

25. Perry County

A. GENERAL DESCRIPTION

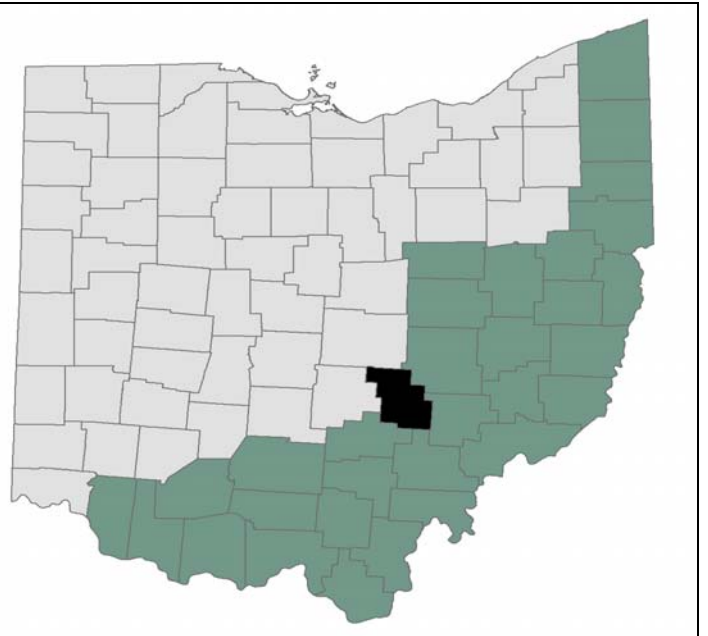
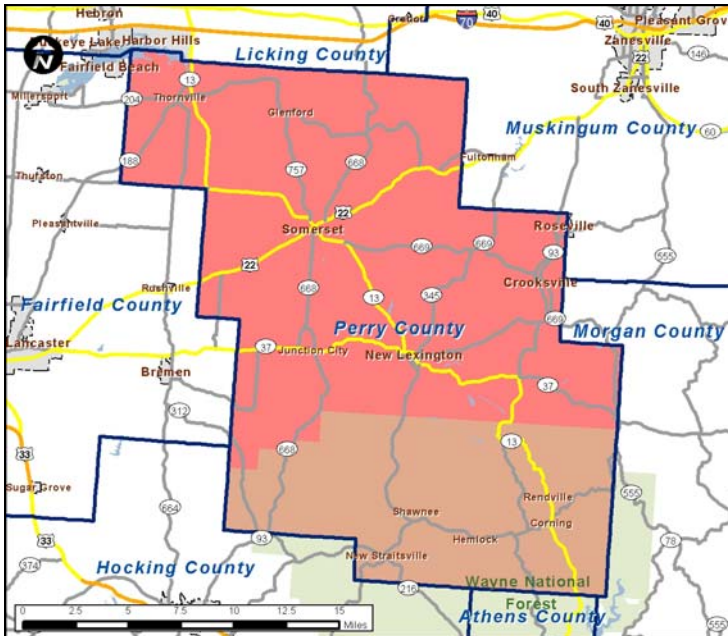
County Seat: New Lexington
County Size: 409.8 square miles

2000 (Census) Population: 34,077
2010 (Census) Population: 36,058
Population Change: +1,981 (5.8%)

2000 (Census) Households: 12,500
2010 (Census) Households: 13,576
Household Change: +1,076 (8.6%)

2000 (Census) Median Household Income: \$34,521
2010 (American Community Survey) Median Household Income: \$42,388
Income Change: +\$7,867 (22.8%)

2000 (Census) Median Home Value: \$71,700
2010 (American Community Survey) Median Home Value: \$100,400
Home Value Change: +\$28,700 (40.0%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

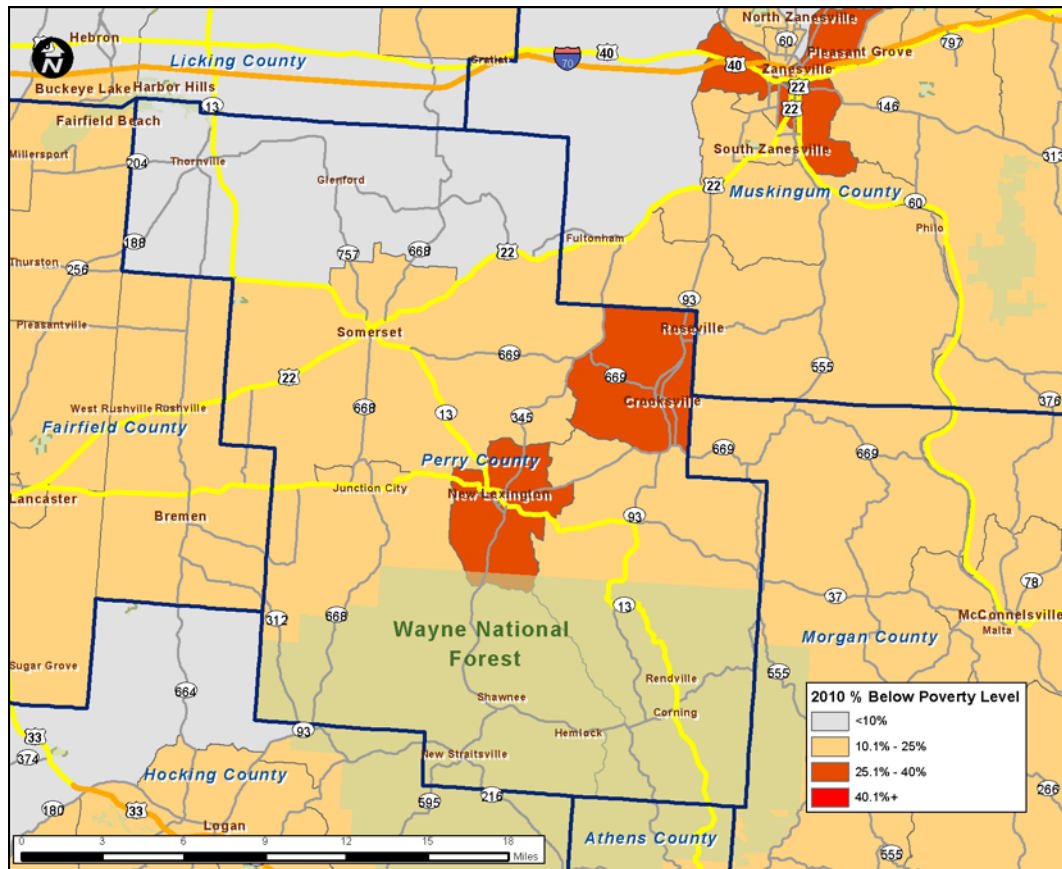
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	34,077	36,058	36,311	37,040
	POPULATION CHANGE	-	1,981	253	729
	PERCENT CHANGE	-	5.8%	0.7%	2.0%
COUNTY SEAT: NEW LEXINGTON	POPULATION	4,689	4,775	4,705	4,752
	POPULATION CHANGE	-	86	-70	47
	PERCENT CHANGE	-	1.8%	-1.5%	1.0%

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

POVERTY STATUS				
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
POPULATION LIVING IN POVERTY	3,970	12.0%	6,580	18.5%
POPULATION NOT LIVING IN POVERTY	29,204	88.0%	28,915	81.5%
TOTAL	33,174	100.0%	35,495	100.0%

