

29. Trumbull County

A. GENERAL DESCRIPTION

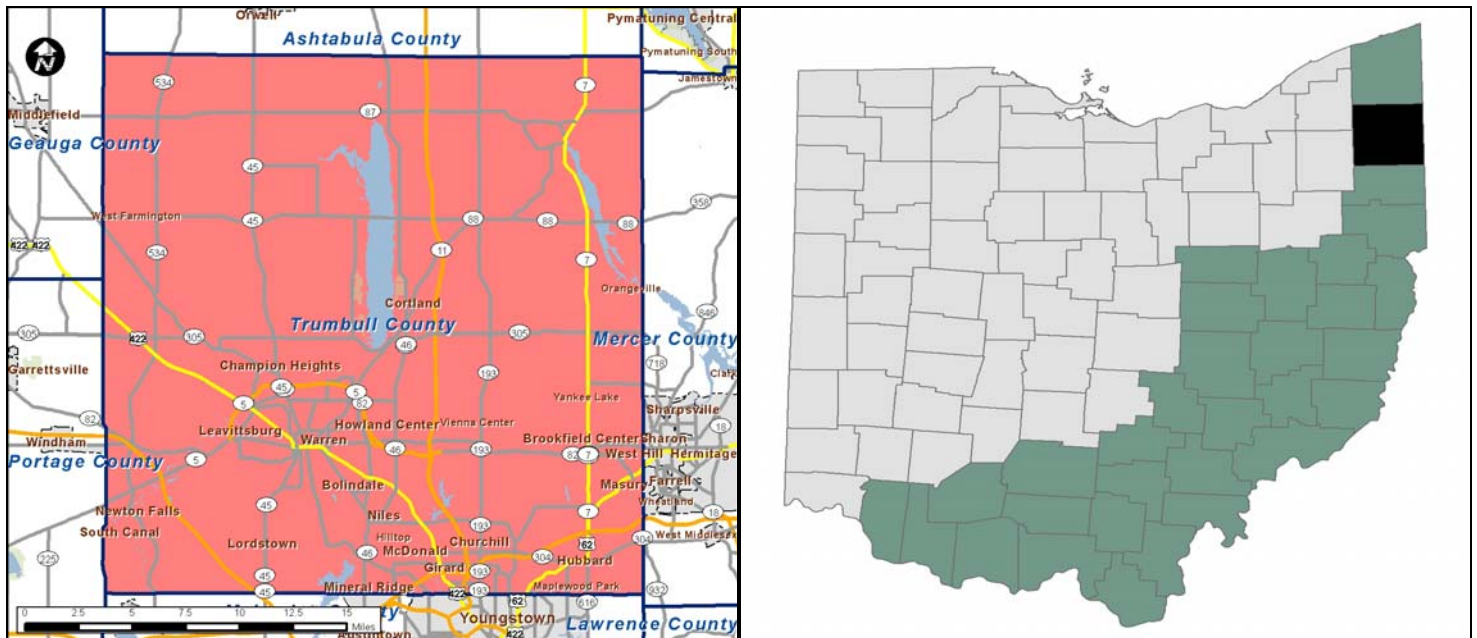
County Seat: Warren
County Size: 616.5 square miles

2000 (Census) Population: 225,090
2010 (Census) Population: 210,312
Population Change: -14,778 (-6.6%)

2000 (Census) Households: 89,011
2010 (Census) Households: 86,011
Household Change: -3,000 (-3.4%)

2000 (Census) Median Household Income: \$38,328
2010 (American Community Survey) Median Household Income: \$42,296
Income Change: +\$3,968 (10.4%)

2000 (Census) Median Home Value: \$84,400
2010 (American Community Survey) Median Home Value: \$102,500
Home Value Change: +\$18,100 (21.4%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

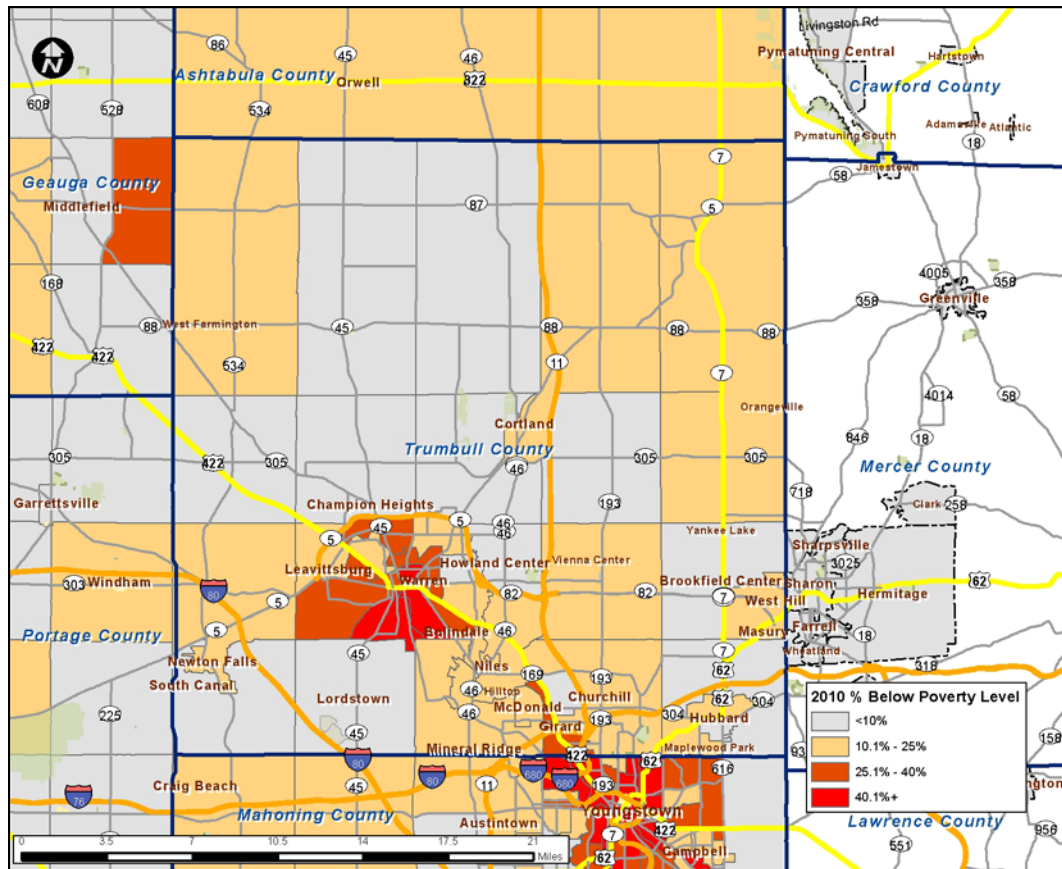
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	225,090	210,312	208,414	203,256
	POPULATION CHANGE	-	-14,778	-1,898	-5,158
	PERCENT CHANGE	-	-6.6%	-0.9%	-2.5%
COUNTY SEAT: WARREN	POPULATION	46,832	41,589	41,065	41,119
	POPULATION CHANGE	-	-5,243	-524	54
	PERCENT CHANGE	-	-11.2%	-1.3%	0.1%

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

POVERTY STATUS				
	2000 (CENSUS)		2010 (ACS)	
	NUMBER	PERCENT	NUMBER	PERCENT
POPULATION LIVING IN POVERTY	22,788	10.3%	32,010	15.4%
POPULATION NOT LIVING IN POVERTY	197,784	89.7%	176,507	84.6%
TOTAL	220,572	100.0%	208,517	100.0%

