

5. Brown County

A. GENERAL DESCRIPTION

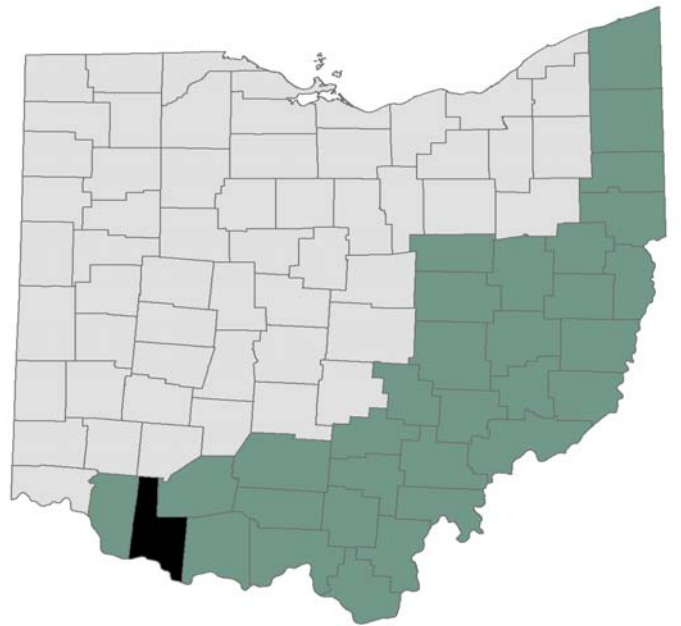
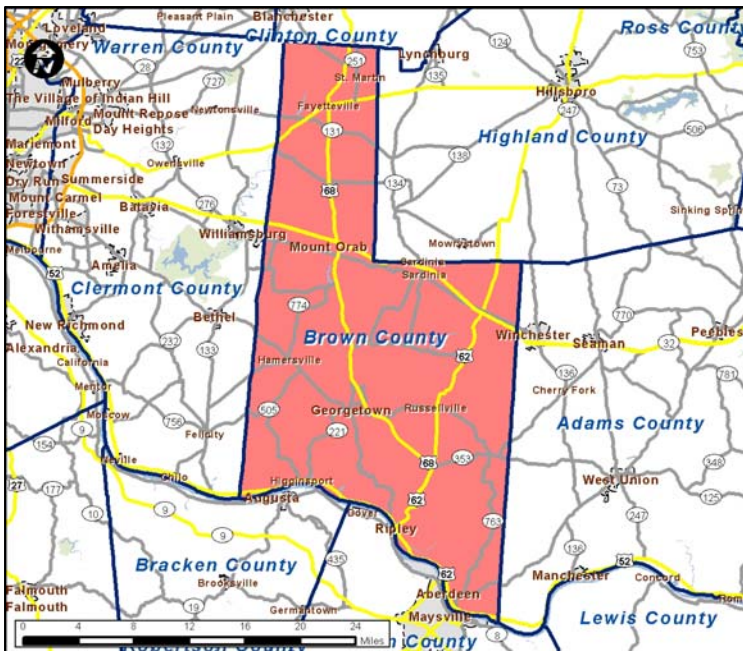
County Seat: Georgetown
County Size: 491.8 square miles

2000 (Census) Population: 42,284
2010 (Census) Population: 44,846
Population Change: +2,562 (6.1%)

2000 (Census) Households: 15,555
2010 (Census) Households: 17,014
Household Change: +1,459 (9.4%)

2000 (Census) Median Household Income: \$38,650
2010 (American Community Survey) Median Household Income: \$45,887
Income Change: +\$3,476 (11.9%)

2000 (Census) Median Home Value: \$87,600
2010 (American Community Survey) Median Home Value: \$124,100
Home Value Change: +\$36,500 (41.7%)



B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS

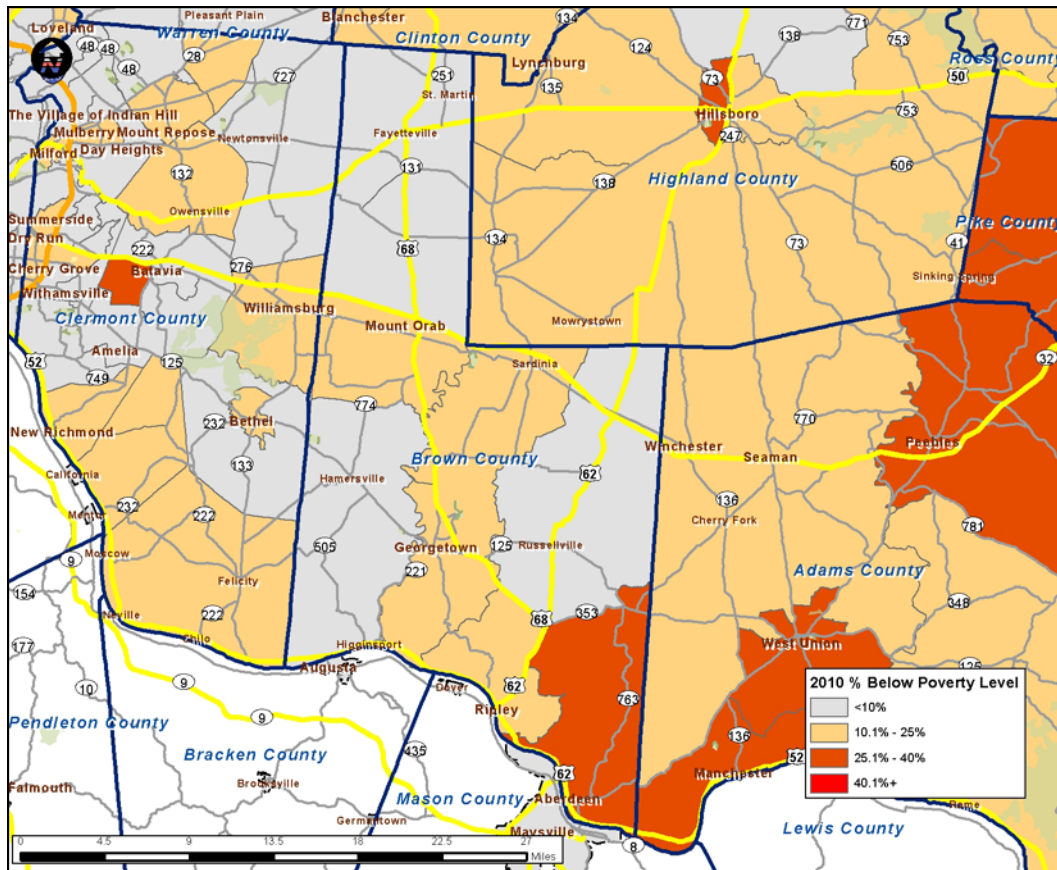
1. POPULATION TRENDS

		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	POPULATION	42,284	44,846	44,717	44,981
	POPULATION CHANGE	-	2,562	-129	264
	PERCENT CHANGE	-	6.1%	-0.3%	0.6%
COUNTY SEAT: GEORGETOWN	POPULATION	3,691	4,288	4,291	4,331
	POPULATION CHANGE	-	597	3	40
	PERCENT CHANGE	-	16.2%	0.1%	0.9%

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	4,856	11.6%	5,485	12.4%
POPULATION NOT LIVING IN POVERTY	36,829	88.4%	38,577	87.6%
TOTAL	41,685	100.0%	44,062	100.0%