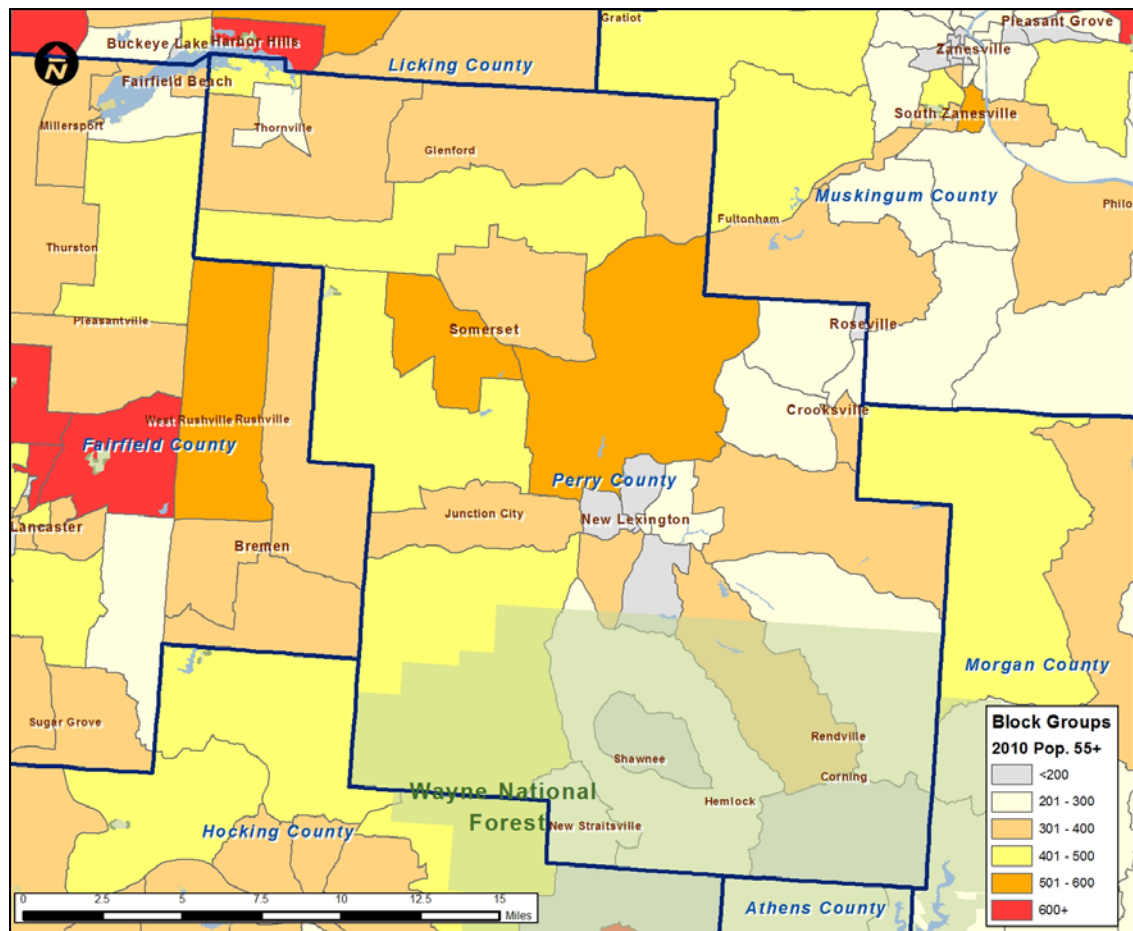
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	10,576	31.0%	10,386	28.8%	10,133	27.4%	-253	-2.4%
20 TO 24	1,889	5.5%	1,937	5.4%	2,082	5.6%	145	7.5%
25 TO 34	4,551	13.4%	4,138	11.5%	4,353	11.8%	215	5.2%
35 TO 44	5,356	15.7%	4,802	13.3%	4,628	12.5%	-174	-3.6%
45 TO 54	4,588	13.5%	5,539	15.4%	5,041	13.6%	-498	-9.0%
55 TO 64	3,024	8.9%	4,598	12.8%	5,149	13.9%	551	12.0%
65 TO 74	2,233	6.6%	2,689	7.5%	3,545	9.6%	856	31.8%
75 & OVER	1,860	5.5%	1,969	5.5%	2,108	5.7%	139	7.1%
TOTAL	34,077	100.0%	36,058	100.0%	37,040	100.0%	982	2.7%

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

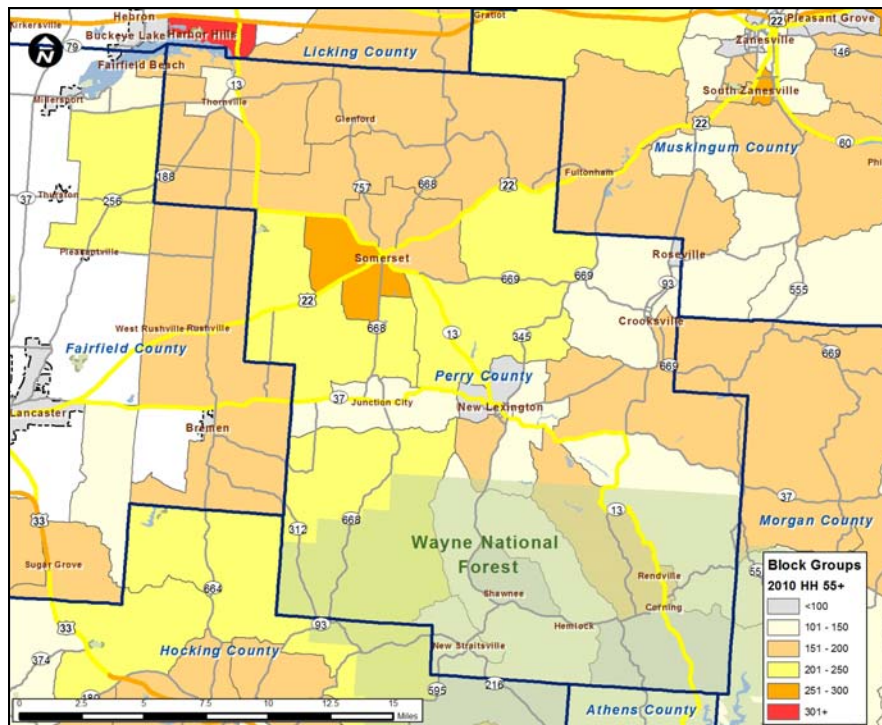
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	12,500	13,576	13,690	14,056
	HOUSEHOLD CHANGE	-	1,076	114	366
	PERCENT CHANGE	-	8.6%	0.8%	2.7%
COUNTY SEAT: NEW LEXINGTON	HOUSEHOLD	1,836	1,855	1,825	1,844
	HOUSEHOLD CHANGE	-	19	-30	19
	PERCENT CHANGE	-	1.0%	-1.6%	1.1%

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	485	3.9%	475	3.5%	546	3.9%	71	14.9%
25 TO 34	2,128	17.0%	1,845	13.6%	1,991	14.2%	146	7.9%
35 TO 44	2,818	22.5%	2,529	18.6%	2,217	15.8%	-312	-12.3%
45 TO 54	2,506	20.0%	3,009	22.2%	2,553	18.2%	-456	-15.2%
55 TO 64	1,771	14.2%	2,669	19.7%	2,948	21.0%	279	10.5%
65 TO 74	1,478	11.8%	1,732	12.8%	2,198	15.6%	466	26.9%
75 TO 84	1,096	8.8%	971	7.2%	1,126	8.0%	155	16.0%
85 & OVER	218	1.7%	346	2.5%	477	3.4%	131	37.9%
TOTAL	12,500	100.0%	13,576	100.0%	14,056	100.0%	480	3.5%

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.



