

27. Ross County

A. GENERAL DESCRIPTION

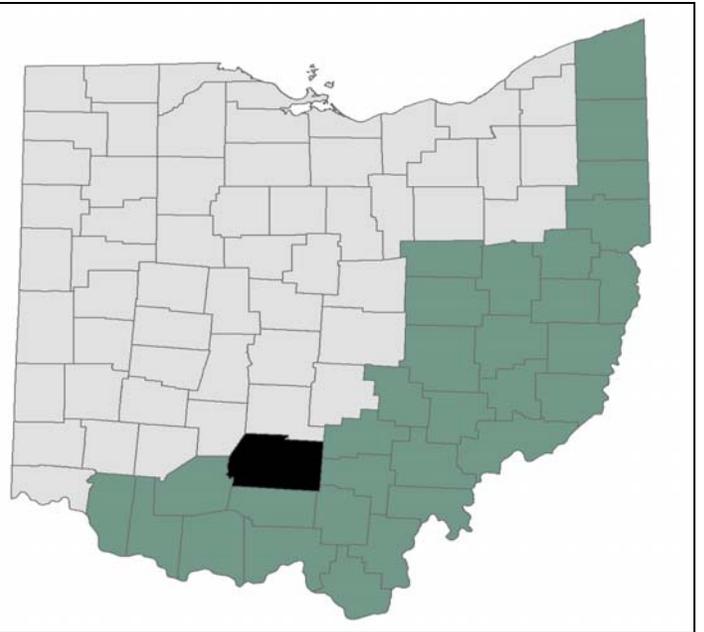
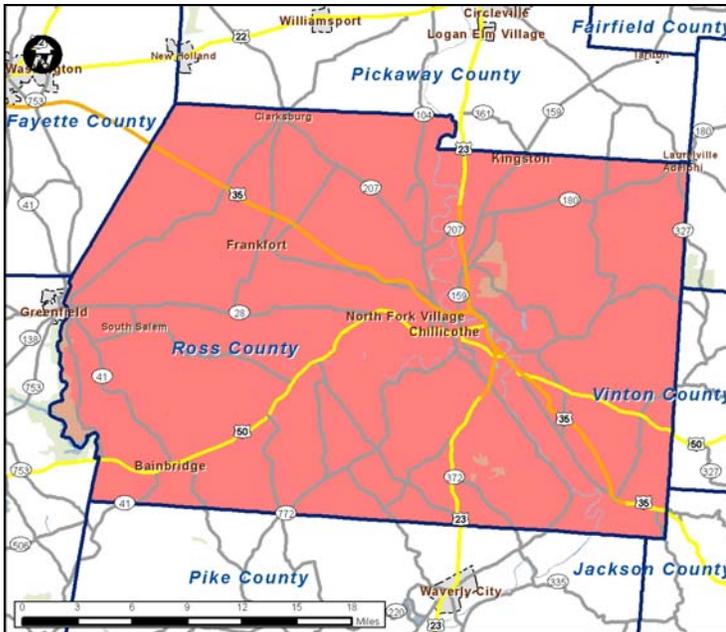
County Seat: Chillicothe
County Size: 688.4 square miles

2000 (Census) Population: 73,344
2010 (Census) Population: 78,064
Population Change: +4,720 (6.4%)

2000 (Census) Households: 27,136
2010 (Census) Households: 28,919
Household Change: +1,783 (6.6%)

2000 (Census) Median Household Income: \$36,859
2010 (American Community Survey) Median Household Income: \$42,626
Income Change: +\$5,767 (15.6%)

2000 (Census) Median Home Value: \$81,600
2010 (American Community Survey) Median Home Value: \$111,800
Home Value Change: +\$30,200 (37.0%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

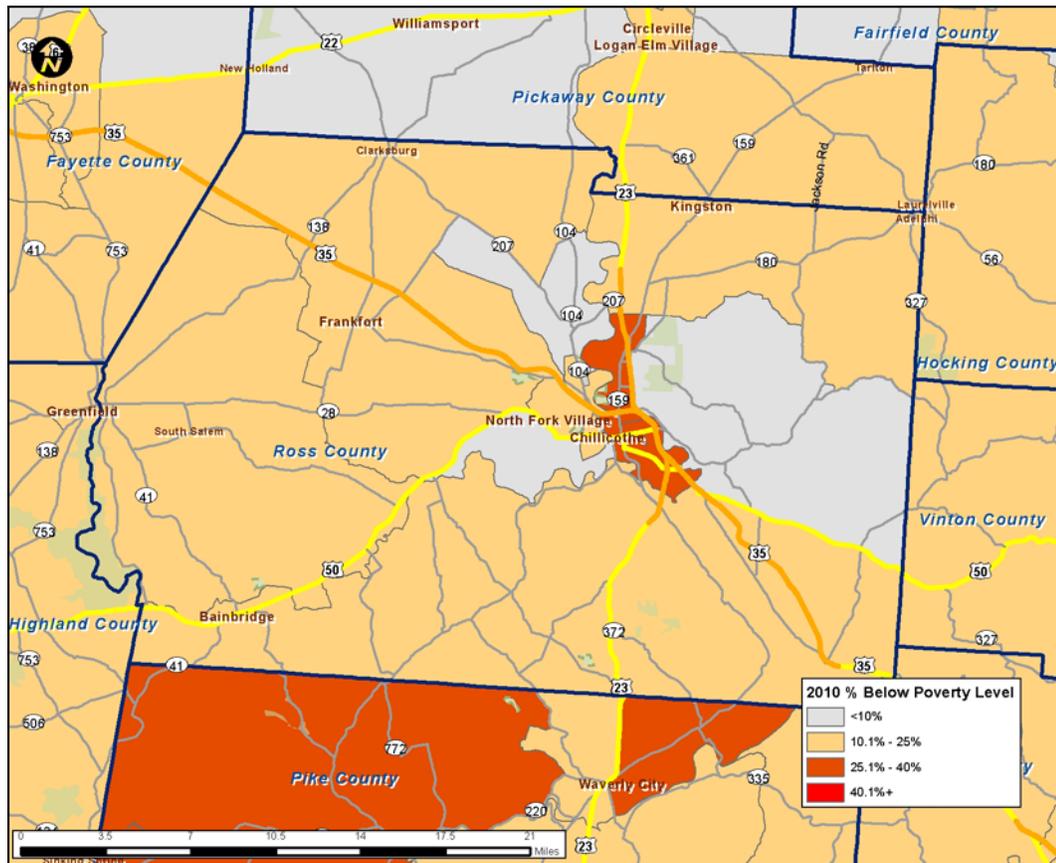
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	73,344	78,064	78,722	80,376
	POPULATION CHANGE	-	4,720	658	1,654
	PERCENT CHANGE	-	6.4%	0.8%	2.1%
COUNTY SEAT: CILLICOTHE	POPULATION	21,796	21,592	21,684	21,756
	POPULATION CHANGE	-	-204	92	72
	PERCENT CHANGE	-	-0.9%	0.4%	0.3%

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	8,120	12.0%	12,258	17.3%
POPULATION NOT LIVING IN POVERTY	59,750	88.0%	58,508	82.7%
TOTAL	67,870	100.0%	70,766	100.0%