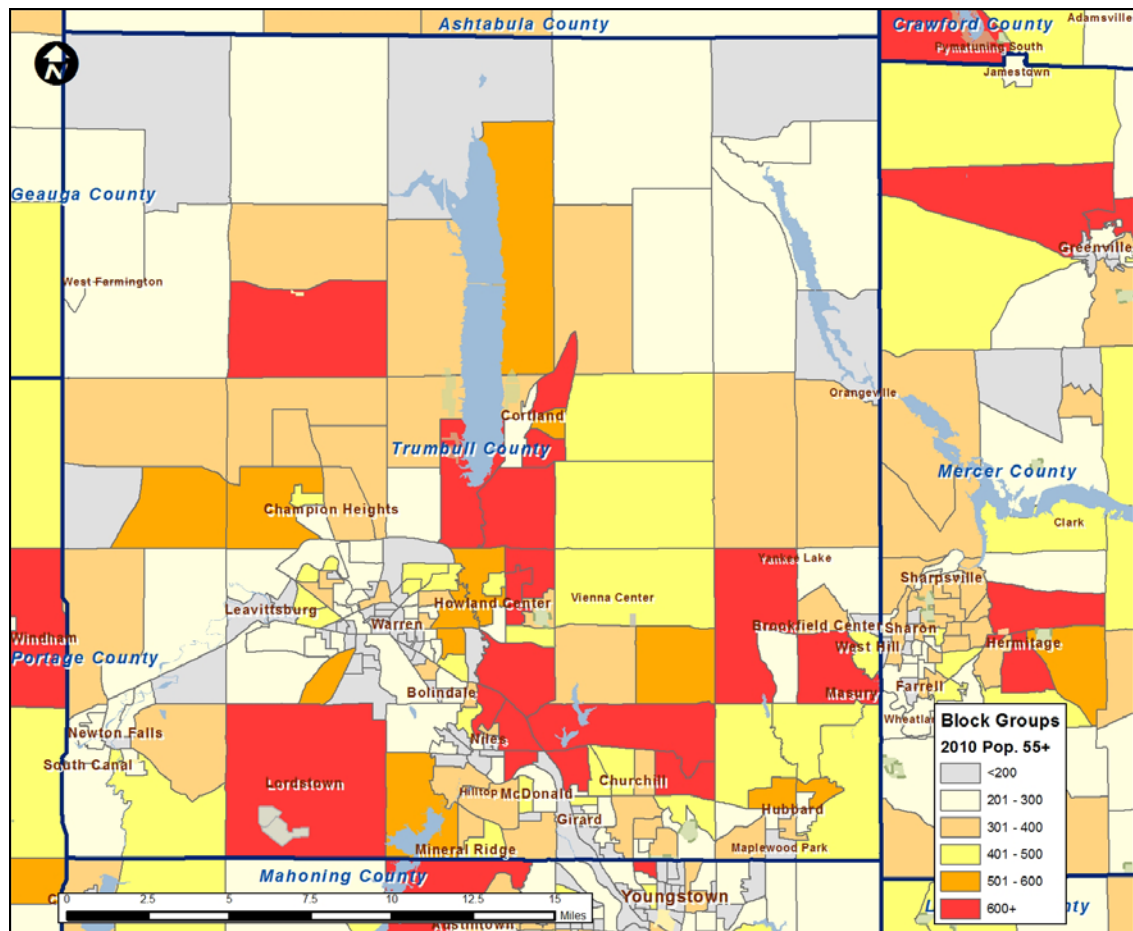
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	60,348	26.8%	51,703	24.6%	47,385	23.3%	-4,318	-8.4%
20 TO 24	11,893	5.3%	11,548	5.5%	11,007	5.4%	-541	-4.7%
25 TO 34	27,426	12.2%	22,343	10.6%	21,906	10.8%	-437	-2.0%
35 TO 44	34,069	15.1%	25,664	12.2%	23,086	11.4%	-2,578	-10.0%
45 TO 54	33,195	14.7%	32,265	15.3%	27,370	13.5%	-4,895	-15.2%
55 TO 64	22,724	10.1%	30,172	14.3%	31,514	15.5%	1,342	4.4%
65 TO 74	18,413	8.2%	18,808	8.9%	23,141	11.4%	4,333	23.0%
75 & OVER	17,022	7.6%	17,809	8.5%	17,847	8.8%	38	0.2%
TOTAL	225,090	100.0%	210,312	100.0%	203,256	100.0%	-7,056	-3.4%

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

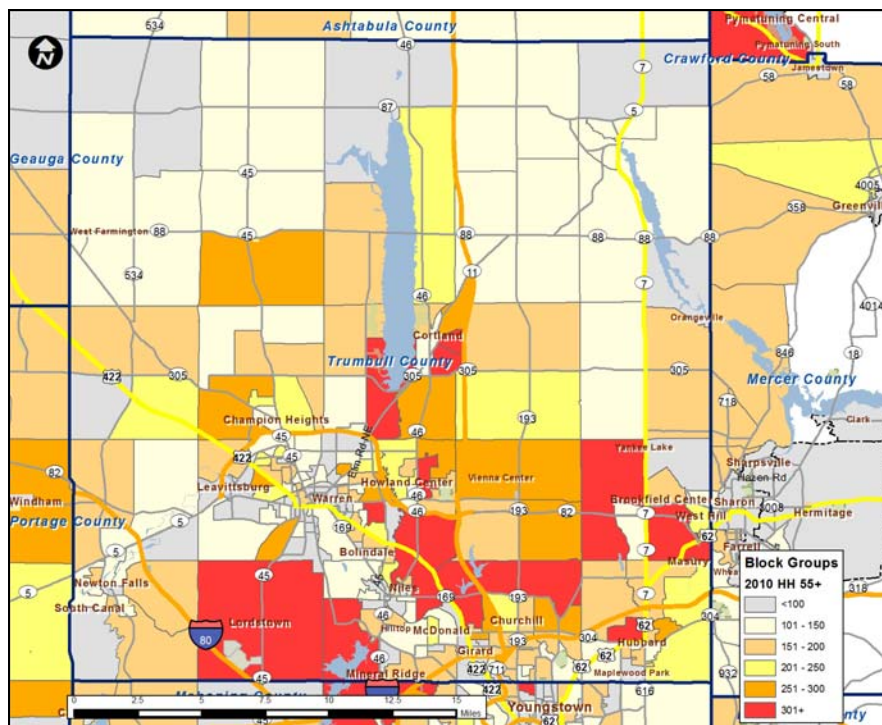
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	89,011	86,011	85,360	83,908
	HOUSEHOLD CHANGE	-	-3,000	-651	-1,452
	PERCENT CHANGE	-	-3.4%	-0.8%	-1.7%
COUNTY SEAT: WARREN	HOUSEHOLD	19,288	17,015	16,785	16,826
	HOUSEHOLD CHANGE	-	-2,273	-230	41
	PERCENT CHANGE	-	-11.8%	-1.4%	0.2%

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

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	3462	3.9%	2,721	3.2%	2763	3.3%	42	1.5%
25 TO 34	12,303	13.8%	9,572	11.1%	11,073	13.2%	1,501	15.7%
35 TO 44	17,839	20.0%	13,437	15.6%	12,342	14.7%	-1,095	-8.1%
45 TO 54	18,740	21.1%	17,920	20.8%	13,629	16.2%	-4,291	-23.9%
55 TO 64	13,601	15.3%	18,073	21.0%	16,889	20.1%	-1,184	-6.6%
65 TO 74	11,911	13.4%	12,107	14.1%	15,170	18.1%	3,063	25.3%
75 TO 84	9,119	10.2%	8,592	10.0%	8,291	9.9%	-301	-3.5%
85 & OVER	2036	2.3%	3,589	4.2%	3752	4.5%	163	4.5%
TOTAL	89,011	100.0%	86,011	100.0%	83,908	100.0%	-2,103	-2.4%

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

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



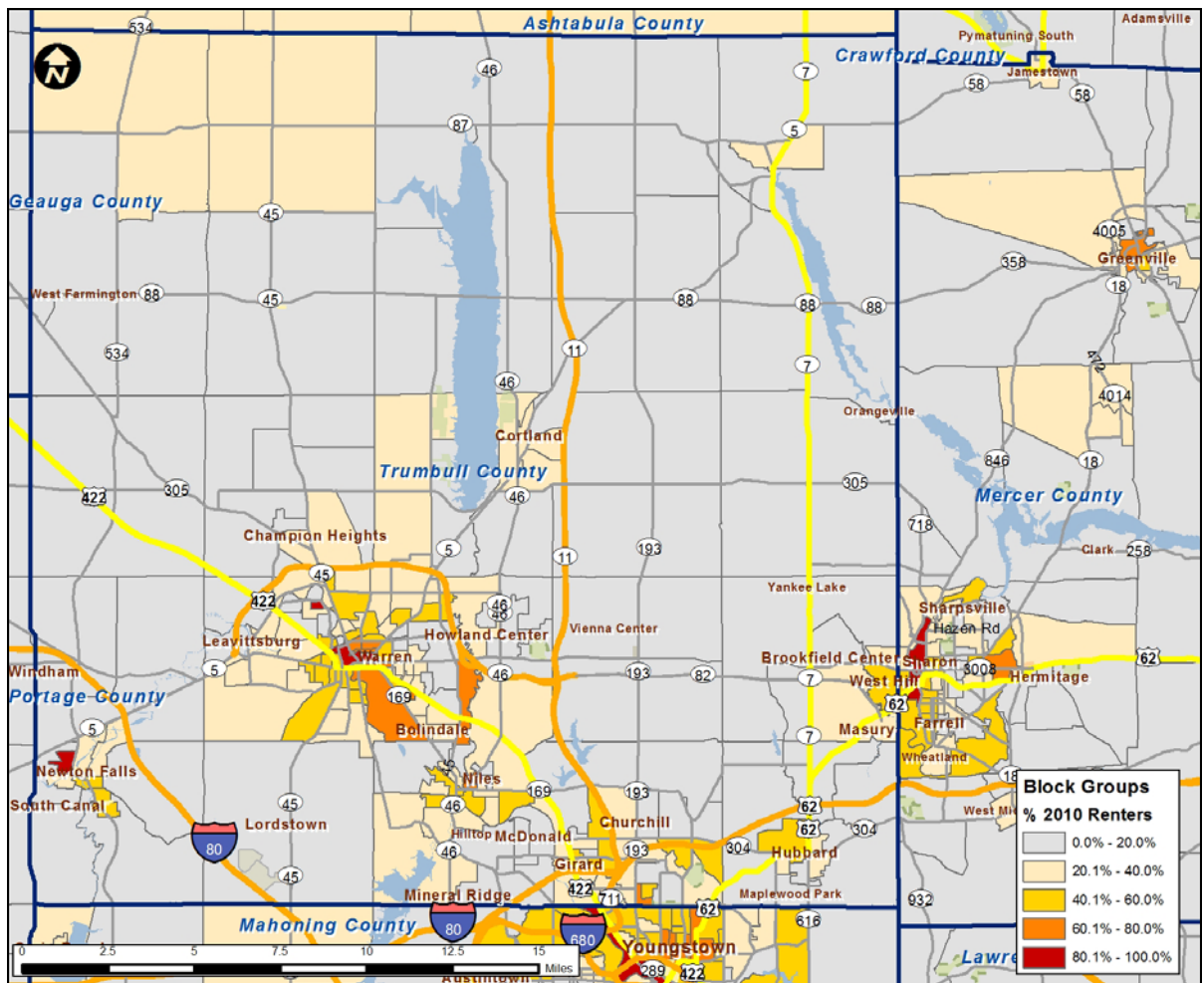
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	66,097	74.3%	62,396	72.5%	60,884	72.6%
RENTER-OCCUPIED	22,914	25.7%	23,615	27.5%	23,024	27.4%
TOTAL	89,011	100.0%	86,011	100.0%	83,908	100.0%

