

## 26. Pike County

### A. GENERAL DESCRIPTION

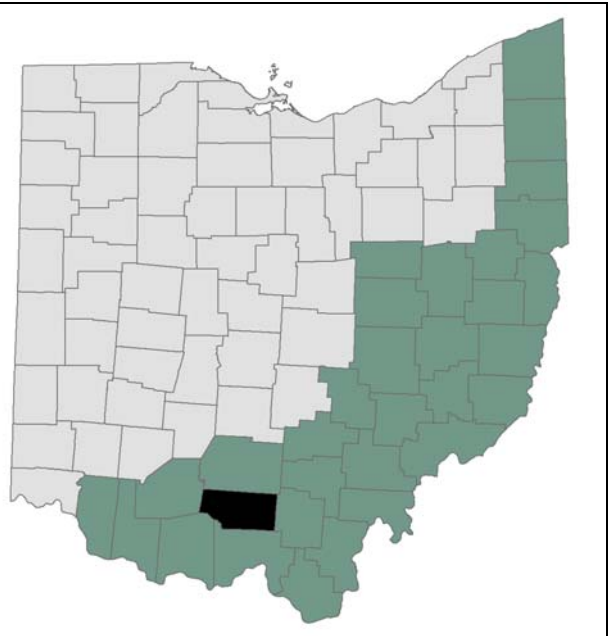
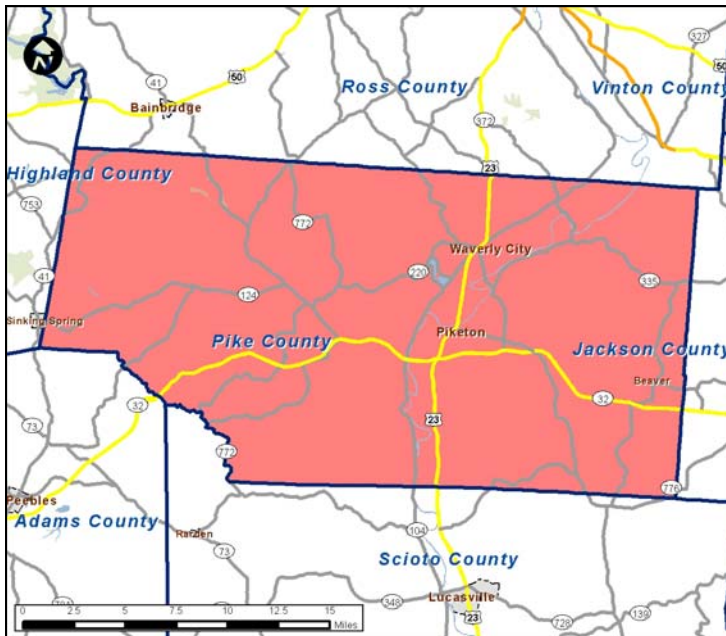
County Seat: Waverly  
County Size: 441.5 square miles

2000 (Census) Population: 27,694  
2010 (Census) Population: 28,709  
Population Change: +1,015 (3.7%)

2000 (Census) Households: 10,444  
2010 (Census) Households: 11,012  
Household Change: +568 (5.4%)

2000 (Census) Median Household Income: \$31,905  
2010 (American Community Survey) Median Household Income: \$35,912  
Income Change: +\$4,007 (12.6%)

2000 (Census) Median Home Value: \$68,700  
2010 (American Community Survey) Median Home Value: \$96,400  
Home Value Change: +\$27,700 (40.3%)



## B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

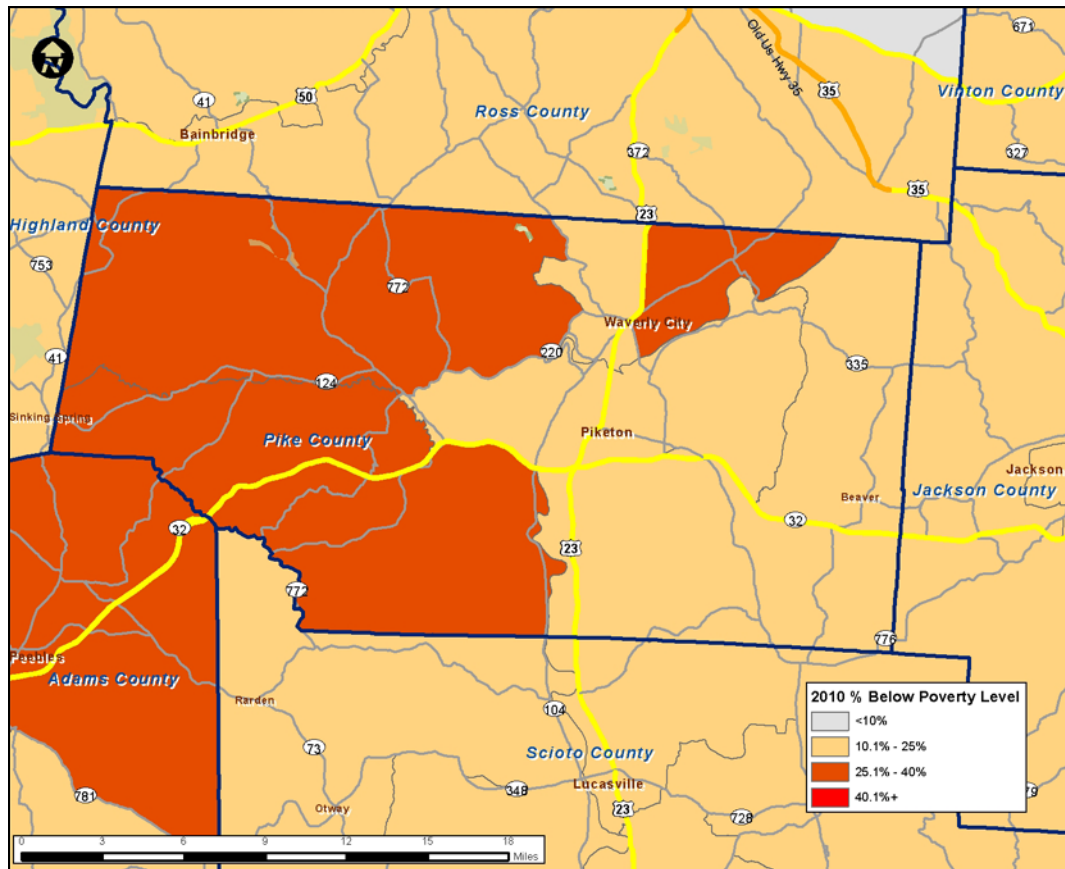
### 1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
<b>COUNTY</b>	POPULATION	27,694	28,709	28,720	28,918
	POPULATION CHANGE	-	1,015	11	198
	PERCENT CHANGE	-	3.7%	0.0%	0.7%
<b>COUNTY SEAT: WAVERLY</b>	POPULATION	4,433	4,408	4,518	4,498
	POPULATION CHANGE	-	-25	110	-20
	PERCENT CHANGE	-	-0.6%	2.5%	-0.4%

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	5,061	18.6%	6,642	23.6%
POPULATION NOT LIVING IN POVERTY	22,165	81.4%	21,503	76.4%
TOTAL	27,226	100.0%	28,145	100.0%