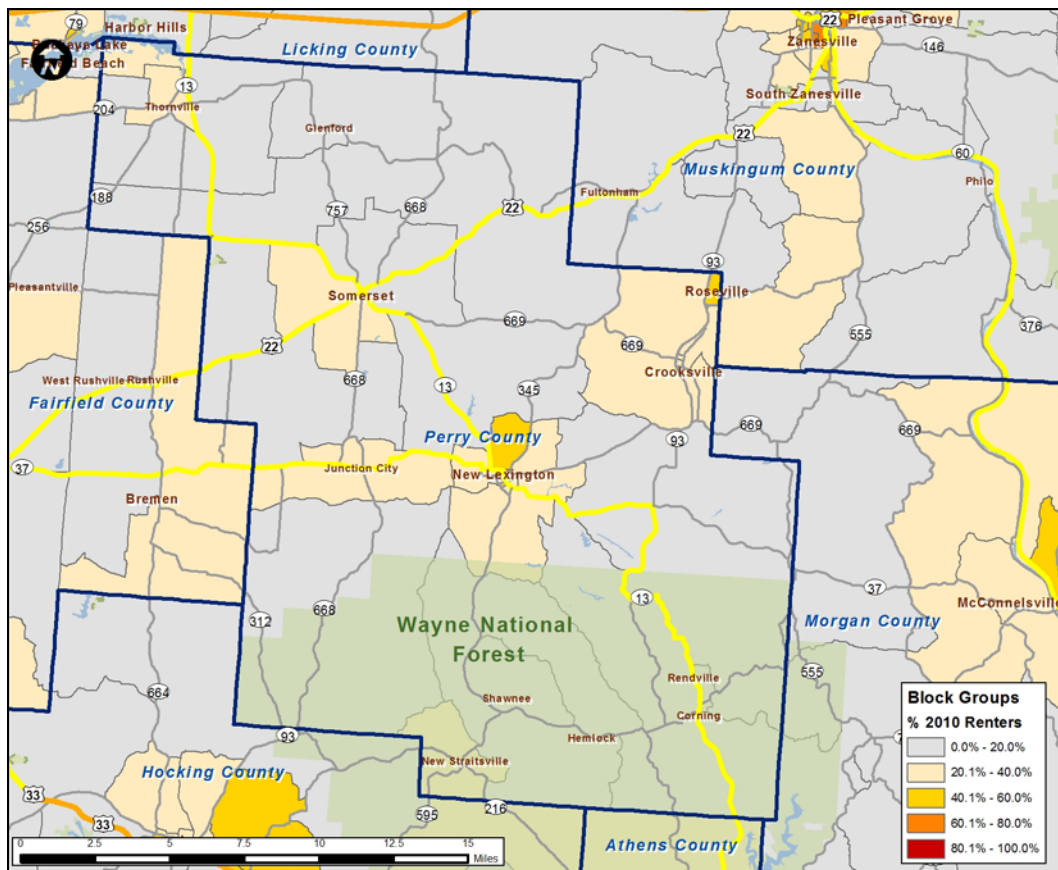
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	9,928	79.4%	10,227	75.3%	10,625	75.6%
RENTER-OCCUPIED	2,572	20.6%	3,349	24.7%	3,431	24.4%
TOTAL	12,500	100.0%	13,576	100.0%	14,056	100.0%

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	3,857	84.5%	4,782	83.6%	5,599	83.0%
RENTER-OCCUPIED	706	15.5%	936	16.4%	1,150	17.0%
TOTAL	4,563	100.0%	5,718	100.0%	6,749	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	1,135	33.9%	1,231	35.9%	96	8.5%
2 PERSONS	795	23.7%	702	20.5%	-93	-11.7%
3 PERSONS	580	17.3%	570	16.6%	-10	-1.7%
4 PERSONS	419	12.5%	511	14.9%	92	22.0%
5 PERSONS+	420	12.5%	416	12.1%	-4	-1.0%
TOTAL	3,349	100.0%	3,431	100.0%	82	2.4%

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	1,966	19.2%	1,974	18.6%	8	0.4%
2 PERSONS	3,965	38.8%	3,778	35.6%	-187	-4.7%
3 PERSONS	1,701	16.6%	1,970	18.5%	269	15.8%
4 PERSONS	1,452	14.2%	1,663	15.7%	211	14.5%
5 PERSONS+	1,143	11.2%	1,240	11.7%	97	8.5%
TOTAL	10,227	100.0%	10,625	100.0%	398	3.9%

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

PERSONS PER RENTER HOUSEHOLD AGE 55+	2012 (ESTIMATED)		2017 (PROJECTED)		CHANGE 2012-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	654	65.2%	744	64.7%	89	13.7%
2 PERSONS	255	25.4%	290	25.2%	34	13.5%
3 PERSONS	47	4.7%	54	4.7%	8	16.1%
4 PERSONS	24	2.4%	32	2.8%	9	35.8%
5 PERSONS+	24	2.4%	30	2.6%	5	22.1%
TOTAL	1,004	100.0%	1,150	100.0%	145	14.5%

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

PERSONS PER OWNER HOUSEHOLD AGE 55+	2012 (ESTIMATED)		2017 (PROJECTED)		CHANGE 2012-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,493	29.7%	1,628	29.1%	135	9.1%
2 PERSONS	2,474	49.2%	2,722	48.6%	248	10.0%
3 PERSONS	684	13.6%	798	14.3%	114	16.6%
4 PERSONS	194	3.9%	234	4.2%	40	20.4%
5 PERSONS+	179	3.6%	218	3.9%	39	21.5%
TOTAL	5,025	100.0%	5,599	100.0%	575	11.4%

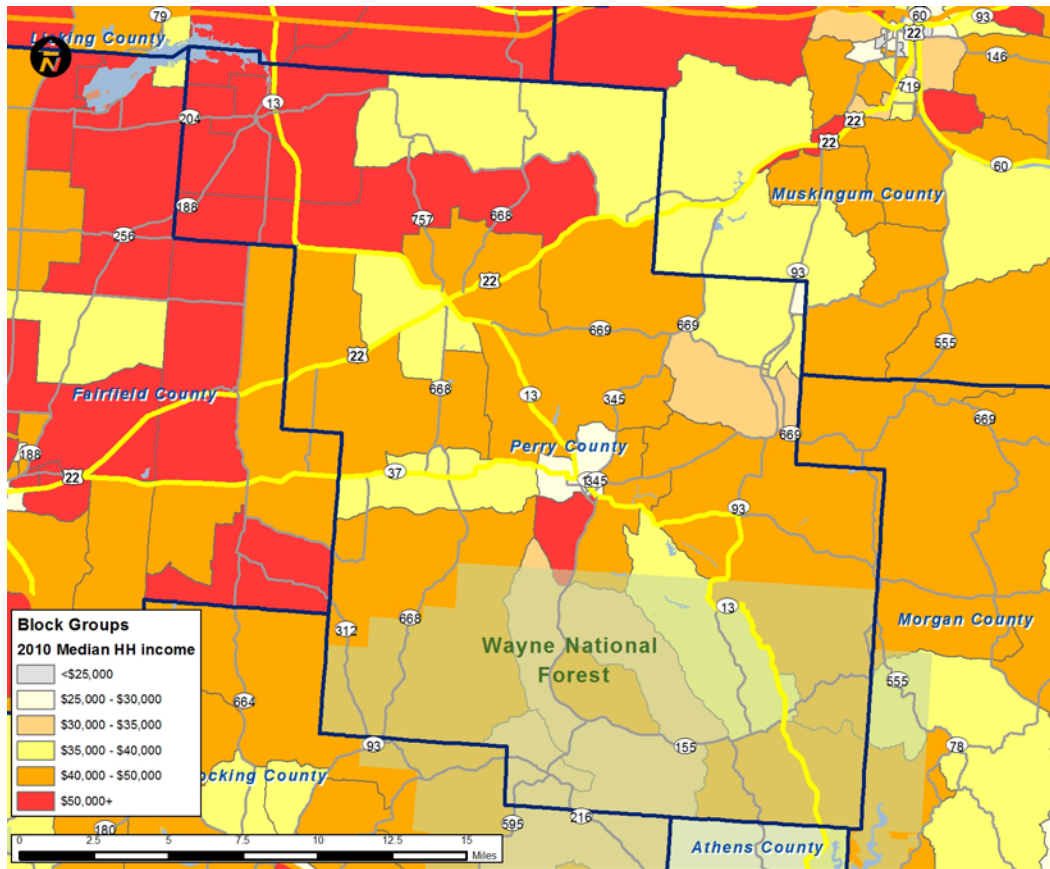
Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,399	11.2%	1,420	10.4%	1,409	10.0%
\$10,000 TO \$19,999	1,814	14.5%	1,658	12.1%	1,653	11.8%
\$20,000 TO \$29,999	2,135	17.1%	1,834	13.4%	1,834	13.0%
\$30,000 TO \$39,999	1,751	14.0%	2,007	14.7%	2,029	14.4%
\$40,000 TO \$49,999	1,699	13.6%	1,555	11.4%	1,585	11.3%
\$50,000 TO \$59,999	1,225	9.8%	1,465	10.7%	1,492	10.6%
\$60,000 TO \$74,999	1,162	9.3%	1,468	10.7%	1,545	11.0%
\$75,000 TO \$99,999	933	7.5%	1,297	9.5%	1,378	9.8%
\$100,000 TO \$124,999	145	1.2%	611	4.5%	683	4.9%
\$125,000 TO \$149,999	90	0.7%	134	1.0%	184	1.3%
\$150,000 TO \$199,999	47	0.4%	107	0.8%	117	0.8%
\$200,000 & OVER	101	0.8%	134	1.0%	147	1.0%
TOTAL	12,500	100.0%	13,690	100.0%	14,056	100.0%
MEDIAN INCOME	\$34,521		\$39,630		\$40,656	