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	30,174	82.3%	34,476	81.4%	35,016	79.4%
RENTER-OCCUPIED	6,493	17.7%	7,885	18.6%	9,085	20.6%
TOTAL	36,667	100.0%	42,361	100.0%	44,101	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	9,970	42.2%	10,785	46.8%	815	8.2%
2 PERSONS	5,857	24.8%	4,902	21.3%	-955	-16.3%
3 PERSONS	3,527	14.9%	3,344	14.5%	-183	-5.2%
4 PERSONS	2,353	10.0%	2,121	9.2%	-232	-9.9%
5 PERSONS+	1,908	8.1%	1,872	8.1%	-36	-1.9%
TOTAL	23,615	100.0%	23,024	100.0%	-591	-2.5%

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

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	15,122	24.2%	14,020	23.0%	-1,102	-7.3%
2 PERSONS	24,315	39.0%	22,903	37.6%	-1,412	-5.8%
3 PERSONS	10,204	16.4%	10,708	17.6%	504	4.9%
4 PERSONS	7,605	12.2%	8,288	13.6%	683	9.0%
5 PERSONS+	5,150	8.3%	4,964	8.2%	-186	-3.6%
TOTAL	62,396	100.0%	60,884	100.0%	-1,512	-2.4%

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	5,440	69.0%	6,253	68.8%	813	14.9%
2 PERSONS	1,697	21.5%	1,931	21.2%	234	13.8%
3 PERSONS	476	6.0%	569	6.3%	93	19.6%
4 PERSONS	125	1.6%	149	1.6%	24	19.6%
5 PERSONS+	147	1.9%	184	2.0%	37	25.0%
TOTAL	7,885	100.0%	9,085	100.0%	1,200	15.2%

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	10,657	30.9%	10,548	30.1%	-109	-1.0%
2 PERSONS	17,066	49.5%	17,008	48.6%	-58	-0.3%
3 PERSONS	4,339	12.6%	4,758	13.6%	419	9.6%
4 PERSONS	1,407	4.1%	1,554	4.4%	147	10.5%
5 PERSONS+	1,006	2.9%	1,148	3.3%	142	14.1%
TOTAL	34,476	100.0%	35,016	100.0%	540	1.6%

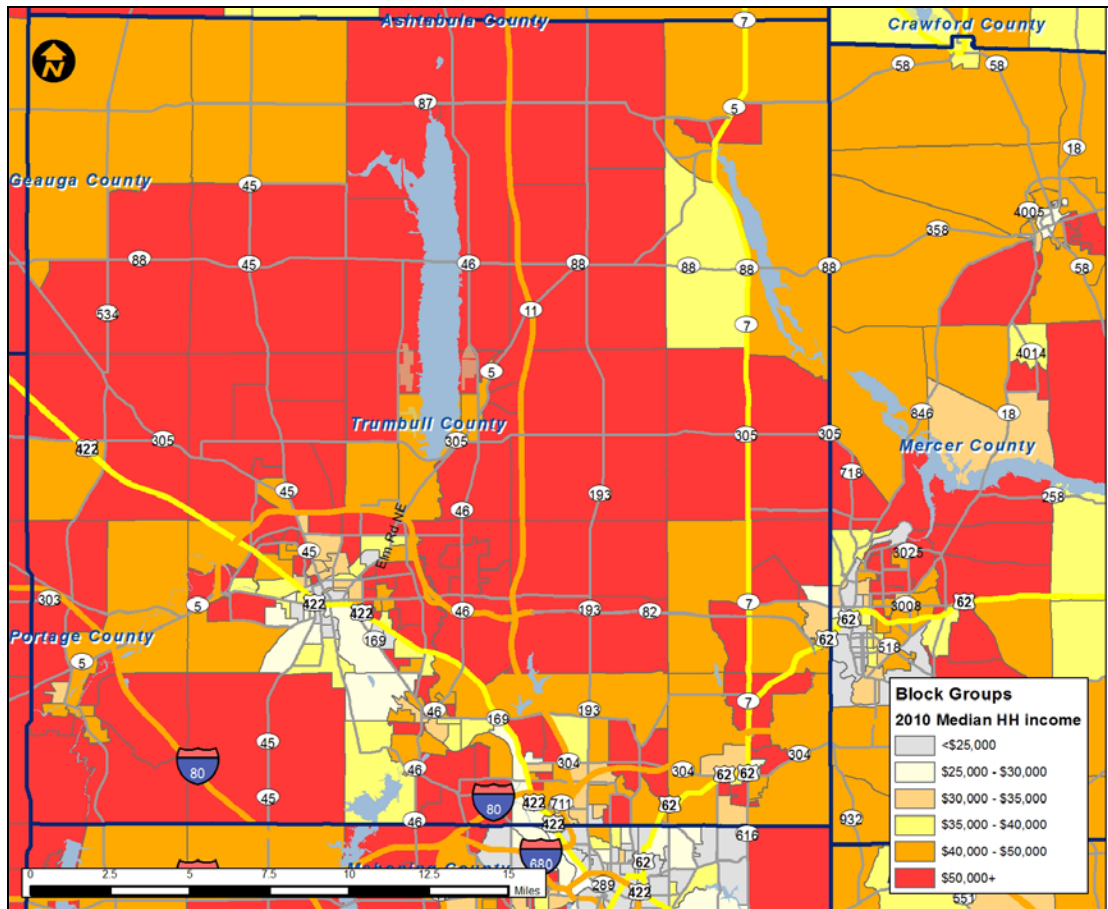
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	8,207	9.2%	7,434	8.7%	7,146	8.5%
\$10,000 TO \$19,999	12,772	14.3%	11,152	13.1%	10,735	12.8%
\$20,000 TO \$29,999	12,997	14.6%	11,716	13.7%	11,389	13.6%
\$30,000 TO \$39,999	12,417	13.9%	11,205	13.1%	10,923	13.0%
\$40,000 TO \$49,999	9,948	11.2%	9,802	11.5%	9,649	11.5%
\$50,000 TO \$59,999	8,597	9.7%	7,827	9.2%	7,711	9.2%
\$60,000 TO \$74,999	9,355	10.5%	9,211	10.8%	9,117	10.9%
\$75,000 TO \$99,999	8,284	9.3%	8,769	10.3%	8,796	10.5%
\$100,000 TO \$124,999	3,392	3.8%	4,278	5.0%	4,350	5.2%
\$125,000 TO \$149,999	1,308	1.5%	1,829	2.1%	1,885	2.2%
\$150,000 TO \$199,999	870	1.0%	1,094	1.3%	1,132	1.3%
\$200,000 & OVER	865	1.0%	1,043	1.2%	1,075	1.3%
TOTAL	89,011	100.0%	85,360	100.0%	83,908	100.0%
MEDIAN INCOME	\$38,480		\$41,197		\$41,825	

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	4,142	11.3%	4,258	10.1%	4,348	9.9%
\$10,000 TO \$19,999	7,494	20.4%	7,152	17.0%	7,199	16.3%
\$20,000 TO \$29,999	6,543	17.8%	6,939	16.5%	7,132	16.2%
\$30,000 TO \$39,999	4,794	13.1%	5,673	13.5%	5,945	13.5%
\$40,000 TO \$49,999	3,426	9.3%	4,052	9.7%	4,365	9.9%
\$50,000 TO \$59,999	2,649	7.2%	3,320	7.9%	3,529	8.0%
\$60,000 TO \$74,999	2,899	7.9%	3,652	8.7%	3,940	8.9%
\$75,000 TO \$99,999	2,418	6.6%	3,387	8.1%	3,720	8.4%
\$100,000 TO \$124,999	1,129	3.1%	1,695	4.0%	1,865	4.2%
\$125,000 TO \$149,999	418	1.1%	759	1.8%	851	1.9%
\$150,000 TO \$199,999	341	0.9%	497	1.2%	557	1.3%
\$200,000 & OVER	415	1.1%	586	1.4%	650	1.5%
TOTAL	36,667	100.0%	41,970	100.0%	44,101	100.0%
MEDIAN INCOME	\$30,321		\$34,647		\$35,670	