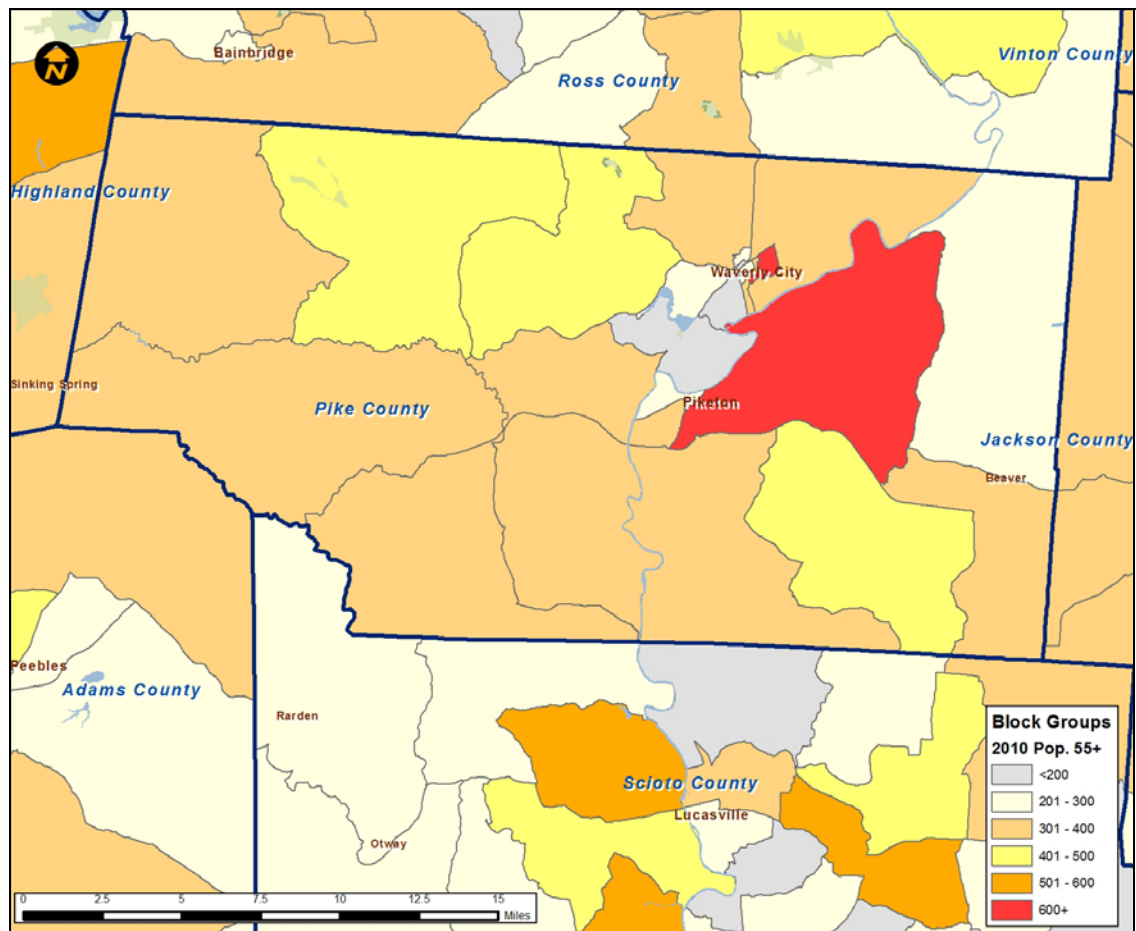
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	8,318	30.0%	7,874	27.4%	7,527	26.0%	-347	-4.4%
20 TO 24	1,661	6.0%	1,600	5.6%	1,661	5.7%	61	3.8%
25 TO 34	3,735	13.5%	3,325	11.6%	3,422	11.8%	97	2.9%
35 TO 44	4,273	15.4%	3,763	13.1%	3,557	12.3%	-206	-5.5%
45 TO 54	3,414	12.3%	4,343	15.1%	3,864	13.4%	-479	-11.0%
55 TO 64	2,537	9.2%	3,592	12.5%	3,932	13.6%	340	9.5%
65 TO 74	1,979	7.1%	2,284	8.0%	2,934	10.1%	650	28.5%
75 & OVER	1,777	6.4%	1,928	6.7%	2,021	7.0%	93	4.8%
TOTAL	27,694	100.0%	28,709	100.0%	28,918	100.0%	209	0.7%

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

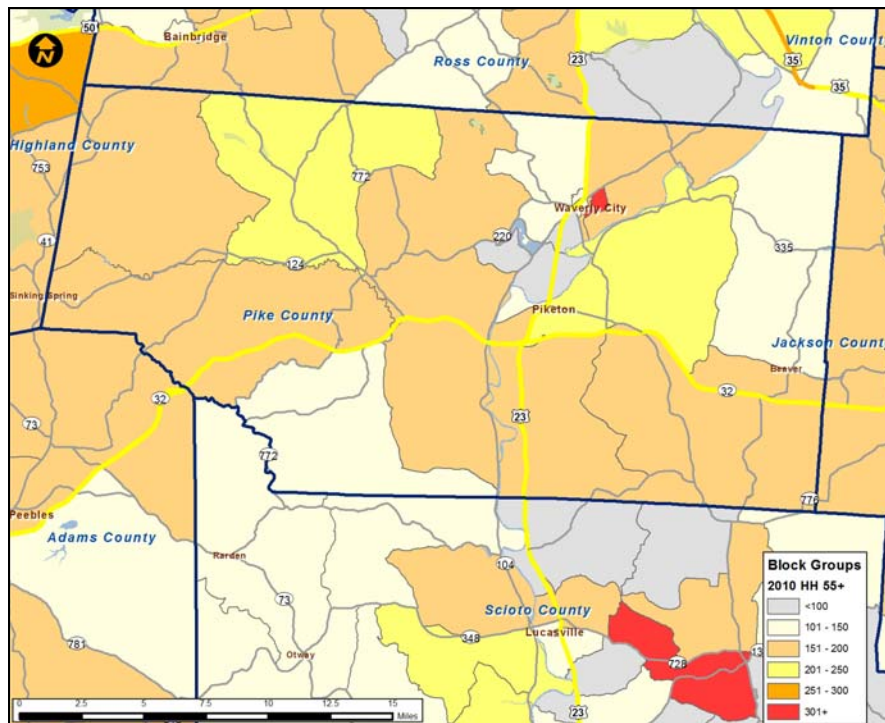
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
<b>COUNTY</b>	HOUSEHOLD	10,444	11,012	11,026	11,149
	HOUSEHOLD CHANGE	-	568	14	123
	PERCENT CHANGE	-	5.4%	0.1%	1.1%
<b>COUNTY SEAT: WAVERLY</b>	HOUSEHOLD	2,028	2,035	2,083	2,076
	HOUSEHOLD CHANGE	-	7	48	-7
	PERCENT CHANGE	-	0.3%	2.4%	-0.3%

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	588	5.6%	424	3.9%	525	4.7%	101	23.8%
25 TO 34	1,834	17.6%	1,469	13.3%	1,649	14.8%	180	12.3%
35 TO 44	2,258	21.6%	1,914	17.4%	1,802	16.2%	-112	-5.9%
45 TO 54	1,897	18.2%	2,347	21.3%	1,951	17.5%	-396	-16.9%
55 TO 64	1,466	14.0%	2,116	19.2%	2,220	19.9%	104	4.9%
65 TO 74	1,242	11.9%	1,461	13.3%	1,682	15.1%	221	15.1%
75 TO 84	864	8.3%	930	8.4%	933	8.4%	3	0.3%
85 & OVER	295	2.8%	351	3.2%	386	3.5%	35	10.0%
<b>TOTAL</b>	<b>10,444</b>	<b>100.0%</b>	<b>11,012</b>	<b>100.0%</b>	<b>11,149</b>	<b>100.0%</b>	<b>137</b>	<b>1.2%</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.



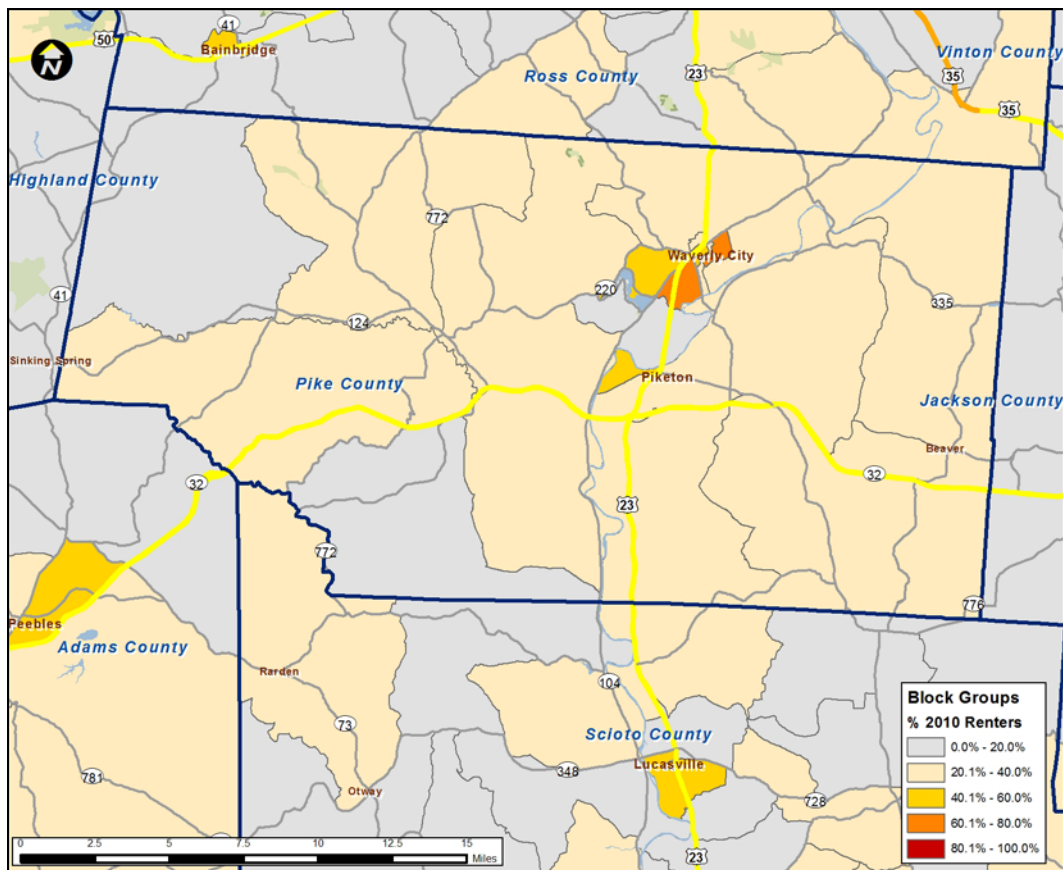
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	7,314	70.0%	7,541	68.5%	7,712	69.2%
RENTER-OCCUPIED	3,130	30.0%	3,471	31.5%	3,437	30.8%
TOTAL	10,444	100.0%	11,012	100.0%	11,149	100.0%