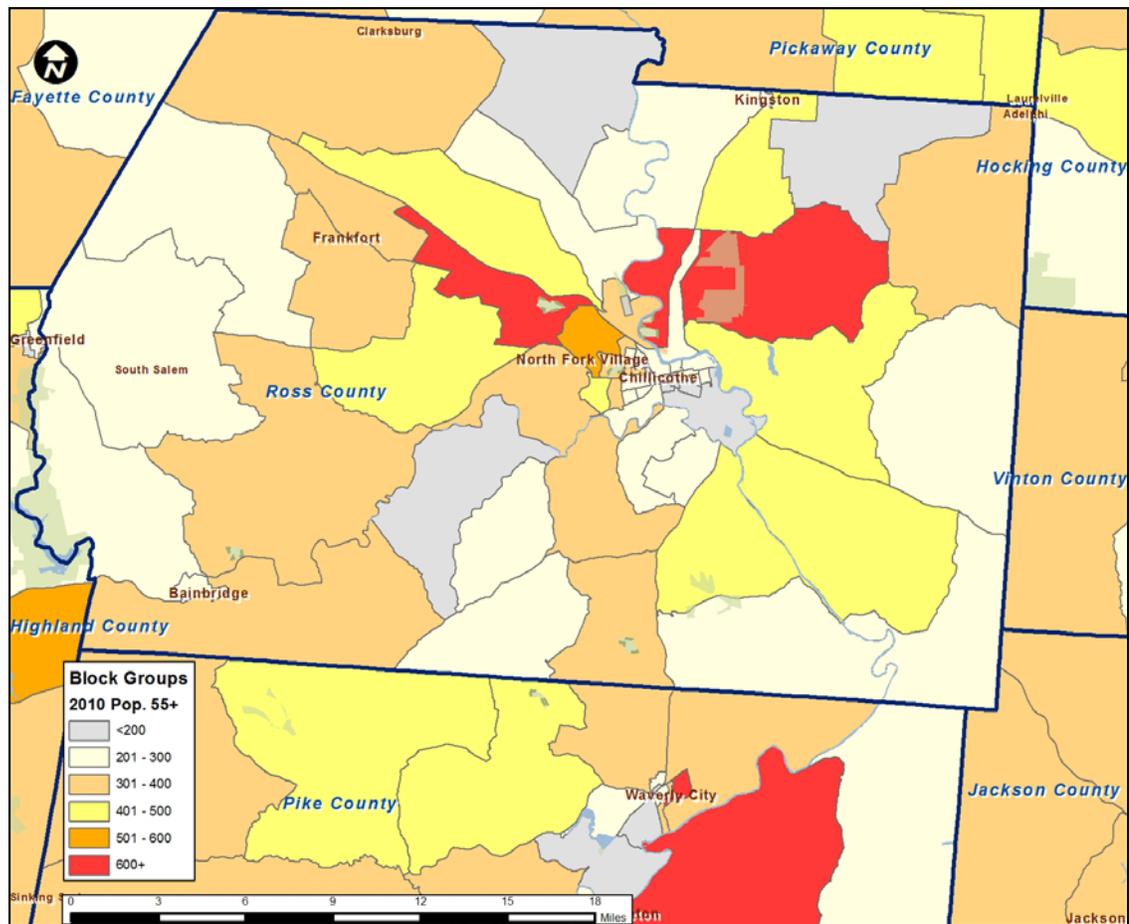
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	19,406	26.5%	19,369	24.8%	18,556	23.1%	-813	-4.2%
20 TO 24	4,470	6.1%	4,329	5.5%	4,988	6.2%	659	15.2%
25 TO 34	10,558	14.4%	10,073	12.9%	10,523	13.1%	450	4.5%
35 TO 44	12,648	17.2%	11,224	14.4%	10,903	13.6%	-321	-2.9%
45 TO 54	10,340	14.1%	12,756	16.3%	11,738	14.6%	-1,018	-8.0%
55 TO 64	6,994	9.5%	9,793	12.5%	10,914	13.6%	1,121	11.4%
65 TO 74	4,899	6.7%	6,052	7.8%	7,959	9.9%	1,907	31.5%
75 & OVER	4,029	5.5%	4,468	5.7%	4,793	6.0%	325	7.3%
TOTAL	73,344	100.0%	78,064	100.0%	80,376	100.0%	2,312	3.0%

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

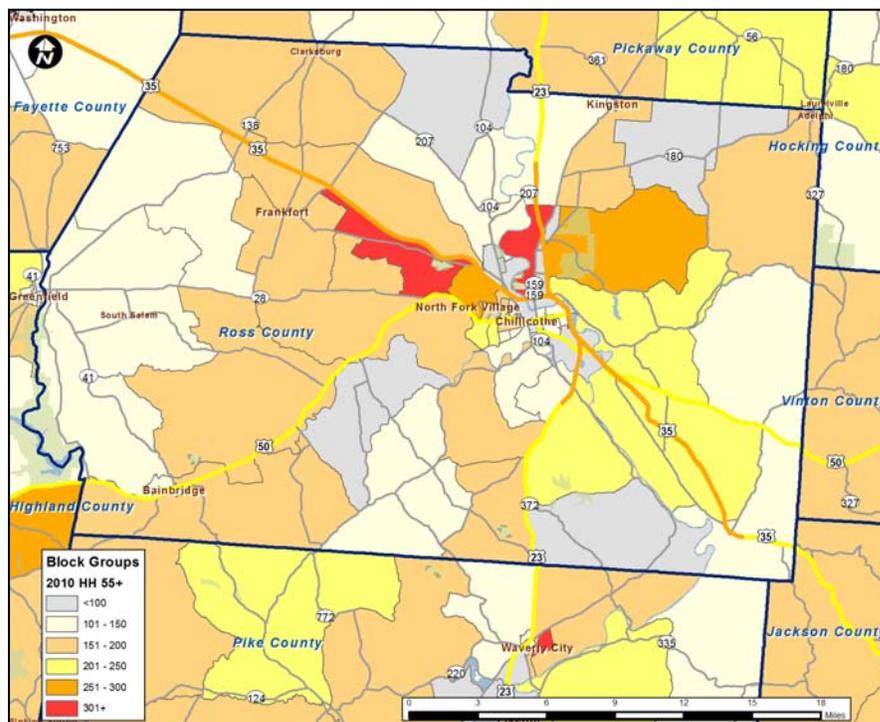
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	27,136	28,919	29,198	29,934
	HOUSEHOLD CHANGE	-	1,783	279	736
	PERCENT CHANGE	-	6.6%	1.0%	2.5%
COUNTY SEAT: CILLICOTHE	HOUSEHOLD	9,481	9,263	9,303	9,332
	HOUSEHOLD CHANGE	-	-218	40	29
	PERCENT CHANGE	-	-2.3%	0.4%	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	1545	5.7%	1,068	3.7%	1329	4.4%	261	24.4%
25 TO 34	4,331	16.0%	3,886	13.4%	4,330	14.5%	444	11.4%
35 TO 44	5,980	22.0%	5,065	17.5%	4,582	15.3%	-483	-9.5%
45 TO 54	5,185	19.1%	6,442	22.3%	5,189	17.3%	-1,253	-19.5%
55 TO 64	4,121	15.2%	5,519	19.1%	5,930	19.8%	411	7.4%
65 TO 74	3,131	11.5%	3,786	13.1%	4,792	16.0%	1,006	26.6%
75 TO 84	2,168	8.0%	2,323	8.0%	2,686	9.0%	363	15.6%
85 & OVER	675	2.5%	830	2.9%	1096	3.7%	266	32.0%
TOTAL	27,136	100.0%	28,919	100.0%	29,934	100.0%	1,015	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.



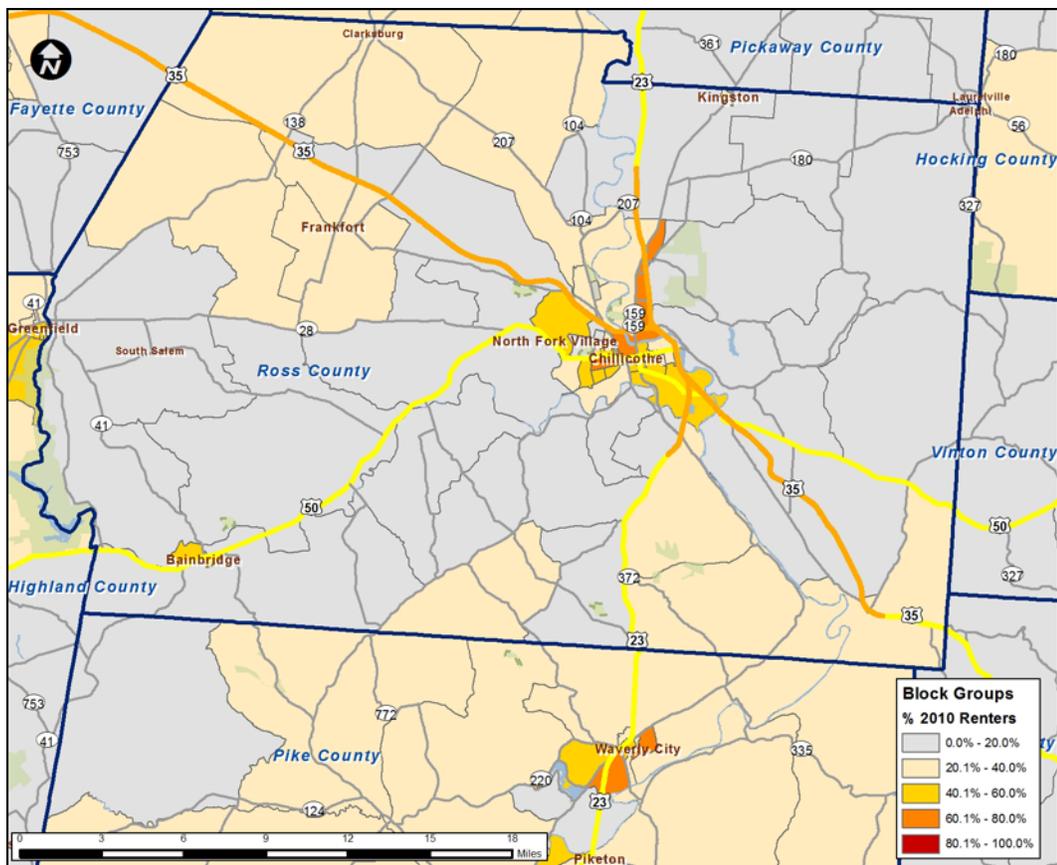
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	19,958	73.5%	20,404	70.6%	21,247	71.0%
RENTER-OCCUPIED	7,178	26.5%	8,515	29.4%	8,687	29.0%
TOTAL	27,136	100.0%	28,919	100.0%	29,934	100.0%