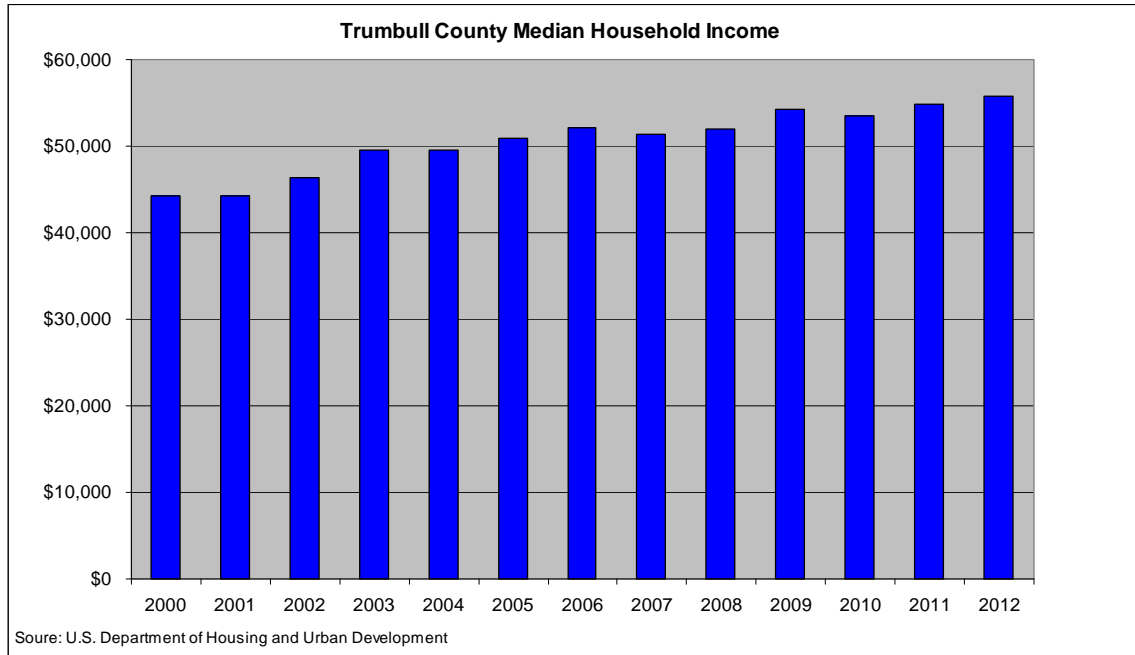
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$44,300	-
2001	\$44,300	0.0%
2002	\$46,400	4.7%
2003	\$49,600	6.9%
2004	\$49,600	0.0%
2005	\$50,950	2.7%
2006	\$52,100	2.3%
2007	\$51,400	-1.3%
2008	\$52,000	1.2%
2009	\$54,300	4.4%
2010	\$53,500	-1.5%
2011	\$54,900	2.6%
2012	\$55,700	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 Trumbull County Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,808	782	574	272	221	4,656
\$10,000 TO \$19,999	2,707	1,321	693	324	385	5,430
\$20,000 TO \$29,999	1,536	1,069	669	389	381	4,044
\$30,000 TO \$39,999	1,079	894	618	389	424	3,404
\$40,000 TO \$49,999	489	520	352	313	168	1,842
\$50,000 TO \$59,999	300	403	256	230	132	1,321
\$60,000 TO \$74,999	190	265	205	166	120	947
\$75,000 TO \$99,999	153	221	150	138	108	772
\$100,000 TO \$124,999	53	78	55	46	36	269
\$125,000 TO \$149,999	16	23	18	12	11	80
\$150,000 TO \$199,999	17	16	11	9	8	61
\$200,000 & OVER	30	27	12	7	13	89
TOTAL	9,379	5,618	3,614	2,295	2,008	22,914

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	2,972	613	466	211	185	4,446
\$10,000 TO \$19,999	3,003	1,098	629	262	314	5,306
\$20,000 TO \$29,999	1,824	945	570	332	342	4,013
\$30,000 TO \$39,999	1,262	848	543	347	369	3,369
\$40,000 TO \$49,999	695	577	411	338	189	2,211
\$50,000 TO \$59,999	416	400	294	235	147	1,493
\$60,000 TO \$74,999	289	288	234	193	142	1,145
\$75,000 TO \$99,999	257	270	209	173	131	1,040
\$100,000 TO \$124,999	105	115	96	72	61	448
\$125,000 TO \$149,999	41	44	36	23	21	165
\$150,000 TO \$199,999	32	25	22	12	14	104
\$200,000 & OVER	46	33	18	10	17	124
TOTAL	10,940	5,257	3,527	2,208	1,932	23,864

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	2,883	552	422	194	167	4,218
\$10,000 TO \$19,999	2,972	987	577	238	298	5,072
\$20,000 TO \$29,999	1,800	869	513	320	326	3,827
\$30,000 TO \$39,999	1,232	799	514	328	350	3,223
\$40,000 TO \$49,999	687	557	398	334	188	2,164
\$50,000 TO \$59,999	401	366	290	226	148	1,432
\$60,000 TO \$74,999	300	285	237	188	143	1,154
\$75,000 TO \$99,999	272	272	214	175	136	1,068
\$100,000 TO \$124,999	107	113	101	75	62	457
\$125,000 TO \$149,999	43	43	40	21	23	169
\$150,000 TO \$199,999	32	25	21	14	15	106
\$200,000 & OVER	55	35	17	8	18	134
TOTAL	10,785	4,902	3,344	2,121	1,872	23,024

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 Trumbull County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,531	123	23	7	4	1,688
\$10,000 TO \$19,999	1,639	379	81	12	17	2,128
\$20,000 TO \$29,999	633	341	25	21	8	1,028
\$30,000 TO \$39,999	232	256	77	12	22	598
\$40,000 TO \$49,999	140	139	57	2	9	346
\$50,000 TO \$59,999	79	81	24	24	14	222
\$60,000 TO \$74,999	72	70	31	4	11	188
\$75,000 TO \$99,999	53	55	23	7	9	147
\$100,000 TO \$124,999	23	24	12	3	4	66
\$125,000 TO \$149,999	5	8	4	1	1	19
\$150,000 TO \$199,999	10	8	2	0	0	20
\$200,000 & OVER	22	15	3	1	2	43
TOTAL	4,438	1,498	361	94	101	6,493

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	1,786	135	25	8	6	1,959
\$10,000 TO \$19,999	1,951	399	109	15	21	2,495
\$20,000 TO \$29,999	916	374	32	23	8	1,353
\$30,000 TO \$39,999	392	323	77	19	26	837
\$40,000 TO \$49,999	229	188	80	9	17	523
\$50,000 TO \$59,999	157	125	61	37	31	410
\$60,000 TO \$74,999	132	93	42	8	16	291
\$75,000 TO \$99,999	115	86	42	8	17	267
\$100,000 TO \$124,999	49	34	23	6	9	121
\$125,000 TO \$149,999	21	15	10	1	3	52
\$150,000 TO \$199,999	20	13	7	0	3	43
\$200,000 & OVER	34	20	5	1	4	64
TOTAL	5,802	1,805	514	135	161	8,416

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	1,870	144	26	11	5	2,056
\$10,000 TO \$19,999	2,076	404	114	14	24	2,631
\$20,000 TO \$29,999	1,005	391	31	29	8	1,464
\$30,000 TO \$39,999	445	357	85	21	29	937
\$40,000 TO \$49,999	261	212	88	12	19	592
\$50,000 TO \$59,999	163	129	69	37	34	431
\$60,000 TO \$74,999	149	103	54	8	20	334
\$75,000 TO \$99,999	139	99	52	9	17	317
\$100,000 TO \$124,999	58	37	23	6	12	136
\$125,000 TO \$149,999	24	18	13	1	6	61
\$150,000 TO \$199,999	22	13	7	1	3	46
\$200,000 & OVER	42	23	6	1	7	79
TOTAL	6,253	1,931	569	149	184	9,085

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 Trumbull County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,822	523	51	32	26	2,454
\$10,000 TO \$19,999	3,438	1,748	113	42	25	5,366
\$20,000 TO \$29,999	2,234	2,847	326	77	31	5,515
\$30,000 TO \$39,999	769	2,826	421	106	73	4,196
\$40,000 TO \$49,999	489	1,876	516	111	87	3,079
\$50,000 TO \$59,999	337	1,428	471	113	78	2,427
\$60,000 TO \$74,999	159	1,540	615	233	164	2,711
\$75,000 TO \$99,999	153	1,288	491	203	135	2,271
\$100,000 TO \$124,999	58	590	250	96	69	1,063
\$125,000 TO \$149,999	22	222	86	47	22	399
\$150,000 TO \$199,999	23	195	63	19	21	321
\$200,000 & OVER	36	224	79	24	9	372
TOTAL	9,540	15,307	3,483	1,103	740	30,174