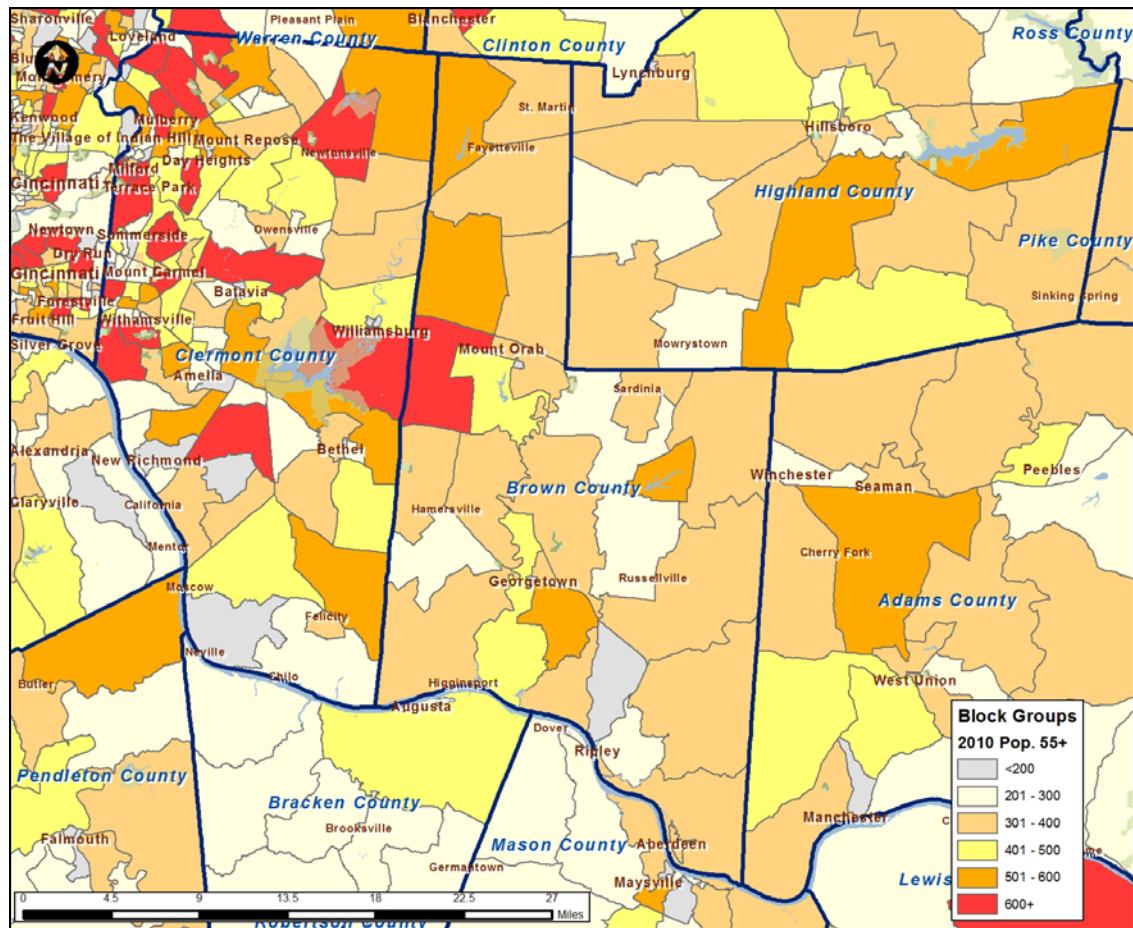
Source: 2000 Census; American Community Survey (ACS)



POPULATION BY AGE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	12,807	30.3%	12,156	27.1%	11,367	25.3%	-789	-6.5%
20 TO 24	2,287	5.4%	2,328	5.2%	2,613	5.8%	285	12.2%
25 TO 34	5,775	13.7%	5,065	11.3%	5,188	11.5%	123	2.4%
35 TO 44	7,023	16.6%	5,930	13.2%	5,580	12.4%	-350	-5.9%
45 TO 54	5,564	13.2%	7,125	15.9%	6,292	14.0%	-833	-11.7%
55 TO 64	3,914	9.3%	5,773	12.9%	6,295	14.0%	522	9.0%
65 TO 74	2,790	6.6%	3,728	8.3%	4,778	10.6%	1,050	28.2%
75 & OVER	2,124	5.0%	2,741	6.1%	2,866	6.4%	125	4.6%
TOTAL	42,284	100.0%	44,846	100.0%	44,981	100.0%	135	0.3%

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

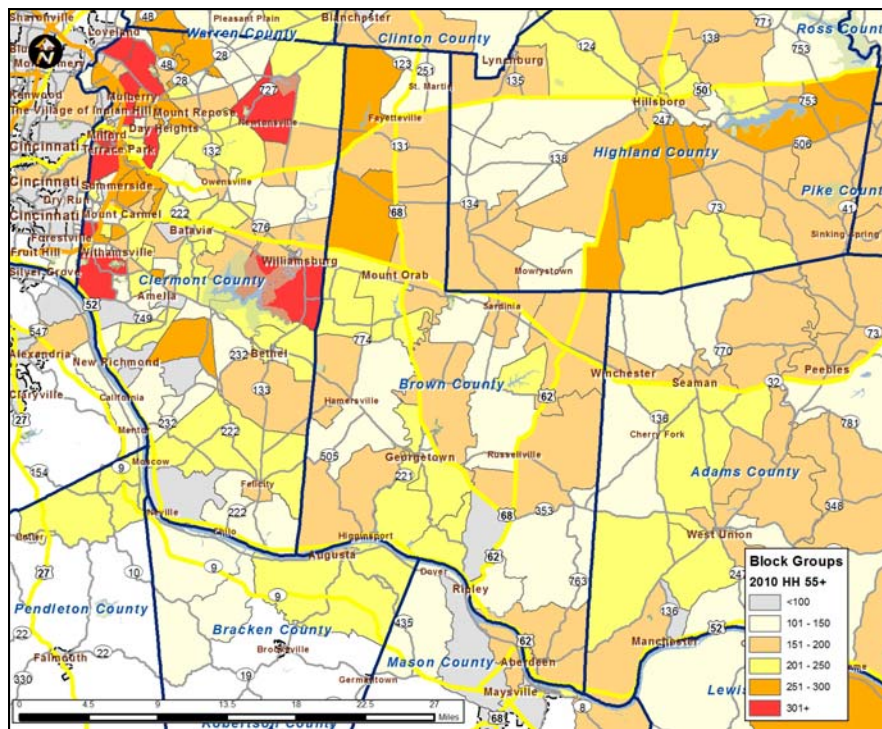
		YEAR			
		2000 (CENSUS)	2010 (CENSUS)	2012 (ESTIMATED)	2017 (PROJECTED)
COUNTY	HOUSEHOLD	15,555	17,014	16,992	17,233
	HOUSEHOLD CHANGE	-	1,459	-22	241
	PERCENT CHANGE	-	9.4%	-0.1%	1.4%
COUNTY SEAT: GEORGTOWN	HOUSEHOLD	1,565	1,702	1,707	1,730
	HOUSEHOLD CHANGE	-	137	5	23
	PERCENT CHANGE	-	8.8%	0.3%	1.3%

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	671	4.30%	525	3.1%	697	4.0%	172	32.8%
25 TO 34	2,665	17.10%	2,147	12.6%	2,538	14.7%	391	18.2%
35 TO 44	3,745	24.10%	3,003	17.7%	2,948	17.1%	-55	-1.8%
45 TO 54	3,082	19.80%	3,904	22.9%	3,240	18.8%	-664	-17.0%
55 TO 64	2,227	14.30%	3,378	19.9%	3,266	19.0%	-112	-3.3%
65 TO 74	1,736	11.20%	2,306	13.6%	2,582	15.0%	276	12.0%
75 TO 84	1,104	7.10%	1,347	7.9%	1,407	8.2%	60	4.5%
85 & OVER	325	2.10%	404	2.4%	555	3.2%	151	37.4%
TOTAL	15,555	100.00%	17,014	100.0%	17,233	100.0%	219	1.3%

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.