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	8,317	82.4%	9,998	80.3%	11,613	80.1%
RENTER-OCCUPIED	1,778	17.6%	2,460	19.7%	2,891	19.9%
TOTAL	10,095	100.0%	12,458	100.0%	14,504	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	3,086	36.2%	3,641	41.9%	555	18.0%
2 PERSONS	2,174	25.5%	1,933	22.3%	-241	-11.1%
3 PERSONS	1,376	16.2%	1384	15.9%	8	0.6%
4 PERSONS	1,024	12.0%	1129	13.0%	105	10.3%
5 PERSONS+	855	10.0%	599	6.9%	-256	-29.9%
TOTAL	8,515	100.0%	8,687	100.0%	172	2.0%

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	4,479	22.0%	4,494	21.2%	15	0.3%
2 PERSONS	8,164	40.0%	8,334	39.2%	170	2.1%
3 PERSONS	3,421	16.8%	4,050	19.1%	629	18.4%
4 PERSONS	2,573	12.6%	2,697	12.7%	124	4.8%
5 PERSONS+	1,767	8.7%	1,672	7.9%	-95	-5.4%
TOTAL	20,404	100.0%	21,247	100.0%	843	4.1%

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	1,716	69.8%	1,991	68.9%	275	16.0%
2 PERSONS	527	21.4%	624	21.6%	97	18.4%
3 PERSONS	120	4.9%	153	5.3%	33	28.0%
4 PERSONS	49	2.0%	59	2.0%	10	21.1%
5 PERSONS+	49	2.0%	65	2.2%	16	32.8%
TOTAL	2,460	100.0%	2,891	100.0%	431	17.5%

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	3,212	32.1%	3,592	30.9%	380	11.8%
2 PERSONS	5,216	52.2%	6,012	51.8%	796	15.3%
3 PERSONS	1,236	12.4%	1,578	13.6%	342	27.6%
4 PERSONS	221	2.2%	281	2.4%	60	27.3%
5 PERSONS+	113	1.1%	149	1.3%	36	31.6%
TOTAL	9,998	100.0%	11,613	100.0%	1,615	16.2%

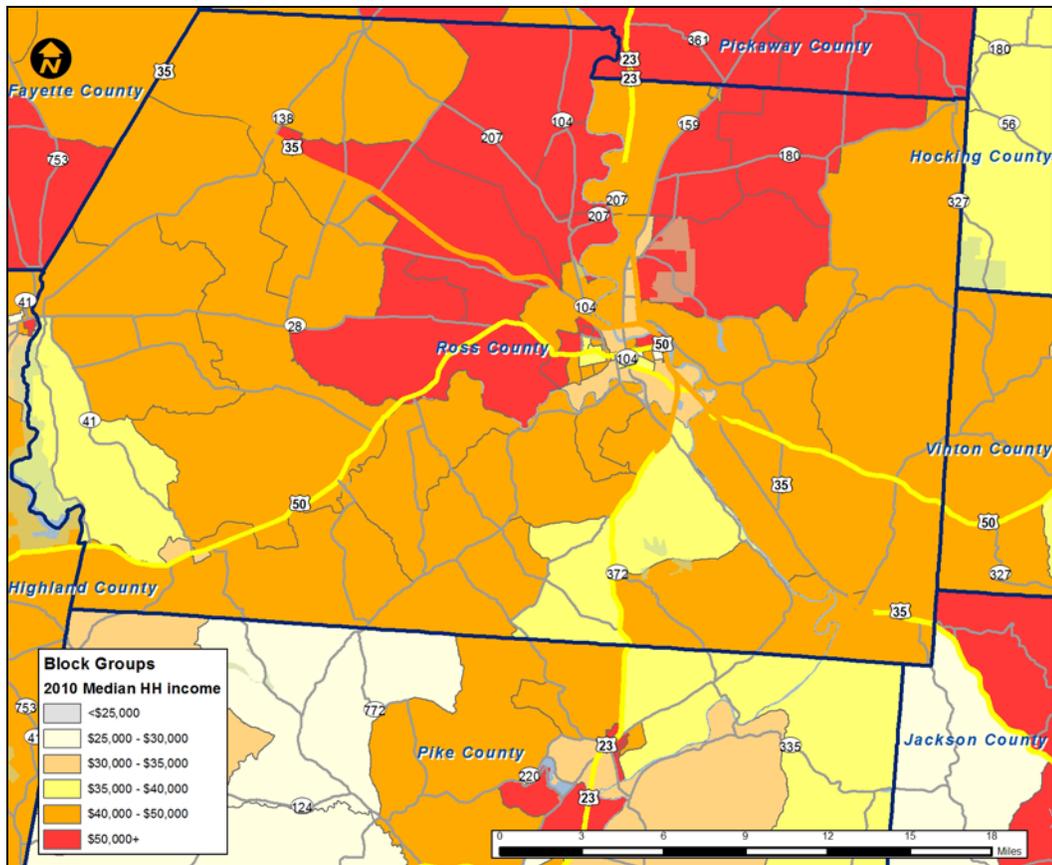
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	2,869	10.6%	2,878	9.9%	2,878	9.6%
\$10,000 TO \$19,999	4,095	15.1%	3,927	13.5%	3,939	13.2%
\$20,000 TO \$29,999	3,941	14.5%	3,853	13.2%	3,895	13.0%
\$30,000 TO \$39,999	3,610	13.3%	3,714	12.7%	3,762	12.6%
\$40,000 TO \$49,999	3,445	12.7%	3,541	12.1%	3,585	12.0%
\$50,000 TO \$59,999	2,465	9.1%	2,644	9.1%	2,755	9.2%
\$60,000 TO \$74,999	2,717	10.0%	3,007	10.3%	3,095	10.3%
\$75,000 TO \$99,999	2,460	9.1%	2,986	10.2%	3,131	10.5%
\$100,000 TO \$124,999	721	2.7%	1,406	4.8%	1,504	5.0%
\$125,000 TO \$149,999	358	1.3%	537	1.8%	613	2.0%
\$150,000 TO \$199,999	237	0.9%	376	1.3%	415	1.4%
\$200,000 & OVER	217	0.8%	329	1.1%	362	1.2%
TOTAL	27,136	100.0%	29,198	100.0%	29,934	100.0%
MEDIAN INCOME	\$37,378		\$40,641		\$41,375	

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	1,436	14.2%	1,597	12.3%	1,711	11.8%
\$10,000 TO \$19,999	2,266	22.5%	2,431	18.7%	2,592	17.9%
\$20,000 TO \$29,999	1,706	16.9%	2,089	16.1%	2,279	15.7%
\$30,000 TO \$39,999	1,204	11.9%	1,651	12.7%	1,849	12.8%
\$40,000 TO \$49,999	997	9.9%	1,368	10.5%	1,537	10.6%
\$50,000 TO \$59,999	665	6.6%	904	7.0%	1,067	7.4%
\$60,000 TO \$74,999	752	7.5%	1,033	8.0%	1,181	8.1%
\$75,000 TO \$99,999	569	5.6%	957	7.4%	1,133	7.8%
\$100,000 TO \$124,999	241	2.4%	455	3.5%	541	3.7%
\$125,000 TO \$149,999	101	1.0%	209	1.6%	256	1.8%
\$150,000 TO \$199,999	87	0.9%	150	1.2%	194	1.3%
\$200,000 & OVER	71	0.7%	139	1.1%	166	1.1%
TOTAL	10,095	100.0%	12,984	100.0%	14,504	100.0%
MEDIAN INCOME	\$27,886		\$32,268		\$33,627	