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	1,774	425	44	28	27	2,299
\$10,000 TO \$19,999	3,160	1,327	98	43	28	4,657
\$20,000 TO \$29,999	2,566	2,614	304	73	28	5,586
\$30,000 TO \$39,999	1,040	3,083	507	117	89	4,837
\$40,000 TO \$49,999	607	2,063	618	123	118	3,529
\$50,000 TO \$59,999	402	1,727	522	142	117	2,910
\$60,000 TO \$74,999	233	1,834	769	313	211	3,361
\$75,000 TO \$99,999	244	1,683	710	282	200	3,120
\$100,000 TO \$124,999	114	841	371	141	106	1,574
\$125,000 TO \$149,999	57	372	162	70	47	707
\$150,000 TO \$199,999	36	258	102	35	22	453
\$200,000 & OVER	61	293	112	36	20	522
TOTAL	10,295	16,519	4,322	1,404	1,015	33,554

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	1,775	413	51	26	28	2,292
\$10,000 TO \$19,999	3,141	1,261	101	41	23	4,568
\$20,000 TO \$29,999	2,638	2,601	324	76	30	5,669
\$30,000 TO \$39,999	1,095	3,161	534	121	97	5,008
\$40,000 TO \$49,999	649	2,181	685	131	127	3,773
\$50,000 TO \$59,999	430	1,816	560	160	131	3,097
\$60,000 TO \$74,999	252	1,913	857	343	241	3,605
\$75,000 TO \$99,999	264	1,768	802	329	240	3,403
\$100,000 TO \$124,999	136	893	420	161	120	1,729
\$125,000 TO \$149,999	61	406	182	84	57	790
\$150,000 TO \$199,999	42	285	116	42	26	511
\$200,000 & OVER	65	311	126	41	28	570
TOTAL	10,548	17,008	4,758	1,554	1,148	35,016

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Trumbull County Site PMA is based primarily in three sectors. Health Care & Social Assistance (which comprises 23.3%), Manufacturing and Retail Trade comprise nearly 53% of the Site PMA labor force. Employment in the Trumbull County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	41	0.5%	86	0.1%	2.1
MINING	12	0.2%	47	0.0%	3.9
UTILITIES	14	0.2%	183	0.2%	13.1
CONSTRUCTION	667	8.7%	3,007	2.8%	4.5
MANUFACTURING	332	4.3%	19,185	17.9%	57.8
WHOLESALE TRADE	331	4.3%	5,242	4.9%	15.8
RETAIL TRADE	1,169	15.3%	12,396	11.6%	10.6
TRANSPORTATION & WAREHOUSING	174	2.3%	2,676	2.5%	15.4
INFORMATION	97	1.3%	721	0.7%	7.4
FINANCE & INSURANCE	385	5.0%	2,419	2.3%	6.3
REAL ESTATE & RENTAL & LEASING	348	4.6%	2,186	2.0%	6.3
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	444	5.8%	1,998	1.9%	4.5
MANAGEMENT OF COMPANIES & ENTERPRISES	6	0.1%	296	0.3%	49.3
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	306	4.0%	2,709	2.5%	8.9
EDUCATIONAL SERVICES	217	2.8%	6,066	5.7%	28.0
HEALTH CARE & SOCIAL ASSISTANCE	649	8.5%	25,035	23.3%	38.6
ARTS, ENTERTAINMENT & RECREATION	155	2.0%	1,211	1.1%	7.8
ACCOMMODATION & FOOD SERVICES	510	6.7%	7,054	6.6%	13.8
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	1,242	16.3%	8,677	8.1%	7.0
PUBLIC ADMINISTRATION	412	5.4%	5,958	5.6%	14.5
NONCLASSIFIABLE	130	1.7%	151	0.1%	1.2
TOTAL	7,641	100.0%	107,303	100.0%	14.0

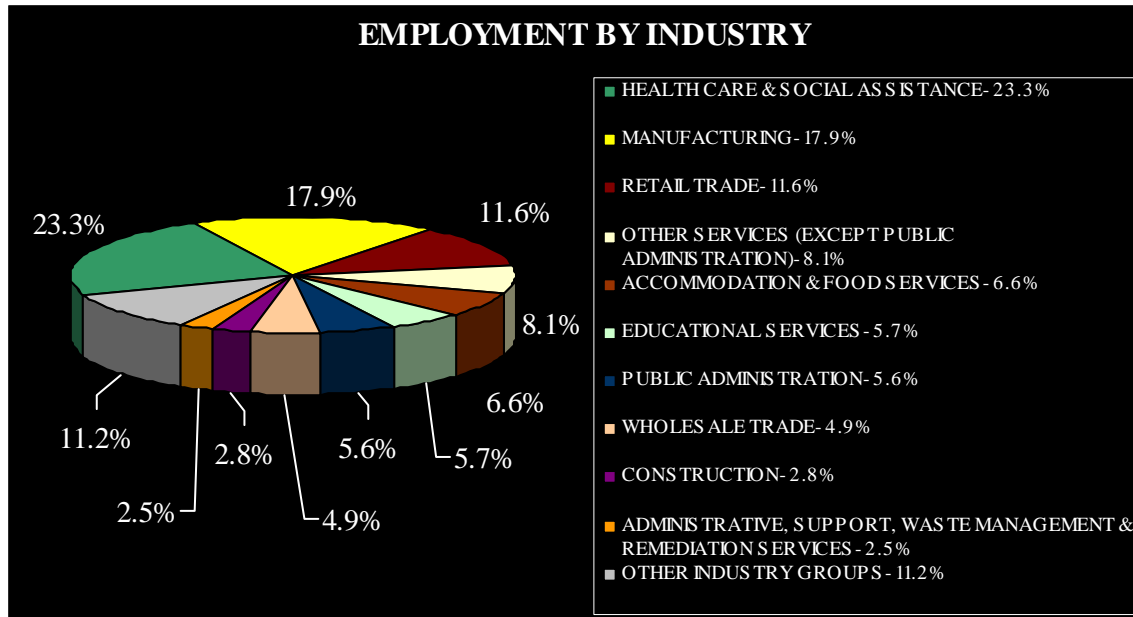
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

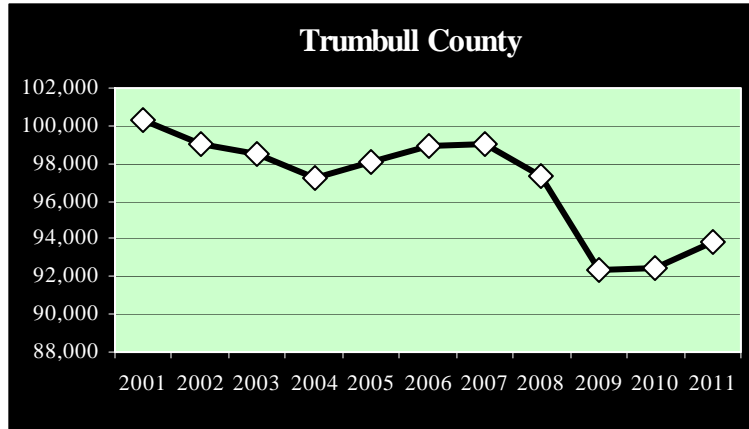
Excluding 2011, the employment base has declined by 6.6% over the past five years in Trumbull County, more than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

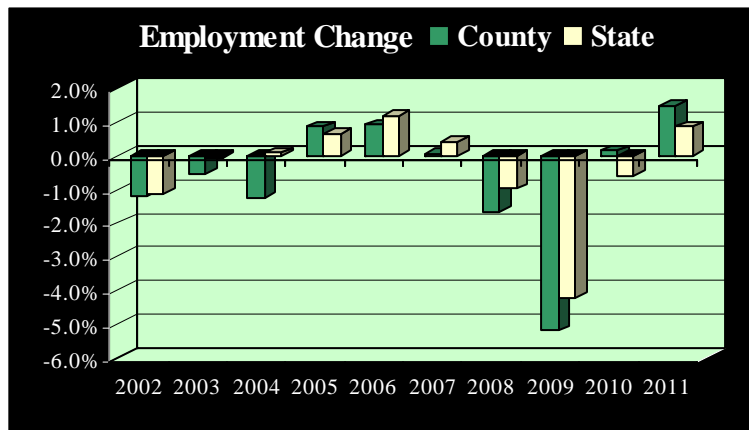
YEAR	TOTAL EMPLOYMENT					
	TRUMBULL COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	100,272	-	5,566,735	-	138,241,767	-
2002	99,057	-1.2%	5,503,109	-1.1%	137,936,674	-0.2%
2003	98,522	-0.5%	5,498,936	-0.1%	138,386,944	0.3%
2004	97,264	-1.3%	5,502,533	0.1%	139,988,842	1.2%
2005	98,086	0.8%	5,537,419	0.6%	142,328,023	1.7%
2006	98,974	0.9%	5,602,764	1.2%	144,990,053	1.9%
2007	99,036	0.1%	5,626,086	0.4%	146,397,565	1.0%
2008	97,376	-1.7%	5,570,514	-1.0%	146,068,942	-0.2%
2009	92,320	-5.2%	5,334,774	-4.2%	140,721,692	-3.7%
2010	92,442	0.1%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	93,793	1.5%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



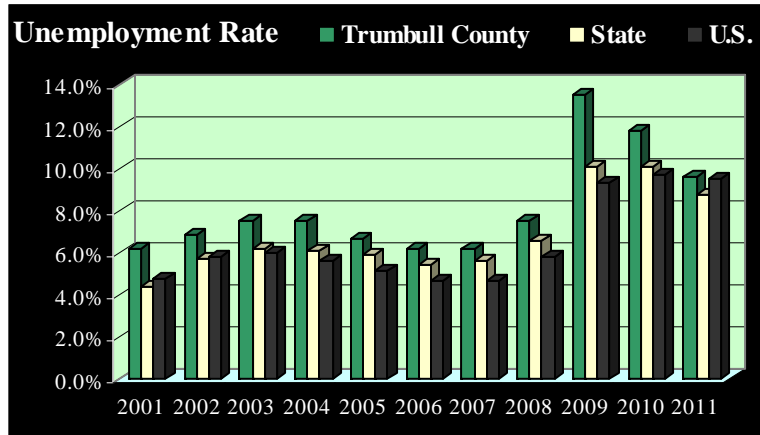
The following table illustrates the percent change in employment for Trumbull County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	TRUMBULL COUNTY	OHIO	UNITED STATES
2001	6.2%	4.4%	4.8%
2002	6.9%	5.7%	5.8%
2003	7.5%	6.2%	6.0%
2004	7.5%	6.1%	5.6%
2005	6.7%	5.9%	5.2%
2006	6.2%	5.4%	4.7%
2007	6.2%	5.6%	4.7%
2008	7.5%	6.6%	5.8%
2009	13.5%	10.1%	9.3%
2010	11.8%	10.1%	9.7%
2011*	9.6%	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 Trumbull County.