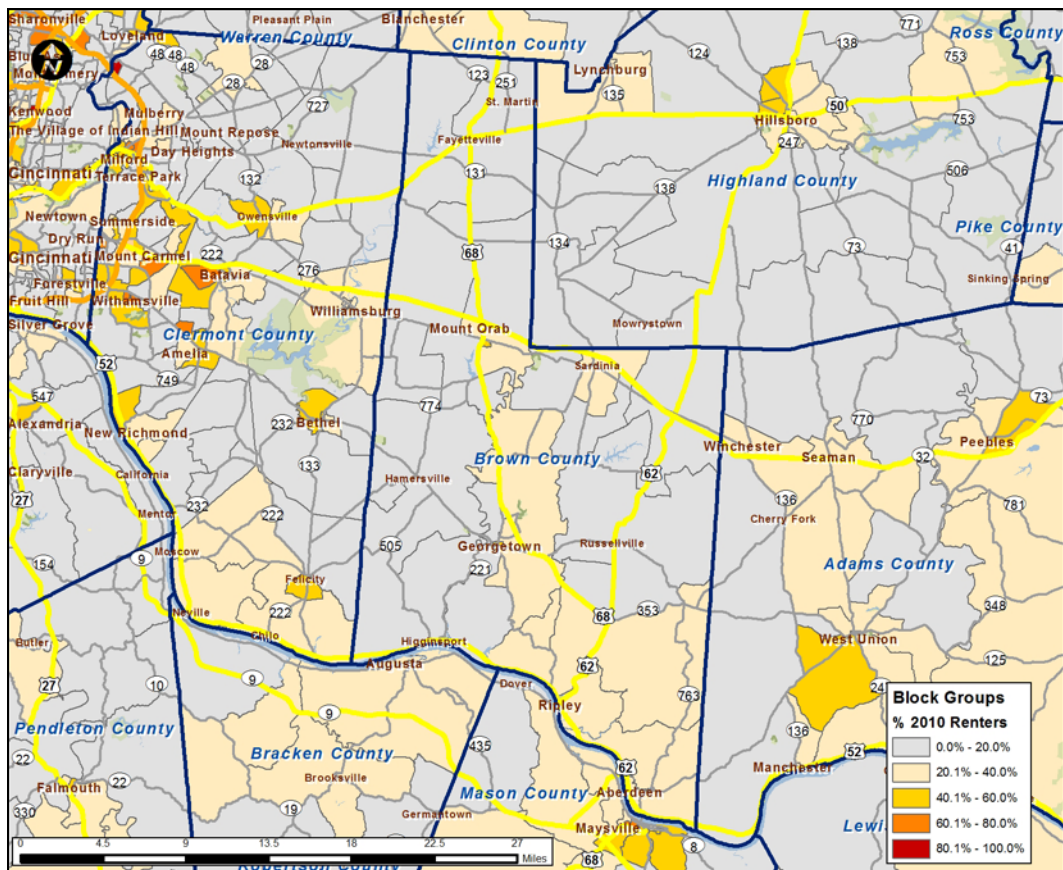
TENURE	2000 (CENSUS)		2010 (CENSUS)		2017 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	12,381	79.6%	12,859	75.6%	13,121	76.1%
RENTER-OCCUPIED	3,174	20.4%	4,155	24.4%	4,113	23.9%
TOTAL	15,555	100.0%	17,014	100.0%	17,233	100.0%

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	4,616	85.6%	6,157	82.8%	6,497	83.2%
RENTER-OCCUPIED	776	14.4%	1,278	17.2%	1,313	16.8%
TOTAL	5,392	100.0%	7,435	100.0%	7,810	100.0%

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

The following is a thematic map illustrating the renter household density.



PERSONS PER RENTER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,325	31.9%	1,512	36.80%	187	14.1%
2 PERSONS	1,084	26.1%	936	22.80%	-148	-13.7%
3 PERSONS	732	17.6%	750	18.20%	18	2.5%
4 PERSONS	574	13.8%	500	12.10%	-74	-12.9%
5 PERSONS+	440	10.6%	416	10.10%	-24	-5.5%
TOTAL	4,155	100.0%	4,113	100.00%	-42	-1.0%

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

PERSONS PER OWNER HOUSEHOLD	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	2,518	19.6%	2,425	18.5%	-93	-3.7%
2 PERSONS	4,919	38.3%	4,841	36.9%	-78	-1.6%
3 PERSONS	2,293	17.8%	2,420	18.4%	127	5.5%
4 PERSONS	1,824	14.2%	2,116	16.1%	292	16.0%
5 PERSONS+	1,305	10.1%	1,319	10.1%	14	1.1%
TOTAL	12,859	100.0%	13,121	100.0%	262	2.0%

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	784	61.4%	792	60.3%	8	1.0%
2 PERSONS	353	27.6%	357	27.2%	4	1.1%
3 PERSONS	117	9.1%	129	9.8%	12	10.6%
4 PERSONS	0	0.0%	0	0.0%	0	-
5 PERSONS+	24	1.9%	35	2.7%	11	45.1%
TOTAL	1,278	100.0%	1,313	100.0%	35	2.7%

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

PERSONS PER OWNER HOUSEHOLD AGE 55+	2010 (CENSUS)		2017 (PROJECTED)		CHANGE 2010-2017	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,094	17.8%	1,799	27.7%	705	64.4%
2 PERSONS	2,250	36.5%	3,334	51.3%	1,084	48.2%
3 PERSONS	1,146	18.6%	846	13.0%	-300	-26.2%
4 PERSONS	1,042	16.9%	248	3.8%	-794	-76.2%
5 PERSONS+	625	10.1%	270	4.2%	-355	-56.8%
TOTAL	6,157	100.0%	6,497	100.0%	340	5.5%

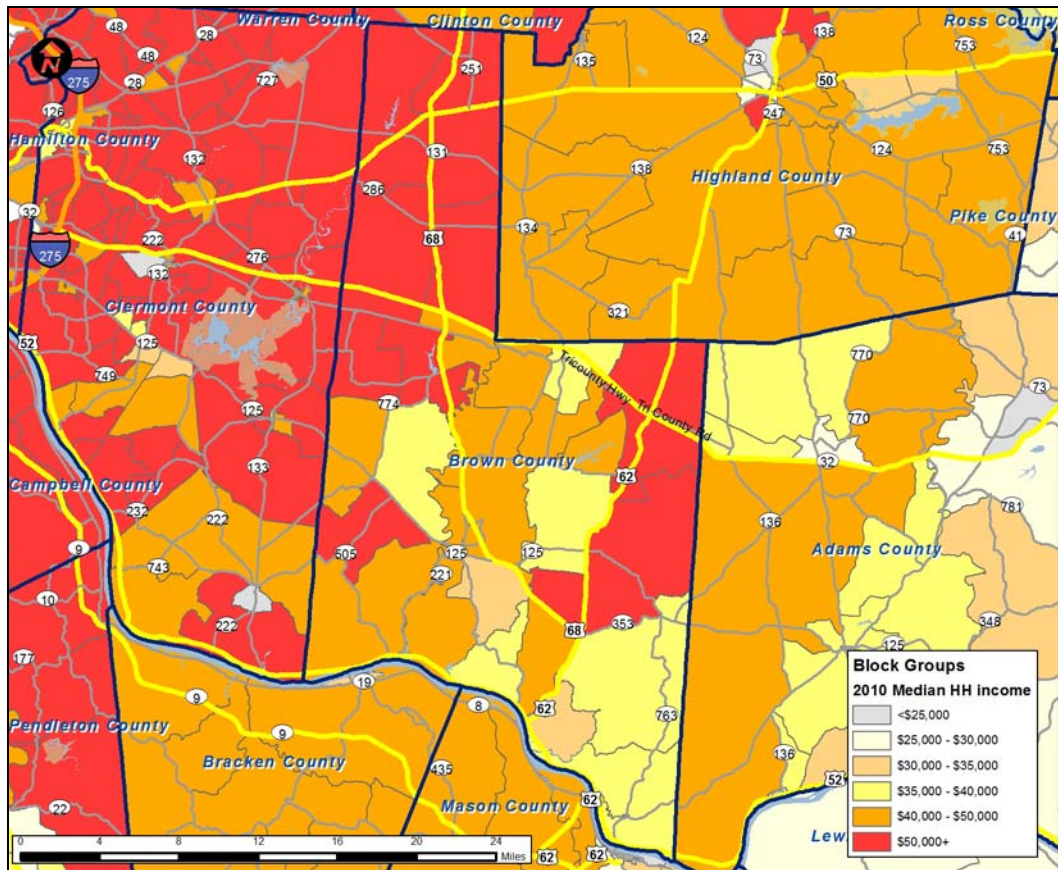
Source: 2000 and 2010 Census; ESRI; Urban Decision Group; Vogt Santer Insights

3. INCOME TRENDS

HOUSEHOLD INCOME	2000 (CENSUS)		2012 (ESTIMATED)		2017 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	1,448	9.3%	1,458	8.6%	1,435	8.3%
\$10,000 TO \$19,999	2,004	12.9%	1,831	10.8%	1,800	10.4%
\$20,000 TO \$29,999	2,436	15.7%	2,315	13.6%	2,284	13.3%
\$30,000 TO \$39,999	2,184	14.0%	2,293	13.5%	2,287	13.3%
\$40,000 TO \$49,999	2,080	13.4%	1,944	11.4%	1,960	11.4%
\$50,000 TO \$59,999	1,670	10.7%	1,805	10.6%	1,828	10.6%
\$60,000 TO \$74,999	1,646	10.6%	1,997	11.8%	2,041	11.8%
\$75,000 TO \$99,999	1,314	8.4%	1,788	10.5%	1,884	10.9%
\$100,000 TO \$124,999	326	2.1%	843	5.0%	903	5.2%
\$125,000 TO \$149,999	149	1.0%	266	1.6%	321	1.9%
\$150,000 TO \$199,999	156	1.0%	212	1.2%	226	1.3%
\$200,000 & OVER	141	0.9%	239	1.4%	265	1.5%
TOTAL	15,555	100.0%	16,992	100.0%	17,233	100.0%
MEDIAN INCOME	\$38,650		\$43,077		\$44,136	