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	2,938	76.0%	3,633	74.8%	3,771	72.2%
RENTER-OCCUPIED	929	24.0%	1,225	25.2%	1,449	27.8%
TOTAL	3,867	100.0%	4,858	100.0%	5,220	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	1,172	33.8%	1,178	34.3%	6	0.5%
2 PERSONS	919	26.5%	949	27.6%	30	3.3%
3 PERSONS	581	16.7%	539	15.7%	-42	-7.2%
4 PERSONS	427	12.3%	447	13.0%	20	4.7%
5 PERSONS+	372	10.7%	324	9.4%	-48	-12.9%
TOTAL	3,471	100.0%	3,437	100.0%	-34	-1.0%

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	1,596	21.2%	1,638	21.2%	42	2.6%
2 PERSONS	2,866	38.0%	2,652	34.4%	-214	-7.5%
3 PERSONS	1,265	16.8%	1,546	20.0%	281	22.2%
4 PERSONS	1,069	14.2%	1,156	15.0%	87	8.1%
5 PERSONS+	745	9.9%	720	9.3%	-25	-3.4%
TOTAL	7,541	100.0%	7,712	100.0%	171	2.3%

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	691	56.4%	797	55.0%	106	15.3%
2 PERSONS	377	30.8%	444	30.7%	67	17.8%
3 PERSONS	105	8.6%	141	9.8%	36	34.0%
4 PERSONS	13	1.1%	17	1.2%	4	26.9%
5 PERSONS+	38	3.1%	49	3.4%	11	28.8%
TOTAL	1,225	100.0%	1,449	100.0%	224	18.3%

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	1,173	32.3%	1,208	32.0%	35	3.0%
2 PERSONS	1,778	49.0%	1,801	47.8%	23	1.3%
3 PERSONS	495	13.6%	547	14.5%	52	10.5%
4 PERSONS	110	3.0%	126	3.3%	16	14.7%
5 PERSONS+	76	2.1%	89	2.4%	13	16.5%
TOTAL	3,633	100.0%	3,771	100.0%	138	3.8%

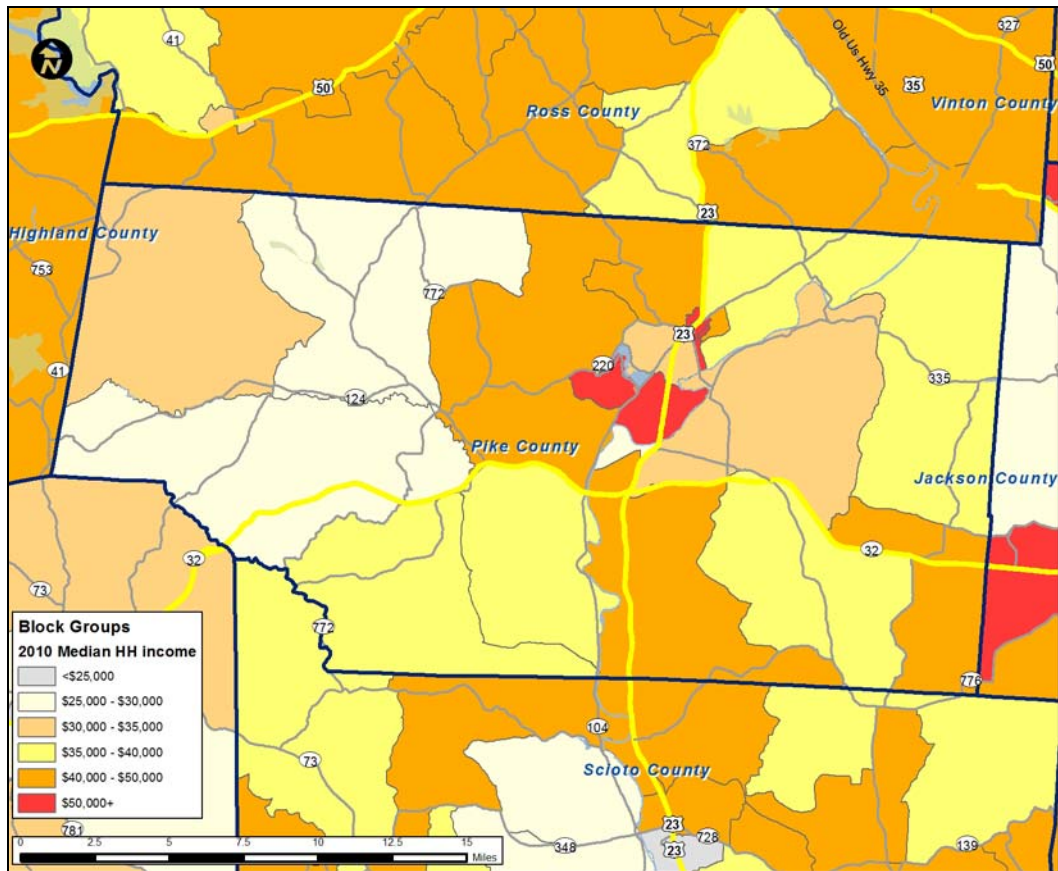
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

### 3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,617	15.5%	1,559	14.1%	1,548	13.9%
\$10,000 TO \$19,999	1,689	16.2%	1,656	15.0%	1,651	14.8%
\$20,000 TO \$29,999	1,621	15.5%	1,596	14.5%	1,594	14.3%
\$30,000 TO \$39,999	1,516	14.5%	1,459	13.2%	1,461	13.1%
\$40,000 TO \$49,999	1,052	10.1%	1,213	11.0%	1,235	11.1%
\$50,000 TO \$59,999	874	8.4%	902	8.2%	922	8.3%
\$60,000 TO \$74,999	862	8.3%	988	9.0%	1,021	9.2%
\$75,000 TO \$99,999	719	6.9%	881	8.0%	906	8.1%
\$100,000 TO \$124,999	293	2.8%	425	3.9%	443	4.0%
\$125,000 TO \$149,999	58	0.6%	153	1.4%	174	1.6%
\$150,000 TO \$199,999	38	0.4%	61	0.5%	65	0.6%
\$200,000 & OVER	104	1.0%	132	1.2%	129	1.2%
<b>TOTAL</b>	<b>10,444</b>	<b>100.0%</b>	<b>11,026</b>	<b>100.0%</b>	<b>11,149</b>	<b>100.0%</b>
<b>MEDIAN INCOME</b>	<b>\$31,944</b>		<b>\$34,803</b>		<b>\$35,355</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	774	20.0%	870	18.3%	933	17.9%
\$10,000 TO \$19,999	836	21.6%	947	20.0%	1,023	19.6%
\$20,000 TO \$29,999	693	17.9%	826	17.4%	893	17.1%
\$30,000 TO \$39,999	436	11.3%	498	10.5%	553	10.6%
\$40,000 TO \$49,999	352	9.1%	509	10.7%	565	10.8%
\$50,000 TO \$59,999	268	6.9%	312	6.6%	354	6.8%
\$60,000 TO \$74,999	165	4.3%	264	5.6%	318	6.1%
\$75,000 TO \$99,999	171	4.4%	239	5.0%	267	5.1%
\$100,000 TO \$124,999	67	1.7%	113	2.4%	130	2.5%
\$125,000 TO \$149,999	17	0.4%	49	1.0%	60	1.1%
\$150,000 TO \$199,999	21	0.6%	28	0.6%	32	0.6%
\$200,000 & OVER	67	1.7%	89	1.9%	93	1.8%
<b>TOTAL</b>	<b>3,867</b>	<b>100.0%</b>	<b>4,744</b>	<b>100.0%</b>	<b>5,220</b>	<b>100.0%</b>
<b>MEDIAN INCOME</b>	<b>\$24,672</b>		<b>\$26,714</b>		<b>\$27,320</b>	

