

24. Noble County

A. GENERAL DESCRIPTION

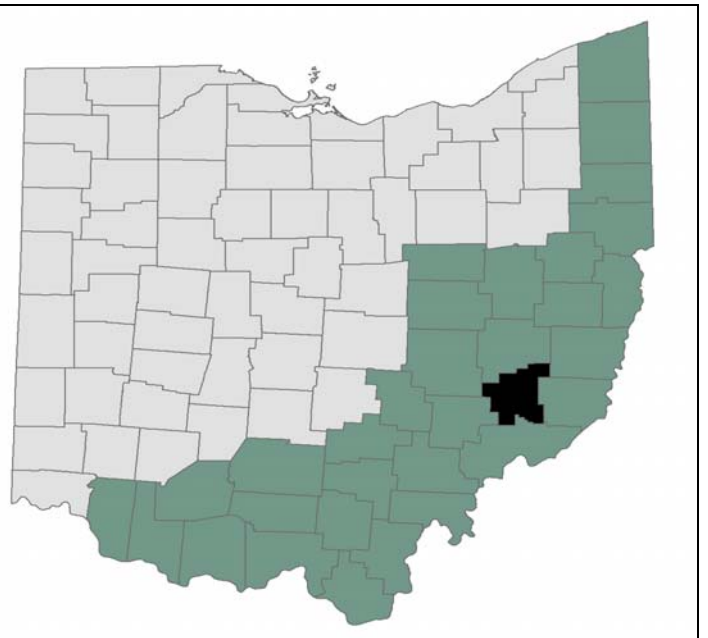
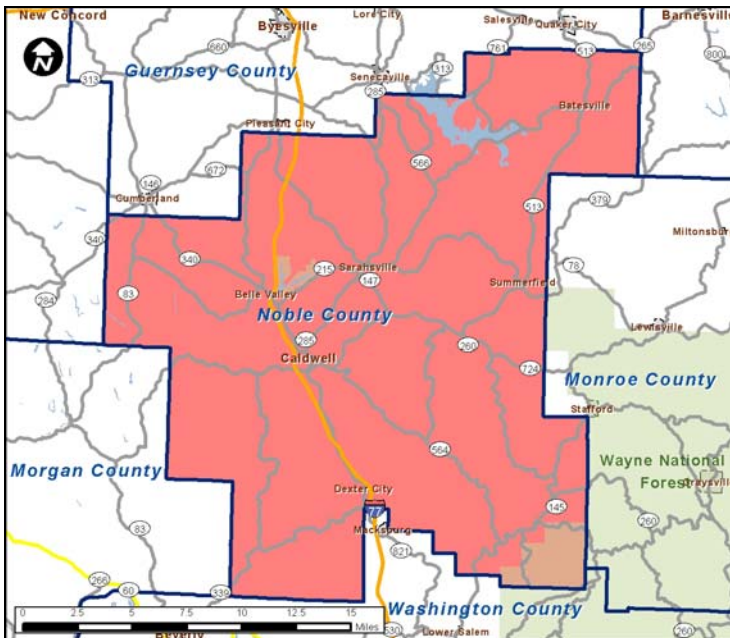
County Seat: Caldwell
County Size: 399 square miles

2000 (Census) Population: 14,058
2010 (Census) Population: 14,645
Population Change: +587 (4.2%)

2000 (Census) Households: 4,546
2010 (Census) Households: 4,852
Household Change: +306 (6.7%)

2000 (Census) Median Household Income: \$32,403
2010 (American Community Survey) Median Household Income: \$39,500
Income Change: +\$7,097 (21.9%)

2000 (Census) Median Home Value: \$66,300
2010 (American Community Survey) Median Home Value: \$88,600
Home Value Change: +\$22,300 (33.6%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

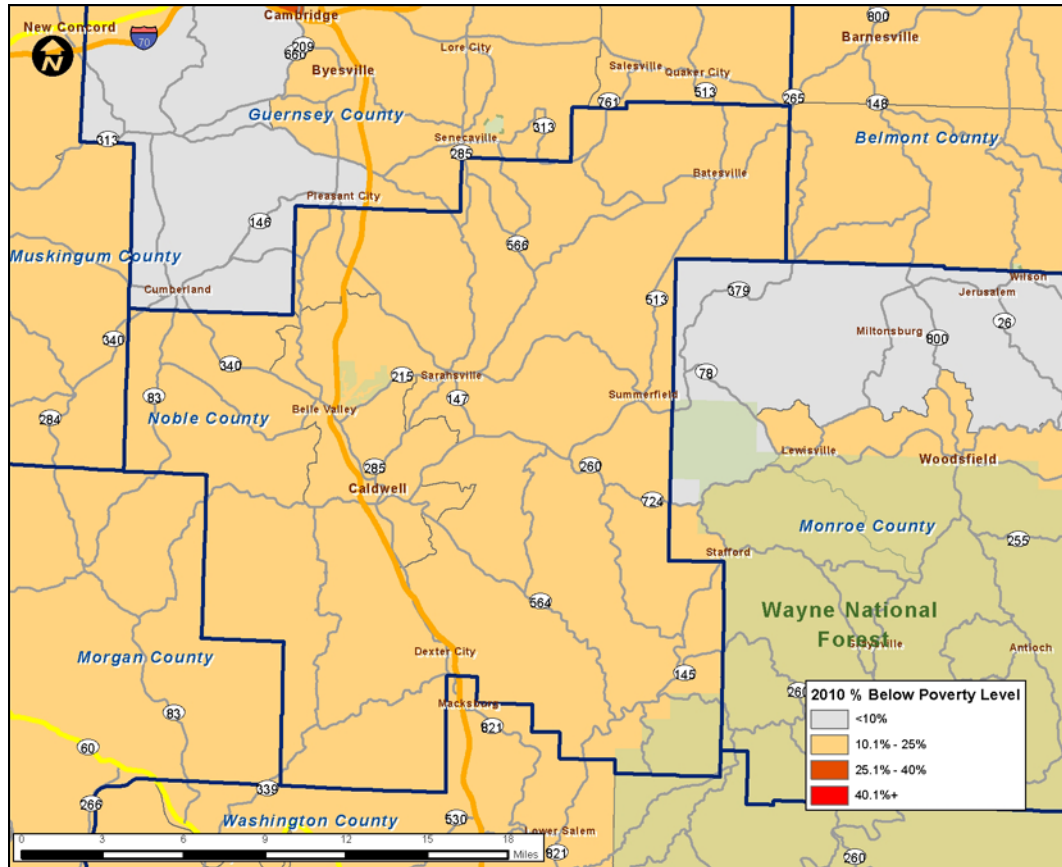
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	14,058	14,645	14,573	14,494
	POPULATION CHANGE	-	587	-72	-79
	PERCENT CHANGE	-	4.2%	-0.5%	-0.5%
COUNTY SEAT: CALDWELL	POPULATION	1,956	1,748	1,718	1,729
	POPULATION CHANGE	-	-208	-30	11
	PERCENT CHANGE	-	-10.6%	-1.7%	0.6%

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

POVERTY STATUS				
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
POPULATION LIVING IN POVERTY	1,346	11.4%	1,768	14.9%
POPULATION NOT LIVING IN POVERTY	10,483	88.6%	10,108	85.1%
TOTAL	11,829	100.0%	11,876	100.0%