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	759	14.1%	829	11.6%	866	11.1%
\$10,000 TO \$19,999	1,069	19.8%	1,087	15.2%	1,125	14.4%
\$20,000 TO \$29,999	971	18.0%	1,233	17.2%	1,304	16.7%
\$30,000 TO \$39,999	677	12.5%	899	12.5%	994	12.7%
\$40,000 TO \$49,999	499	9.3%	727	10.1%	797	10.2%
\$50,000 TO \$59,999	319	5.9%	562	7.8%	629	8.1%
\$60,000 TO \$74,999	403	7.5%	559	7.8%	636	8.1%
\$75,000 TO \$99,999	355	6.6%	590	8.2%	666	8.5%
\$100,000 TO \$124,999	141	2.6%	309	4.3%	351	4.5%
\$125,000 TO \$149,999	51	1.0%	134	1.9%	163	2.1%
\$150,000 TO \$199,999	79	1.5%	103	1.4%	118	1.5%
\$200,000 & OVER	68	1.3%	132	1.8%	159	2.0%
TOTAL	5,392	100.0%	7,164	100.0%	7,810	100.0%
MEDIAN INCOME	\$28,932		\$34,822		\$36,134	

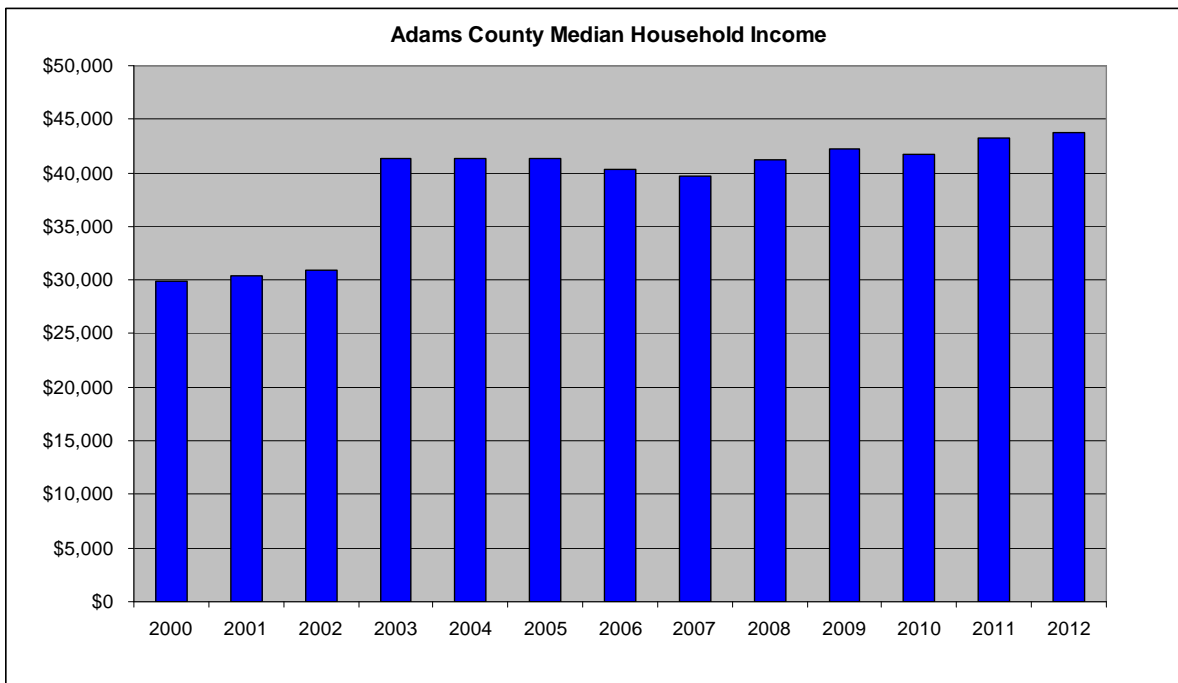
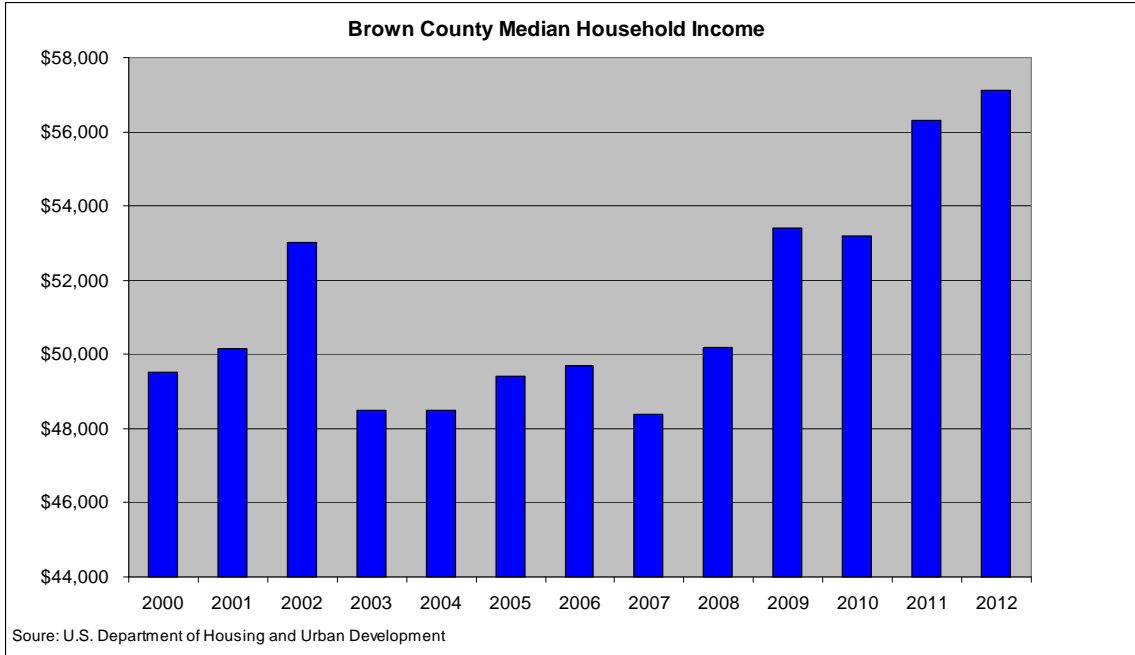
Source: 2000 and 2010 Census; American Community Survey; ESRI; Urban Decision Group; Vogt Santer Insights

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	\$49,500	-
2001	\$50,160	1.3%
2002	\$53,000	5.7%
2003	\$48,500	-8.5%
2004	\$48,500	0.0%
2005	\$49,400	1.9%
2006	\$49,700	0.6%
2007	\$48,400	-2.6%
2008	\$50,200	3.7%
2009	\$53,400	6.4%
2010	\$53,200	-0.4%
2011	\$56,300	5.8%
2012	\$57,100	1.4%

*For a four-person household

Source: HUD



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

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	387	156	70	52	37	702
\$10,000 TO \$19,999	272	156	81	84	65	658
\$20,000 TO \$29,999	184	150	113	86	85	619
\$30,000 TO \$39,999	108	136	60	91	51	446
\$40,000 TO \$49,999	59	70	87	30	12	258
\$50,000 TO \$59,999	27	46	83	31	61	248
\$60,000 TO \$74,999	3	35	43	26	15	122
\$75,000 TO \$99,999	4	28	30	20	10	92
\$100,000 TO \$124,999	0	3	4	1	2	10
\$125,000 TO \$149,999	0	2	3	2	1	8
\$150,000 TO \$199,999	0	2	2	1	0	5
\$200,000 & OVER	0	2	2	1	1	6
TOTAL	1,043	787	578	426	340	3,174

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	518	165	76	47	35	841
\$10,000 TO \$19,999	367	156	88	78	64	754
\$20,000 TO \$29,999	253	185	120	85	82	724
\$30,000 TO \$39,999	175	178	83	117	72	626
\$40,000 TO \$49,999	125	76	97	42	16	355
\$50,000 TO \$59,999	42	60	128	40	89	360
\$60,000 TO \$74,999	7	53	71	45	23	200
\$75,000 TO \$99,999	6	51	60	37	21	175
\$100,000 TO \$124,999	2	27	26	15	9	79
\$125,000 TO \$149,999	0	4	7	3	2	15
\$150,000 TO \$199,999	1	5	5	2	2	16
\$200,000 & OVER	0	6	4	2	2	15
TOTAL	1,498	966	764	512	419	4,160