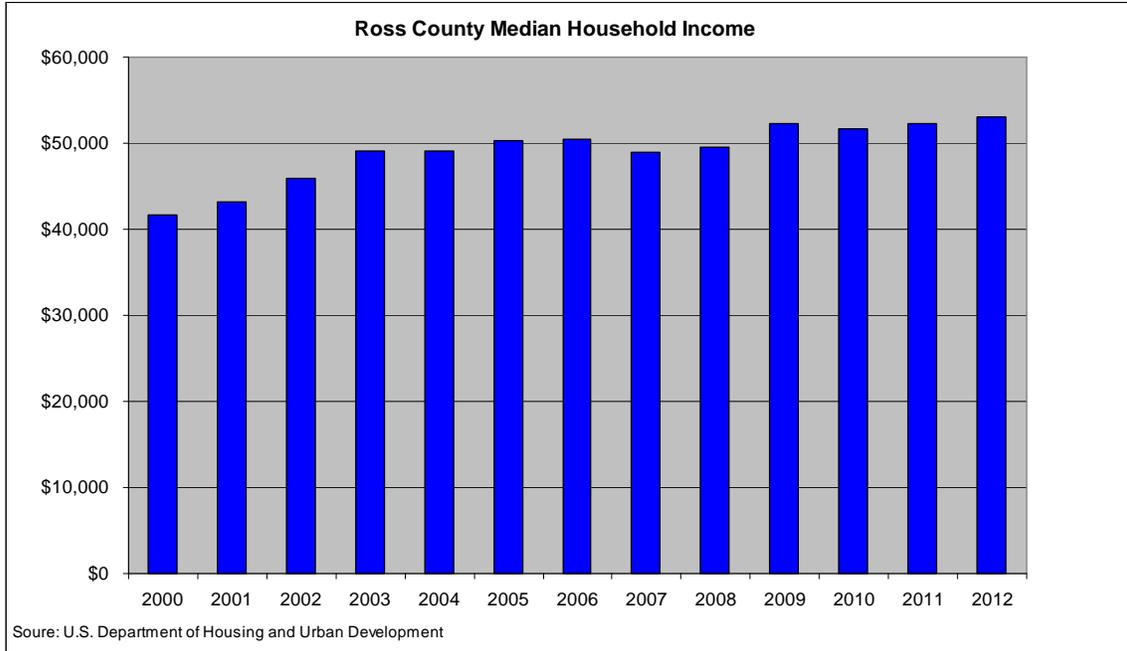
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$41,700	-
2001	\$43,200	3.6%
2002	\$45,900	6.3%
2003	\$49,100	7.0%
2004	\$49,100	0.0%
2005	\$50,250	2.3%
2006	\$50,400	0.3%
2007	\$49,000	-2.8%
2008	\$49,600	1.2%
2009	\$52,200	5.2%
2010	\$51,700	-1.0%
2011	\$52,300	1.2%
2012	\$53,000	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 Ross County Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	955	351	212	125	30	1,673
\$10,000 TO \$19,999	713	356	276	106	49	1,500
\$20,000 TO \$29,999	446	228	249	152	101	1,175
\$30,000 TO \$39,999	249	395	174	135	131	1,083
\$40,000 TO \$49,999	113	152	144	156	40	605
\$50,000 TO \$59,999	65	149	70	127	79	490
\$60,000 TO \$74,999	47	74	58	69	35	284
\$75,000 TO \$99,999	25	55	61	66	27	236
\$100,000 TO \$124,999	8	14	14	19	7	62
\$125,000 TO \$149,999	5	7	9	5	5	31
\$150,000 TO \$199,999	8	6	2	6	1	23
\$200,000 & OVER	1	4	3	4	2	14
TOTAL	2,635	1,791	1,274	971	507	7,178

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	1,162	334	200	122	28	1,846
\$10,000 TO \$19,999	932	346	263	95	49	1,685
\$20,000 TO \$29,999	625	231	247	148	101	1,352
\$30,000 TO \$39,999	367	421	187	144	148	1,267
\$40,000 TO \$49,999	154	181	181	201	47	764
\$50,000 TO \$59,999	115	201	96	151	96	659
\$60,000 TO \$74,999	72	107	79	98	41	397
\$75,000 TO \$99,999	60	87	87	102	43	380
\$100,000 TO \$124,999	28	42	35	40	18	164
\$125,000 TO \$149,999	16	13	14	14	7	64
\$150,000 TO \$199,999	14	10	7	9	3	44
\$200,000 & OVER	8	9	6	7	5	34
TOTAL	3,554	1,982	1,401	1,132	587	8,656

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	1,195	318	185	123	29	1,851
\$10,000 TO \$19,999	940	321	245	85	48	1,639
\$20,000 TO \$29,999	636	229	243	141	103	1,353
\$30,000 TO \$39,999	376	407	182	140	149	1,254
\$40,000 TO \$49,999	146	173	187	200	44	751
\$50,000 TO \$59,999	122	200	98	151	99	671
\$60,000 TO \$74,999	78	105	81	99	44	407
\$75,000 TO \$99,999	72	93	92	110	45	412
\$100,000 TO \$124,999	32	45	39	44	19	180
\$125,000 TO \$149,999	20	19	17	16	9	82
\$150,000 TO \$199,999	17	11	9	10	3	52
\$200,000 & OVER	6	10	6	8	4	35
TOTAL	3,641	1,933	1,384	1,129	599	8,687

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 Ross County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	559	79	0	4	0	642
\$10,000 TO \$19,999	318	104	2	6	6	436
\$20,000 TO \$29,999	154	57	22	0	5	238
\$30,000 TO \$39,999	96	86	1	1	11	195
\$40,000 TO \$49,999	10	20	32	0	0	63
\$50,000 TO \$59,999	25	28	5	0	1	60
\$60,000 TO \$74,999	26	20	5	5	2	59
\$75,000 TO \$99,999	13	20	6	8	2	49
\$100,000 TO \$124,999	7	5	1	2	1	16
\$125,000 TO \$149,999	3	1	0	0	0	4
\$150,000 TO \$199,999	8	3	0	2	0	13
\$200,000 & OVER	1	2	0	0	0	3
TOTAL	1,222	425	75	28	28	1,778

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	703	85	1	4	0	793
\$10,000 TO \$19,999	446	114	4	7	9	581
\$20,000 TO \$29,999	275	74	33	6	15	404
\$30,000 TO \$39,999	149	106	1	1	16	273
\$40,000 TO \$49,999	21	32	45	0	0	98
\$50,000 TO \$59,999	52	41	15	1	2	111
\$60,000 TO \$74,999	36	34	12	13	2	96
\$75,000 TO \$99,999	35	30	10	12	4	91
\$100,000 TO \$124,999	17	15	4	2	2	41
\$125,000 TO \$149,999	9	3	1	1	0	15
\$150,000 TO \$199,999	10	6	0	2	0	18
\$200,000 & OVER	7	4	0	0	1	13
TOTAL	1,761	544	127	51	53	2,535

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	780	92	0	6	0	878
\$10,000 TO \$19,999	499	121	3	8	10	640
\$20,000 TO \$29,999	316	88	38	6	20	468
\$30,000 TO \$39,999	169	123	0	1	19	311
\$40,000 TO \$49,999	23	35	56	0	0	114
\$50,000 TO \$59,999	61	53	18	1	2	135
\$60,000 TO \$74,999	44	39	16	14	3	116
\$75,000 TO \$99,999	45	37	14	16	4	116
\$100,000 TO \$124,999	20	18	6	2	3	49
\$125,000 TO \$149,999	14	7	4	2	1	28
\$150,000 TO \$199,999	15	7	0	2	0	24
\$200,000 & OVER	6	6	0	0	1	13
TOTAL	1,991	624	153	59	65	2,891

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 Ross County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	617	138	39	0	0	793
\$10,000 TO \$19,999	1,147	608	59	11	6	1,830
\$20,000 TO \$29,999	455	868	116	20	9	1,468
\$30,000 TO \$39,999	193	693	97	23	4	1,009
\$40,000 TO \$49,999	190	562	110	50	23	934
\$50,000 TO \$59,999	97	322	156	21	10	606
\$60,000 TO \$74,999	38	476	140	23	17	694
\$75,000 TO \$99,999	24	341	115	22	18	520
\$100,000 TO \$124,999	10	165	37	9	4	225
\$125,000 TO \$149,999	5	70	17	4	1	97
\$150,000 TO \$199,999	10	47	14	2	1	74
\$200,000 & OVER	4	44	18	1	1	68
TOTAL	2,788	4,333	916	186	94	8,317

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	655	117	32	0	0	804
\$10,000 TO \$19,999	1,250	522	60	11	7	1,850
\$20,000 TO \$29,999	585	917	143	27	13	1,686
\$30,000 TO \$39,999	299	902	142	28	7	1,378
\$40,000 TO \$49,999	254	771	163	58	23	1,270
\$50,000 TO \$59,999	128	419	208	23	14	792
\$60,000 TO \$74,999	54	636	207	24	14	936
\$75,000 TO \$99,999	40	575	198	29	24	866
\$100,000 TO \$124,999	25	273	86	18	12	414
\$125,000 TO \$149,999	8	135	37	10	4	194
\$150,000 TO \$199,999	10	88	25	6	3	132
\$200,000 & OVER	9	81	31	4	1	126
TOTAL	3,318	5,438	1,332	238	123	10,449