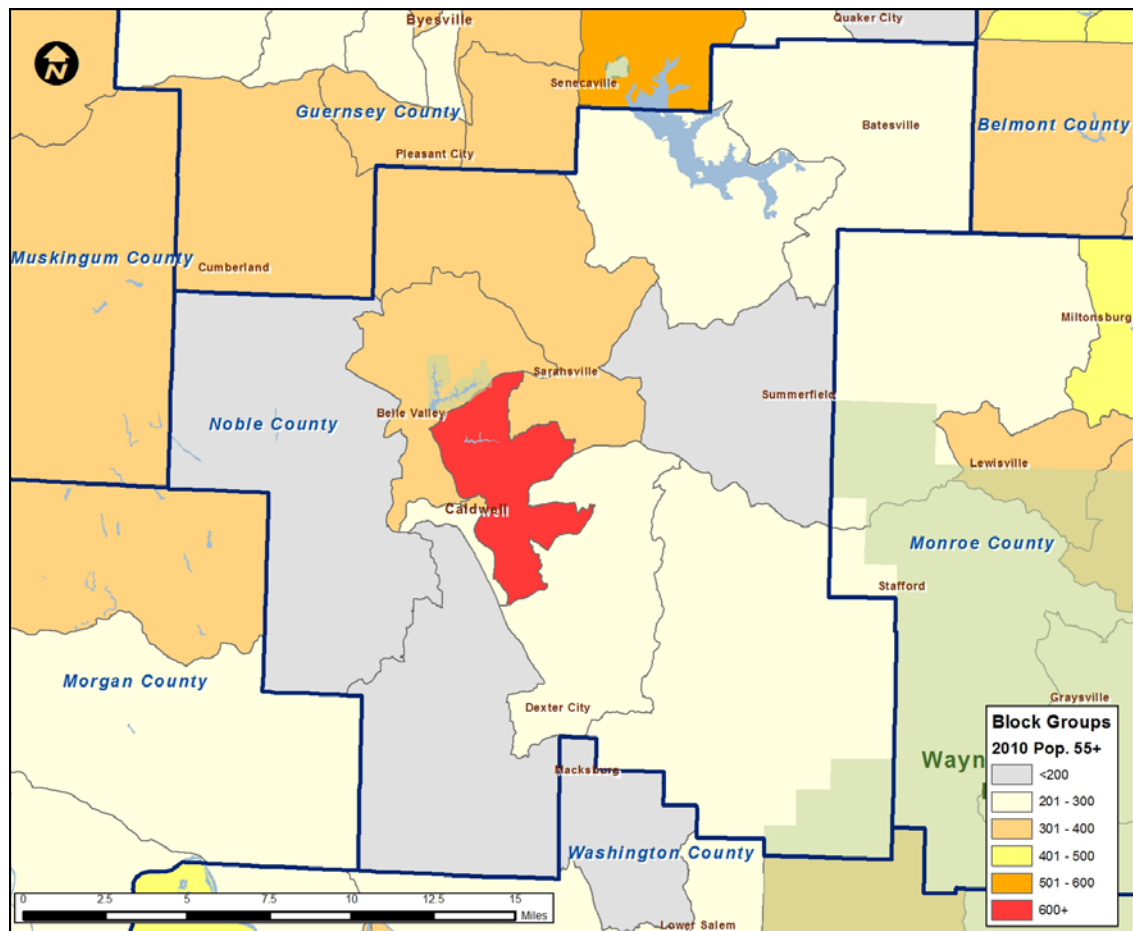
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	3,586	25.5%	3,095	21.1%	2,097	14.5%	-998	-32.2%
20 TO 24	1,232	8.8%	682	4.7%	1,479	10.2%	797	116.9%
25 TO 34	2,100	14.9%	1,380	9.4%	1,388	9.6%	8	0.6%
35 TO 44	2,376	16.9%	1,476	10.1%	1,358	9.4%	-118	-8.0%
45 TO 54	1,720	12.2%	2,202	15.0%	1,948	13.4%	-254	-11.5%
55 TO 64	1,208	8.6%	2,768	18.9%	2,881	19.9%	113	4.1%
65 TO 74	1,030	7.3%	1,951	13.3%	2,230	15.4%	279	14.3%
75 & OVER	806	5.7%	1,091	7.4%	1,114	7.7%	23	2.1%
TOTAL	14,058	100.0%	14,645	100.0%	14,494	100.0%	-151	-1.0%

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

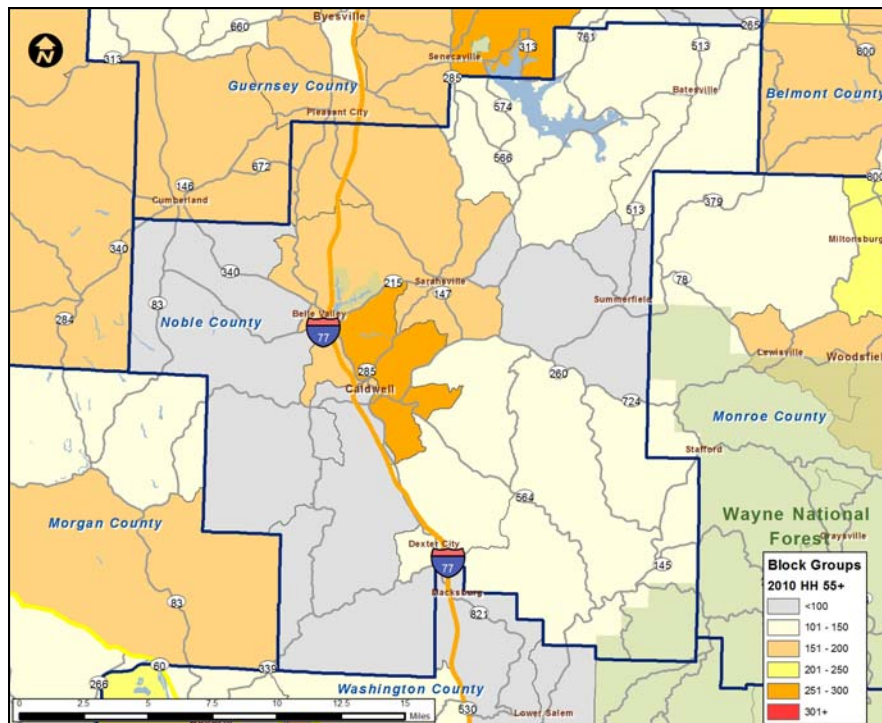
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	4,546	4,852	4,836	4,869
	HOUSEHOLD CHANGE	-	306	-16	33
	PERCENT CHANGE	-	6.7%	-0.3%	0.7%
COUNTY SEAT: CALDWELL	HOUSEHOLD	831	861	841	850
	HOUSEHOLD CHANGE	-	30	-20	9
	PERCENT CHANGE	-	3.6%	-2.3%	1.0%

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	163	3.6%	166	3.4%	135	2.8%	-31	-18.7%
25 TO 34	652	14.3%	602	12.4%	687	14.1%	85	14.1%
35 TO 44	1,036	22.8%	753	15.5%	733	15.1%	-20	-2.7%
45 TO 54	842	18.5%	1,054	21.7%	854	17.5%	-200	-19.0%
55 TO 64	620	13.6%	956	19.7%	992	20.4%	36	3.8%
65 TO 74	763	16.8%	679	14.0%	807	16.6%	128	18.9%
75 TO 84	364	8.0%	488	10.1%	460	9.4%	-28	-5.7%
85 & OVER	106	2.3%	154	3.2%	201	4.1%	47	30.5%
TOTAL	4,546	100.0%	4,852	100.0%	4,869	100.0%	17	0.4%