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

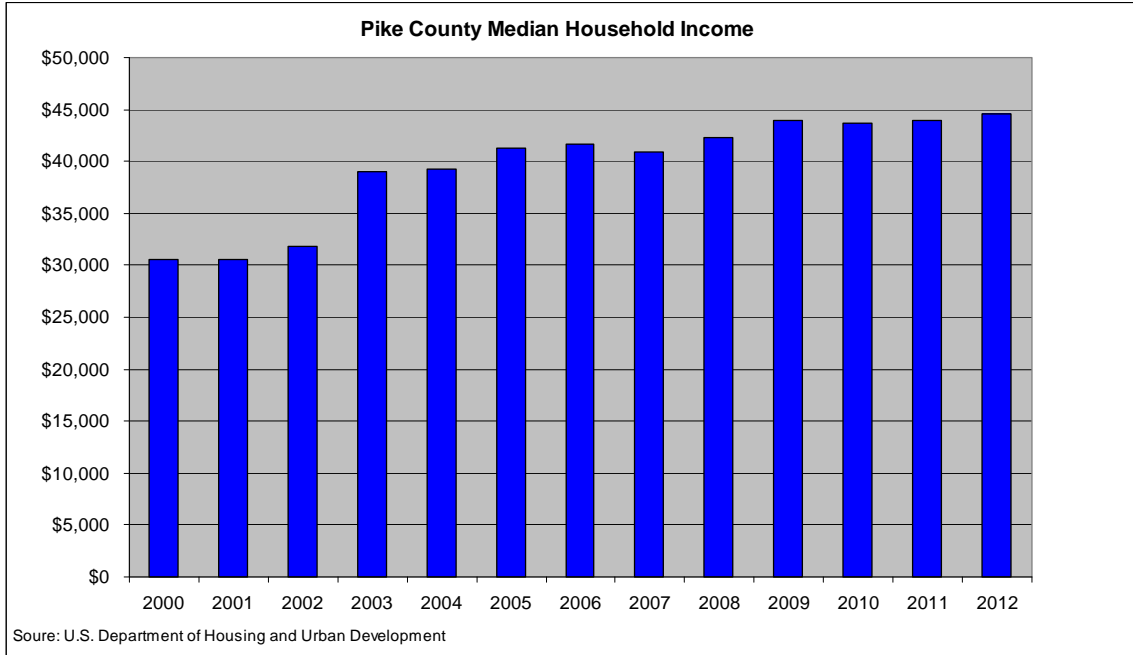
The following table illustrates the HUD estimated median household income between 2000 and 2012:

YEAR	HUD ESTIMATED MEDIAN HOUSEHOLD INCOME	
	MEDIAN HOUSEHOLD INCOME*	PERCENT CHANGE
2000	\$30,600	-
2001	\$30,600	0.0%
2002	\$31,800	3.9%
2003	\$39,000	22.6%
2004	\$39,300	0.8%
2005	\$41,300	5.1%
2006	\$41,700	1.0%
2007	\$40,900	-1.9%
2008	\$42,300	3.4%
2009	\$44,000	4.0%
2010	\$43,700	-0.7%
2011	\$44,000	0.7%
2012	\$44,600	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 Pike County Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	414	176	66	99	26	781
\$10,000 TO \$19,999	257	153	170	96	54	730
\$20,000 TO \$29,999	137	178	111	96	79	601
\$30,000 TO \$39,999	73	144	80	98	30	425
\$40,000 TO \$49,999	54	123	22	40	19	257
\$50,000 TO \$59,999	4	41	15	3	7	70
\$60,000 TO \$74,999	13	51	14	13	23	113
\$75,000 TO \$99,999	13	43	10	10	18	93
\$100,000 TO \$124,999	5	17	5	4	12	42
\$125,000 TO \$149,999	0	4	1	1	1	7
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	3	5	1	0	2	11
<b>TOTAL</b>	<b>973</b>	<b>935</b>	<b>493</b>	<b>460</b>	<b>269</b>	<b>3,130</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	480	148	62	88	24	802
\$10,000 TO \$19,999	292	148	165	92	52	748
\$20,000 TO \$29,999	172	165	122	88	75	621
\$30,000 TO \$39,999	91	158	95	99	37	481
\$40,000 TO \$49,999	73	148	28	40	30	319
\$50,000 TO \$59,999	6	50	20	4	9	89
\$60,000 TO \$74,999	20	62	16	16	28	141
\$75,000 TO \$99,999	21	55	17	14	24	131
\$100,000 TO \$124,999	8	26	9	7	19	69
\$125,000 TO \$149,999	3	8	3	3	6	23
\$150,000 TO \$199,999	1	3	1	1	2	8
\$200,000 & OVER	4	8	1	0	7	20
<b>TOTAL</b>	<b>1,170</b>	<b>979</b>	<b>538</b>	<b>452</b>	<b>313</b>	<b>3,452</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	487	132	60	86	24	790
\$10,000 TO \$19,999	290	145	157	92	49	733
\$20,000 TO \$29,999	170	156	123	88	73	610
\$30,000 TO \$39,999	93	155	98	97	41	484
\$40,000 TO \$49,999	74	142	30	39	31	316
\$50,000 TO \$59,999	6	53	21	4	9	92
\$60,000 TO \$74,999	24	64	18	14	32	152
\$75,000 TO \$99,999	20	54	18	16	26	134
\$100,000 TO \$124,999	8	26	9	8	21	72
\$125,000 TO \$149,999	2	9	4	3	8	26
\$150,000 TO \$199,999	1	4	1	1	3	10
\$200,000 & OVER	3	8	1	0	7	18
<b>TOTAL</b>	<b>1,178</b>	<b>949</b>	<b>539</b>	<b>447</b>	<b>324</b>	<b>3,437</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 Pike County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	231	20	0	0	4	255
\$10,000 TO \$19,999	139	59	25	8	6	237
\$20,000 TO \$29,999	79	60	28	0	0	168
\$30,000 TO \$39,999	19	45	9	2	1	76
\$40,000 TO \$49,999	28	56	8	0	0	92
\$50,000 TO \$59,999	0	18	0	0	0	18
\$60,000 TO \$74,999	6	21	1	0	4	31
\$75,000 TO \$99,999	8	17	0	0	1	26
\$100,000 TO \$124,999	2	7	1	0	5	14
\$125,000 TO \$149,999	0	2	0	0	0	2
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	3	4	1	0	2	9
<b>TOTAL</b>	<b>515</b>	<b>309</b>	<b>74</b>	<b>9</b>	<b>22</b>	<b>929</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	321	21	0	0	4	347
\$10,000 TO \$19,999	181	76	32	12	9	310
\$20,000 TO \$29,999	114	70	47	0	0	231
\$30,000 TO \$39,999	29	61	17	2	1	111
\$40,000 TO \$49,999	44	70	14	0	0	127
\$50,000 TO \$59,999	0	26	0	0	0	26
\$60,000 TO \$74,999	13	27	2	0	8	50
\$75,000 TO \$99,999	14	24	1	0	3	43
\$100,000 TO \$124,999	5	12	1	0	8	25
\$125,000 TO \$149,999	1	3	0	0	3	8
\$150,000 TO \$199,999	1	2	0	0	0	4
\$200,000 & OVER	4	7	1	0	4	16
<b>TOTAL</b>	<b>728</b>	<b>399</b>	<b>116</b>	<b>15</b>	<b>42</b>	<b>1,299</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	355	24	0	0	4	383
\$10,000 TO \$19,999	196	86	38	15	9	343
\$20,000 TO \$29,999	122	74	56	0	0	252
\$30,000 TO \$39,999	34	68	22	2	2	129
\$40,000 TO \$49,999	47	73	17	0	0	137
\$50,000 TO \$59,999	0	31	0	0	0	31
\$60,000 TO \$74,999	18	33	4	0	9	64
\$75,000 TO \$99,999	14	27	1	0	5	47
\$100,000 TO \$124,999	6	12	1	0	9	28
\$125,000 TO \$149,999	1	5	1	0	5	12
\$150,000 TO \$199,999	1	4	0	0	1	6
\$200,000 & OVER	3	8	1	0	4	17
<b>TOTAL</b>	<b>797</b>	<b>444</b>	<b>141</b>	<b>17</b>	<b>49</b>	<b>1,449</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 Pike County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	357	122	21	13	5	519
\$10,000 TO \$19,999	270	266	52	7	4	599
\$20,000 TO \$29,999	137	312	69	7	0	525
\$30,000 TO \$39,999	47	244	51	14	4	360
\$40,000 TO \$49,999	33	192	34	0	3	261
\$50,000 TO \$59,999	47	132	52	5	13	250
\$60,000 TO \$74,999	17	71	28	10	7	133
\$75,000 TO \$99,999	15	78	34	8	9	145
\$100,000 TO \$124,999	7	26	6	9	4	53
\$125,000 TO \$149,999	0	9	3	2	1	15
\$150,000 TO \$199,999	3	12	4	2	0	21
\$200,000 & OVER	8	32	9	4	4	57
<b>TOTAL</b>	<b>941</b>	<b>1,497</b>	<b>363</b>	<b>83</b>	<b>55</b>	<b>2,938</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	379	105	23	12	4	524
\$10,000 TO \$19,999	305	261	58	9	3	637
\$20,000 TO \$29,999	166	329	91	9	0	594
\$30,000 TO \$39,999	59	242	64	17	6	387
\$40,000 TO \$49,999	47	277	53	0	3	381
\$50,000 TO \$59,999	64	139	65	3	15	286
\$60,000 TO \$74,999	35	101	45	18	15	213
\$75,000 TO \$99,999	26	102	41	13	14	196
\$100,000 TO \$124,999	12	45	15	11	5	88
\$125,000 TO \$149,999	5	18	8	6	4	40
\$150,000 TO \$199,999	2	14	5	2	1	24
\$200,000 & OVER	10	40	11	8	5	73
<b>TOTAL</b>	<b>1,110</b>	<b>1,674</b>	<b>479</b>	<b>107</b>	<b>75</b>	<b>3,445</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	401	108	23	14	4	550
\$10,000 TO \$19,999	334	270	64	9	3	680
\$20,000 TO \$29,999	179	350	103	9	0	641
\$30,000 TO \$39,999	66	259	73	18	8	424
\$40,000 TO \$49,999	52	310	61	0	5	428
\$50,000 TO \$59,999	73	156	74	5	16	323
\$60,000 TO \$74,999	40	110	59	26	18	254
\$75,000 TO \$99,999	30	110	48	15	17	220
\$100,000 TO \$124,999	15	50	17	12	7	101
\$125,000 TO \$149,999	6	22	8	8	4	48
\$150,000 TO \$199,999	2	16	6	2	0	26
\$200,000 & OVER	13	40	10	8	6	76
<b>TOTAL</b>	<b>1,208</b>	<b>1,801</b>	<b>547</b>	<b>126</b>	<b>89</b>	<b>3,771</b>