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	685	112	36	0	0	833
\$10,000 TO \$19,999	1,330	538	64	12	8	1,951
\$20,000 TO \$29,999	635	977	155	27	17	1,811
\$30,000 TO \$39,999	346	983	165	36	8	1,538
\$40,000 TO \$49,999	281	866	181	67	28	1,423
\$50,000 TO \$59,999	147	479	260	28	18	932
\$60,000 TO \$74,999	60	714	246	29	17	1,065
\$75,000 TO \$99,999	50	667	238	34	26	1,017
\$100,000 TO \$124,999	27	320	109	20	16	492
\$125,000 TO \$149,999	10	156	45	12	4	227
\$150,000 TO \$199,999	12	110	35	8	5	170
\$200,000 & OVER	9	90	43	7	4	153
TOTAL	3,592	6,012	1,578	281	149	11,613

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Ross County Site PMA is based primarily in two sectors. Health Care & Social Assistance (which comprises 24.3%) and Retail Trade comprise nearly 40% of the Site PMA labor force. Employment in the Ross County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	32	1.3%	49	0.1%	1.5
MINING	2	0.1%	8	0.0%	4.0
UTILITIES	5	0.2%	56	0.2%	11.2
CONSTRUCTION	258	10.8%	866	2.6%	3.4
MANUFACTURING	70	2.9%	3,125	9.4%	44.6
WHOLESALE TRADE	99	4.1%	789	2.4%	8.0
RETAIL TRADE	370	15.4%	5,049	15.2%	13.6
TRANSPORTATION & WAREHOUSING	55	2.3%	718	2.2%	13.1
INFORMATION	43	1.8%	1,282	3.9%	29.8
FINANCE & INSURANCE	125	5.2%	629	1.9%	5.0
REAL ESTATE & RENTAL & LEASING	102	4.3%	388	1.2%	3.8
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	121	5.0%	631	1.9%	5.2
MANAGEMENT OF COMPANIES & ENTERPRISES	2	0.1%	64	0.2%	32.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	91	3.8%	414	1.2%	4.5
EDUCATIONAL SERVICES	59	2.5%	3,144	9.5%	53.3
HEALTH CARE & SOCIAL ASSISTANCE	196	8.2%	8,053	24.3%	41.1
ARTS, ENTERTAINMENT & RECREATION	44	1.8%	253	0.8%	5.8
ACCOMMODATION & FOOD SERVICES	156	6.5%	2,593	7.8%	16.6
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	400	16.7%	1,725	5.2%	4.3
PUBLIC ADMINISTRATION	145	6.0%	3,233	9.8%	22.3
NONCLASSIFIABLE	22	0.9%	62	0.2%	2.8
TOTAL	2,397	100.0%	33,131	100.0%	13.8

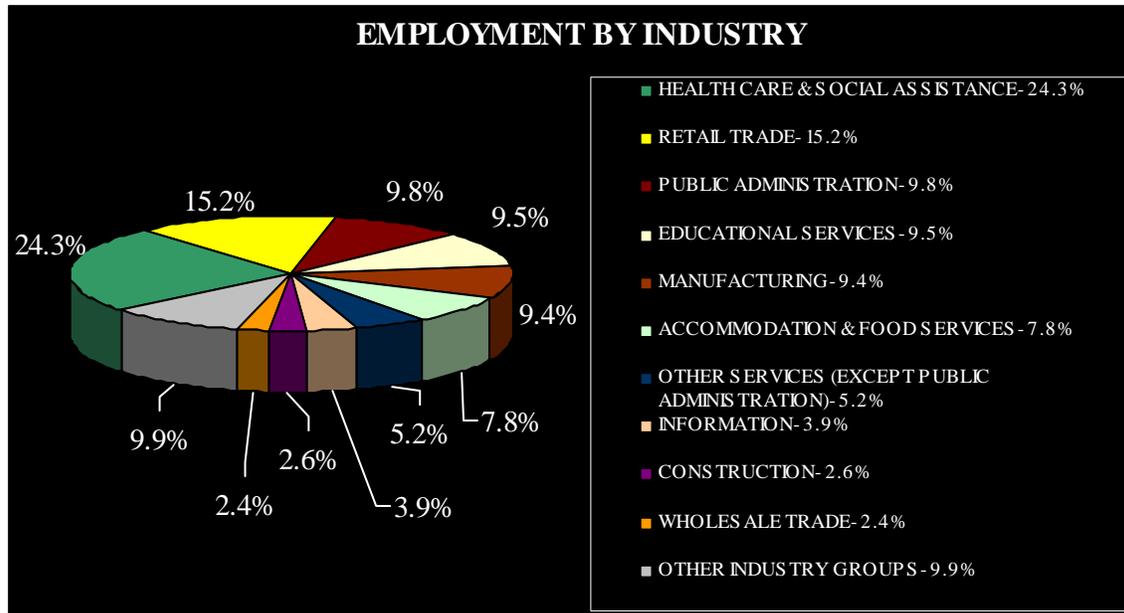
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

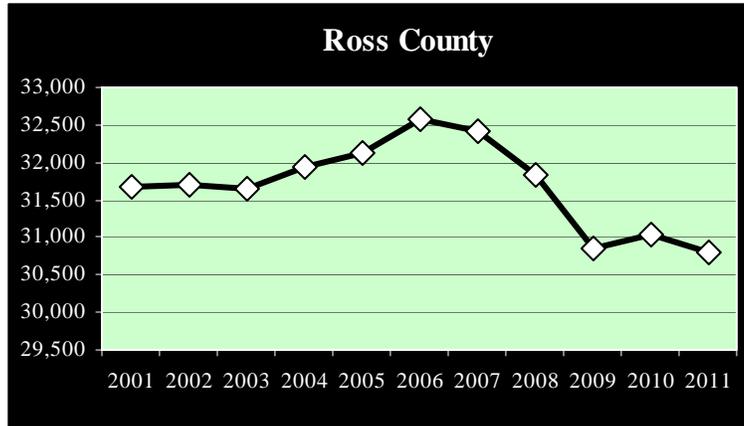
Excluding 2011, the employment base has declined by 4.7% over the past five years in Ross County, less than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

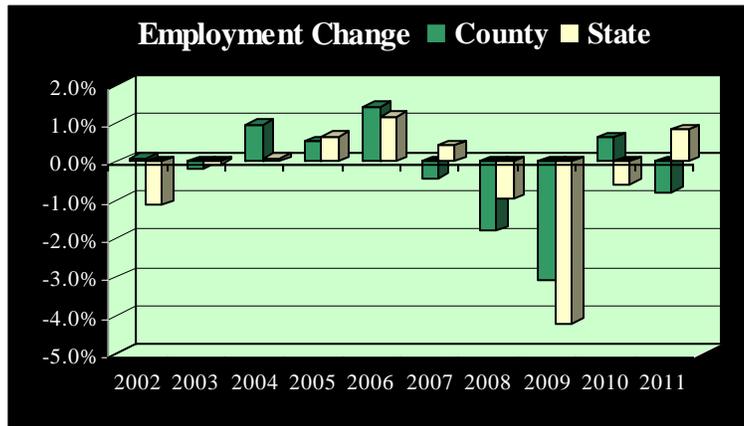
YEAR	TOTAL EMPLOYMENT					
	ROSS COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	31,673	-	5,566,735	-	138,241,767	-
2002	31,702	0.1%	5,503,109	-1.1%	137,936,674	-0.2%
2003	31,645	-0.2%	5,498,936	-0.1%	138,386,944	0.3%
2004	31,946	1.0%	5,502,533	0.1%	139,988,842	1.2%
2005	32,113	0.5%	5,537,419	0.6%	142,328,023	1.7%
2006	32,567	1.4%	5,602,764	1.2%	144,990,053	1.9%
2007	32,427	-0.4%	5,626,086	0.4%	146,397,565	1.0%
2008	31,840	-1.8%	5,570,514	-1.0%	146,068,942	-0.2%
2009	30,855	-3.1%	5,334,774	-4.2%	140,721,692	-3.7%
2010	31,047	0.6%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	30,801	-0.8%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



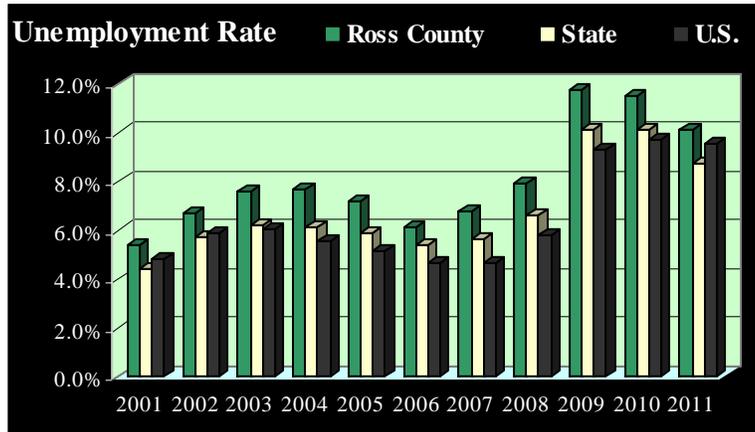
The following table illustrates the percent change in employment for Ross County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	ROSS COUNTY	OHIO	UNITED STATES
2001	5.4%	4.4%	4.8%
2002	6.7%	5.7%	5.8%
2003	7.6%	6.2%	6.0%
2004	7.7%	6.1%	5.6%
2005	7.2%	5.9%	5.2%
2006	6.1%	5.4%	4.7%
2007	6.8%	5.6%	4.7%
2008	7.9%	6.6%	5.8%
2009	11.8%	10.1%	9.3%
2010	11.5%	10.1%	9.7%
2011*	10.2%	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 Ross County.