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

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



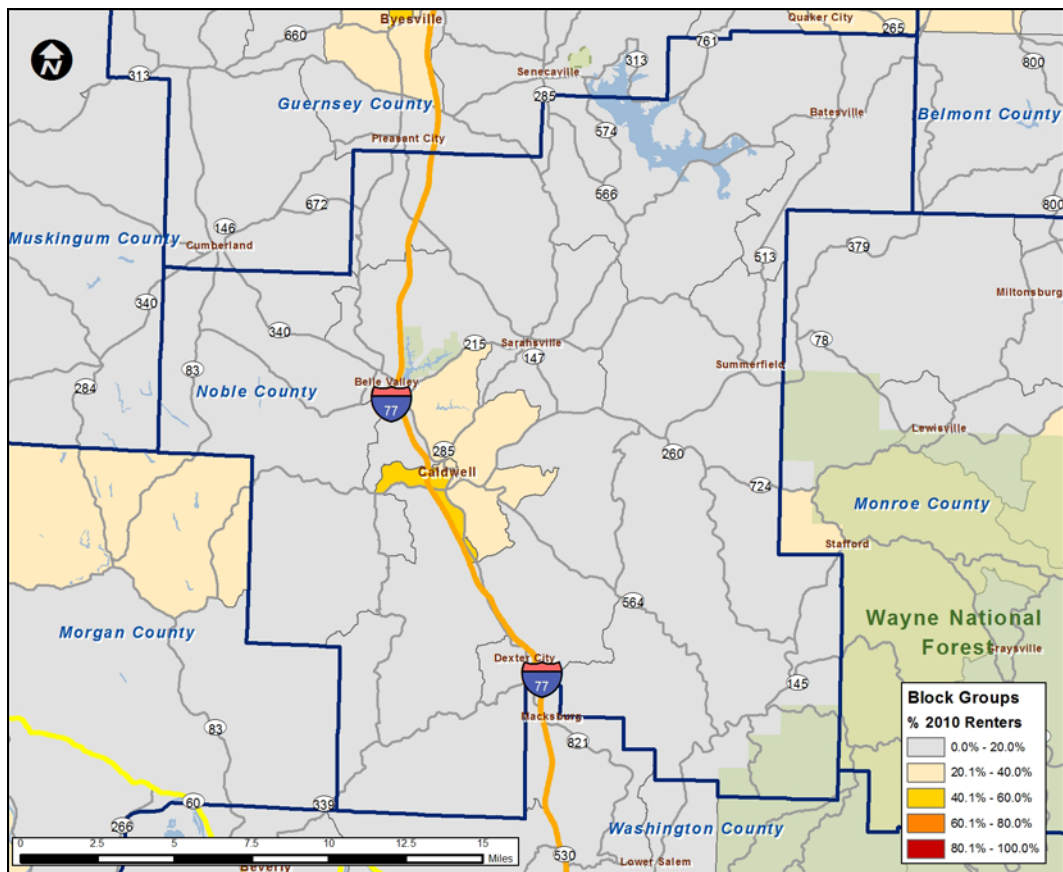
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	3,629	79.8%	3,782	77.9%	3,786	77.8%
RENTER-OCCUPIED	917	20.2%	1,070	22.1%	1,083	22.2%
TOTAL	4,546	100.0%	4,852	100.0%	4,869	100.0%

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	1,575	85.0%	1,849	81.2%	2,028	82.5%
RENTER-OCCUPIED	278	15.0%	428	18.8%	431	17.5%
TOTAL	1,853	100.0%	2,277	100.0%	2,460	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	441	41.2%	467	43.1%	26	5.9%
2 PERSONS	289	27.0%	266	24.6%	-23	-8.0%
3 PERSONS	160	15.0%	185	17.1%	25	15.6%
4 PERSONS	106	9.9%	78	7.2%	-28	-26.4%
5 PERSONS+	74	6.9%	86	8.0%	12	16.2%
TOTAL	1,070	100.0%	1,083	100.0%	13	1.2%

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

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	808	21.4%	744	19.7%	-64	-7.9%
2 PERSONS	1,525	40.3%	1,295	34.2%	-230	-15.1%
3 PERSONS	586	15.5%	612	16.2%	26	4.4%
4 PERSONS	525	13.9%	680	17.9%	155	29.5%
5 PERSONS+	338	8.9%	456	12.0%	118	34.9%
TOTAL	3,782	100.0%	3,786	100.0%	4	0.1%

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	263	61.5%	269	62.4%	6	2.2%
2 PERSONS	115	26.8%	115	26.6%	0	0.4%
3 PERSONS	24	5.6%	23	5.2%	-1	-3.7%
4 PERSONS	1	0.3%	1	0.3%	0	-21.3%
5 PERSONS+	25	5.9%	24	5.5%	-1	-4.6%
TOTAL	428	100.0%	431	100.0%	3	0.7%

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	587	31.7%	619	30.5%	32	5.5%
2 PERSONS	912	49.3%	982	48.4%	70	7.6%
3 PERSONS	230	12.5%	264	13.0%	34	14.7%
4 PERSONS	94	5.1%	129	6.4%	35	37.0%
5 PERSONS+	25	1.4%	35	1.7%	10	37.9%
TOTAL	1,849	100.0%	2,028	100.0%	179	9.7%

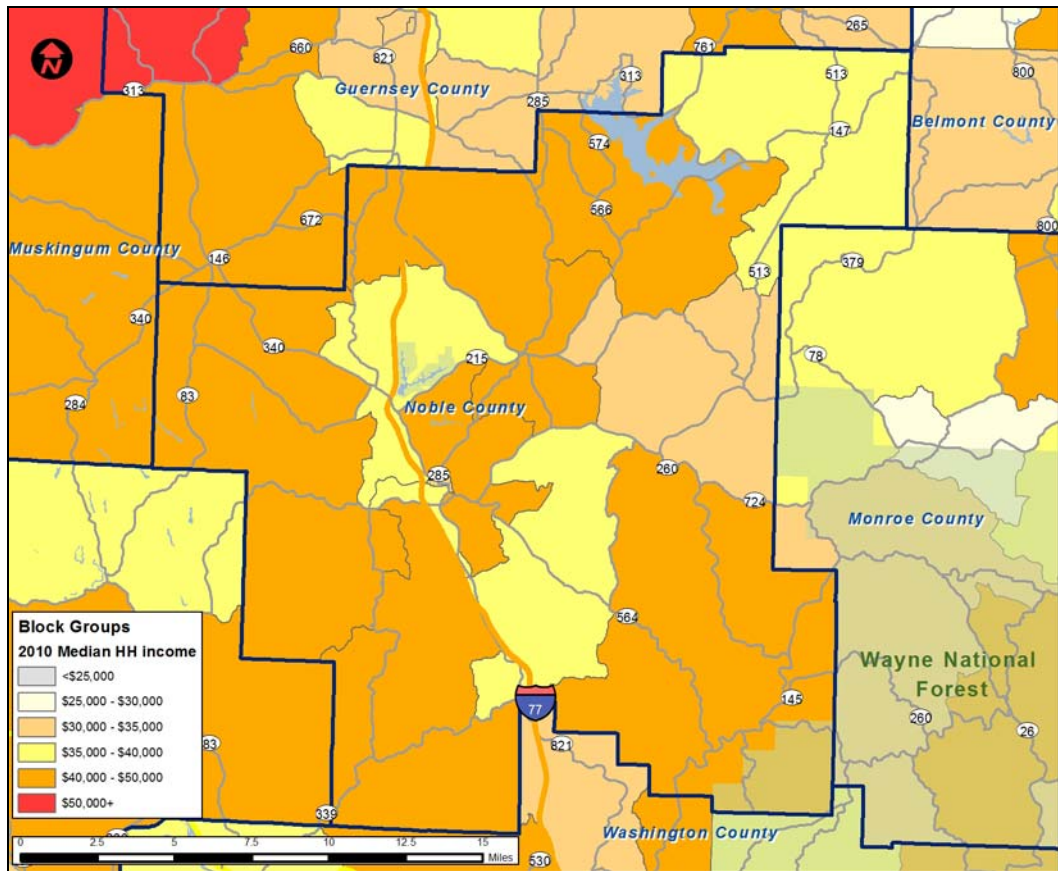
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	542	11.9%	504	10.4%	495	10.2%
\$10,000 TO \$19,999	768	16.9%	669	13.8%	652	13.4%
\$20,000 TO \$29,999	725	15.9%	728	15.1%	718	14.7%
\$30,000 TO \$39,999	733	16.1%	604	12.5%	601	12.4%
\$40,000 TO \$49,999	610	13.4%	659	13.6%	652	13.4%
\$50,000 TO \$59,999	355	7.8%	488	10.1%	499	10.2%
\$60,000 TO \$74,999	446	9.8%	464	9.6%	470	9.7%
\$75,000 TO \$99,999	245	5.4%	443	9.2%	464	9.5%
\$100,000 TO \$124,999	53	1.2%	164	3.4%	191	3.9%
\$125,000 TO \$149,999	22	0.5%	41	0.8%	52	1.1%
\$150,000 TO \$199,999	11	0.2%	23	0.5%	26	0.5%
\$200,000 & OVER	37	0.8%	48	1.0%	48	1.0%
TOTAL	4,546	100.0%	4,836	100.0%	4,869	100.0%
MEDIAN INCOME	\$33,260		\$38,547		\$39,473	