IN-PLACE EMPLOYMENT TRUMBULL COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	90,080	-	-
2002	87,565	-2,515	-2.8%
2003	85,730	-1,835	-2.1%
2004	83,671	-2,059	-2.4%
2005	83,668	-3	0.0%
2006	84,130	462	0.6%
2007	79,246	-4,884	-5.8%
2008	75,979	-3,267	-4.1%
2009	68,032	-7,947	-10.5%
2010	69,719	1,687	2.5%
2011*	70,095	376	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 Trumbull County to be 75.4% of the total Trumbull County employment.

The 10 largest employers within Trumbull County comprise a total of over 19,500 employees. These employers are summarized as follows:

BUSINESS	BUSINESS TYPE	TOTAL EMPLOYED
GENERAL MOTORS CORPORATION	MANUFACTURING	4,500
VALLEY CARE HEALTH SYSTEMS	HEALTH CARE	4,000
YOUNGSTOWN AIR RESERVE BASE	GOVERNMENT/ MILITARY	2,125
YOUNGSTOWN STATE UNIVERSITY	EDUCATION	1,900
TRUMBULL COUNTY	GOVERNMENT	1,686
WEST CORPORATION	CALL CENTER	1,300
WCI STEEL	MANUFACTURING	1,280
RG STEEL	MANUFACTURING	1,050
DELPHI PACKARD	MANUFACTURING	850
WARREN CITY SCHOOLS	EDUCATION	810
TOTAL		19,501

Source: Trumbull County CAFR, 2010; Ohio Department of Development

Other large employers within Trumbull County, which are not detailed in the preceding table, include the city of Warren, Dioceses of Youngstown, GE Lighting, Packard Electric and Youngstown schools.

According to Trumbull County officials, employment in the county is primarily in the manufacturing sector, and within that sector largely in the automobile and steel industries. The Trumbull County area has continued to lose manufacturing jobs over the past decade, and this trend will continue with the ongoing contraction of the automobile industry as the area is home to a number of automotive parts manufacturers.

There have been some positive indicators over the past two years. The General Motors' Lordstown complex has returned most of the first and second shifts in response to the high demand for the Chevrolet Cruze, which is assembled there. In addition to preserving thousands of jobs at that facility, the creation of new construction and investment by GM suppliers has also boosted the area economy. Almost all of the nearly 1,000 union members at the RG Steel mill on Warren's south side have also been recalled from recent layoffs.

The Worker Adjustment and Retraining Notifications (WARN) for Trumbull County include three closures in 2010: GE Lighting's Mahoning Glass Plant in Niles had been slowly reducing their workforce as they moved light bulb manufacturing overseas. In January, 80 workers were notified of the final closure in April. In Leavittsburg, 265 workers were laid off when Denman Tire Corp. closed their tire manufacturing facility. The Lear corporation also closed its Warren plant affecting 74 workers.

The Liberty Township School District in Trumbull County already in fiscal emergency status, will be laying off 16 employees in 2012 in an attempt to make up \$1.7 million the district had to borrow to be able to pay their bills through the end of the current school year.

Recent expansions in Trumbull include metal framing manufacturer Flex Strut Inc., who created 30 new jobs in 2010 with a \$2 million expansion at its Howland Township facility. Also in 2010, Reinforcement Systems of Ohio, a welded-wire manufacturer, constructed a new 60,000-square-foot facility in the city of Warren with an investment of over \$20 million. Approximately 45 new jobs were created.

Anderson DuBoise Inc broke ground in August 2011 for its new \$30-million, 155,000-square-foot distribution center and headquarters in Lordstown. The company, which plans to employ 160 workers at the new location, provides logistics solutions and service to corporations in the quick service food industry.

The largest announced industrial expansion project announced in the state of Ohio in 2010 was V&M Star LP's decision to build a second pipe mill at its Youngstown site, with facilities physically in Trumbull County. The company began construction of the \$650 million, 1-million-square-foot steel mill in March 2010 and expects additional employment of 350 full-time workers. V&M plans to produce pipe for natural gas explorations at Marcellus Shale natural formations that extend under Eastern Ohio. Site preparation and construction will employ approximately 400 workers.

Marcellus Shale natural gas projects are perhaps the Mahoning Valley's best economic opportunity since the steel and auto industries took root more than 100 years ago, and the county is still a meaningful player in what many see as a coming energy boom. The potentially valuable shale formation now includes the deeper Utica Shale in Eastern Ohio from Trumbull County to Stark County and south along the Ohio River. Some Trumbull County landowners have already been offered land lease options including signing bonuses of as much as \$1,800 per acre in Lordstown and \$1,500 per acre in Braceville.

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	66,097	74.3%	62,396	72.5%
RENTER-OCCUPIED	22,914	25.7%	23,615	27.5%
TOTAL-OCCUPIED UNITS*	89,011	93.6%	86,011	100.0%
FOR RENT	2,755	45.2%	3,326	32.8%
RENTED, NOT OCCUPIED	N/A	N/A	137	1.3%
FOR SALE ONLY	1,147	18.8%	1,692	16.7%
SOLD, NOT OCCUPIED	N/A	N/A	413	4.1%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	1,355	8.3%	499	4.9%
ALL OTHER VACANTS	334	5.5%	4,085	40.2%
TOTAL VACANT UNITS	6,097	6.4%	10,152	10.6%
TOTAL	95,108	100.0%	96,163	100.0%
SUBSTANDARD UNITS**	310	0.3%	267	0.3%

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	66,097	74.3%	65,878	219	0.3%
	RENTER-OCCUPIED	22,914	25.7%	22,823	91	0.4%
	TOTAL	89,011	100.0%	88,701	310	0.3%
2010 (ACS)	OWNER-OCCUPIED	64,534	74.6%	64,304	230	0.4%
	RENTER-OCCUPIED	21,929	25.4%	21,892	37	0.2%
	TOTAL	86,463	100.0%	86,196	267	0.3%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	767	1.2%	185	0.8%
2000 TO 2004	2,637	4.1%	673	3.1%
1990 TO 1999	5,750	8.9%	1,481	6.8%
1980 TO 1989	4,447	6.9%	1,627	7.4%
1970 TO 1979	10,349	16.0%	5,017	22.9%
1960 TO 1969	9,100	14.1%	3,708	16.9%
1950 TO 1959	12,939	20.0%	3,554	16.2%
1940 TO 1949	5,942	9.2%	1,961	8.9%
1939 OR EARLIER	12,603	19.5%	3,723	17.0%
TOTAL	64,534	100.0%	21,929	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	69,545	78.1%	68,679	79.4%
2 TO 4	6,744	7.6%	5,965	6.9%
5 TO 19	5,171	5.8%	4,560	5.3%
20 TO 49	972	1.1%	1,019	1.2%
50 OR MORE	1,807	2.0%	1,792	2.1%
MOBILE HOME, BOAT, RV, VAN, ETC.	4,772	5.4%	4,448	5.1%
TOTAL	89,011	100.0%	86,463	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	66,104	74.3%	64,534	74.6%
0.50 OR LESS OCCUPANTS PER ROOM	51,347	77.7%	51,714	80.1%
0.51 TO 1.00 OCCUPANTS PER ROOM	14,084	21.3%	12,228	18.9%
1.01 TO 1.50 OCCUPANTS PER ROOM	549	0.8%	549	0.9%
1.51 TO 2.00 OCCUPANTS PER ROOM	109	0.2%	43	0.1%
2.01 OR MORE OCCUPANTS PER ROOM	15	0.0%	0	0.0%
RENTER-OCCUPIED	22,916	25.7%	21,929	25.4%
0.50 OR LESS OCCUPANTS PER ROOM	15,365	67.0%	15,965	72.8%
0.51 TO 1.00 OCCUPANTS PER ROOM	6,830	29.8%	5,565	25.4%
1.01 TO 1.50 OCCUPANTS PER ROOM	605	2.6%	323	1.5%
1.51 TO 2.00 OCCUPANTS PER ROOM	87	0.4%	62	0.3%
2.01 OR MORE OCCUPANTS PER ROOM	29	0.1%	14	0.1%
TOTAL	89,020	100.0%	86,463	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
TRUMBULL COUNTY	26.0%	35.4%
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 – TRUMBULL COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	421	491	480	520	449	304	320	231	60	73
UNITS IN SINGLE-FAMILY STRUCTURES	341	354	392	376	350	242	152	83	46	65
UNITS IN ALL MULTI-FAMILY STRUCTURES	80	137	88	144	99	62	168	148	14	8
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	68	112	66	72	40	28	18	6	6	2
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	12	13	22	30	23	16	54	23	8	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	12	0	42	36	18	96	119	0	6