IN-PLACE EMPLOYMENT ROSS COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	26,723	-	-
2002	26,986	263	1.0%
2003	26,673	-313	-1.2%
2004	27,119	446	1.7%
2005	26,787	-332	-1.2%
2006	27,057	270	1.0%
2007	26,832	-225	-0.8%
2008	26,216	-616	-2.3%
2009	25,150	-1,066	-4.1%
2010	25,185	35	0.1%
2011*	25,649	464	1.8%

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 Ross County to be 81.1% of the total Ross County employment.

The 10 largest employers in Ross County comprise a total of more than 9,000 employees. These employers are summarized as follows:

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
ADENA HEALTH SYSTEMS	HEALTH CARE	2,467
VA MEDICAL CENTER	HEALTH CARE	1,416
GLATFLETER	PAPER MANUFACTURING	1,298
KENWORTH TRUCK CO.	TRUCK MANUFACTURING	1,175
ROSS CORRECTIONAL	CORRECTIONS FACILITY	560
CHILLICOTHE CORRECTIONAL	CORRECTIONS FACILITY	560
ROSS COUNTY	GOVERNMENT	550
CHILLICOTHE CITY SCHOOLS	EDUCATION	350
CITY OF CHILLICOTHE	GOVERNMENT	290
PICKAWAY-ROSS CAREER CENTER	EDUCATION	250
TOTAL		9,016

Source: Ross County Comprehensive Financial Report, Economic Development Alliance of Southern Ohio

The Ross County economy has a strong health care presence, as the two largest employers are within this industry. Manufacturing and public sector jobs in government and education also make up a significant portion of the employment in the county. The county has the second largest land area of all counties in Ohio, yet has only one incorporated city, Chillicothe, which serves as the county seat. A large portion of the county is comprised of farmland and undeveloped wilderness with scattered villages and rural communities.

Though the county has experienced steady population growth, accompanied by modern infrastructure upgrades, agriculture is still a significant contributor to the area's economy. Ohio Department of Agriculture statistics state that nearly \$75 million of agricultural products are produced in Ross County each year. Approximately 1,000 farms operate on 216,000 acres within the county.

The county offers retail and historical attractions and is considered a regional shopping hub within Southeast Ohio. Several state parks, including the Great Seal State Park, are located in the county and the area has a rich prehistoric Native American history that is carried on in modern cultural events and historic sites.

In conjunction with the city of Chillicothe and economic development officials, Ross County has been developing the Gateway Interchange Industrial Park, which is conveniently located at the intersection of U.S. Highway 35 and State Route 104. State Route 104 has recently been widened in this area, improving traffic flow. The widening of State Route 104 to five lanes from the U.S. Highway 35 exit to the new State Route 207 connector was completed in 2010.

Officials are also making plans for a commerce park to be located north of Chillicothe near the intersection of the State Route 207 and U.S. Highway 23 connector. The county has installed a main water line to this site with funding received from a federal grant. Discussions are also underway to further improve infrastructure by extending State Route 207 to the intersection of State Routes 159 and 180.

A 10-year capital improvement plan is underway for the Ross County Airport. The \$2.2 million project began in 2009 and includes construction of a new taxiway, repairs to the existing taxiway and improvement of airport lighting. The Federal Aviation Administration is providing a series of grants that will cover 95% of the funding for the project.

In 2010, the National Telecommunications Infrastructure Administration awarded Chillicothe-based Horizon Telcom a \$66.4 million stimulus grant under the Broadband Technologies Opportunity Program. The grant will fund 70% of the \$94.9 million project, with Horizon providing the remaining 30%. The project will provide high-capacity broadband service to approximately 600 regional community anchor institutions over a 1,960-mile network throughout Appalachian Ohio. These institutions include health care facilities, public schools, higher education institutions, industrial parks and government-operated facilities, which have been identified as either completely lacking broadband access or lacking the necessary broadband speed capabilities for their operations.

Adena Health Systems, the largest employer in the county, opened a new Regional Cancer Center in addition to their existing campus in Chillicothe in January 2012. The 33,000-square-foot facility cost \$21 million and offers comprehensive cancer diagnostics and treatment. Additionally, Adena Health Systems is making general health care more accessible to the public in Ross County by offering walk-in clinic services at Walmart in Chillicothe. This service began in January 2012.

The largest private employers in the area seem to be maintaining stability. No WARN notices were announced by companies in Ross County during 2010 or 2011, although the city of Chillicothe experienced some layoffs in late 2010, including fire fighters and police officers, in an attempt to meet budget deficits. As the local government struggles to recover the budget from the cuts of the national recession, various federal grants have permitted infrastructure upgrades to continue throughout the county, preparing for further development of the Gateway Interchange Industrial Park and the planned commerce park.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	19,958	73.5%	20,404	70.6%
RENTER-OCCUPIED	7,178	26.5%	8,515	29.4%
TOTAL-OCCUPIED UNITS*	27,136	92.1%	28,919	100.0%
FOR RENT	700	30.1%	822	25.5%
RENTED, NOT OCCUPIED	N/A	N/A	47	1.5%
FOR SALE ONLY	430	18.5%	540	16.7%
SOLD, NOT OCCUPIED	N/A	N/A	109	3.4%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	250	11.1%	273	8.5%
ALL OTHER VACANTS	687	29.5%	1,438	44.5%
TOTAL VACANT UNITS	2,325	7.9%	3,229	10.0%
TOTAL	29,461	100.0%	32,148	100.0%
SUBSTANDARD UNITS**	277	1.0%	204	0.7%

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	19,958	73.5%	19,839	119	0.6%
	RENTER-OCCUPIED	7,178	26.5%	7,020	158	2.2%
	TOTAL	27,136	100.0%	26,859	277	1.0%
2010 (ACS)	OWNER-OCCUPIED	20,609	73.3%	20,518	91	0.4%
	RENTER-OCCUPIED	7,498	26.7%	7,385	113	1.5%
	TOTAL	28,107	100.0%	27,903	204	0.7%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	715	3.5%	223	3.0%
2000 TO 2004	1776	8.6%	488	6.5%
1990 TO 1999	3,719	18.0%	1032	13.8%
1980 TO 1989	2236	10.8%	746	9.9%
1970 TO 1979	2,337	11.3%	1107	14.8%
1960 TO 1969	1983	9.6%	681	9.1%
1950 TO 1959	3,016	14.6%	1031	13.8%
1940 TO 1949	1137	5.5%	452	6.0%
1939 OR EARLIER	3,690	17.9%	1,738	23.2%
TOTAL	20,609	100.0%	7,498	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	19,209	70.8%	21,472	76.4%
2 TO 4	1,457	5.4%	1,315	4.7%
5 TO 19	970	3.6%	1,141	4.1%
20 TO 49	288	1.1%	175	0.6%
50 OR MORE	422	1.6%	363	1.3%
MOBILE HOME, BOAT, RV, VAN, ETC.	4,790	17.7%	3,641	13.0%
TOTAL	27,136	100.0%	28,107	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	19,949	73.5%	20,609	73.3%
0.50 OR LESS OCCUPANTS PER ROOM	14,450	72.4%	16,019	77.7%
0.51 TO 1.00 OCCUPANTS PER ROOM	5,154	25.8%	4,405	21.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	310	1.6%	131	0.6%
1.51 TO 2.00 OCCUPANTS PER ROOM	27	0.1%	54	0.3%
2.01 OR MORE OCCUPANTS PER ROOM	8	0.0%	0	0.0%
RENTER-OCCUPIED	7,187	26.5%	7,498	26.7%
0.50 OR LESS OCCUPANTS PER ROOM	4,643	64.6%	4,951	66.0%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,380	33.1%	2,429	32.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	144	2.0%	98	1.3%
1.51 TO 2.00 OCCUPANTS PER ROOM	20	0.3%	14	0.2%
2.01 OR MORE OCCUPANTS PER ROOM	0	0.0%	6	0.1%
TOTAL	27,136	100.0%	28,107	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
ROSS COUNTY	23.8%	36.0%
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 – ROSS COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	64	46	48	47	39	41	31	86	80	13
UNITS IN SINGLE-FAMILY STRUCTURES	43	46	48	47	39	41	31	86	80	13
UNITS IN ALL MULTI-FAMILY STRUCTURES	21	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	21	0	0	0	0	0	0	0	0	0