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	314	16.9%	313	13.8%	331	13.5%
\$10,000 TO \$19,999	469	25.3%	448	19.8%	460	18.7%
\$20,000 TO \$29,999	364	19.7%	458	20.3%	481	19.6%
\$30,000 TO \$39,999	249	13.4%	270	11.9%	304	12.4%
\$40,000 TO \$49,999	161	8.7%	268	11.9%	288	11.7%
\$50,000 TO \$59,999	90	4.9%	144	6.4%	174	7.1%
\$60,000 TO \$74,999	108	5.9%	148	6.6%	166	6.8%
\$75,000 TO \$99,999	54	2.9%	125	5.5%	146	5.9%
\$100,000 TO \$124,999	7	0.4%	38	1.7%	50	2.0%
\$125,000 TO \$149,999	12	0.7%	7	0.3%	11	0.4%
\$150,000 TO \$199,999	6	0.3%	15	0.7%	17	0.7%
\$200,000 & OVER	18	1.0%	27	1.2%	31	1.3%
TOTAL	1,853	100.0%	2,262	100.0%	2,460	100.0%
MEDIAN INCOME	\$23,943		\$28,078		\$29,116	

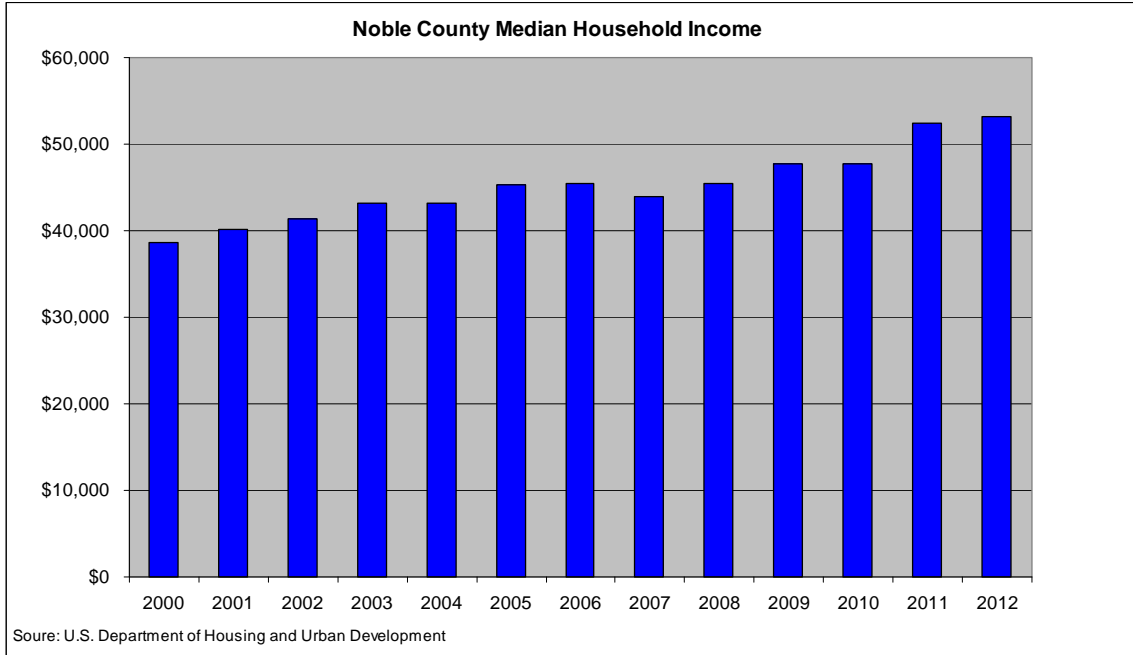
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$38,600	-
2001	\$40,100	3.9%
2002	\$41,400	3.2%
2003	\$43,200	4.3%
2004	\$43,200	0.0%
2005	\$45,300	4.9%
2006	\$45,500	0.4%
2007	\$43,900	-3.5%
2008	\$45,400	3.4%
2009	\$47,800	5.3%
2010	\$47,800	0.0%
2011	\$52,500	9.8%
2012	\$53,200	1.3%

*For a four-person household

Source: HUD



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

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	146	24	32	5	5	212
\$10,000 TO \$19,999	126	68	43	15	5	257
\$20,000 TO \$29,999	50	61	42	26	10	189
\$30,000 TO \$39,999	33	25	8	8	20	94
\$40,000 TO \$49,999	5	14	22	5	28	74
\$50,000 TO \$59,999	5	9	5	4	9	32
\$60,000 TO \$74,999	1	19	9	3	0	32
\$75,000 TO \$99,999	2	12	4	1	0	19
\$100,000 TO \$124,999	0	1	1	1	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	3	1	0	0	4
TOTAL	368	236	167	68	77	917

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	172	22	30	4	5	234
\$10,000 TO \$19,999	146	61	40	11	3	262
\$20,000 TO \$29,999	73	65	50	25	9	222
\$30,000 TO \$39,999	41	20	9	7	18	95
\$40,000 TO \$49,999	11	30	24	8	39	113
\$50,000 TO \$59,999	9	14	8	11	13	55
\$60,000 TO \$74,999	4	24	13	4	0	45
\$75,000 TO \$99,999	3	25	11	3	0	42
\$100,000 TO \$124,999	1	10	5	1	0	17
\$125,000 TO \$149,999	0	1	1	0	0	3
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	5	1	0	0	7
TOTAL	460	278	192	76	87	1,094

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	173	16	28	3	5	225
\$10,000 TO \$19,999	146	56	35	11	3	252
\$20,000 TO \$29,999	74	62	49	25	9	219
\$30,000 TO \$39,999	45	18	10	7	15	96
\$40,000 TO \$49,999	10	32	25	9	39	115
\$50,000 TO \$59,999	8	16	7	13	15	59
\$60,000 TO \$74,999	5	24	13	3	0	44
\$75,000 TO \$99,999	4	26	12	3	0	45
\$100,000 TO \$124,999	1	9	5	3	0	17
\$125,000 TO \$149,999	0	3	1	0	0	4
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	5	1	0	0	7
TOTAL	467	266	185	78	86	1,083