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	821	18.0%	876	14.5%	931	13.8%
\$10,000 TO \$19,999	1,024	22.4%	1,020	16.9%	1,086	16.1%
\$20,000 TO \$29,999	906	19.9%	1,057	17.5%	1,150	17.0%
\$30,000 TO \$39,999	564	12.3%	905	15.0%	1,021	15.1%
\$40,000 TO \$49,999	356	7.8%	543	9.0%	634	9.4%
\$50,000 TO \$59,999	277	6.1%	427	7.1%	491	7.3%
\$60,000 TO \$74,999	216	4.7%	436	7.2%	513	7.6%
\$75,000 TO \$99,999	179	3.9%	339	5.6%	420	6.2%
\$100,000 TO \$124,999	53	1.2%	174	2.9%	211	3.1%
\$125,000 TO \$149,999	52	1.1%	62	1.0%	85	1.3%
\$150,000 TO \$199,999	28	0.6%	71	1.2%	75	1.1%
\$200,000 & OVER	87	1.9%	118	2.0%	131	1.9%
TOTAL	4,563	100.0%	6,029	100.0%	6,749	100.0%
MEDIAN INCOME	\$24,818		\$30,682		\$32,032	

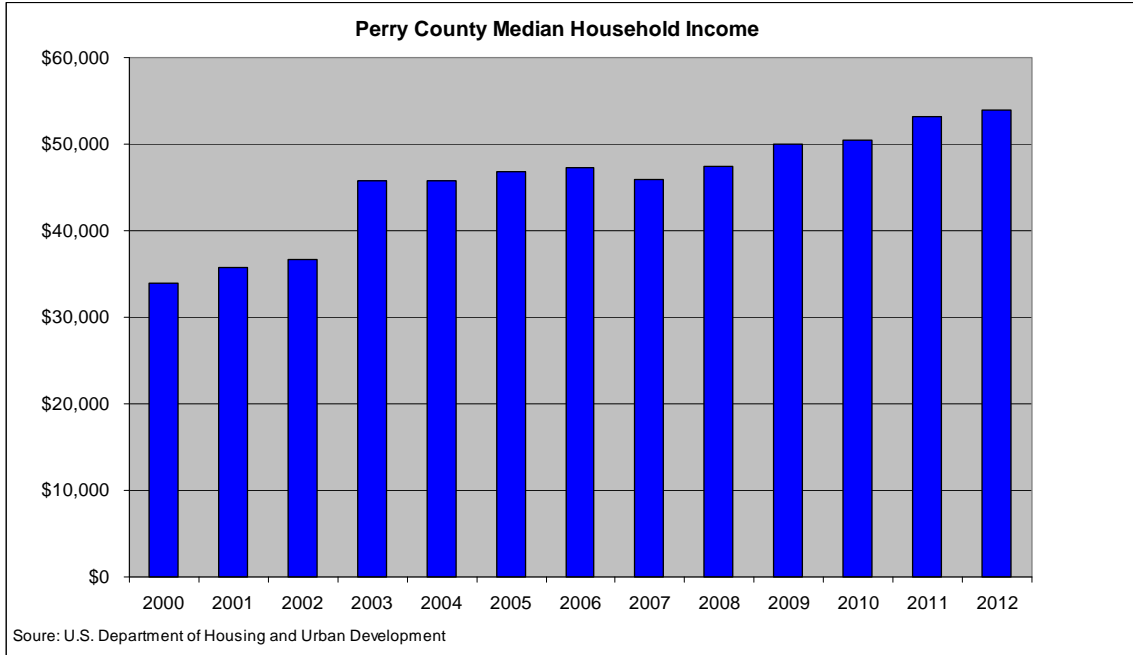
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$34,000	-
2001	\$35,700	5.0%
2002	\$36,600	2.5%
2003	\$45,700	24.9%
2004	\$45,700	0.0%
2005	\$46,850	2.5%
2006	\$47,300	1.0%
2007	\$45,900	-3.0%
2008	\$47,400	3.3%
2009	\$50,000	5.5%
2010	\$50,400	0.8%
2011	\$53,200	5.6%
2012	\$54,000	1.5%

*For a four-person household

Source: HUD



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

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	427	94	85	35	31	671
\$10,000 TO \$19,999	223	105	85	56	47	515
\$20,000 TO \$29,999	100	151	94	80	56	480
\$30,000 TO \$39,999	21	79	87	60	38	285
\$40,000 TO \$49,999	43	62	87	65	79	337
\$50,000 TO \$59,999	10	37	15	61	37	160
\$60,000 TO \$74,999	3	14	15	14	14	61
\$75,000 TO \$99,999	2	12	13	11	9	47
\$100,000 TO \$124,999	1	1	0	0	2	4
\$125,000 TO \$149,999	0	2	1	0	2	5
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	3	3	0	0	0	6
TOTAL	832	561	483	380	315	2,572

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	593	98	88	34	33	847
\$10,000 TO \$19,999	317	119	94	60	49	639
\$20,000 TO \$29,999	139	173	84	75	52	524
\$30,000 TO \$39,999	43	116	126	100	58	443
\$40,000 TO \$49,999	61	81	92	81	86	401
\$50,000 TO \$59,999	22	54	25	108	72	280
\$60,000 TO \$74,999	9	29	29	25	26	118
\$75,000 TO \$99,999	6	21	28	23	25	101
\$100,000 TO \$124,999	3	10	13	10	9	44
\$125,000 TO \$149,999	1	2	0	0	1	6
\$150,000 TO \$199,999	1	4	1	1	2	10
\$200,000 & OVER	5	5	0	0	0	10
TOTAL	1,199	711	580	517	414	3,422

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	602	90	82	31	31	838
\$10,000 TO \$19,999	325	119	88	56	45	634
\$20,000 TO \$29,999	139	173	78	71	47	508
\$30,000 TO \$39,999	47	114	124	103	56	444
\$40,000 TO \$49,999	66	80	92	80	87	405
\$50,000 TO \$59,999	21	54	29	108	73	286
\$60,000 TO \$74,999	10	31	33	26	30	129
\$75,000 TO \$99,999	9	21	27	21	26	104
\$100,000 TO \$124,999	4	9	15	12	14	54
\$125,000 TO \$149,999	1	2	1	1	3	9
\$150,000 TO \$199,999	1	4	1	1	2	9
\$200,000 & OVER	6	5	0	0	0	11
TOTAL	1,231	702	570	511	416	3,431

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 Perry County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	278	28	4	0	4	314
\$10,000 TO \$19,999	129	57	17	0	0	203
\$20,000 TO \$29,999	29	62	0	0	0	91
\$30,000 TO \$39,999	4	9	7	9	7	35
\$40,000 TO \$49,999	14	7	10	0	0	32
\$50,000 TO \$59,999	0	6	0	0	0	6
\$60,000 TO \$74,999	3	3	0	0	3	8
\$75,000 TO \$99,999	2	5	0	0	0	7
\$100,000 TO \$124,999	1	0	0	0	1	2
\$125,000 TO \$149,999	0	2	0	0	1	3
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	3	3	0	0	0	6
TOTAL	463	182	37	9	15	706

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	373	29	4	0	4	411
\$10,000 TO \$19,999	175	65	19	0	0	259
\$20,000 TO \$29,999	54	86	0	0	0	140
\$30,000 TO \$39,999	11	23	15	24	8	81
\$40,000 TO \$49,999	20	26	8	0	0	54
\$50,000 TO \$59,999	0	5	0	0	0	5
\$60,000 TO \$74,999	8	7	0	0	7	21
\$75,000 TO \$99,999	5	3	0	0	3	12
\$100,000 TO \$124,999	2	2	0	0	0	5
\$125,000 TO \$149,999	1	1	0	0	1	3
\$150,000 TO \$199,999	1	3	0	0	1	5
\$200,000 & OVER	4	4	0	0	0	9
TOTAL	654	255	47	24	24	1,004