Source: Ribbon Demographics; ESRI; Urban Decision Group

### C. ECONOMIC TRENDS

The labor force within the Pike County Site PMA is based primarily in two sectors. Manufacturing (which comprises 38.9%) and Health Care & Social Assistance comprise approximately 53% of the Site PMA labor force. Employment in the Pike County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	11	1.3%	36	0.3%	3.3
MINING	1	0.1%	6	0.0%	6.0
UTILITIES	4	0.5%	115	0.9%	28.8
CONSTRUCTION	73	8.4%	279	2.3%	3.8
MANUFACTURING	30	3.5%	4,786	38.9%	159.5
WHOLESALE TRADE	32	3.7%	168	1.4%	5.3
RETAIL TRADE	140	16.1%	1,162	9.5%	8.3
TRANSPORTATION & WAREHOUSING	24	2.8%	482	3.9%	20.1
INFORMATION	15	1.7%	109	0.9%	7.3
FINANCE & INSURANCE	50	5.8%	193	1.6%	3.9
REAL ESTATE & RENTAL & LEASING	32	3.7%	84	0.7%	2.6
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	34	3.9%	180	1.5%	5.3
MANAGEMENT OF COMPANIES & ENTERPRISES	1	0.1%	47	0.4%	47.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	21	2.4%	141	1.1%	6.7
EDUCATIONAL SERVICES	24	2.8%	957	7.8%	39.9
HEALTH CARE & SOCIAL ASSISTANCE	68	7.8%	1,726	14.0%	25.4
ARTS, ENTERTAINMENT & RECREATION	15	1.7%	99	0.8%	6.6
ACCOMMODATION & FOOD SERVICES	59	6.8%	683	5.6%	11.6
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	130	15.0%	293	2.4%	2.3
PUBLIC ADMINISTRATION	87	10.0%	741	6.0%	8.5
NONCLASSIFIABLE	16	1.8%	5	0.0%	0.3
TOTAL	867	100.0%	12,292	100.0%	14.2

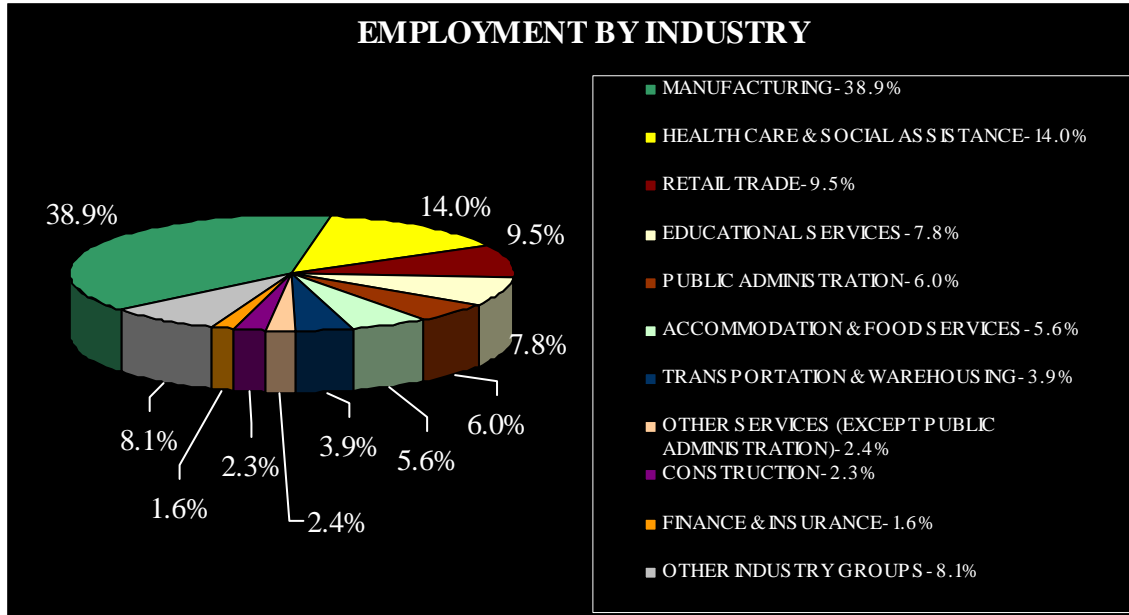
\*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

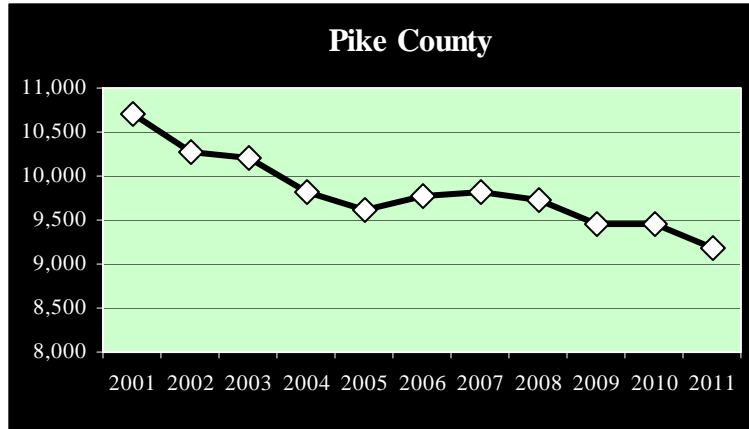
Excluding 2011, the employment base has declined by 3.2% over the past five years in Pike County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