		ROSS COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			1,479
LESS THAN 20.0 PERCENT		0	
20.0 TO 24.9 PERCENT		45	
25.0 TO 29.9 PERCENT		76	
30.0 TO 34.9 PERCENT		51	
35.0 PERCENT OR MORE		999	
NOT COMPUTED		308	
\$10,000 TO \$19,999:			1,893
LESS THAN 20.0 PERCENT		123	
20.0 TO 24.9 PERCENT		11	
25.0 TO 29.9 PERCENT		82	
30.0 TO 34.9 PERCENT		177	
35.0 PERCENT OR MORE		1217	
NOT COMPUTED		283	
\$20,000 TO \$34,999:			1,704
LESS THAN 20.0 PERCENT		223	
20.0 TO 24.9 PERCENT		178	
25.0 TO 29.9 PERCENT		293	
30.0 TO 34.9 PERCENT		277	
35.0 PERCENT OR MORE		439	
NOT COMPUTED		294	
\$35,000 TO \$49,999:			880
LESS THAN 20.0 PERCENT		292	
20.0 TO 24.9 PERCENT		259	
25.0 TO 29.9 PERCENT		157	
30.0 TO 34.9 PERCENT		37	
35.0 PERCENT OR MORE		34	
NOT COMPUTED		101	
\$50,000 TO \$74,999:			1,119
LESS THAN 20.0 PERCENT		855	
20.0 TO 24.9 PERCENT		104	
25.0 TO 29.9 PERCENT		86	
30.0 TO 34.9 PERCENT		17	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		57	
\$75,000 TO \$99,999:			318
LESS THAN 20.0 PERCENT		230	
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		9	
NOT COMPUTED		79	
\$100,000 OR MORE:			105
LESS THAN 20.0 PERCENT		78	
20.0 TO 24.9 PERCENT		0	
25.0 TO 29.9 PERCENT		0	
30.0 TO 34.9 PERCENT		0	
35.0 PERCENT OR MORE		0	
NOT COMPUTED		27	
	TOTAL		7,498

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Ross 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	1,072	80	92.5%
MARKET-RATE/TAX CREDIT	2	168	0	100.0%
TAX CREDIT	4	189	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	7	184	9	95.1%
GOVERNMENT-SUBSIDIZED	6	310	0	100.0%
TOTAL	34	1,923	89	95.4%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	46	4.1%	4	8.7%	\$471
ONE-BEDROOM	1.0	226	20.2%	13	5.8%	\$576
TWO-BEDROOM	1.0	264	23.6%	15	5.7%	\$625
TWO-BEDROOM	1.5	413	36.9%	48	11.6%	\$678
TWO-BEDROOM	2.0	65	5.8%	0	0.0%	\$853
THREE-BEDROOM	1.0	3	0.3%	0	0.0%	\$785
THREE-BEDROOM	1.5	60	5.4%	0	0.0%	\$726
THREE-BEDROOM	2.0	20	1.8%	0	0.0%	\$982
FOUR-BEDROOM	1.5	22	2.0%	0	0.0%	\$872
TOTAL MARKET RATE		1,119	100.0%	80	7.1%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	6	1.9%	0	0.0%	\$352
TWO-BEDROOM	1.0	140	45.2%	0	0.0%	\$603
TWO-BEDROOM	1.5	45	14.5%	0	0.0%	\$577
TWO-BEDROOM	2.0	51	16.5%	0	0.0%	\$724
THREE-BEDROOM	1.0	26	8.4%	0	0.0%	\$674
THREE-BEDROOM	1.5	22	7.1%	0	0.0%	\$656
THREE-BEDROOM	2.0	20	6.5%	0	0.0%	\$825
TOTAL TAX CREDIT		310	100.0%	0	0.0%	-

TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	111	60.3%	4	3.6%	N/A
TWO-BEDROOM	1.0	27	14.7%	5	18.5%	N/A
THREE-BEDROOM	1.0	46	25.0%	0	0.0%	N/A
TOTAL TAX CREDIT		184	100.0%	9	4.9%	-
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	204	65.8%	0	0.0%	N/A
TWO-BEDROOM	1.0	40	12.9%	0	0.0%	N/A
TWO-BEDROOM	2.0	34	11.0%	0	0.0%	N/A
THREE-BEDROOM	1.5	20	6.5%	0	0.0%	N/A
THREE-BEDROOM	2.0	12	3.9%	0	0.0%	N/A
TOTAL TAX CREDIT		310	100.0%	0	0.0%	-
GRAND TOTAL		1,923	100.0%	89	4.6%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	161	24.2%
1960 TO 1969	120	2.5%
1970 TO 1979	589	4.6%
1980 TO 1989	458	3.5%
1990 TO 1999	377	1.1%
2000 TO 2004	168	0.0%
2005 TO 2009	50	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	1,923	4.6%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	13	0.0%
B+	3	205	4.4%
B	2	165	4.2%
B-	6	454	2.9%
C+	1	1	100.0%
C	4	281	17.8%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	121	0.0%
B+	2	122	0.0%
B	2	67	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	46	0.0%
B+	1	20	0.0%
B	5	262	0.0%
B-	1	36	11.1%
C+	3	106	0.0%
C	1	24	20.8%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	69	1,583	80	94.9%
SENIOR (AGE 55+)	15	340	9	97.4%
TOTAL	84	1,923	89	95.4%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	494	9	98.2%
40% - 60% AMHI (TAX CREDIT)	310	0	100.0%
0-60% AMHI (ALL AFFORDABLE)	804	9	98.9%

*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+)	290	9	96.9%
40% - 60% AMHI (TAX CREDIT: 55+)	50	0	100.0%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	340	9	97.4%

Planned and Proposed (Housing Pipeline)

According to planning and government representatives, it was determined that there is one planned multifamily rental project in the area: Cross Creek Meadows. This 40-unit family Tax Credit project was allocated Tax Credits in 2010 and will likely be complete by the end of 2012.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Ross County is \$99,439. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$99,439 home is \$693, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$99,439
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$94,467
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$507
ESTIMATED TAXES AND INSURANCE*	\$127
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$59
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$693

*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.

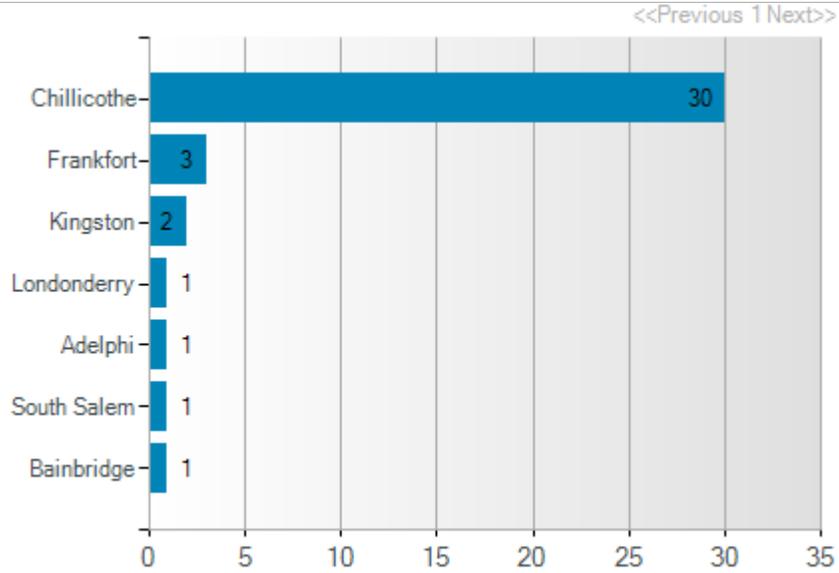
FOR-SALE ANALYSIS (2011)	
TOTAL NUMBER OF SALES	89
MEDIAN SALES PRICE	\$51,500
MEDIAN SQUARE FOOTAGE	1,428
MEDIAN YEAR BUILT	1957
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	1