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	410	32	5	0	4	452
\$10,000 TO \$19,999	200	69	22	0	0	291
\$20,000 TO \$29,999	64	97	0	0	0	162
\$30,000 TO \$39,999	16	27	17	32	10	102
\$40,000 TO \$49,999	25	32	10	0	0	67
\$50,000 TO \$59,999	0	7	0	0	0	7
\$60,000 TO \$74,999	9	10	0	0	8	26
\$75,000 TO \$99,999	8	4	0	0	4	17
\$100,000 TO \$124,999	3	2	0	0	1	7
\$125,000 TO \$149,999	1	1	0	0	1	3
\$150,000 TO \$199,999	1	3	0	0	1	5
\$200,000 & OVER	5	4	0	0	0	10
TOTAL	744	290	54	32	30	1,150

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 Perry County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	400	90	12	4	0	507
\$10,000 TO \$19,999	448	309	34	20	9	821
\$20,000 TO \$29,999	216	491	65	29	14	815
\$30,000 TO \$39,999	69	362	80	7	10	528
\$40,000 TO \$49,999	56	182	53	18	15	324
\$50,000 TO \$59,999	24	146	61	26	14	272
\$60,000 TO \$74,999	25	108	42	12	20	208
\$75,000 TO \$99,999	15	98	29	13	16	172
\$100,000 TO \$124,999	5	31	10	2	2	51
\$125,000 TO \$149,999	5	28	9	4	3	50
\$150,000 TO \$199,999	1	15	9	1	2	28
\$200,000 & OVER	10	47	13	6	5	81
TOTAL	1,275	1,909	418	144	112	3,857

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	380	70	11	4	0	465
\$10,000 TO \$19,999	455	239	36	20	12	761
\$20,000 TO \$29,999	285	515	74	29	13	917
\$30,000 TO \$39,999	137	526	131	14	15	824
\$40,000 TO \$49,999	64	256	118	28	22	489
\$50,000 TO \$59,999	40	243	94	28	18	423
\$60,000 TO \$74,999	50	225	81	23	36	415
\$75,000 TO \$99,999	36	176	65	20	31	328
\$100,000 TO \$124,999	18	96	29	11	15	169
\$125,000 TO \$149,999	7	33	11	4	5	59
\$150,000 TO \$199,999	5	37	14	5	4	66
\$200,000 & OVER	16	57	21	8	8	110
TOTAL	1,493	2,474	684	194	179	5,025

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	396	68	11	4	0	479
\$10,000 TO \$19,999	485	240	35	23	13	795
\$20,000 TO \$29,999	306	550	83	34	15	988
\$30,000 TO \$39,999	162	570	151	18	19	919
\$40,000 TO \$49,999	74	292	141	34	27	568
\$50,000 TO \$59,999	45	272	111	35	20	484
\$60,000 TO \$74,999	56	264	94	30	42	487
\$75,000 TO \$99,999	48	213	79	24	40	403
\$100,000 TO \$124,999	22	110	39	13	20	204
\$125,000 TO \$149,999	10	42	17	6	7	81
\$150,000 TO \$199,999	7	38	15	5	4	69
\$200,000 & OVER	17	62	24	8	10	122
TOTAL	1,628	2,722	798	234	218	5,599

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Perry County Site PMA is based primarily in four sectors. Educational Services (which comprises 16.1%), Public Administration, Manufacturing and Health Care & Social Assistance comprise nearly 57% of the Site PMA labor force. Employment in the Perry County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	8	0.9%	15	0.2%	1.9
MINING	16	1.8%	106	1.6%	6.6
UTILITIES	8	0.9%	19	0.3%	2.4
CONSTRUCTION	61	6.7%	163	2.4%	2.7
MANUFACTURING	21	2.3%	923	13.5%	44.0
WHOLESALE TRADE	32	3.5%	272	4.0%	8.5
RETAIL TRADE	114	12.5%	644	9.4%	5.6
TRANSPORTATION & WAREHOUSING	31	3.4%	141	2.1%	4.5
INFORMATION	15	1.6%	52	0.8%	3.5
FINANCE & INSURANCE	36	4.0%	209	3.1%	5.8
REAL ESTATE & RENTAL & LEASING	48	5.3%	88	1.3%	1.8
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	40	4.4%	138	2.0%	3.5
MANAGEMENT OF COMPANIES & ENTERPRISES	3	0.3%	30	0.4%	10.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	18	2.0%	62	0.9%	3.4
EDUCATIONAL SERVICES	33	3.6%	1,095	16.1%	33.2
HEALTH CARE & SOCIAL ASSISTANCE	50	5.5%	850	12.5%	17.0
ARTS, ENTERTAINMENT & RECREATION	16	1.8%	40	0.6%	2.5
ACCOMMODATION & FOOD SERVICES	60	6.6%	398	5.8%	6.6
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	193	21.2%	577	8.5%	3.0
PUBLIC ADMINISTRATION	103	11.3%	987	14.5%	9.6
NONCLASSIFIABLE	5	0.5%	10	0.1%	2.0
TOTAL	911	100.0%	6,819	100.0%	7.5

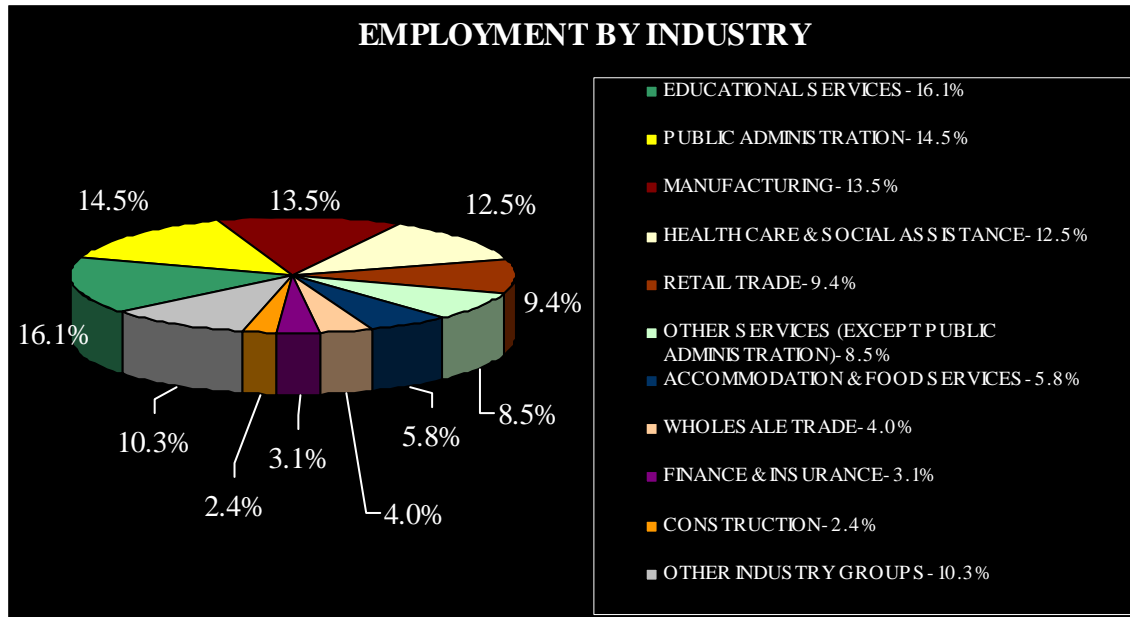
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

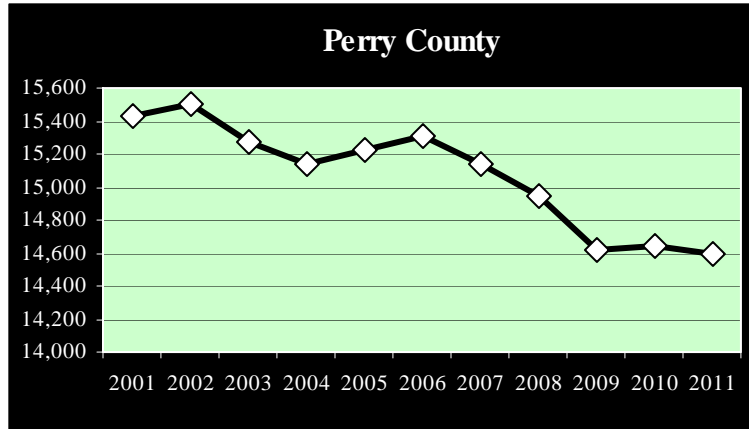
Excluding 2011, the employment base has declined by 4.4% over the past five years in Perry County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