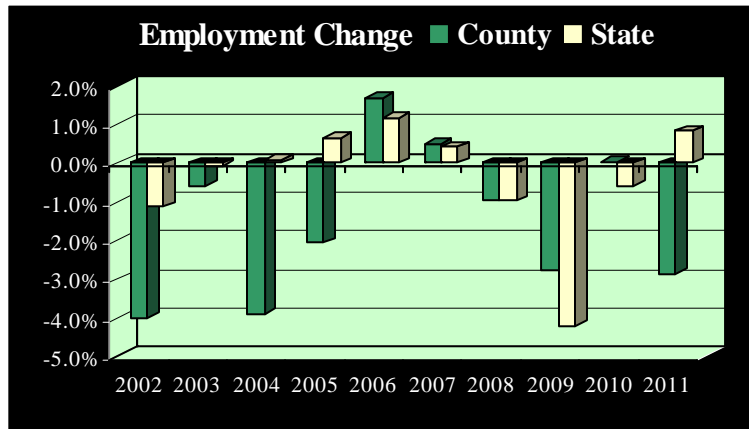
YEAR	TOTAL EMPLOYMENT					
	PIKE COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	10,705	-	5,566,735	-	138,241,767	-
2002	10,276	-4.0%	5,503,109	-1.1%	137,936,674	-0.2%
2003	10,215	-0.6%	5,498,936	-0.1%	138,386,944	0.3%
2004	9,815	-3.9%	5,502,533	0.1%	139,988,842	1.2%
2005	9,612	-2.1%	5,537,419	0.6%	142,328,023	1.7%
2006	9,774	1.7%	5,602,764	1.2%	144,990,053	1.9%
2007	9,822	0.5%	5,626,086	0.4%	146,397,565	1.0%
2008	9,727	-1.0%	5,570,514	-1.0%	146,068,942	-0.2%
2009	9,455	-2.8%	5,334,774	-4.2%	140,721,692	-3.7%
2010	9,458	0.0%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	9,187	-2.9%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

\*Through December



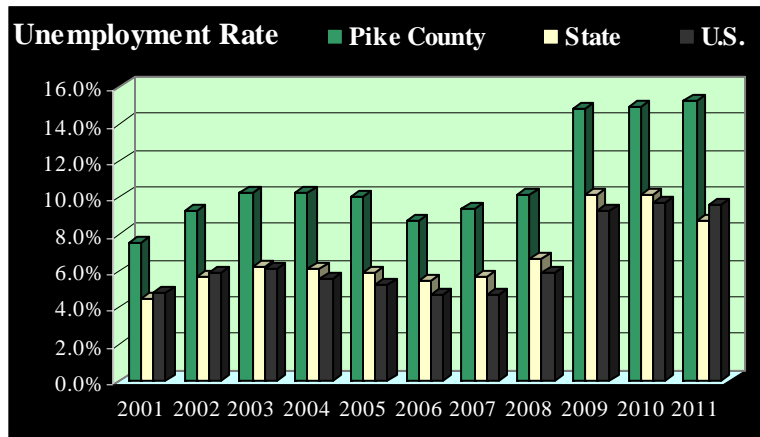
The following table illustrates the percent change in employment for Pike County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	PIKE COUNTY	OHIO	UNITED STATES
2001	7.5%	4.4%	4.8%
2002	9.3%	5.7%	5.8%
2003	10.2%	6.2%	6.0%
2004	10.2%	6.1%	5.6%
2005	10.0%	5.9%	5.2%
2006	8.7%	5.4%	4.7%
2007	9.4%	5.6%	4.7%
2008	10.1%	6.6%	5.8%
2009	14.8%	10.1%	9.3%
2010	14.9%	10.1%	9.7%
2011*	15.2%	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 Pike County.

IN-PLACE EMPLOYMENT PIKE COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	11,507	-	-
2002	10,957	-550	-4.8%
2003	10,723	-234	-2.1%
2004	10,086	-637	-5.9%
2005	9,671	-415	-4.1%
2006	9,726	55	0.6%
2007	9,769	43	0.4%
2008	9,738	-31	-0.3%
2009	9,370	-368	-3.8%
2010	9,339	-31	-0.3%
2011*	8,761	-579	-6.2%

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 Pike County to be 98.7% of the total Pike County employment.



The 10 largest employers in Pike County comprise a total of more than 6,500 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
MILLS PRIDE CABINETRY	MANUFACTURING	3,000
USEC INC	NUCLEAR FUEL	1,204
UNITED STATES ENRICHMENT CORP.	URANIUM PRODUCER	1,000
WALMART SUPERCENTER	RETAIL	286
BROWN CORP OF WAVERLY	METAL STAMPING	280
PIKE COMMUNITY HOSPITAL	HEALTH CARE	260
PLEASANT HILL OUTPATIENT CENTER	HEALTH CARE	235
PLEASANT HILL MANOR	NURSING CARE	220
KROGER	GROCERY	200
COMMUNITY ACTION TRANSIT SYSTEM	TRANSPORTATION	180
	TOTAL	6,865

Source: Infogroup, 2012

## D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	7,314	70.0%	7,541	68.5%
RENTER-OCCUPIED	3,130	30.0%	3,471	31.5%
TOTAL-OCCUPIED UNITS*	10,444	90.0%	11,012	100.0%
FOR RENT	332	28.7%	443	30.2%
RENTED, NOT OCCUPIED	N/A	N/A	30	2.0%
FOR SALE ONLY	151	13.0%	119	8.1%
SOLD, NOT OCCUPIED	N/A	N/A	75	5.1%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	155	32.6%	281	19.1%
ALL OTHER VACANTS	142	12.3%	521	35.5%
TOTAL VACANT UNITS	1,158	10.0%	1,469	11.8%
TOTAL	11,602	100.0%	12,481	100.0%
SUBSTANDARD UNITS**	148	1.4%	49	0.4%

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

\*Total does not include Vacant Units

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

YEAR	TENURE	SUBSTANDARD UNITS				
		TOTAL HOUSING UNITS	PERCENT	COMPLETE PLUMBING FACILITIES	LACKING COMPLETE PLUMBING FACILITIES	PERCENT SUBSTANDARD
2000 (CENSUS)	OWNER-OCCUPIED	7,314	70.0%	7,226	88	1.2%
	RENTER-OCCUPIED	3,130	30.0%	3,070	60	1.9%
	TOTAL	10,444	100.0%	10,296	148	1.4%
2010 (ACS)	OWNER-OCCUPIED	7,530	70.8%	7,509	21	0.3%
	RENTER-OCCUPIED	3,113	29.2%	3,085	28	0.9%
	TOTAL	10,643	100.0%	10,594	49	0.5%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	173	2.3%	122	3.9%
2000 TO 2004	737	9.8%	118	3.8%
1990 TO 1999	1,579	21.0%	579	18.6%
1980 TO 1989	1,035	13.7%	671	21.6%
1970 TO 1979	1,554	20.6%	430	13.8%
1960 TO 1969	432	5.7%	248	8.0%
1950 TO 1959	1,035	13.7%	356	11.4%
1940 TO 1949	310	4.1%	169	5.4%
1939 OR EARLIER	675	9.0%	420	13.5%
TOTAL	7,530	100.0%	3,113	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	6,798	65.1%	7,238	68.0%
2 TO 4	232	2.2%	405	3.8%
5 TO 19	311	3.0%	301	2.8%
20 TO 49	141	1.4%	120	1.1%
50 OR MORE	93	0.9%	121	1.1%
MOBILE HOME, BOAT, RV, VAN, ETC.	2,869	27.5%	2,458	23.1%
TOTAL	10,444	100.0%	10,643	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	7,324	70.1%	7,530	70.8%
0.50 OR LESS OCCUPANTS PER ROOM	5,125	70.0%	5,425	72.0%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,040	27.9%	1,987	26.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	114	1.6%	108	1.4%
1.51 TO 2.00 OCCUPANTS PER ROOM	45	0.6%	10	0.1%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
RENTER-OCCUPIED	3,120	29.9%	3,113	29.2%
0.50 OR LESS OCCUPANTS PER ROOM	1,915	61.4%	2,131	68.5%
0.51 TO 1.00 OCCUPANTS PER ROOM	1,097	35.2%	884	28.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	88	2.8%	88	2.8%
1.51 TO 2.00 OCCUPANTS PER ROOM	20	0.6%	10	0.3%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	0	0.0%
TOTAL	10,444	100.0%	10,643	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
PIKE COUNTY	28.3%	44.8%
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 – PIKE COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	22	35	204	233	155	76	59	111	80	75
UNITS IN SINGLE-FAMILY STRUCTURES	20	35	204	233	101	76	59	111	80	75
UNITS IN ALL MULTI-FAMILY STRUCTURES	2	0	0	0	54	0	0	0	0	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	2	0	0	0	0	0	0	0	0	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	12	0	0	0	0	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	42	0	0	0	0	0

