	344
41%-60% AMHI (TAX CREDIT)	338	118	339	100

## **J. OVERVIEW AND INTERVIEWS**

Meigs County is a predominantly rural county in southeastern Ohio along the Ohio River. The village of Pomeroy has a population of less than 2,000 and is the county seat. Meigs County is located 36 miles southwest of Parkersburg, West Virginia, 100 miles southeast of Columbus and 65 miles east of Cincinnati.

Meigs County's economy was largely dependent on the coal mining industry in the 19th and 20th centuries; this mining has largely ceased in the county, which has had a significant impact on the county's economy. The population of Meigs County peaked in 1880, and has declined since.

A large portion of the county's population is located along the Ohio River. State Route 124 is located along the Ohio River and serves as a major roadway for the county. U.S. Highway 33 also traverses Meigs County, providing access to Columbus and Athens, Ohio. Other major roadways include State Route 7, State Route 124 and State Route 143.

The most populous city in the county is Middleport, located just 2.1 miles southwest of Pomeroy with a population of about 2,500. Other villages and unincorporated areas in Meigs County include Rutland, Reedsville, Syracuse and Racine; all have population fewer than 1,000 residents. Most of the county is very rural, and towns along the river are restricted to expand, as large hills just beyond the Ohio River makes for limited development to occur farther north.

Southern Ohio Coal Company remains the county's top employer, although the mining industry in Meigs County has declined considerably since its peak. Other major employment opportunities are within government office, schools and other manufacturing related industries.

Holzer Meigs Clinic is the major hospital in Meigs County, and is located just north of Pomeroy on State Route 7.

A senior center and an assisted living center are also located just north of Pomeroy. Assisted living and nursing care facilities can also be found in Middleport, with a senior center also located just across the Ohio River in Mason, Ohio.

Meigs County has three school districts, and in total there are three elementary schools, three middle schools and three high schools. Higher education is provided by The University of Rio Grande, which has a community college branch located in Pomeroy.

Pomeroy is a rather impoverished community with several vacant buildings located throughout the town's Central Business District. Single-family homes in Pomeroy are generally older than 60 years old and in poor to satisfactory condition. The village offers rental properties as well, with all properties more than 10 units either government-subsidized or Tax Credit Housing.

Middleport appears to offer housing that is generally newer and in better condition. This is also evidenced by fewer low-income properties located in Middleport.

Some manufacturing home communities exist along the Ohio River, particularly close to the villages of Syracuse and Racine. However, these communities were not included in this study, as they consist of for-rent manufactured home lots and exclude the manufactured homes. Manufactured homes in these communities are typically between 20 and 40 years old and in poor to satisfactory condition. Single-family and manufactured homes located in both Syracuse and Racine typically are between 30 and 60 years old and in fair to satisfactory condition.

Inland from the Ohio River in Meigs County is extremely rural, with the village of Rutland the only community with a population more than 400 residents. Vacant buildings and single-family and manufactured homes in poor to fair condition were observed in this community. The outlying rural portions of Meigs County consist of scattered single-family homes more than 40 years old in fair to satisfactory condition, with some manufactured homes in poor to satisfactory condition.

Sherri Hart, realtor for Cleland Realty in Pomeroy, stated that additional housing would not be desired in Meigs County beyond the Ohio River corridor. She stated those dwelling in these areas desire large-acre country properties and would not respond to a proposed rental development. Ms. Hart felt that a need for additional rental housing exists, particularly in the town of Middleport, which appears to be a more economically stable village compared to other towns in Meigs County. Low-income properties throughout Meigs County maintain waiting lists, and it appears a family or senior project could be successful if built.