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	529	156	67	44	32	828
\$10,000 TO \$19,999	374	149	81	67	56	727
\$20,000 TO \$29,999	250	176	108	80	74	689
\$30,000 TO \$39,999	170	167	79	111	76	605
\$40,000 TO \$49,999	127	74	95	42	15	355
\$50,000 TO \$59,999	41	60	134	44	97	376
\$60,000 TO \$74,999	8	55	69	42	23	196
\$75,000 TO \$99,999	8	54	63	41	24	190
\$100,000 TO \$124,999	2	27	31	20	10	90
\$125,000 TO \$149,999	0	6	11	4	2	23
\$150,000 TO \$199,999	1	4	6	2	2	15
\$200,000 & OVER	1	7	6	2	2	19
TOTAL	1,512	936	750	500	416	4,113

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 Brown County Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	239	59	4	0	0	302
\$10,000 TO \$19,999	133	63	15	0	0	212
\$20,000 TO \$29,999	63	45	7	0	0	115
\$30,000 TO \$39,999	17	23	3	0	3	46
\$40,000 TO \$49,999	17	9	7	0	0	33
\$50,000 TO \$59,999	0	10	7	0	10	26
\$60,000 TO \$74,999	1	8	9	0	0	17
\$75,000 TO \$99,999	3	7	6	0	0	15
\$100,000 TO \$124,999	0	2	1	0	0	3
\$125,000 TO \$149,999	0	1	1	0	0	2
\$150,000 TO \$199,999	0	2	1	0	0	3
\$200,000 & OVER	0	1	1	0	0	2
TOTAL	474	229	60	0	12	776

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	315	67	5	0	0	387
\$10,000 TO \$19,999	190	70	21	0	0	281
\$20,000 TO \$29,999	114	84	11	0	0	208
\$30,000 TO \$39,999	33	42	5	0	10	90
\$40,000 TO \$49,999	64	12	12	0	0	87
\$50,000 TO \$59,999	0	15	24	0	16	55
\$60,000 TO \$74,999	2	10	11	0	0	23
\$75,000 TO \$99,999	3	12	12	0	0	28
\$100,000 TO \$124,999	1	6	4	0	0	12
\$125,000 TO \$149,999	0	2	1	0	0	3
\$150,000 TO \$199,999	1	3	2	0	0	6
\$200,000 & OVER	0	3	1	0	0	5
TOTAL	723	326	111	0	26	1,185

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	341	73	6	0	0	420
\$10,000 TO \$19,999	212	76	22	0	0	310
\$20,000 TO \$29,999	126	91	12	0	0	229
\$30,000 TO \$39,999	36	45	7	0	14	102
\$40,000 TO \$49,999	67	13	13	0	0	93
\$50,000 TO \$59,999	0	17	28	0	22	68
\$60,000 TO \$74,999	3	14	11	0	0	27
\$75,000 TO \$99,999	4	13	13	0	0	30
\$100,000 TO \$124,999	1	7	6	0	0	14
\$125,000 TO \$149,999	0	2	3	0	0	5
\$150,000 TO \$199,999	1	2	3	0	0	6
\$200,000 & OVER	1	4	3	0	0	9
TOTAL	792	357	129	0	35	1,313

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 Brown County Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	357	101	0	0	0	457
\$10,000 TO \$19,999	471	348	25	8	4	857
\$20,000 TO \$29,999	214	563	51	24	4	856
\$30,000 TO \$39,999	139	368	94	8	22	631
\$40,000 TO \$49,999	34	309	79	21	23	466
\$50,000 TO \$59,999	23	162	83	13	12	293
\$60,000 TO \$74,999	31	239	65	26	24	386
\$75,000 TO \$99,999	23	199	58	28	30	339
\$100,000 TO \$124,999	8	86	22	11	11	138
\$125,000 TO \$149,999	6	34	6	2	1	49
\$150,000 TO \$199,999	10	41	13	7	5	77
\$200,000 & OVER	7	41	10	3	5	66
TOTAL	1,323	2,492	507	152	142	4,616

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	362	79	0	0	0	441
\$10,000 TO \$19,999	484	288	24	7	3	806
\$20,000 TO \$29,999	309	621	67	25	3	1,025
\$30,000 TO \$39,999	219	441	116	8	25	809
\$40,000 TO \$49,999	59	402	111	30	37	640
\$50,000 TO \$59,999	56	284	122	23	22	507
\$60,000 TO \$74,999	60	308	90	36	43	536
\$75,000 TO \$99,999	52	331	100	38	41	562
\$100,000 TO \$124,999	25	170	53	23	27	298
\$125,000 TO \$149,999	14	77	20	10	11	131
\$150,000 TO \$199,999	15	55	17	7	4	97
\$200,000 & OVER	16	69	23	9	10	127
TOTAL	1,671	3,124	743	216	225	5,979

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	373	73	0	0	0	445
\$10,000 TO \$19,999	494	284	26	8	3	815
\$20,000 TO \$29,999	334	641	70	27	4	1,075
\$30,000 TO \$39,999	257	471	126	9	30	893
\$40,000 TO \$49,999	68	433	127	36	41	705
\$50,000 TO \$59,999	64	311	136	29	23	562
\$60,000 TO \$74,999	66	340	108	40	53	608
\$75,000 TO \$99,999	63	357	123	42	51	636
\$100,000 TO \$124,999	30	190	61	25	31	337
\$125,000 TO \$149,999	15	93	26	11	13	158
\$150,000 TO \$199,999	15	64	18	9	6	112
\$200,000 & OVER	22	78	26	11	14	150
TOTAL	1,799	3,334	846	248	270	6,497

Source: Ribbon Demographics; ESRI; Urban Decision Group

C. ECONOMIC TRENDS

The labor force within the Brown County Site PMA is based primarily in three sectors. Educational Services (which comprises 19.1%), Health Care & Social Assistance and Retail Trade comprise nearly 52% of the Site PMA labor force. Employment in the Brown County Site PMA, as of 2012, was distributed as follows:

NAICS GROUP	ESTABLISHMENTS	PERCENT	EMPLOYEES	PERCENT	E.P.E.
AGRICULTURE, FORESTRY, FISHING & HUNTING	14	1.2%	29	0.3%	2.1
MINING	1	0.1%	0	0.0%	0.0
UTILITIES	5	0.4%	19	0.2%	3.8
CONSTRUCTION	93	7.8%	190	2.0%	2.0
MANUFACTURING	44	3.7%	724	7.8%	16.5
WHOLESALE TRADE	37	3.1%	230	2.5%	6.2
RETAIL TRADE	164	13.8%	1,347	14.5%	8.2
TRANSPORTATION & WAREHOUSING	30	2.5%	103	1.1%	3.4
INFORMATION	20	1.7%	89	1.0%	4.5
FINANCE & INSURANCE	53	4.5%	275	3.0%	5.2
REAL ESTATE & RENTAL & LEASING	64	5.4%	203	2.2%	3.2
PROFESSIONAL, SCIENTIFIC & TECHNICAL SERVICES	59	5.0%	200	2.2%	3.4
MANAGEMENT OF COMPANIES & ENTERPRISES	0	0.0%	0	0.0%	0.0
ADMINISTRATIVE, SUPPORT, WASTE MANAGEMENT & REMEDIATION SERVICES	38	3.2%	183	2.0%	4.8
EDUCATIONAL SERVICES	41	3.5%	1,773	19.1%	43.2
HEALTH CARE & SOCIAL ASSISTANCE	84	7.1%	1,678	18.1%	20.0
ARTS, ENTERTAINMENT & RECREATION	29	2.4%	76	0.8%	2.6
ACCOMMODATION & FOOD SERVICES	84	7.1%	757	8.2%	9.0
OTHER SERVICES (EXCEPT PUBLIC ADMINISTRATION)	218	18.4%	678	7.3%	3.1
PUBLIC ADMINISTRATION	94	7.9%	708	7.6%	7.5
NONCLASSIFIABLE	13	1.1%	24	0.3%	1.8
TOTAL	1,185	100.0%	9,286	100.0%	7.8