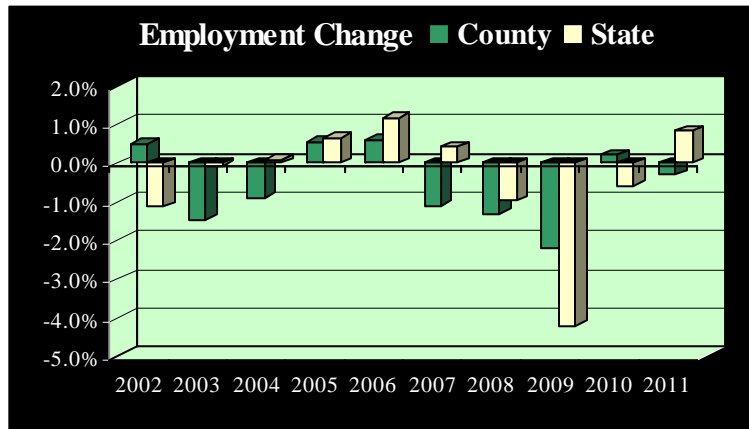
YEAR	TOTAL EMPLOYMENT					
	PERRY COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	15,426	-	5,566,735	-	138,241,767	-
2002	15,504	0.5%	5,503,109	-1.1%	137,936,674	-0.2%
2003	15,278	-1.5%	5,498,936	-0.1%	138,386,944	0.3%
2004	15,140	-0.9%	5,502,533	0.1%	139,988,842	1.2%
2005	15,221	0.5%	5,537,419	0.6%	142,328,023	1.7%
2006	15,311	0.6%	5,602,764	1.2%	144,990,053	1.9%
2007	15,143	-1.1%	5,626,086	0.4%	146,397,565	1.0%
2008	14,943	-1.3%	5,570,514	-1.0%	146,068,942	-0.2%
2009	14,614	-2.2%	5,334,774	-4.2%	140,721,692	-3.7%
2010	14,644	0.2%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	14,598	-0.3%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



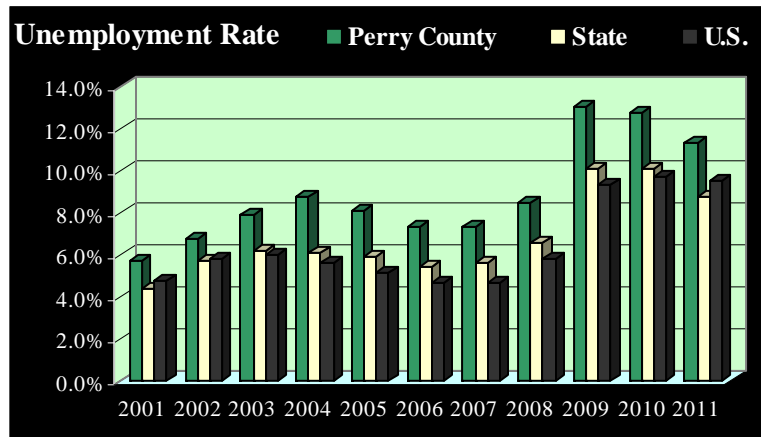
The following table illustrates the percent change in employment for Perry County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	PERRY COUNTY	OHIO	UNITED STATES
2001	5.7%	4.4%	4.8%
2002	6.8%	5.7%	5.8%
2003	7.9%	6.2%	6.0%
2004	8.8%	6.1%	5.6%
2005	8.1%	5.9%	5.2%
2006	7.3%	5.4%	4.7%
2007	7.3%	5.6%	4.7%
2008	8.5%	6.6%	5.8%
2009	13.1%	10.1%	9.3%
2010	12.8%	10.1%	9.7%
2011*	11.3%	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 Perry County.

IN-PLACE EMPLOYMENT PERRY COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	6,723	-	-
2002	6,813	90	1.3%
2003	6,703	-110	-1.6%
2004	6,540	-163	-2.4%
2005	6,492	-48	-0.7%
2006	6,404	-88	-1.4%
2007	6,119	-285	-4.5%
2008	6,051	-68	-1.1%
2009	5,861	-190	-3.1%
2010	5,840	-21	-0.4%
2011*	5,812	-28	-0.5%

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 Perry County to be 39.9% of the total Perry County employment.

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

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
NORTHERN LOCAL SCHOOLS	EDUCATION	310
SHELLY COMPANY	MANUFACTURING	300
BUCKINGHAM COAL CO.	MINING	250
NEW LEXINGTON SCHOOLS	EDUCATION	245
COOPER STANDARD	MANUFACTURING	200
CROOKSVILLE SCHOOLS	EDUCATION	145
NEW LEXINGTON CARE AND REHAB	NURSING CARE	135
LUCOWICI ROOF TILE	MANUFACTURING	130
SOUTHERN LOCAL	EDUCATION	130
PCC AIRFOILS	MANUFACTURING	125
TOTAL		1,970

Source: Perry County Chamber of Commerce, 2011

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	9,928	79.4%	10,227	75.3%
RENTER-OCCUPIED	2,572	20.6%	3,349	24.7%
TOTAL-OCCUPIED UNITS*	12,500	91.5%	13,576	100.0%
FOR RENT	223	19.3%	267	16.3%
RENTED, NOT OCCUPIED	N/A	N/A	15	0.9%
FOR SALE ONLY	143	12.4%	195	11.9%
SOLD, NOT OCCUPIED	N/A	N/A	90	5.5%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	127	35.2%	374	22.9%
ALL OTHER VACANTS	255	22.1%	694	42.4%
TOTAL VACANT UNITS	1,155	8.5%	1,635	10.7%
TOTAL	13,655	100.0%	15,211	100.0%
SUBSTANDARD UNITS**	83	0.7%	149	1.1%

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	9,928	79.4%	9,867	61	0.6%
	RENTER-OCCUPIED	2,572	20.6%	2,550	22	0.9%
	TOTAL	12,500	100.0%	12,417	83	0.7%
2010 (ACS)	OWNER-OCCUPIED	10,013	73.9%	9,931	82	0.8%
	RENTER-OCCUPIED	3,541	26.1%	3,474	67	1.9%
	TOTAL	13,554	100.0%	13,405	149	1.1%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	379	3.8%	100	2.8%
2000 TO 2004	1,035	10.3%	232	6.6%
1990 TO 1999	1,852	18.5%	613	17.3%
1980 TO 1989	653	6.5%	517	14.6%
1970 TO 1979	1,322	13.2%	554	15.6%
1960 TO 1969	599	6.0%	167	4.7%
1950 TO 1959	588	5.9%	185	5.2%
1940 TO 1949	550	5.5%	163	4.6%
1939 OR EARLIER	3,035	30.3%	1,010	28.5%
TOTAL	10,013	100.0%	3,541	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	9,439	75.5%	10,212	75.3%
2 TO 4	326	2.6%	415	3.1%
5 TO 19	292	2.3%	386	2.8%
20 TO 49	206	1.6%	266	2.0%
50 OR MORE	86	0.7%	72	0.5%
MOBILE HOME, BOAT, RV, VAN, ETC.	2,151	17.2%	2,203	16.3%
TOTAL	12,500	100.0%	13,554	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	9,923	79.4%	10,013	73.9%
0.50 OR LESS OCCUPANTS PER ROOM	6,924	69.8%	7,160	71.5%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,909	29.3%	2,675	26.7%
1.01 TO 1.50 OCCUPANTS PER ROOM	83	0.8%	121	1.2%
1.51 TO 2.00 OCCUPANTS PER ROOM	7	0.1%	57	0.6%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	2,577	20.6%	3,541	26.1%
0.50 OR LESS OCCUPANTS PER ROOM	1,461	56.7%	2,208	62.4%
0.51 TO 1.00 OCCUPANTS PER ROOM	1,014	39.3%	1,164	32.9%
1.01 TO 1.50 OCCUPANTS PER ROOM	92	3.6%	145	4.1%
1.51 TO 2.00 OCCUPANTS PER ROOM	10	0.4%	24	0.7%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
TOTAL	12,500	100.0%	13,554	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
PERRY COUNTY	17.8%	36.9%
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 – PERRY COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	53	37	112	77	117	89	55	53	23	30
UNITS IN SINGLE-FAMILY STRUCTURES	25	25	66	71	80	87	51	51	21	23
UNITS IN ALL MULTI-FAMILY STRUCTURES	28	12	46	6	37	2	4	2	2	7
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	0	0	6	6	4	2	4	2	2	4
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	0	12	40	0	8	0	0	0	0	3
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	28	0	0	0	25	0	0	0	0	0