Source: 2011 county sales records

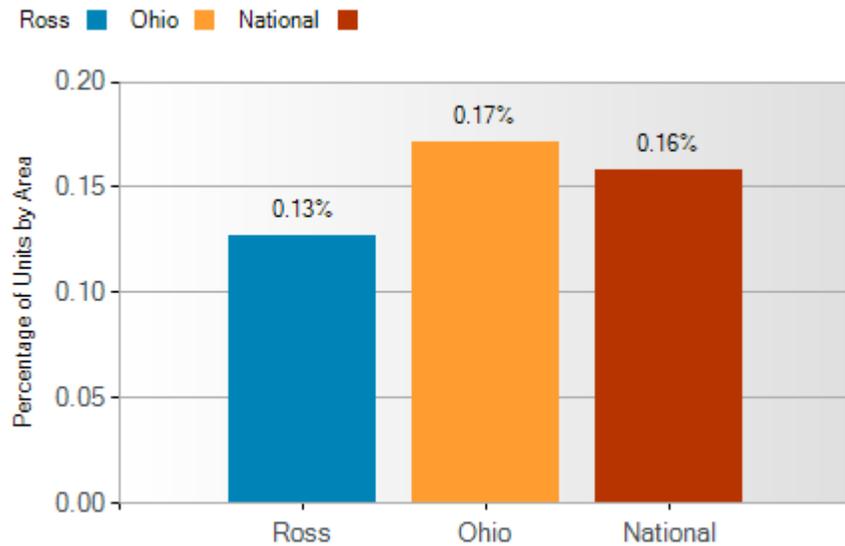
Foreclosure Analysis

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

Foreclosure Activity Counts - Ross County, OH



Geographical Comparison - Ross County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$15,040	\$18,800	\$22,560	\$30,080	\$16,080	\$20,090	\$24,110	\$32,150
TWO-PERSON	\$17,160	\$21,450	\$25,740	\$34,320	\$18,340	\$22,930	\$27,510	\$36,680
THREE-PERSON	\$19,320	\$24,150	\$28,980	\$38,640	\$20,650	\$25,810	\$30,970	\$41,290
FOUR-PERSON	\$21,440	\$26,800	\$32,160	\$42,880	\$22,910	\$28,640	\$34,370	\$45,820
FIVE-PERSON	\$23,160	\$28,950	\$34,740	\$46,320	\$24,750	\$30,940	\$37,130	\$49,500
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$53,000				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$56,700			

*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	3,958	\$0	\$24,750	4,133	4.4%
41% - 60% AMHI	\$23,161	\$34,740	1,525	\$24,751	\$37,130	1,604	5.2%
61% - 80% AMHI	\$34,741	\$46,320	1,149	\$37,131	\$49,500	1,073	-6.6%
OVER 80% AMHI	\$46,321	NO LIMIT	2,023	\$49,501	NO LIMIT	1,876	-7.3%

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	4,064	\$0	\$24,750	4,534	11.6%
41% - 60% AMHI	\$23,161	\$34,740	2,870	\$24,751	\$37,130	3,123	8.8%
61% - 80% AMHI	\$34,741	\$46,320	3,041	\$37,131	\$49,500	3,411	12.2%
OVER 80% AMHI	\$46,321	NO LIMIT	10,565	\$49,501	NO LIMIT	10,177	-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	8,022	\$0	\$24,750	8,667	8.0%
41% - 60% AMHI	\$23,161	\$34,740	4,395	\$24,751	\$37,130	4,727	7.6%
61% - 80% AMHI	\$34,741	\$46,320	4,190	\$37,131	\$49,500	4,484	7.0%
OVER 80% AMHI	\$46,321	NO LIMIT	12,588	\$49,501	NO LIMIT	12,053	-4.3%

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	1,209	\$0	\$18,340	1,412	16.8%
41% - 60% AMHI	\$17,161	\$25,740	397	\$18,341	\$27,510	457	15.1%
61% - 80% AMHI	\$25,741	\$34,320	290	\$27,511	\$36,680	324	11.7%
OVER 80% AMHI	\$34,321	NO LIMIT	638	\$36,681	NO LIMIT	698	9.4%

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	2,129	\$0	\$18,340	2,460	15.5%
41% - 60% AMHI	\$17,161	\$25,740	1,493	\$18,341	\$27,510	1,684	12.8%
61% - 80% AMHI	\$25,741	\$34,320	1,313	\$27,511	\$36,680	1,479	12.6%
OVER 80% AMHI	\$34,321	NO LIMIT	5,513	\$36,681	NO LIMIT	5,989	8.6%

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	3,338	\$0	\$18,340	3,872	16.0%
41% - 60% AMHI	\$17,161	\$25,740	1,890	\$18,341	\$27,510	2,141	13.3%
61% - 80% AMHI	\$25,741	\$34,320	1,603	\$27,511	\$36,680	1,803	12.5%
OVER 80% AMHI	\$34,321	NO LIMIT	6,151	\$36,681	NO LIMIT	6,687	8.7%

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	3,395	\$0	\$30,940	3,388	-0.2%
SENIOR (AGE 62+)	\$0	\$21,450	1,108	\$0	\$22,930	1,295	16.9%
ALL	\$0	\$28,950	4,741	\$0	\$30,940	4,961	4.6%

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)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(494 + 280 HCV) 774	310	(804 + 248 HCV*) 1,052
Number of Income-Eligible Renter Households	4,741	1,525	5,483
Existing Affordable Housing Penetration Rate – 2012	= 16.3%	= 20.3%	= 19.2%
2012 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	290	50	340
Number of Income-Eligible Renter Households	1,108	397	1,606
Penetration Rate – 2012	= 26.2%	= 12.6%	= 21.2%

*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)	(494 + 280 HCV) 774	350	(844 + 248 HCV*) 1,092
Number of Income-Eligible Renter Households	4,961	1,604	5,737
Existing Affordable Housing Penetration Rate – 2017	= 15.6%	= 21.8%	= 19.0%
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)	290	50	340
Number of Income-Eligible Renter Households	1,295	457	1,869
Penetration Rate – 2017	= 22.4%	= 10.9%	= 18.2%

*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)	3,967	818	4,187	1,005
41%-60% AMHI (TAX CREDIT)	1,215	347	1,254	407

J. OVERVIEW AND INTERVIEWS

Ross County is dominated by the county seat, Chillicothe, with generally rural counties located on all of its borders. Columbus, Ohio is about 45 miles to the north via Circleville, Waverly, Ohio is about 20 miles to the south and Cincinnati is about 100 miles to the southwest.

Chillicothe, the county seat, is easily accessible from Columbus by way of U.S. Highway 23 and from Cincinnati traveling on U.S. Highway 50.

Other cities and villages in the county include Adelphi, Bainbridge, Clarksburg, Frankfort, Greenfield, Kingston and South Salem.

The major Ross County roadways are U.S. Highway 50, U.S. Highway 23 and U.S. Highway 35. The county is a desirable place to live for those employed in Chillicothe or in adjacent counties.

A high number of community services are available in Ross County (especially in Chillicothe) compared to those provided in adjacent counties.

Most county employment opportunities are located near Chillicothe. Adena Regional Medical Center, in Chillicothe, is the largest hospital in the county.

Ross County offers senior services through the Ross County Senior Citizens Center and Frankfort Senior Center; both of which likely draw clients from adjacent counties that may lack sufficient support for senior citizens.

The Ross County Public Library has branches in Chillicothe and Kingston.

The county has nine public school districts with jurisdictions based on major cities and townships.

The Ohio University Chillicothe campus and Daymar College offer several degree programs.

Ross County has five police departments and 14 fire departments, including volunteer departments.

The largest concentration of single-family and multifamily rental housing is in or near Chillicothe, Ross County's major population center. Housing is generally older than 30 years and ranges from moderate to good condition. Some rental housing has been built in the last ten years. Much of the multifamily rental housing, however, is between 10 and 30 years old and ranges from average to very good condition. The existence of newer or renovated

properties has increased overall housing quality. Chillicothe offers some of the best rental options in the region when compared to Adams and Pike Counties.

According to Jenny Brown with Carlisle Crest Apartments, the current rental housing market in the Chillicothe area is robust with newer options available. She believes that the current supply of rental housing in Ross County is sufficient, but that a significant need for additional rental housing in adjacent counties exists. She said that a wide variety of rental housing options for all income levels is available in Ross County.

Devon Shoemaker of the Ross County Planning Department said that a need for additional rental housing in and around the Chillicothe area specifically does not exist. Nonetheless, Mr. Shoemaker did say that there may be a need in the more rural areas of Ross County.

He agreed with Ms. Brown that a variety of affordable housing options in and near Chillicothe are sufficient for the renter population there and that a greater need for affordable housing exists generally in the counties adjacent to Ross County.

Mr. Shoemaker restated his belief that the extreme rural areas of Ross County would probably benefit from more affordable housing, especially affordable senior housing that would provide independent living for those seniors who are still active but who can no longer maintain a home.