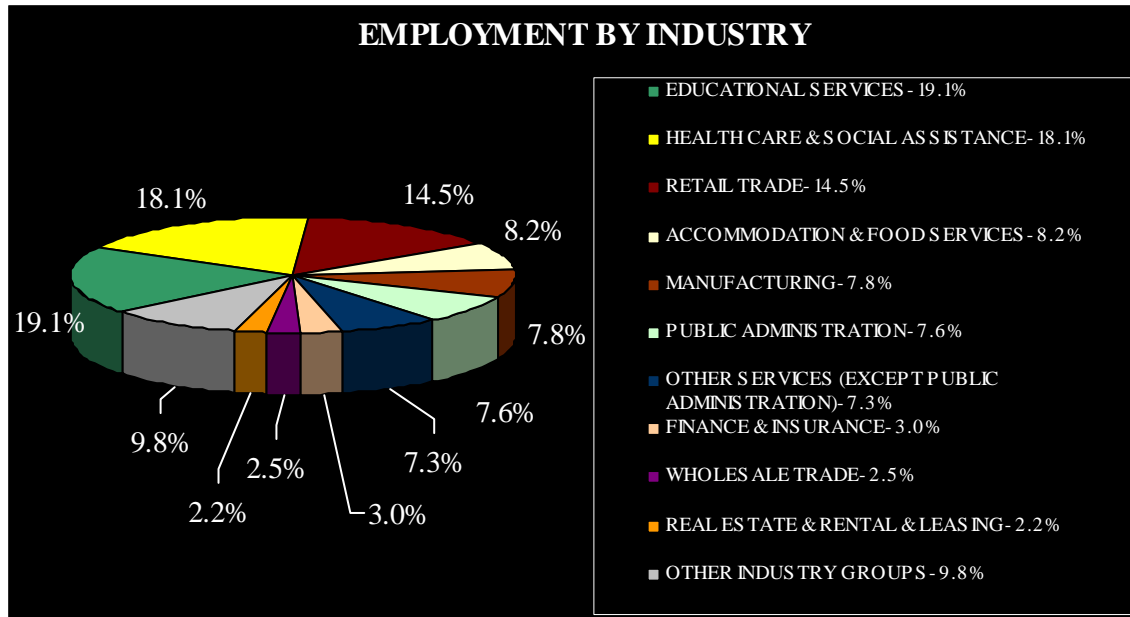
*Source: 2000 Census; ESRI; Urban Decision Group; Vogt Santer Insights

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.

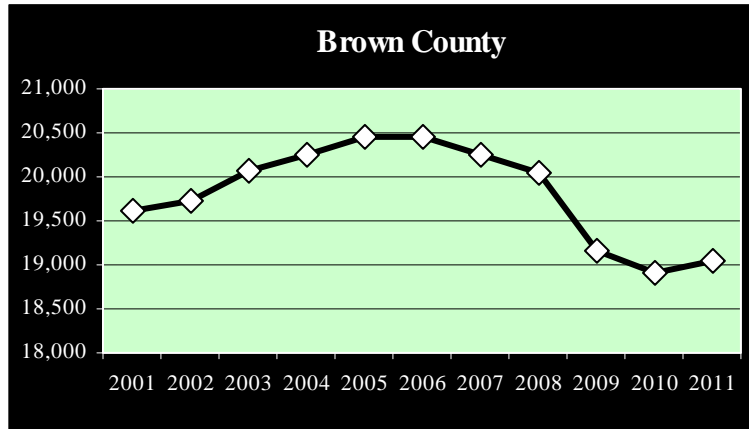
Excluding 2011, the employment base has declined by 7.6% over the past five years in Brown County, more than the Ohio state decline of 5.3%. Total employment reflects the number of employed persons who live within the county.

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

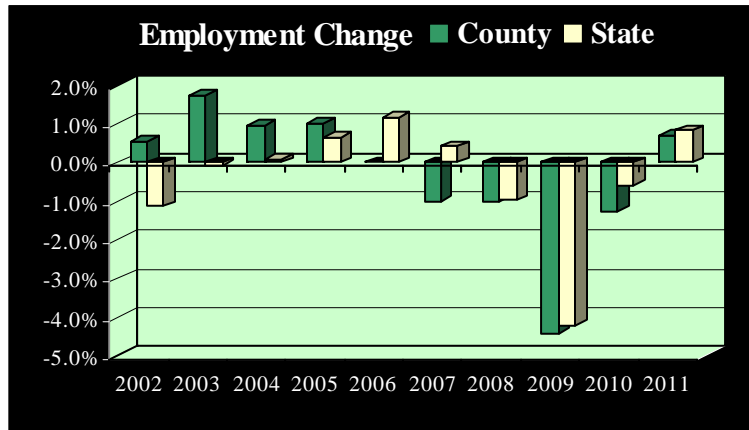
YEAR	TOTAL EMPLOYMENT					
	BROWN COUNTY		OHIO		UNITED STATES	
	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE	TOTAL NUMBER	PERCENT CHANGE
2001	19,621	-	5,566,735	-	138,241,767	-
2002	19,728	0.5%	5,503,109	-1.1%	137,936,674	-0.2%
2003	20,070	1.7%	5,498,936	-0.1%	138,386,944	0.3%
2004	20,259	0.9%	5,502,533	0.1%	139,988,842	1.2%
2005	20,461	1.0%	5,537,419	0.6%	142,328,023	1.7%
2006	20,458	0.0%	5,602,764	1.2%	144,990,053	1.9%
2007	20,248	-1.0%	5,626,086	0.4%	146,397,565	1.0%
2008	20,041	-1.0%	5,570,514	-1.0%	146,068,942	-0.2%
2009	19,154	-4.4%	5,334,774	-4.2%	140,721,692	-3.7%
2010	18,911	-1.3%	5,303,019	-0.6%	139,982,128	-0.5%
2011*	19,046	0.7%	5,347,352	0.8%	139,288,076	-0.5%

Source: Department of Labor; Bureau of Labor Statistics

*Through December



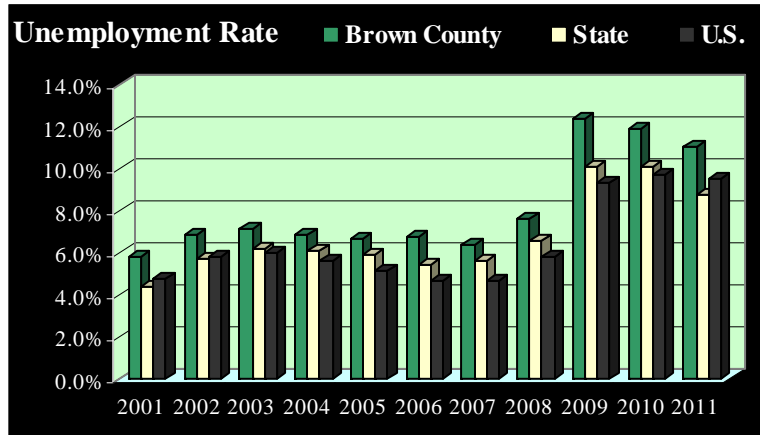
The following table illustrates the percent change in employment for Brown County and Ohio.



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

YEAR	UNEMPLOYMENT RATE		
	BROWN COUNTY	OHIO	UNITED STATES
2001	5.8%	4.4%	4.8%
2002	6.9%	5.7%	5.8%
2003	7.1%	6.2%	6.0%
2004	6.9%	6.1%	5.6%
2005	6.7%	5.9%	5.2%
2006	6.8%	5.4%	4.7%
2007	6.4%	5.6%	4.7%
2008	7.6%	6.6%	5.8%
2009	12.4%	10.1%	9.3%
2010	11.9%	10.1%	9.7%
2011*	11.1%	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 Brown County.

IN-PLACE EMPLOYMENT BROWN COUNTY			
YEAR	EMPLOYMENT	CHANGE	PERCENT CHANGE
2001	7,072	-	-
2002	7,087	15	0.2%
2003	7,337	250	3.5%
2004	7,672	335	4.6%
2005	8,055	383	5.0%
2006	7,957	-98	-1.2%
2007	8,107	150	1.9%
2008	8,089	-18	-0.2%
2009	7,810	-279	-3.4%
2010	8,127	317	4.1%
2011*	8,103	-24	-0.3%

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 Brown County to be 43.0% of the total Brown County employment.