		TRUMBULL COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			4,544
	LESS THAN 20.0 PERCENT	126	
	20.0 TO 24.9 PERCENT	23	
	25.0 TO 29.9 PERCENT	457	
	30.0 TO 34.9 PERCENT	217	
	35.0 PERCENT OR MORE	2,879	
	NOT COMPUTED	842	
\$10,000 TO \$19,999:			5,185
	LESS THAN 20.0 PERCENT	70	
	20.0 TO 24.9 PERCENT	212	
	25.0 TO 29.9 PERCENT	504	
	30.0 TO 34.9 PERCENT	596	
	35.0 PERCENT OR MORE	3,342	
	NOT COMPUTED	461	
\$20,000 TO \$34,999:			5,372
	LESS THAN 20.0 PERCENT	672	
	20.0 TO 24.9 PERCENT	1,224	
	25.0 TO 29.9 PERCENT	996	
	30.0 TO 34.9 PERCENT	791	
	35.0 PERCENT OR MORE	1,398	
	NOT COMPUTED	291	
\$35,000 TO \$49,999:			3,342
	LESS THAN 20.0 PERCENT	1,762	
	20.0 TO 24.9 PERCENT	674	
	25.0 TO 29.9 PERCENT	371	
	30.0 TO 34.9 PERCENT	217	
	35.0 PERCENT OR MORE	79	
	NOT COMPUTED	239	
\$50,000 TO \$74,999:			2,422
	LESS THAN 20.0 PERCENT	1,795	
	20.0 TO 24.9 PERCENT	286	
	25.0 TO 29.9 PERCENT	74	
	30.0 TO 34.9 PERCENT	22	
	35.0 PERCENT OR MORE	56	
	NOT COMPUTED	189	
\$75,000 TO \$99,999:			679
	LESS THAN 20.0 PERCENT	616	
	20.0 TO 24.9 PERCENT	30	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	11	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	22	
\$100,000 OR MORE:			385
	LESS THAN 20.0 PERCENT	350	
	20.0 TO 24.9 PERCENT	10	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	25	
TOTAL			21,929

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Trumbull 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	79	5,468	268	95.1%
MARKET-RATE/TAX CREDIT	1	128	0	100.0%
TAX CREDIT	10	374	6	98.4%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	6	750	10	98.7%
GOVERNMENT-SUBSIDIZED	34	2,238	120	94.6%
TOTAL	130	8,958	404	95.5%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	481	8.8%	8	1.7%	\$417
ONE-BEDROOM	1.0	1,483	27.1%	91	6.1%	\$529
TWO-BEDROOM	1.0	2,302	42.1%	117	5.1%	\$651
TWO-BEDROOM	1.5	476	8.7%	19	4.0%	\$813
TWO-BEDROOM	2.0	330	6.0%	5	1.5%	\$979
THREE-BEDROOM	1.0	21	0.4%	3	14.3%	\$565
THREE-BEDROOM	1.5	235	4.3%	11	4.7%	\$850
THREE-BEDROOM	2.0	66	1.2%	4	6.1%	\$1,025
THREE-BEDROOM	2.5	68	1.2%	9	13.2%	\$1,133
FOUR-BEDROOM	2.5	12	0.2%	1	8.3%	\$1,028
TOTAL MARKET RATE		5,474	100.0%	268	4.9%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	32	6.2%	1	3.1%	\$500
TWO-BEDROOM	1.0	330	63.6%	7	2.1%	\$627
TWO-BEDROOM	1.5	3	0.6%	0	0.0%	\$749
THREE-BEDROOM	1.0	34	6.6%	0	0.0%	\$678
THREE-BEDROOM	1.5	35	6.7%	0	0.0%	\$678
THREE-BEDROOM	2.0	4	0.8%	0	0.0%	\$785
FOUR-BEDROOM	2.0	81	15.6%	0	0.0%	\$841
TOTAL TAX CREDIT		519	100.0%	8	1.5%	-

TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	147	20.2%	2	1.4%	N/A
TWO-BEDROOM	1.0	218	30.0%	1	0.5%	N/A
TWO-BEDROOM	1.5	153	21.0%	2	1.3%	N/A
THREE-BEDROOM	1.0	127	17.5%	1	0.8%	N/A
THREE-BEDROOM	1.5	51	7.0%	1	2.0%	N/A
FOUR-BEDROOM	1.0	5	0.7%	1	20.0%	N/A
FOUR-BEDROOM	1.5	26	3.6%	0	0.0%	N/A
TOTAL TAX CREDIT		727	100.0%	8	1.1%	-
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	230	10.3%	85	37.0%	N/A
ONE-BEDROOM	1.0	1,325	59.2%	0	0.0%	N/A
TWO-BEDROOM	1.0	404	18.1%	20	5.0%	N/A
THREE-BEDROOM	1.0	133	5.9%	10	7.5%	N/A
THREE-BEDROOM	1.5	71	3.2%	0	0.0%	N/A
THREE-BEDROOM	2.0	17	0.8%	0	0.0%	N/A
FOUR-BEDROOM	1.0	8	0.4%	2	25.0%	N/A
FOUR-BEDROOM	1.5	32	1.4%	2	6.3%	N/A
FOUR-BEDROOM	2.0	2	0.1%	0	0.0%	N/A
FIVE-BEDROOM	1.0	3	0.1%	1	33.3%	N/A
FIVE-BEDROOM	1.5	9	0.4%	0	0.0%	N/A
FIVE-BEDROOM	2.0	4	0.2%	0	0.0%	N/A
TOTAL TAX CREDIT		2,238	100.0%	120	5.4%	-
GRAND TOTAL		8,817	100.0%	402	4.6%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	402	2.2%
1960 TO 1969	2,142	7.5%
1970 TO 1979	4,482	3.8%
1980 TO 1989	794	4.2%
1990 TO 1999	602	2.5%
2000 TO 2004	166	9.0%
2005 TO 2009	280	0.0%
2010	90	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	8,958	4.5%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	141	0.7%
A-	2	148	10.1%
B+	8	619	1.8%
B	27	2,462	3.8%
B-	13	983	5.3%
C+	10	371	5.7%
C	11	591	11.3%
C-	3	69	7.2%
D+	2	86	1.2%
D	2	4	25.0%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	2	80	0.0%
A-	2	172	0.0%
B+	6	204	2.9%
B-	1	18	11.1%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	3	113	0.0%
A-	1	40	0.0%
B	11	582	1.5%
B-	9	786	0.0%
C+	7	918	10.5%
C	5	380	6.1%
C-	3	122	0.0%
D+	1	24	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	213	6,657	285	95.7%
SENIOR (AGE 55+)	72	2,160	117	94.6%
TOTAL	285	8,817	402	95.4%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	2,965	128	95.7%
40% - 60% AMHI (TAX CREDIT)	519	8	98.5%
0-60% AMHI (ALL AFFORDABLE)	3,484	136	96.1%

*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+)	1,655	88	94.7%
40% - 60% AMHI (TAX CREDIT: 55+)	354	8	97.7%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	2,009	96	95.2%

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 Trumbull County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Trumbull County is \$96,815. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$96,815 home is \$675, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$96,815
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$91,974
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$494
ESTIMATED TAXES AND INSURANCE*	\$123
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$57
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$675

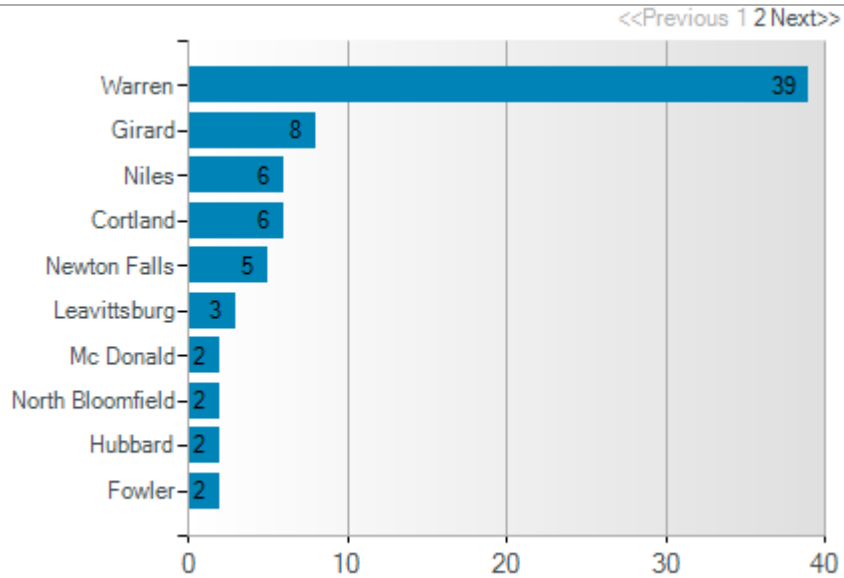
*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