		PIKE COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			601
LESS THAN 20.0 PERCENT		4	
20.0 TO 24.9 PERCENT		4	
25.0 TO 29.9 PERCENT		40	
30.0 TO 34.9 PERCENT		14	
35.0 PERCENT OR MORE		435	
NOT COMPUTED		104	
\$10,000 TO \$19,999:			1,115
LESS THAN 20.0 PERCENT		17	
20.0 TO 24.9 PERCENT		42	
25.0 TO 29.9 PERCENT		17	
30.0 TO 34.9 PERCENT		126	
35.0 PERCENT OR MORE		850	
NOT COMPUTED		63	
\$20,000 TO \$34,999:			645
LESS THAN 20.0 PERCENT		111	
20.0 TO 24.9 PERCENT		94	
25.0 TO 29.9 PERCENT		109	
30.0 TO 34.9 PERCENT		95	
35.0 PERCENT OR MORE		111	
NOT COMPUTED		125	
\$35,000 TO \$49,999:			371
LESS THAN 20.0 PERCENT		170	
20.0 TO 24.9 PERCENT		106	
25.0 TO 29.9 PERCENT		24	
30.0 TO 34.9 PERCENT		45	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		26	
\$50,000 TO \$74,999:			259
LESS THAN 20.0 PERCENT		209	
20.0 TO 24.9 PERCENT		6	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		44	
\$75,000 TO \$99,999:			52
LESS THAN 20.0 PERCENT		49	
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		3	
\$100,000 OR MORE:			70
LESS THAN 20.0 PERCENT		64	
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		6	
	TOTAL		3,113

Source: American Community Survey (ACS)

## E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Pike 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	14	150	5	96.7%
MARKET-RATE/GOVERNMENT-SUBSIDIZED	1	33	0	100.0%
MARKET-RATE/TAX CREDIT/GOVERNMENT-SUBSIDIZED	1	82	0	100.0%
TAX CREDIT	2	82	3	96.3%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	6	228	0	100.0%
GOVERNMENT-SUBSIDIZED	5	142	0	100.0%
<b>TOTAL</b>	<b>29</b>	<b>717</b>	<b>8</b>	<b>98.9%</b>

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	12	7.3%	1	8.3%	\$380
ONE-BEDROOM	1.0	51	31.1%	0	0.0%	\$511
TWO-BEDROOM	1.0	35	21.3%	2	5.7%	\$742
TWO-BEDROOM	1.5	12	7.3%	0	0.0%	\$755
TWO-BEDROOM	2.0	18	11.0%	0	0.0%	\$670
TWO-BEDROOM	2.5	14	8.5%	0	0.0%	\$670
THREE-BEDROOM	1.0	9	5.5%	1	11.1%	\$707
THREE-BEDROOM	2.0	13	7.9%	1	7.7%	\$807
<b>TOTAL MARKET RATE</b>		<b>164</b>	<b>100.0%</b>	<b>5</b>	<b>3.0%</b>	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	21	23.9%	0	0.0%	\$503
TWO-BEDROOM	1.0	1	1.1%	0	0.0%	\$576
TWO-BEDROOM	1.5	34	38.6%	0	0.0%	\$603
THREE-BEDROOM	1.5	32	36.4%	3	9.4%	\$680
<b>TOTAL TAX CREDIT</b>		<b>88</b>	<b>100.0%</b>	<b>3</b>	<b>3.4%</b>	-

TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	145	51.2%	0	0.0%	N/A
TWO-BEDROOM	1.0	99	35.0%	0	0.0%	N/A
THREE-BEDROOM	1.5	18	6.4%	0	0.0%	N/A
THREE-BEDROOM	2.0	16	5.7%	0	0.0%	N/A
FOUR-BEDROOM	2.0	5	1.8%	0	0.0%	N/A
<b>TOTAL TAX CREDIT</b>		<b>283</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
ONE-BEDROOM	1.0	47	25.8%	0	0.0%	N/A
TWO-BEDROOM	1.0	94	51.6%	0	0.0%	N/A
THREE-BEDROOM	1.0	10	5.5%	0	0.0%	N/A
THREE-BEDROOM	2.0	31	17.0%	0	0.0%	N/A
<b>TOTAL TAX CREDIT</b>		<b>182</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	<b>-</b>
<b>GRAND TOTAL</b>		<b>717</b>	<b>100.0%</b>	<b>8</b>	<b>1.1%</b>	<b>-</b>

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	2	100.0%
1960 TO 1969	1	100.0%
1970 TO 1979	226	0.9%
1980 TO 1989	233	0.0%
1990 TO 1999	125	0.0%
2000 TO 2004	48	0.0%
2005 TO 2009	82	3.7%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
<b>TOTAL</b>	<b>717</b>	<b>1.1%</b>

\*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	4	0.0%
A-	2	42	0.0%
B+	2	27	0.0%
B	2	20	0.0%
B-	3	5	40.0%
C+	3	38	2.6%
C	2	2	100.0%
D	1	26	0.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	82	3.7%
B+	1	6	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	3	102	0.0%
A-	1	30	0.0%
B+	5	232	0.0%
B	3	70	0.0%
C+	1	31	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	43	503	8	98.4%
SENIOR (AGE 55+)	21	214	0	100.0%
TOTAL	64	717	8	98.9%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	465	0	100.0%
40% - 60% AMHI (TAX CREDIT)	88	3	96.6%
0-60% AMHI (ALL AFFORDABLE)	553	3	99.5%

\*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+)	164	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	38	0	100.0%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	202	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 Pike County at this time.

**F. SINGLE-FAMILY HOUSING ANALYSIS**

Buy Versus Rent Analysis

According to ESRI, the median home value within the Pike County is \$85,775. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for an \$85,775 home is \$598, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$85,775
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$81,486
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$437
ESTIMATED TAXES AND INSURANCE*	\$109
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$51
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$598

\*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	11
MEDIAN SALES PRICE	\$40,000
MEDIAN SQUARE FOOTAGE	1,298.5
MEDIAN YEAR BUILT	1,955
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	1.5