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

EMPLOYER	BUSINESS TYPE	TOTAL EMPLOYED
BROWN COUNTY GENERAL HOSPITAL	HEALTH CARE	400
CINCINNATI EYE INSTITUTE	HEALTH CARE	281
WESTERN BROWN LOCAL SCHOOL DISTRICT	EDUCATION	265
MILACRON INC	MANUFACTURING	250
OHIO VALLEY MANOR NURSING	NURSING CARE	240
OHIO VETERANS HOME	NURSING CARE	200
KROGER	GROCERY	178
FAYETTEVILLE-PERRY SCHOOL DISTRICT	EDUCATION	122
MOUNT ORAB ELEMENTARY SCHOOL	EDUCATION	118
MEADOW WOOD NURSING HOME	NURSING CARE	110
	TOTAL	2,164

Source: Infogrouop, 2012

D. OVERVIEW OF HOUSING

HOUSING STATUS	2000 (CENSUS)		2010 (CENSUS)	
	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	12,381	79.6%	12,859	75.6%
RENTER-OCCUPIED	3,174	20.4%	4,155	24.4%
TOTAL-OCCUPIED UNITS*	15,555	90.5%	17,014	100.0%
FOR RENT	243	14.8%	407	17.8%
RENTED, NOT OCCUPIED	N/A	N/A	24	1.0%
FOR SALE ONLY	307	18.7%	295	12.9%
SOLD, NOT OCCUPIED	N/A	N/A	126	5.5%
FOR SEASONAL, RECREATIONAL, OR OCCASIONAL USE	43	24.4%	661	28.9%
ALL OTHER VACANTS	645	39.4%	774	33.8%
TOTAL VACANT UNITS	1,638	9.5%	2,287	100.0%
TOTAL	17,192	100.0%	19,301	-
SUBSTANDARD UNITS**	140	0.9%	171	1.0%

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	12,381	79.6%	12,277	104	0.8%
	RENTER-OCCUPIED	3,174	20.4%	3,138	36	1.1%
	TOTAL	15,555	100.0%	15,415	140	0.9%
2010 (ACS)	OWNER-OCCUPIED	12,747	79.7%	12,637	110	0.9%
	RENTER-OCCUPIED	3,250	20.3%	3,189	61	1.9%
	TOTAL	15,997	100.0%	15,826	171	1.1%

Source: 2000 Census; American Community Survey (ACS)

YEAR BUILT	OWNER		RENTER	
	NUMBER	PERCENT	NUMBER	PERCENT
2005 OR LATER	515	4.0%	64	2.0%
2000 TO 2004	1,520	11.9%	184	5.7%
1990 TO 1999	3,013	23.6%	440	13.5%
1980 TO 1989	1,854	14.5%	641	19.7%
1970 TO 1979	1,753	13.8%	637	19.6%
1960 TO 1969	773	6.1%	289	8.9%
1950 TO 1959	944	7.4%	137	4.2%
1940 TO 1949	404	3.2%	263	8.1%
1939 OR EARLIER	1,971	15.5%	595	18.3%
TOTAL	12,747	100.0%	3,250	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	10,907	70.1%	12,122	75.8%
2 TO 4	587	3.8%	0	0.0%
5 TO 19	453	2.9%	370	2.3%
20 TO 49	106	0.7%	151	0.9%
50 OR MORE	15	0.1%	65	0.4%
MOBILE HOME, BOAT, RV, VAN, ETC.	3,487	22.4%	2,670	16.7%
TOTAL	15,555	100.0%	15,997	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	21,244	75.0%	21,585	74.4%
0.50 OR LESS OCCUPANTS PER ROOM	16,451	76.2%	17,121	79.3%
0.51 TO 1.00 OCCUPANTS PER ROOM	4,635	21.5%	4,379	20.3%
1.01 TO 1.50 OCCUPANTS PER ROOM	117	0.5%	85	0.4%
1.51 TO 2.00 OCCUPANTS PER ROOM	19	0.1%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	22	0.1%	0	0.0%
RENTER-OCCUPIED	7,065	25.0%	7,419	25.6%
0.50 OR LESS OCCUPANTS PER ROOM	4,813	64.9%	5,720	77.1%
0.51 TO 1.00 OCCUPANTS PER ROOM	2,144	28.9%	1,580	21.3%
1.01 TO 1.50 OCCUPANTS PER ROOM	89	1.2%	65	0.9%
1.51 TO 2.00 OCCUPANTS PER ROOM	10	0.1%	0	0.0%
2.01 OR MORE OCCUPANTS PER ROOM	9	0.1%	54	0.7%
TOTAL	28,309	100.0%	29,004	100.0%

Source: Census 2000; American Community Survey (ACS)

PERCENTAGE OF RENT OVERBURDENED*		
	2000 (CENSUS)	2010 (ACS)
BROWN COUNTY	24.4%	31.3%
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 – BROWN COUNTY										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
TOTAL UNITS	94	79	115	225	202	270	324	64	55	41
UNITS IN SINGLE-FAMILY STRUCTURES	92	76	110	189	162	164	111	61	50	41
UNITS IN ALL MULTI-FAMILY STRUCTURES	2	3	5	36	40	106	213	3	5	0
UNITS IN 2-UNIT MULTI-FAMILY STRUCTURES	2	0	2	24	10	4	30	0	2	0
UNITS IN 3- AND 4-UNIT MULTI-FAMILY STRUCTURES	0	3	3	12	30	102	183	3	3	0
UNITS IN 5+ UNIT MULTI-FAMILY STRUCTURES	0	0	0	0	0	0	0	0	0	0

		BROWN COUNTY HOUSEHOLD INCOME BY GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME	
		2010 (ACS)	
LESS THAN \$10,000:			563
	LESS THAN 20.0 PERCENT	0	
	20.0 TO 24.9 PERCENT	26	
	25.0 TO 29.9 PERCENT	101	
	30.0 TO 34.9 PERCENT	22	
	35.0 PERCENT OR MORE	308	
	NOT COMPUTED	106	
\$10,000 TO \$19,999:			770
	LESS THAN 20.0 PERCENT	21	
	20.0 TO 24.9 PERCENT	8	
	25.0 TO 29.9 PERCENT	56	
	30.0 TO 34.9 PERCENT	76	
	35.0 PERCENT OR MORE	525	
	NOT COMPUTED	84	
\$20,000 TO \$34,999:			678
	LESS THAN 20.0 PERCENT	137	
	20.0 TO 24.9 PERCENT	126	
	25.0 TO 29.9 PERCENT	94	
	30.0 TO 34.9 PERCENT	106	
	35.0 PERCENT OR MORE	176	
	NOT COMPUTED	39	
\$35,000 TO \$49,999:			569
	LESS THAN 20.0 PERCENT	215	
	20.0 TO 24.9 PERCENT	132	
	25.0 TO 29.9 PERCENT	91	
	30.0 TO 34.9 PERCENT	76	
	35.0 PERCENT OR MORE	7	
	NOT COMPUTED	48	
\$50,000 TO \$74,999:			481
	LESS THAN 20.0 PERCENT	310	
	20.0 TO 24.9 PERCENT	75	
	25.0 TO 29.9 PERCENT	4	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	92	
\$75,000 TO \$99,999:			47
	LESS THAN 20.0 PERCENT	44	
	20.0 TO 24.9 PERCENT	3	
	25.0 TO 29.9 PERCENT	0	
	30.0 TO 34.9 PERCENT	0	
	35.0 PERCENT OR MORE	0	
	NOT COMPUTED	0	
\$100,000 OR MORE:			142
	LESS THAN 20.0 PERCENT	134	
	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	8	
TOTAL			3,250

Source: American Community Survey (ACS)

E. RENTAL HOUSING ANALYSIS

The following analysis includes a detailed survey of rental housing opportunities in Brown 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	8	215	8	96.3%
TAX CREDIT	1	30	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	4	198	7	96.5%
GOVERNMENT-SUBSIDIZED	15	491	2	99.6%
TOTAL	28	934	17	98.2%

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
STUDIO	1.0	20	9.3%	2	10.0%	\$259
ONE-BEDROOM	1.0	63	29.3%	4	6.3%	\$359
TWO-BEDROOM	1.0	127	59.1%	2	1.6%	\$667
TWO-BEDROOM	2.0	5	2.3%	0	0.0%	\$616
TOTAL MARKET RATE		215	100.0%	8	3.7%	-
TAX CREDIT, NON-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
TWO-BEDROOM	1.0	30	100.0%	0	0.0%	\$441
TOTAL TAX CREDIT		30	100.0%	0	0.0%	-
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	55	27.8%	3	5.5%	N/A
TWO-BEDROOM	1.0	115	58.1%	4	3.5%	N/A
THREE-BEDROOM	1.5	12	6.1%	0	0.0%	N/A
THREE-BEDROOM	2.0	16	8.1%	0	0.0%	N/A
TOTAL TAX CREDIT		198	100.0%	7	3.5%	-

GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT UNITS	%VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	319	65.0%	0	0.0%	N/A
TWO-BEDROOM	1.0	118	24.0%	2	1.7%	N/A
TWO-BEDROOM	2.0	29	5.9%	0	0.0%	N/A
THREE-BEDROOM	1.0	3	0.6%	0	0.0%	N/A
THREE-BEDROOM	1.5	8	1.6%	0	0.0%	N/A
THREE-BEDROOM	2.0	14	2.9%	0	0.0%	N/A
TOTAL TAX CREDIT		491	100.0%	2	0.4%	-
GRAND TOTAL		394	100.0%	17	1.8%	-