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 Noble County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	81	0	4	0	0	85
\$10,000 TO \$19,999	63	24	0	0	0	87
\$20,000 TO \$29,999	19	24	6	0	0	49
\$30,000 TO \$39,999	12	0	3	0	0	15
\$40,000 TO \$49,999	1	10	1	1	13	25
\$50,000 TO \$59,999	0	4	0	0	0	4
\$60,000 TO \$74,999	1	4	0	0	0	5
\$75,000 TO \$99,999	2	4	0	0	0	6
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	2	0	0	0	2
TOTAL	179	72	14	1	13	278

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	100	0	4	0	0	104
\$10,000 TO \$19,999	78	22	0	0	0	100
\$20,000 TO \$29,999	36	32	11	0	0	80
\$30,000 TO \$39,999	15	0	5	0	0	20
\$40,000 TO \$49,999	1	24	1	1	22	49
\$50,000 TO \$59,999	0	8	0	0	0	8
\$60,000 TO \$74,999	4	5	0	0	0	9
\$75,000 TO \$99,999	2	6	0	0	0	8
\$100,000 TO \$124,999	1	2	0	0	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	3	0	0	0	4
TOTAL	238	103	21	1	22	386

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	110	0	3	0	0	113
\$10,000 TO \$19,999	86	22	0	0	0	109
\$20,000 TO \$29,999	41	35	13	0	0	89
\$30,000 TO \$39,999	20	0	6	0	0	26
\$40,000 TO \$49,999	1	29	1	1	24	56
\$50,000 TO \$59,999	0	10	0	0	0	10
\$60,000 TO \$74,999	5	6	0	0	0	10
\$75,000 TO \$99,999	4	7	0	0	0	10
\$100,000 TO \$124,999	1	2	0	0	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	3	0	0	0	4
TOTAL	269	115	23	1	24	431

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 Noble County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	183	37	4	4	0	228
\$10,000 TO \$19,999	198	147	25	9	3	382
\$20,000 TO \$29,999	63	211	8	17	15	315
\$30,000 TO \$39,999	53	133	48	0	0	234
\$40,000 TO \$49,999	22	66	41	4	2	136
\$50,000 TO \$59,999	6	62	18	0	0	86
\$60,000 TO \$74,999	6	58	13	22	4	104
\$75,000 TO \$99,999	4	31	9	2	2	48
\$100,000 TO \$124,999	1	4	2	0	0	7
\$125,000 TO \$149,999	2	6	3	1	0	12
\$150,000 TO \$199,999	1	4	1	0	0	6
\$200,000 & OVER	0	12	3	0	1	16
TOTAL	540	772	176	59	27	1,575

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	173	29	3	4	0	209
\$10,000 TO \$19,999	190	123	21	11	2	347
\$20,000 TO \$29,999	90	236	12	27	14	379
\$30,000 TO \$39,999	60	141	49	0	0	250
\$40,000 TO \$49,999	40	106	63	8	1	219
\$50,000 TO \$59,999	4	99	33	0	0	136
\$60,000 TO \$74,999	14	73	24	24	4	139
\$75,000 TO \$99,999	9	64	16	25	4	117
\$100,000 TO \$124,999	5	20	7	2	2	35
\$125,000 TO \$149,999	0	5	1	0	0	7
\$150,000 TO \$199,999	1	9	3	2	0	15
\$200,000 & OVER	2	15	5	0	1	23
TOTAL	588	920	237	103	28	1,876

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	179	30	3	5	0	218
\$10,000 TO \$19,999	195	121	21	11	4	352
\$20,000 TO \$29,999	94	240	12	29	16	392
\$30,000 TO \$39,999	67	155	56	0	0	279
\$40,000 TO \$49,999	43	111	68	9	1	232
\$50,000 TO \$59,999	6	120	38	0	0	164
\$60,000 TO \$74,999	13	79	26	31	6	156
\$75,000 TO \$99,999	9	70	18	33	5	135
\$100,000 TO \$124,999	6	26	8	5	2	47
\$125,000 TO \$149,999	1	6	2	1	0	11
\$150,000 TO \$199,999	2	8	5	2	0	17
\$200,000 & OVER	2	16	6	1	1	26
TOTAL	619	982	264	129	35	2,028

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Noble County Site PMA is based primarily in four sectors. Manufacturing (which comprises 20.0%), Health Care & Social Assistance, Retail Trade and Accommodation & Food Services comprise over 58% of the Site PMA labor force. Employment in the Noble County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	7	1.7%	12	0.4%	1.7
MINING	8	2.0%	74	2.4%	9.3
UTILITIES	5	1.2%	21	0.7%	4.2
CONSTRUCTION	22	5.4%	78	2.5%	3.5
MANUFACTURING	13	3.2%	615	20.0%	47.3
WHOLESALE TRADE	20	4.9%	127	4.1%	6.4
RETAIL TRADE	57	13.9%	392	12.8%	6.9
TRANSPORTATION & WAREHOUSING	15	3.7%	81	2.6%	5.4
INFORMATION	5	1.2%	26	0.8%	5.2
FINANCE & INSURANCE	18	4.4%	86	2.8%	4.8
REAL ESTATE & RENTAL & LEASING	10	2.4%	13	0.4%	1.3
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	18	4.4%	64	2.1%	3.6
MANAGEMENT OF COMPANIES & ENTERPRISES	0	0.0%	0	0.0%	0.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	11	2.7%	53	1.7%	4.8
EDUCATIONAL SERVICES	9	2.2%	222	7.2%	24.7
HEALTH CARE & SOCIAL ASSISTANCE	29	7.1%	470	15.3%	16.2
ARTS, ENTERTAINMENT & RECREATION	4	1.0%	13	0.4%	3.3
ACCOMMODATION & FOOD SERVICES	30	7.3%	313	10.2%	10.4
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	73	17.8%	122	4.0%	1.7
PUBLIC ADMINISTRATION	48	11.7%	291	9.5%	6.1
NONCLASSIFIABLE	7	1.7%	1	0.0%	0.1
TOTAL	409	100.0%	3,074	100.0%	7.5

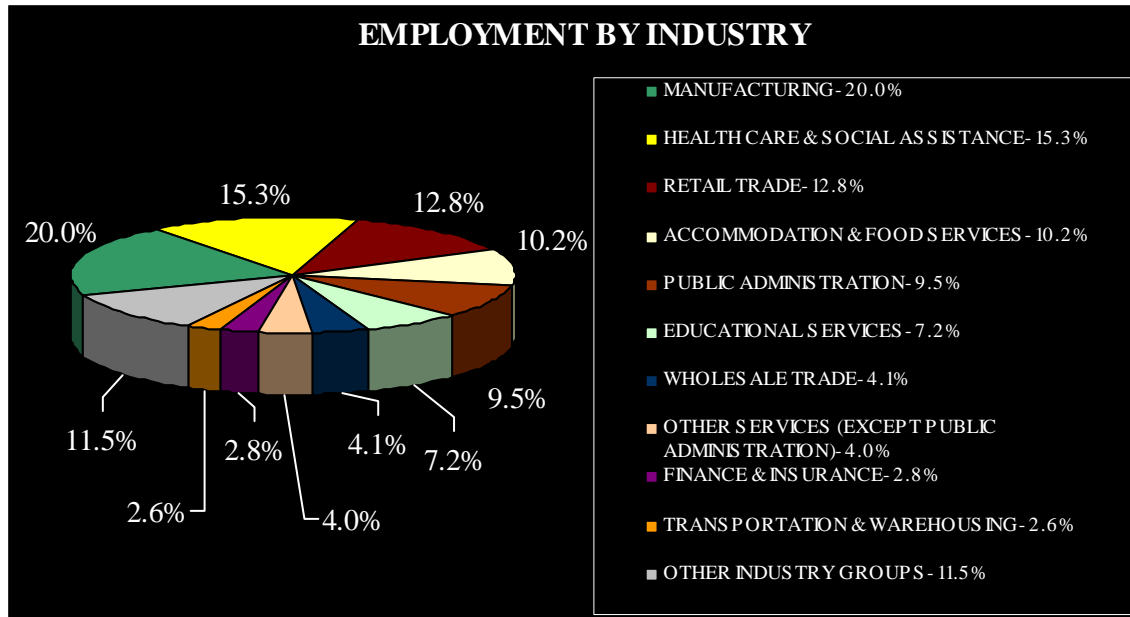
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