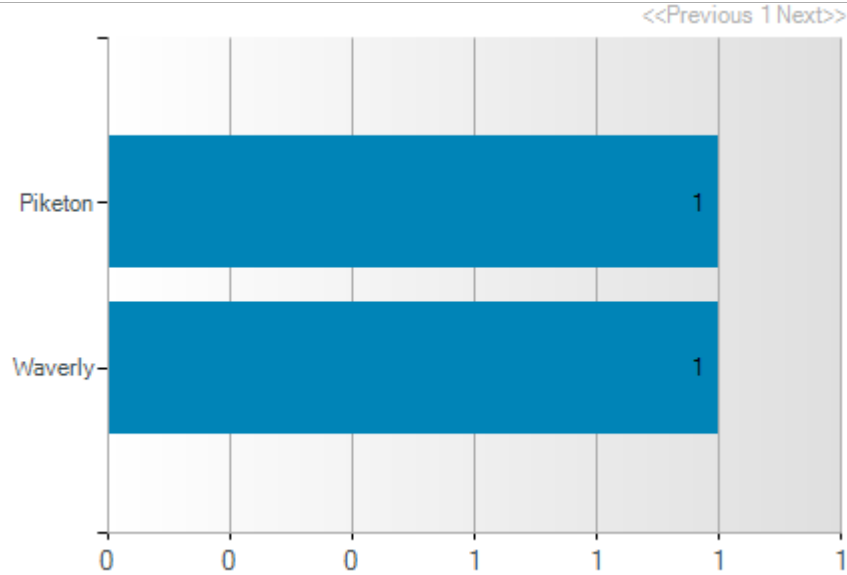
Source: 2011 county sales records



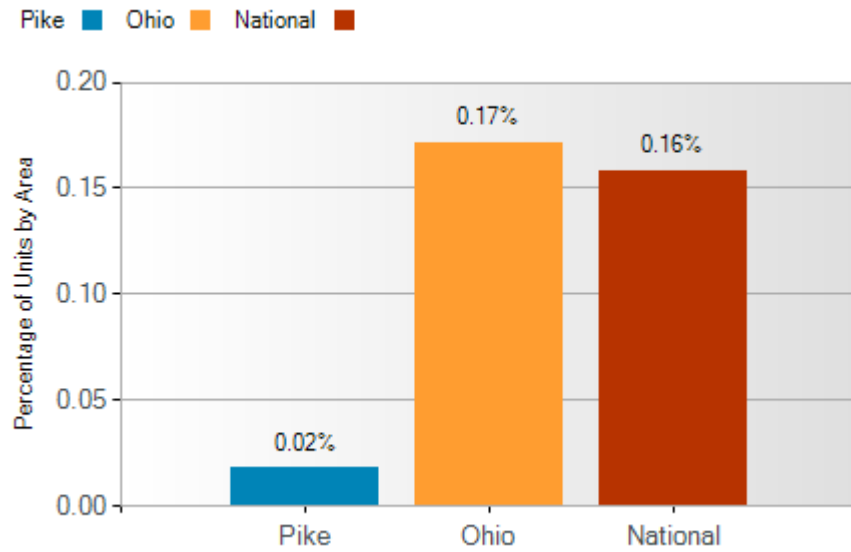
## Foreclosure Analysis

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

### Foreclosure Activity Counts - Pike County, OH



### Geographical Comparison - Pike County, OH



## **G. INCOME-ELIGIBLE HOUSEHOLDS**

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$15,040	\$18,800	\$22,560	\$30,080	\$15,860	\$19,830	\$23,790	\$31,720
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$18,100	\$22,620	\$27,140	\$36,190
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$20,380	\$25,470	\$30,560	\$40,750
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$22,610	\$28,260	\$33,910	\$45,220
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$24,420	\$30,530	\$36,630	\$48,840
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$44,600				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$47,100			

\*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	1,746	\$0	\$24,420	1,793	2.7%
41% - 60% AMHI	\$23,161	\$34,740	653	\$24,421	\$36,630	661	1.2%
61% - 80% AMHI	\$34,741	\$46,320	455	\$36,631	\$48,840	442	-2.9%
OVER 80% AMHI	\$46,321	NO LIMIT	598	\$48,841	NO LIMIT	541	-9.5%

I.Q. - Income-qualified

H.H. - Households

OWNER HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 - 2017)
0% - 40% AMHI	\$0	\$23,160	1,974	\$0	\$24,420	2,111	6.9%
41% - 60% AMHI	\$23,161	\$34,740	1,131	\$24,421	\$36,630	1,196	5.7%
61% - 80% AMHI	\$34,741	\$46,320	1,079	\$36,631	\$48,840	1,141	5.7%
OVER 80% AMHI	\$46,321	NO LIMIT	3,390	\$48,841	NO LIMIT	3,263	-3.7%

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	3,720	\$0	\$24,420	3,904	4.9%
41% - 60% AMHI	\$23,161	\$34,740	1,784	\$24,421	\$36,630	1,857	4.1%
61% - 80% AMHI	\$34,741	\$46,320	1,534	\$36,631	\$48,840	1,583	3.2%
OVER 80% AMHI	\$46,321	NO LIMIT	3,988	\$48,841	NO LIMIT	3,804	-4.6%

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	569	\$0	\$18,100	661	16.2%
41% - 60% AMHI	\$17,161	\$25,740	221	\$18,101	\$27,140	245	10.9%
61% - 80% AMHI	\$25,741	\$34,320	146	\$27,141	\$36,190	152	4.1%
OVER 80% AMHI	\$34,321	NO LIMIT	362	\$36,191	NO LIMIT	391	8.0%

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	980	\$0	\$18,100	1,101	12.3%
41% - 60% AMHI	\$17,161	\$25,740	522	\$18,101	\$27,140	586	12.3%
61% - 80% AMHI	\$25,741	\$34,320	420	\$27,141	\$36,190	445	6.0%
OVER 80% AMHI	\$34,321	NO LIMIT	1,521	\$36,191	NO LIMIT	1,637	7.6%

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	1,549	\$0	\$18,100	1,762	13.8%
41% - 60% AMHI	\$17,161	\$25,740	743	\$18,101	\$27,140	831	11.8%
61% - 80% AMHI	\$25,741	\$34,320	566	\$27,141	\$36,190	597	5.5%
OVER 80% AMHI	\$34,321	NO LIMIT	1,883	\$36,191	NO LIMIT	2,028	7.7%

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	1,397	\$0	\$30,530	1,366	-2.2%
SENIOR (AGE 62+)	\$0	\$21,450	555	\$0	\$22,620	626	12.8%
ALL	\$0	\$28,950	2,106	\$0	\$30,530	2,159	2.5%

## 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)	(465 + 494 HCV) 959	88	(553 + 469 HCV*) 1,022
Number of Income-Eligible Renter Households	2,106	653	2,399
Existing Affordable Housing Penetration Rate – 2012	= 45.5%	= 13.5%	= 42.6%
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)	164	38	202
Number of Income-Eligible Renter Households	555	221	790
Penetration Rate – 2012	= 29.5%	= 17.2%	= 25.6%

\*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)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(465 + 494 HCV) 959	88	(553 + 469 HCV*) 1,022
Number of Income-Eligible Renter Households	2,159	661	2,454
Existing Affordable Housing Penetration Rate – 2017	= 44.4%	= 13.3%	= 41.6%
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)	164	38	202
Number of Income-Eligible Renter Households	626	245	906
Penetration Rate – 2017	= 26.2%	= 15.5%	= 22.3%

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

## I. POTENTIAL “UN-MET” HOUSING NEED

### POTENTIAL “UN-MET” HOUSING NEED

AMHI LEVEL	2012		2017	
	OVERALL	SENIOR	OVERALL	SENIOR
0%-50% AMHI (SUBSIDIZED)	1,147	391	1,200	462
41%-60% AMHI (TAX CREDIT)	565	183	573	207

## **J. OVERVIEW AND INTERVIEWS**

Pike County is primarily rural and consists of farms and only a few small communities. Columbus, Ohio is approximately 65 miles north, Chillicothe, Ohio is about 20 miles north, while Cincinnati, Ohio is about 90 miles to the west.

Waverly, the county seat, is easily accessible from Cincinnati via State Route 32 and U.S. Highway 23. Other cities and villages in the county include Piketon and Beaver.

State Routes 220 and 32 and U.S. Highway 23 are Pike County's major roadways.

Employment is primarily in agriculture, equipment manufacturing and other manufacturing jobs or service jobs.

Pike County provides a few senior services, and the management of most stores and public offices there has made a commitment to be "senior friendly." The major sources for senior services, however, are located in the more heavily populated Ross and Scioto Counties. The Pike County Public Library in Waverly provides several branches in county communities, including Piketon and Beaver.

The county has six public schools that include elementary and high schools located in Piketon and Waverly. The Pike County Career and Technical Center offers a variety of technical programs and other adult education classes.

Pike County has two police departments and five fire departments, including volunteer departments.

Living conditions and county characteristics are generally poor to moderate throughout Pike County. The county offers rural living and small towns. Single-family homes in Pike County are generally more than 30 years old, both in and out of developed areas.

The rural nature of Pike County engenders a market dominated by mobile homes and single-family homes. A few apartment communities exist that are a mix of affordable housing, market-rate units and low-income apartments generally located in or near the county's population centers.

Areas between the major cities in Pike County are very rural; mobile homes and single-family homes located on large parcels of land are common. The condition of these homes varies widely.

Much of the multifamily rental housing is between 20 and 40 years old and ranges in condition from average to good; most of the county's multifamily rental properties are affordable communities. Nonetheless, a few market-rate projects exist. They offer rents, however, that are comparable to that offered at the county's affordable properties.

Only a moderate share of Pike County's rental properties has more than 10 units.

According to Tammy Howell of Indian Ridge Apartments, mobile homes are generally not desired by low-income renters when an affordable, high quality rental community is an alternative. She believes that the rural areas in the county are best served by moderately priced single-family homes on large lots that are prized by many in the area. She said that, while mobile home living is common, more affordable, modern housing would generally improve the county's living conditions.

According to Krys Rewling of Sugartree Square Senior and Family Apartments, the lack of permanent, full-time employment in Pike County has increased the demand for affordable housing in both the senior and family markets. She stated that, because of the area's declining employment, seniors who would usually have received support from family members have had to seek other options. Some working families have left the county in search of employment.