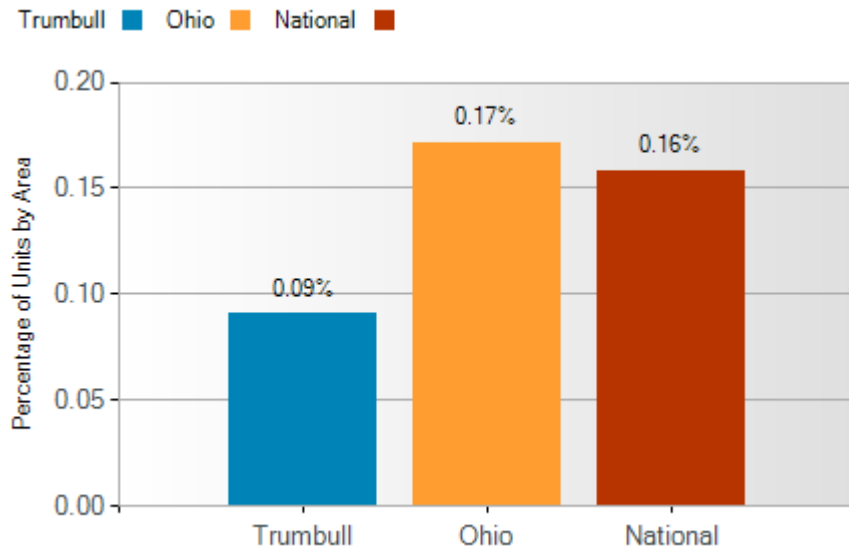
Foreclosure Analysis

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

Foreclosure Activity Counts - Trumbull County, OH



Geographical Comparison - Trumbull County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$15,600	\$19,500	\$23,400	\$31,200	\$16,710	\$20,890	\$25,070	\$33,420
TWO-PERSON	\$17,840	\$22,300	\$26,760	\$35,680	\$19,110	\$23,890	\$28,670	\$38,220
THREE-PERSON	\$20,080	\$25,100	\$30,120	\$40,160	\$21,510	\$26,890	\$32,270	\$43,020
FOUR-PERSON	\$22,280	\$27,850	\$33,420	\$44,560	\$23,870	\$29,840	\$35,800	\$47,740
FIVE-PERSON	\$24,040	\$30,100	\$36,120	\$48,160	\$25,760	\$32,250	\$38,700	\$51,590
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$55,700				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$59,700			

*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	\$24,040	11,373	\$0	\$25,760	11,494	1.1%
41% - 60% AMHI	\$24,041	\$36,120	4,453	\$25,761	\$38,690	4,423	-0.7%
61% - 80% AMHI	\$36,121	\$48,160	3,111	\$38,691	\$51,590	2,814	-9.5%
OVER 80% AMHI	\$48,161	NO LIMIT	4,925	\$51,591	NO LIMIT	4,292	-12.9%

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	\$24,040	11,945	\$0	\$25,760	12,947	8.4%
41% - 60% AMHI	\$24,041	\$36,120	9,385	\$25,761	\$38,690	9,896	5.4%
61% - 80% AMHI	\$36,121	\$48,160	9,234	\$38,691	\$51,590	9,489	2.8%
OVER 80% AMHI	\$48,161	NO LIMIT	30,928	\$51,591	NO LIMIT	28,544	-7.7%

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	\$24,040	23,318	\$0	\$25,760	24,441	4.8%
41% - 60% AMHI	\$24,041	\$36,120	13,838	\$25,761	\$38,690	14,319	3.5%
61% - 80% AMHI	\$36,121	\$48,160	12,345	\$38,691	\$51,590	12,303	-0.3%
OVER 80% AMHI	\$48,161	NO LIMIT	35,853	\$51,591	NO LIMIT	32,836	-8.4%

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	\$17,840	3,915	\$0	\$19,110	4,453	13.7%
41% - 60% AMHI	\$17,841	\$26,760	1,453	\$19,111	\$28,670	1,503	3.4%
61% - 80% AMHI	\$26,761	\$35,680	913	\$28,671	\$38,220	964	5.6%
OVER 80% AMHI	\$35,681	NO LIMIT	2,132	\$38,221	NO LIMIT	2,163	1.5%

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	\$17,840	5,950	\$0	\$19,110	6,453	8.5%
41% - 60% AMHI	\$17,841	\$26,760	4,781	\$19,111	\$28,670	5,321	11.3%
61% - 80% AMHI	\$26,761	\$35,680	4,556	\$28,671	\$38,220	4,870	6.9%
OVER 80% AMHI	\$35,681	NO LIMIT	18,264	\$38,221	NO LIMIT	18,368	0.6%

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	\$17,840	9,865	\$0	\$19,110	10,906	10.6%
41% - 60% AMHI	\$17,841	\$26,760	6,234	\$19,111	\$28,670	6,824	9.5%
61% - 80% AMHI	\$26,761	\$35,680	5,469	\$28,671	\$38,220	5,834	6.7%
OVER 80% AMHI	\$35,681	NO LIMIT	20,396	\$38,221	NO LIMIT	20,531	0.7%

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	\$30,100	9,176	\$0	\$32,250	8,668	-5.5%
SENIOR (AGE 62+)	\$0	\$22,300	3,816	\$0	\$23,890	4,302	12.7%
ALL	\$0	\$30,100	13,799	\$0	\$32,250	13,842	0.3%

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)	(2,965 + 922 HCV) 3,887	519	(3,484 + 871 HCV*) 4,355
Number of Income-Eligible Renter Households	13,799	4,453	15,826
Existing Affordable Housing Penetration Rate – 2012	= 28.2%	= 11.7%	= 27.5%
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)	1,655	354	2,009
Number of Income-Eligible Renter Households	3,816	1,453	5,368
Penetration Rate – 2012	= 43.4%	= 24.4%	= 37.4%

*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)	(2,965 + 922 HCV) 3,887	519	(3,484 + 871 HCV*) 4,355
Number of Income-Eligible Renter Households	13,842	4,423	15,917
Existing Affordable Housing Penetration Rate – 2017	= 28.1%	= 11.7%	= 27.4%
2017 (SENIOR) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS – AGE 62+)	41% - 60% AMHI (TAX – AGE 55+)	0% - 60% AMHI (GSS & TAX – AGE 55+)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	1,655	354	2,009
Number of Income-Eligible Renter Households	4,302	1,503	5,956
Penetration Rate – 2017	= 38.5%	= 23.6%	= 33.7%

*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)	9,912	2,161	9,955	2,647
41%-60% AMHI (TAX CREDIT)	3,934	1,099	3,904	1,149

J. OVERVIEW AND INTERVIEWS

Trumbull County is located in the northeastern portion of Ohio on the Pennsylvania border. The county is predominantly rural in the northern half and well developed in the south. Warren, Ohio is the county seat, located in the southern portion of the county along Ohio State Route 45. Population concentrations in the surrounding region include Ashtabula, Ohio to the north; Pittsburgh, Pennsylvania to the southeast; Youngstown, Ohio to the south; Akron, Ohio to the southwest; and Cleveland, Ohio to the northwest. The location of the county midway between the metropolitan areas of Cleveland and Pittsburgh has long been a boon for industry in the area.

Smaller communities in the county include Newton Falls, Champion Heights, Leavittsburg, Lordstown, Niles, Churchill, Hubbard, Brookfield Center and Cortland. Major roadways in the county include Interstate 80, U.S. Highway 422, State Route 5, State Route 45, State Route 11, State Route 7, State Route 87, State Route 88, State Route 305, State Route 82 and State Route 46.

Several health care facilities are located in the city of Warren, including Trumbull Memorial Hospital and St. Joseph Health Center. St. Joseph Health Center also has an outpatient facility in Howland Center, northeast of Warren.

The county offers a variety of outdoor recreation opportunities, including 25 golf courses, the Western Reserve Greenway and Mosquito Lake State Park. The Trumbull County Library main branch is located in the city of Warren, and branches are also located in Cortland, Howland and Lordstown. Several smaller regional libraries are located in the towns of Nola, Newton Falls and Niles.

Trumbull County has 22 public school districts in addition to 13 private elementary schools and two private high schools. Higher education is available through The Ohio State University and Youngstown State University branch campuses, in addition to several technical and adult education centers.

Housing in the more rural areas of the county generally consists of homes that were built at least 30 years ago and range from poor to good condition. Housing in the rural areas tends to consist of owner-occupied single-family homes, while few homes in these areas are occupied by renters.

The Marcellus Shale formation, which includes the deeper Utica Shale in portions of Trumbull County, may have a large impact on the county's economy and housing needs. While the full potential of the related natural gas projects remains to be determined, landowners in Lordstown and Braceville have already been offered profitable land lease options. The potential development of shale-related projects and industries may impact property values and cause shifts in population as new jobs are created.