E.P.E. - Average Employees Per Establishment

NAICS - North American Industry Classification System

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

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



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

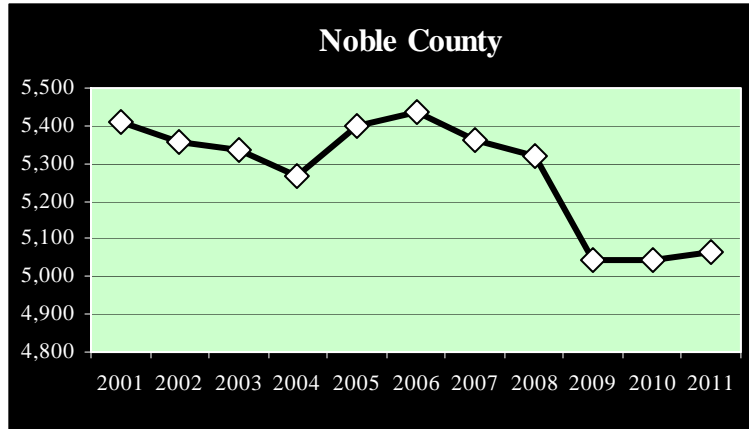
Excluding 2011, the employment base has declined by 7.2% over the past five years in Noble County, more than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

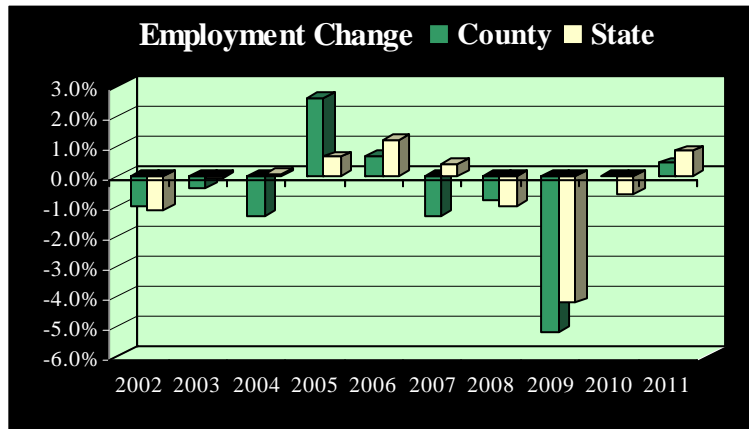
YEAR	TOTAL EMPLOYMENT					
	NOBLE COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	5,412	-	5,566,735	-	138,241,767	-
2002	5,357	-1.0%	5,503,109	-1.1%	137,936,674	-0.2%
2003	5,335	-0.4%	5,498,936	-0.1%	138,386,944	0.3%
2004	5,265	-1.3%	5,502,533	0.1%	139,988,842	1.2%
2005	5,401	2.6%	5,537,419	0.6%	142,328,023	1.7%
2006	5,436	0.6%	5,602,764	1.2%	144,990,053	1.9%
2007	5,364	-1.3%	5,626,086	0.4%	146,397,565	1.0%
2008	5,321	-0.8%	5,570,514	-1.0%	146,068,942	-0.2%
2009	5,045	-5.2%	5,334,774	-4.2%	140,721,692	-3.7%
2010	5,044	0.0%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	5,066	0.4%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



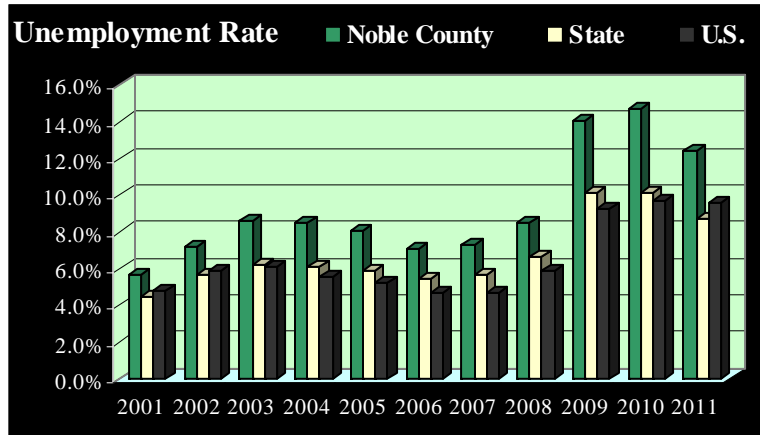
The following table illustrates the percent change in employment for Noble County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	NOBLE COUNTY	OHIO	UNITED STATES
2001	5.7%	4.4%	4.8%
2002	7.2%	5.7%	5.8%
2003	8.6%	6.2%	6.0%
2004	8.5%	6.1%	5.6%
2005	8.1%	5.9%	5.2%
2006	7.1%	5.4%	4.7%
2007	7.3%	5.6%	4.7%
2008	8.5%	6.6%	5.8%
2009	14.1%	10.1%	9.3%
2010	14.7%	10.1%	9.7%
2011*	12.4%	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 Noble County.

IN-PLACE EMPLOYMENT NOBLE COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	3,420	-	-
2002	3,385	-35	-1.0%
2003	3,270	-115	-3.4%
2004	3,247	-23	-0.7%
2005	3,324	77	2.4%
2006	3,279	-45	-1.4%
2007	3,224	-55	-1.7%
2008	3,223	-1	0.0%
2009	3,000	-223	-6.9%
2010	2,975	-25	-0.8%
2011*	2,963	-12	-0.4%

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 Noble County to be 59.0% of the total Noble County employment.

The largest employers in Noble County comprise a total of more than 1,300 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
NOBLE CORRECTIONAL INSTITUTION	GOVERNMENT	429
NOBLE COUNTY	GOVERNMENT	200
SUMMIT ACRES	HEALTH CARE	195
MAGNUM MAGNETICS	MANUFACTURING	145
NOBLE LOCAL SCHOOLS	EDUCATION	117
INTERNATIONAL CONVERTER	MANUFACTURING	106
CALDWELL SCHOOL DISTRICT	EDUCATION	102
B&N COAL INC.	MINING	72
	TOTAL	1,366

Source: Noble County Economic Development, 2011

According to Mike Lloyd of the Noble County Economic Development Department, the construction of the largest photovoltaic facility east of the Rockies with 49.9 Megawatts by Turning Point Solar is scheduled to begin soon. This will bring upwards of 600 temporary jobs to the county and approximately 20 full-time jobs once the facility is running.