		PERRY COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			938
	LESS THAN 20.0 PERCENT	3	
	20.0 TO 24.9 PERCENT	19	
	25.0 TO 29.9 PERCENT	104	
	30.0 TO 34.9 PERCENT	9	
	35.0 PERCENT OR MORE	620	
	NOT COMPUTED	183	
\$10,000 TO \$19,999:			940
	LESS THAN 20.0 PERCENT	68	
	20.0 TO 24.9 PERCENT	71	
	25.0 TO 29.9 PERCENT	112	
	30.0 TO 34.9 PERCENT	99	
	35.0 PERCENT OR MORE	528	
	NOT COMPUTED	62	
\$20,000 TO \$34,999:			703
	LESS THAN 20.0 PERCENT	140	
	20.0 TO 24.9 PERCENT	35	
	25.0 TO 29.9 PERCENT	113	
	30.0 TO 34.9 PERCENT	85	
	35.0 PERCENT OR MORE	158	
	NOT COMPUTED	172	
\$35,000 TO \$49,999:			361
	LESS THAN 20.0 PERCENT	173	
	20.0 TO 24.9 PERCENT	67	
	25.0 TO 29.9 PERCENT	55	
	30.0 TO 34.9 PERCENT	40	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	26	
\$50,000 TO \$74,999:			376
	LESS THAN 20.0 PERCENT	327	
	20.0 TO 24.9 PERCENT	27	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	22	
\$75,000 TO \$99,999:			161
	LESS THAN 20.0 PERCENT	125	
	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	36	
\$100,000 OR MORE:			62
	LESS THAN 20.0 PERCENT	47	
	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	
TOTAL			3,541

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	4	67	3	95.5%
MARKET-RATE/TAX CREDIT/GOVERNMENT-SUBSIDIZED	1	30	0	100.0%
TAX CREDIT	1	26	11	57.7%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	7	237	15	93.7%
GOVERNMENT-SUBSIDIZED	10	414	6	98.6%
TOTAL	23	774	35	95.5%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	36	52.9%	1	2.8%	\$413
TWO-BEDROOM	1.0	11	16.2%	2	18.2%	\$661
TWO-BEDROOM	1.5	21	30.9%	0	0.0%	\$521
TOTAL MARKET RATE		68	100.0%	3	4.4%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	7	26.9%	4	57.1%	\$391
TWO-BEDROOM	1.0	9	34.6%	3	33.3%	\$482
TWO-BEDROOM	1.5	9	34.6%	3	33.3%	\$499
THREE-BEDROOM	1.5	1	3.8%	1	100.0%	\$531
TOTAL TAX CREDIT		26	100.0%	11	42.3%	-
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	131	49.2%	8	6.1%	N/A
TWO-BEDROOM	1.0	58	21.8%	6	10.3%	N/A
TWO-BEDROOM	1.5	56	21.1%	1	1.8%	N/A
THREE-BEDROOM	1.0	3	1.1%	0	0.0%	N/A
THREE-BEDROOM	1.5	14	5.3%	0	0.0%	N/A
FOUR-BEDROOM	2.0	4	1.5%	0	0.0%	N/A
TOTAL TAX CREDIT		266	100.0%	15	5.6%	-

GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	253	61.1%	2	0.8%	N/A
TWO-BEDROOM	1.0	102	24.6%	4	3.9%	N/A
THREE-BEDROOM	1.0	52	12.6%	0	0.0%	N/A
FOUR-BEDROOM	1.0	4	1.0%	0	0.0%	N/A
FOUR-BEDROOM	2.0	3	0.7%	0	0.0%	N/A
TOTAL TAX CREDIT		414	100.0%	6	1.4%	-
GRAND TOTAL		774	100.0%	35	4.5%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	28	42.9%
1960 TO 1969	80	6.3%
1970 TO 1979	267	0.7%
1980 TO 1989	195	1.0%
1990 TO 1999	204	6.9%
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	774	4.5%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A-	1	1	0.0%
B	1	36	2.8%
B-	2	29	3.4%
C	1	2	50.0%
A-	1	1	0.0%
B	1	36	2.8%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
B-	1	26	42.3%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	50	0.0%
A-	1	29	0.0%
B+	6	192	5.2%
B	5	262	0.4%
B-	4	115	5.2%
C	1	32	12.5%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	36	503	27	94.6%
SENIOR (AGE 55+)	10	271	8	97.0%
TOTAL	46	774	35	95.5%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	680	21	96.9%
40% - 60% AMHI (TAX CREDIT)	26	11	57.7%
0-60% AMHI (ALL AFFORDABLE)	706	32	95.5%

*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+)	271	8	97.0%
40% - 60% AMHI (TAX CREDIT: 55+)	0	0	-
0 - 60% AMHI (ALL AFFORDABLE: 55+)	271	8	97.0%

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 Perry County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Perry County is \$86,646. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for an \$86,646 home is \$604, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$86,646
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$82,314
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$442
ESTIMATED TAXES AND INSURANCE*	\$110
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$51
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$604

*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.

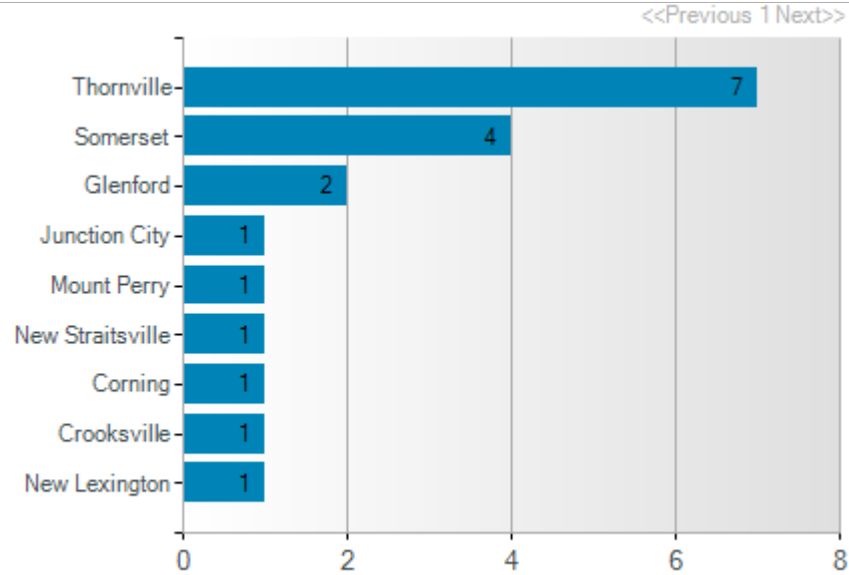
FOR-SALE ANALYSIS (2011)	
TOTAL NUMBER OF SALES	87
MEDIAN SALES PRICE	\$120,000
MEDIAN SQUARE FOOTAGE	1,630
MEDIAN YEAR BUILT	1,983
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	2