The Worker Adjustment Retraining Notifications (WARN) for Noble County, indicate there has not been any layoffs or closures in 2010-2011. However MAHLE Engine Components closed in 2009 laying off 190 workers. The local CIC has purchased the old MAHLE plant, and is marketing the 233,000-square-foot facility in hopes of attracting new employers to the area.

Drilling for oil and gas is gaining interest with the Utica Shale exploration. In February 2012 it was reported that Magnum Hunter Resources purchased approximately 15,558 acres located in Noble County for \$24.8 million, or a net price of \$2,037 per acre.

County commissioners expanded sewage lines along State Route 821, which will eventually provide full utilities to majority of county.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	3,629	79.8%	3,782	77.9%
RENTER-OCCUPIED	917	20.2%	1,070	22.1%
TOTAL-OCCUPIED UNITS*	4,546	83.0%	4,852	100.0%
FOR RENT	36	3.9%	79	6.6%
RENTED, NOT OCCUPIED	N/A	N/A	1	0.1%
FOR SALE ONLY	61	6.5%	58	4.8%
SOLD, NOT OCCUPIED	N/A	N/A	21	1.7%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	88	66.9%	763	63.5%
ALL OTHER VACANTS	124	13.3%	279	23.2%
TOTAL VACANT UNITS	934	17.0%	1,201	19.8%
TOTAL	5,480	100.0%	6,053	100.0%
SUBSTANDARD UNITS**	121	2.7%	138	2.8%

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	3,629	79.8%	3,533	96	2.6%
	RENTER-OCCUPIED	917	20.2%	892	25	2.7%
	TOTAL	4,546	100.0%	4,425	121	2.7%
2010 (ACS)	OWNER-OCCUPIED	3,835	78.2%	3,742	93	2.4%
	RENTER-OCCUPIED	1,069	21.8%	1,024	45	4.2%
	TOTAL	4,904	100.0%	4,766	138	2.8%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	49	1.3%	0	0.0%
2000 TO 2004	88	2.3%	8	0.7%
1990 TO 1999	608	15.9%	40	3.7%
1980 TO 1989	502	13.1%	150	14.0%
1970 TO 1979	632	16.5%	275	25.7%
1960 TO 1969	324	8.4%	89	8.3%
1950 TO 1959	194	5.1%	116	10.9%
1940 TO 1949	170	4.4%	80	7.5%
1939 OR EARLIER	1,268	33.1%	311	29.1%
TOTAL	3,835	100.0%	1,069	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	3,466	76.2%	3,952	80.6%
2 TO 4	140	3.1%	161	3.3%
5 TO 19	91	2.0%	84	1.7%
20 TO 49	31	0.7%	10	0.2%
50 OR MORE	0	0.0%	0	0.0%
MOBILE HOME, BOAT, RV, VAN, ETC.	818	18.0%	697	14.2%
TOTAL	4,546	100.0%	4,904	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	3,629	79.8%	3,835	78.2%
0.50 OR LESS OCCUPANTS PER ROOM	2,571	70.8%	3,292	85.8%
0.51 TO 1.00 OCCUPANTS PER ROOM	982	27.1%	487	12.7%
1.01 TO 1.50 OCCUPANTS PER ROOM	66	1.8%	31	0.8%
1.51 TO 2.00 OCCUPANTS PER ROOM	10	0.3%	25	0.7%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	917	20.2%	1,069	21.8%
0.50 OR LESS OCCUPANTS PER ROOM	647	70.6%	876	81.9%
0.51 TO 1.00 OCCUPANTS PER ROOM	246	26.8%	193	18.1%
1.01 TO 1.50 OCCUPANTS PER ROOM	15	1.6%	0	0.0%
1.51 TO 2.00 OCCUPANTS PER ROOM	0	0.0%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	9	1.0%	0	0.0%
TOTAL	4,546	100.0%	4,904	100.0%

Source: Census 2000; American Community Survey (ACS)

	PERCENTAGE OF RENT OVERBURDENED*	
	2000 (CENSUS)	2010 (ACS)
	NOBLE COUNTY	23.1%
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 – NOBLE COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	33	29	34	38	27	33	25	22	19	12
UNITS IN SINGLE-FAMILY STRUCTURES	33	29	34	38	27	33	25	22	19	12
UNITS IN ALL MULTI-FAMILY STRUCTURES	0	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	0	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



		NOBLE COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			226
LESS THAN 20.0 PERCENT		0	
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		176	
NOT COMPUTED		50	
\$10,000 TO \$19,999:			306
LESS THAN 20.0 PERCENT		20	
20.0 TO 24.9 PERCENT		0	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		19	
35.0 PERCENT OR MORE		174	
NOT COMPUTED		93	
\$20,000 TO \$34,999:			282
LESS THAN 20.0 PERCENT		74	
20.0 TO 24.9 PERCENT		23	
25.0 TO 29.9 PERCENT		26	
30.0 TO 34.9 PERCENT		69	
35.0 PERCENT OR MORE		25	
NOT COMPUTED		65	
\$35,000 TO \$49,999:			92
LESS THAN 20.0 PERCENT		52	
20.0 TO 24.9 PERCENT		7	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		5	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		28	
\$50,000 TO \$74,999:			105
LESS THAN 20.0 PERCENT		77	
20.0 TO 24.9 PERCENT		0	
25.0 TO 29.9 PERCENT		9	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		19	
\$75,000 TO \$99,999:			41
LESS THAN 20.0 PERCENT		41	
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	
\$100,000 OR MORE:			17
LESS THAN 20.0 PERCENT		17	
20.0 TO 24.9 PERCENT		0	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		0	
	TOTAL		1,069

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Noble 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	15	56	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	1	48	0	100.0%
GOVERNMENT-SUBSIDIZED	2	27	0	100.0%
TOTAL	18	131	0	100.0%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	2	3.6%	0	0.0%	\$598
TWO-BEDROOM	1.0	28	50.0%	0	0.0%	\$457
TWO-BEDROOM	1.5	22	39.3%	0	0.0%	\$611
TWO-BEDROOM	2.0	1	1.8%	0	0.0%	\$513
THREE-BEDROOM	1.0	3	5.4%	0	0.0%	\$637
TOTAL MARKET RATE		56	100.0%	0	0.0%	-
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	24	50.0%	0	0.0%	N/A
TWO-BEDROOM	1.0	24	50.0%	0	0.0%	N/A
TOTAL TAX CREDIT		48	100.0%	0	0.0%	-
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	17	63.0%	0	0.0%	N/A
TWO-BEDROOM	1.0	2	7.4%	0	0.0%	N/A
THREE-BEDROOM	1.0	8	29.6%	0	0.0%	N/A
TOTAL TAX CREDIT		27	100.0%	0	0.0%	-
GRAND TOTAL		131	100.0%	0	0.0%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	0	0.0%
1960 TO 1969	1	0.0%
1970 TO 1979	31	0.0%
1980 TO 1989	9	0.0%
1990 TO 1999	90	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%
TOTAL	131	0.0%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B+	1	6	0.0%
B	3	10	0.0%
B-	3	32	0.0%
C+	4	4	0.0%
C	1	1	0.0%
C-	2	2	0.0%
D	1	1	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B	2	27	0.0%
B-	1	48	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	18	112	0	100.0%
SENIOR (AGE 55+)	2	19	0	100.0%
TOTAL	20	131	0	100.0%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	75	0	100.0%
40% - 60% AMHI (TAX CREDIT)	0	0	-
0-60% AMHI (ALL AFFORDABLE)	75	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+)	19	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	0	0	-
0 - 60% AMHI (ALL AFFORDABLE: 55+)	19	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 Noble County at this time. However, it should be noted that Monroe Manor, an existing senior-restricted, government-subsidized community, was allocated Tax Credits in 2011 to undergo renovations. This project will retain its current Section 8 HAP contract following Tax Credit renovates.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Noble County is \$80,069. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$80,069 home is \$558, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$80,069
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$76,066
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$408
ESTIMATED TAXES AND INSURANCE*	\$102
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$48
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$558

*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

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	\$17,630	\$22,030	\$26,440	\$35,250
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$20,110	\$25,140	\$30,170	\$40,220
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$22,640	\$28,300	\$33,960	\$45,280
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$25,130	\$31,410	\$37,690	\$50,250
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$27,140	\$33,930	\$40,710	\$54,280
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$53,200				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$62,400			

*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	566	\$0	\$27,140	633	11.8%
41% - 60% AMHI	\$23,161	\$34,740	197	\$27,141	\$40,710	167	-15.2%
61% - 80% AMHI	\$34,741	\$46,320	121	\$40,711	\$54,280	132	9.1%
OVER 80% AMHI	\$46,321	NO LIMIT	211	\$54,281	NO LIMIT	151	-28.4%

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	838	\$0	\$27,140	1,026	22.4%
41% - 60% AMHI	\$23,161	\$34,740	587	\$27,141	\$40,710	686	16.9%
61% - 80% AMHI	\$34,741	\$46,320	613	\$40,711	\$54,280	686	11.9%
OVER 80% AMHI	\$46,321	NO LIMIT	1,704	\$54,281	NO LIMIT	1,387	-18.6%

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	1,404	\$0	\$27,140	1,659	18.2%
41% - 60% AMHI	\$23,161	\$34,740	784	\$27,141	\$40,710	853	8.8%
61% - 80% AMHI	\$34,741	\$46,320	734	\$40,711	\$54,280	818	11.4%
OVER 80% AMHI	\$46,321	NO LIMIT	1,915	\$54,281	NO LIMIT	1,538	-19.7%

I.Q. - Income-qualified

H.H. - Households

SENIOR (55+) RENTER HOUSEHOLDS BY INCOME

INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. 55+ H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. 55+ H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$17,160	176	\$0	\$20,110	223	26.7%
41% - 60% AMHI	\$17,161	\$25,740	74	\$20,111	\$30,170	88	18.9%
61% - 80% AMHI	\$25,741	\$34,320	43	\$30,171	\$40,220	26	-39.5%
OVER 80% AMHI	\$34,321	NO LIMIT	92	\$40,221	NO LIMIT	92	0.0%

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	458	\$0	\$20,110	574	25.3%
41% - 60% AMHI	\$17,161	\$25,740	316	\$20,111	\$30,170	393	24.4%
61% - 80% AMHI	\$25,741	\$34,320	269	\$30,171	\$40,220	279	3.7%
OVER 80% AMHI	\$34,321	NO LIMIT	833	\$40,221	NO LIMIT	783	-6.0%

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	634	\$0	\$20,110	797	25.7%
41% - 60% AMHI	\$17,161	\$25,740	390	\$20,111	\$30,170	481	23.3%
61% - 80% AMHI	\$25,741	\$34,320	312	\$30,171	\$40,220	305	-2.2%
OVER 80% AMHI	\$34,321	NO LIMIT	925	\$40,221	NO LIMIT	875	-5.4%

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	451	\$0	\$33,930	450	-0.2%
SENIOR (AGE 62+)	\$0	\$21,450	194	\$0	\$25,140	238	22.7%
ALL	\$0	\$28,950	695	\$0	\$33,930	734	5.6%

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)
	(75 + 0 HCV)		(75 + 0 HCV*)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	75	0	75
Number of Income-Eligible Renter Households	695	197	763
Existing Affordable Housing Penetration Rate – 2012	= 10.8%	N/A	= 9.8%
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)	19	0	19
Number of Income-Eligible Renter Households	194	74	250
Penetration Rate – 2012	= 9.8%	N/A	= 7.6%

*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)
	(75 + 0 HCV)		(75 + 0 HCV*)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	75	0	75
Number of Income-Eligible Renter Households	734	167	800
Existing Affordable Housing Penetration Rate – 2017	= 10.2%	N/A	= 9.4%
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)	19	0	19
Number of Income-Eligible Renter Households	238	88	311
Penetration Rate – 2017	= 8.0%	N/A	= 6.1%

*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)	620	175	659	219
41%-60% AMHI (TAX CREDIT)	197	74	167	88

J. OVERVIEW AND INTERVIEWS

Noble County is located in southeast Ohio along Interstate 77 south of Interstate 70. The city of Caldwell has a population of just under 2,000 people and is the county seat. Caldwell is located 107 miles east of Columbus, Ohio and 120 miles southwest of Pittsburgh, Pennsylvania.

Other villages within the county include Batesville, Belle Valley, Dexter City, Sarahsville and Summerfield; all have a population of 200 or less. Major adjacent counties, in terms of population, include Belmont, Muskingum and Washington counties to the north and south. High population density exists along State Route 821 near U.S Highway 77, a major northwest-southeast arterial for the state of Ohio and only highway in Noble County. Other major roadways include State Route 339, State Route 564 and State Route 260.

Noble County has two major bodies of water, Wolf Run Lake and Senecaville Lake in the northeast region of the county. Wolf Run Lake is adjacent to Noble County Airport, a small public airport located within Wolf Run State Park bordering the lake. Senecaville Lake is a much larger lake and dominates the northeast corner of the county. Ales Run Wilderness Area consisting of 3,000 acres is located in the southeastern area of the county. Much of the remainder of the county consists of forested woodland.

Most of the county's community services and employment opportunities are found in the city of Caldwell. Employment opportunities consist primarily of agriculture and manufacturing-related industries. Tourism also contributes to the county's economy, with a several historic sites and Wolf Run State Park, which offers 1,400 acres of outdoor recreation.

Caldwell Clinic, located along state Route 821, is the major medical facility for the county. Noble County has two school districts; the Caldwell Exempted Village School District and Noble Schools provides elementary, middle and high schools.

A majority of the county's housing consists of manufactured homes with scattered single-family homes along State Route corridors. Within Caldwell, housing is primarily single-family homes more than 50 years old in fair to satisfactory condition with manufactured homes in poor to satisfactory condition. This type of housing is also located along the Duck Creek Corridor just north of the city. A select number of multifamily housing is located in Noble County; any property over 12 units consists of government-subsidized and Tax Credit housing. Sporadic single-family homes of higher-income homeowners are seldom found in Noble County, but can be found on desirable landscapes along State Route corridors.

Jody Parrish-Polen, auditor for Noble County, believes that Noble County's housing needs would be greatest within Caldwell, the area of high population density and community service offered within the county. Brian Langley, zoning officer for Caldwell, agreed that Caldwell would be an appropriate place for low-income housing, especially senior housing due to a large percentage (fewer than 30%) of seniors living in the area. Betty Archer, property manager of Willow Arms Apartments, suggests that low-unit family low-income housing would be desirable as approximately 20% of Caldwell's population is low-income. However, she suggested that multifamily complexes in the immediate areas surrounding Caldwell would possess higher marketability due to greater land availability, as local residents tended to prefer large living areas. Given the typical landscape of low-income housing units in Noble County, a property exceeding no more than 36 units would be fitting, given the rural environment in which Noble County's residents desire.

It should be noted that the high proportion of manufactured homes in other communities such as Dexter City, Summerfield and Sarahville, suggests that low-income residents desire to live in rural manufactured home units on their own land as opposed to apartment rentals. Further, these small towns tend to lack proximity to various essential community services opportunities, which could allow for difficult lease-up of multifamily units.