Source: 2011 county sales records

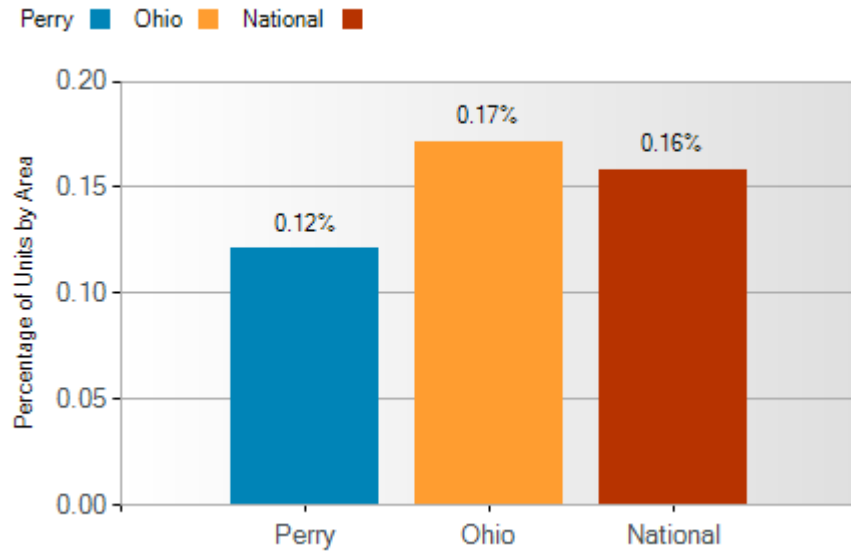
Foreclosure Analysis

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

Foreclosure Activity Counts - Perry County, OH



Geographical Comparison - Perry County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$15,120	\$18,900	\$22,680	\$30,240	\$17,230	\$21,540	\$25,840	\$34,460
TWO-PERSON	\$17,280	\$21,600	\$25,920	\$34,560	\$19,690	\$24,610	\$29,530	\$39,380
THREE-PERSON	\$19,440	\$24,300	\$29,160	\$38,880	\$22,150	\$27,690	\$33,230	\$44,300
FOUR-PERSON	\$21,600	\$27,000	\$32,400	\$43,200	\$24,610	\$30,760	\$36,920	\$49,220
FIVE-PERSON	\$23,360	\$29,200	\$35,040	\$46,720	\$26,620	\$33,270	\$39,920	\$53,230
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$54,000				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$61,600			

*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	\$23,360	1,662	\$0	\$26,620	1,808	8.8%
41% - 60% AMHI	\$23,361	\$35,040	571	\$26,621	\$39,920	613	7.4%
61% - 80% AMHI	\$35,041	\$46,720	488	\$39,921	\$53,230	500	2.5%
OVER 80% AMHI	\$46,721	NO LIMIT	700	\$53,231	NO LIMIT	510	-27.1%

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	\$23,360	2,032	\$0	\$26,620	2,468	21.5%
41% - 60% AMHI	\$23,361	\$35,040	1,658	\$26,621	\$39,920	2,020	21.8%
61% - 80% AMHI	\$35,041	\$46,720	1,552	\$39,921	\$53,230	1,582	1.9%
OVER 80% AMHI	\$46,721	NO LIMIT	5,024	\$53,231	NO LIMIT	4,554	-9.4%

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	\$23,360	3,694	\$0	\$26,620	4,276	15.8%
41% - 60% AMHI	\$23,361	\$35,040	2,229	\$26,621	\$39,920	2,633	18.1%
61% - 80% AMHI	\$35,041	\$46,720	2,040	\$39,921	\$53,230	2,082	2.1%
OVER 80% AMHI	\$46,721	NO LIMIT	5,724	\$53,231	NO LIMIT	5,064	-11.5%

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	\$17,280	600	\$0	\$19,690	734	22.3%
41% - 60% AMHI	\$17,281	\$25,920	153	\$19,691	\$29,530	163	6.5%
61% - 80% AMHI	\$25,921	\$34,560	94	\$29,531	\$39,380	104	10.6%
OVER 80% AMHI	\$34,561	NO LIMIT	158	\$39,381	NO LIMIT	148	-6.3%

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	\$17,280	1,019	\$0	\$19,690	1,249	22.6%
41% - 60% AMHI	\$17,281	\$25,920	750	\$19,691	\$29,530	966	28.8%
61% - 80% AMHI	\$25,921	\$34,560	750	\$29,531	\$39,380	908	21.1%
OVER 80% AMHI	\$34,561	NO LIMIT	2,507	\$39,381	NO LIMIT	2,475	-1.3%

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	\$17,280	1,619	\$0	\$19,690	1,983	22.5%
41% - 60% AMHI	\$17,281	\$25,920	903	\$19,691	\$29,530	1,129	25.0%
61% - 80% AMHI	\$25,921	\$34,560	844	\$29,531	\$39,380	1,012	19.9%
OVER 80% AMHI	\$34,561	NO LIMIT	2,665	\$39,381	NO LIMIT	2,623	-1.6%

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	\$29,200	1,366	\$0	\$33,270	1,418	3.8%
SENIOR (AGE 62+)	\$0	\$21,600	526	\$0	\$24,610	625	18.8%
ALL	\$0	\$29,200	1,968	\$0	\$33,270	2,125	8.0%

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)	(680 + 218 HCV) 898	26	(706 + 218 HCV*) 924
Number of Income-Eligible Renter Households	1,968	571	2,233
Existing Affordable Housing Penetration Rate – 2012	= 45.6%	= 4.6%	= 41.4%
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)	271	0	271
Number of Income-Eligible Renter Households	526	153	753
Penetration Rate – 2012	= 51.5%	N/A	= 36.0%

*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)	(680 + 218 HCV) 898	26	(706 + 218 HCV*) 924
Number of Income-Eligible Renter Households	2,125	613	2,421
Existing Affordable Housing Penetration Rate – 2017	= 42.3%	= 4.2%	= 38.2%
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)	271	0	271
Number of Income-Eligible Renter Households	625	163	897
Penetration Rate – 2017	= 43.4%	N/A	= 30.2%

*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)	1,070	255	1,227	354
41%-60% AMHI (TAX CREDIT)	545	153	587	163

J. OVERVIEW AND INTERVIEWS

Perry County is a large rural county located in southeastern Ohio south of Interstate 70. The village of New Lexington is the county seat and is located in the central portion of the county. New Lexington is 55 miles southeast of Columbus, 168 miles south of Cleveland and 150 miles west of Pittsburgh, Pennsylvania.

Other villages in the county include Corning, Crooksville, Glenford, Hemlock, Junction City, New Straitsville, Rendville, Roseville, Shawnee, Somerset and Thornville. The village of Roseville is in both Perry and Muskingum counties. U.S. Highway 22 and Ohio State Routes 13, 37, 93, 155, 204 and 668 are the major roadways of the county.

The southern third of the county is part of the Wayne National Forest.

Genesis Health Center, located in Somerset, is the largest medical center in the county.

Perry County District Library has branches in Corning, Crooksville, Junction City, Somerset and Thornville, as well as the main library in New Lexington.

Perry County has private school systems, and seven public school systems. Hocking College Perry Campus is located in New Lexington and offers a variety of technical programs and other adult education classes.

The largest concentration of single-family housing is in the cities and major towns of Perry County, including New Philadelphia, Dover, Uhrichsville and Dennison. This housing is generally older than 30 years and ranges from poor to good condition. Some single-family housing surrounding New Philadelphia and Dover is newer, less than 30 years old, and generally in good condition. Typically, multifamily rental housing is also located in and around the cities of Perry County and is between 20 and 30 years old, ranging from average to good condition. The majority of multifamily rental properties in the county are market-rate communities, while some are government-subsidized and only three are Tax Credit properties (two are government-subsidized). Nearly all the multifamily rental properties in the county have less than 60 units and many less than 20 units.

Sandra Harper, executive director of Perry Metropolitan Housing Authority, stated that she believes that, of those who stay in the county, most people rent once out of school or live at home until they get married. She continued that once married, most couples look to buy a home, usually in a more rural area, and have children; once the children have grown the couples may consider moving back to apartments, closer to community services. Mrs. Harper added that often those in the more rural portions of the county prefer that setting and would not offer much support for apartment complexes.

Housing in the villages of the county is generally older than 30 years and range in condition from poor to average. Housing in the more rural areas of the county primarily includes farm houses, single-family housing and manufactured homes. Generally the farm houses and single-family housing in the rural portions of the county range from average to good condition and older than 30 years. There are some single-family homes in the rural portions of the county that are less than 30 years old. These homes typically range from good to excellent condition. Few manufactured homes in the county are less than 30 years old and in good condition; the majority of manufactured homes in the county are older than 30 years and range from dilapidated to average condition.