DISTRIBUTION OF UNITS BY YEAR BUILT		
YEAR BUILT	UNITS	VACANCY RATE
PRIOR TO 1960	36	0.0%
1960 TO 1969	4	25.0%
1970 TO 1979	218	1.4%
1980 TO 1989	263	2.3%
1990 TO 1999	236	2.5%
2000 TO 2004	147	0.7%
2005 TO 2009	30	0.0%
2010	0	0.0%
2011	0	0.0%
2012*	0	0.0%
TOTAL	934	1.8%

*Through February

DISTRIBUTION OF UNITS BY QUALITY			
MARKET-RATE			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A-	1	6	0.0%
B+	2	56	1.8%
B	3	125	4.8%
B-	2	28	3.6%
NON-SUBSIDIZED TAX CREDIT			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A-	1	30	0.0%
GOVERNMENT-SUBSIDIZED (INCLUDING SUBSIDIZED TAX CREDIT)			
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE
A	1	29	0.0%
A-	5	105	3.8%
B	6	249	1.2%
B-	5	225	0.9%
C+	1	48	0.0%
C	1	33	0.0%

DISTRIBUTION OF GENERAL-OCCUPANCY VS. SENIOR-RESTRICTED HOUSING				
TARGET MARKET - ALL	PROPERTIES	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
GENERAL-OCCUPANCY	35	638	16	97.5%
SENIOR (AGE 55+)	16	296	1	99.7%
TOTAL	51	934	17	98.2%

DISTRIBUTION OF AFFORDABLE HOUSING BY INCOME LEVEL			
TARGET MARKET – AFFORDABLE HOUSING*	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
0% - 50% AMHI (GOVERNMENT-SUBSIDIZED)	689	9	98.7%
40% - 60% AMHI (TAX CREDIT)	30	0	100.0%
0-60% AMHI (ALL AFFORDABLE)	719	9	98.7%

*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+)	221	0	100.0%
40% - 60% AMHI (TAX CREDIT: 55+)	30	0	100.0%
0 - 60% AMHI (ALL AFFORDABLE: 55+)	251	0	100.0%

Planned and Proposed (Housing Pipeline)

According to planning and government representatives, it was determined that there are currently no planned multifamily rental housing communities in Brown County at this time.

F. SINGLE-FAMILY HOUSING ANALYSIS

Buy Versus Rent Analysis

According to ESRI, the median home value within the Brown County is \$112,689. At an estimated interest rate of 5.0% and a 30-year term (and 95% LTV), the monthly mortgage for a \$112,689 home is \$785, including estimated taxes and insurance.

BUY VERSUS RENT ANALYSIS	
MEDIAN HOME PRICE - ESRI	\$112,689
MORTGAGED VALUE = 95% OF MEDIAN HOME PRICE	\$107,054
INTEREST RATE - BANKRATE.COM	5.0%
TERM	30
MONTHLY PRINCIPAL & INTEREST	\$575
ESTIMATED TAXES AND INSURANCE*	\$144
ESTIMATED PRIVATE MORTGAGE INSURANCE PAYMENT**	\$67
ESTIMATED MONTHLY MORTGAGE PAYMENT	\$785

*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.

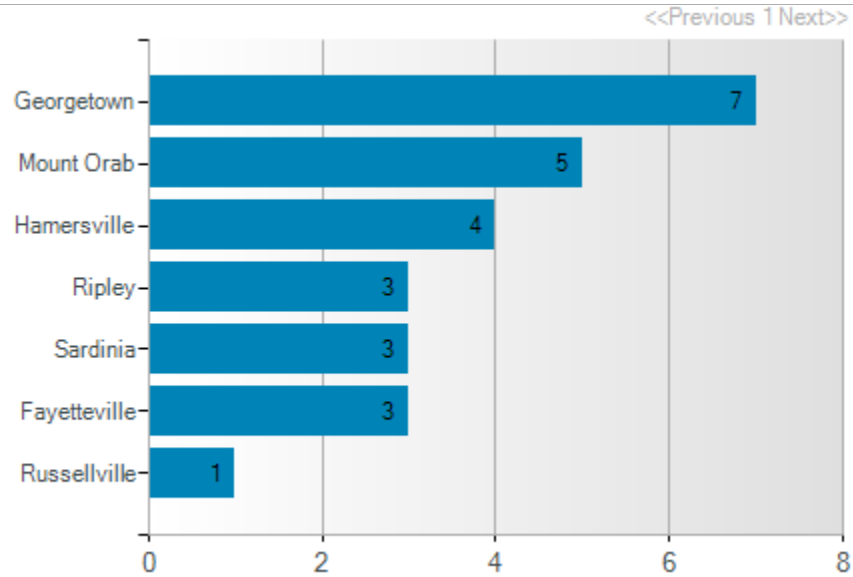
FOR-SALE ANALYSIS (2011)	
TOTAL NUMBER OF SALES	2
MEDIAN SALES PRICE	\$103,400
MEDIAN SQUARE FOOTAGE	1,284
MEDIAN YEAR BUILT	1,989
MEDIAN NUMBER OF BEDROOMS	3
MEDIAN NUMBER OF BATHROOMS	2

Source: 2011 county sales records

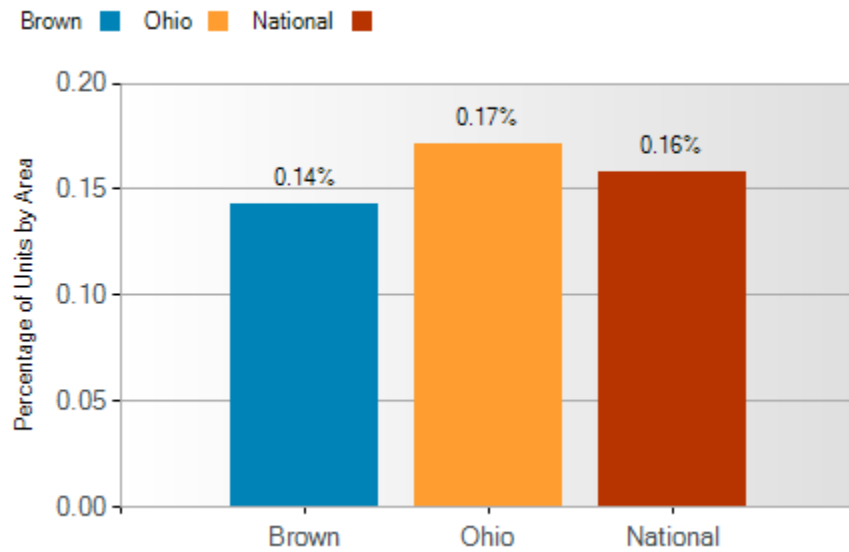
Foreclosure Analysis

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

Foreclosure Activity Counts - Brown County, OH



Geographical Comparison - Brown County, OH



G. INCOME-ELIGIBLE HOUSEHOLDS

HOUSEHOLD SIZE	MAXIMUM ALLOWABLE INCOME							
	2012				2017*			
	40%	50%	60%	80%	40%	50%	60%	80%
ONE-PERSON	\$16,000	\$20,000	\$24,000	\$32,000	\$18,200	\$22,750	\$27,300	\$36,400
TWO-PERSON	\$18,280	\$22,850	\$27,420	\$36,560	\$20,800	\$26,000	\$31,190	\$41,590
THREE-PERSON	\$20,560	\$25,700	\$30,840	\$41,120	\$23,390	\$29,240	\$35,080	\$46,780
FOUR-PERSON	\$22,840	\$28,550	\$34,260	\$45,680	\$25,980	\$32,480	\$38,970	\$51,960
FIVE-PERSON	\$24,680	\$30,850	\$37,020	\$49,360	\$28,080	\$35,100	\$42,110	\$56,150
	4-PERSON MEDIAN HOUSEHOLD INCOME: \$57,100				4-PERSON MEDIAN HOUSEHOLD INCOME*: \$65,00			

*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	\$24,680	1,934	\$0	\$28,080	2,112	9.2%
41% - 60% AMHI	\$24,681	\$37,020	824	\$28,081	\$42,110	812	-1.5%
61% - 80% AMHI	\$37,021	\$49,360	519	\$42,111	\$56,150	511	-1.5%
OVER 80% AMHI	\$49,361	NO LIMIT	883	\$56,151	NO LIMIT	678	-23.2%

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	\$24,680	2,440	\$0	\$28,080	2,969	21.7%
41% - 60% AMHI	\$24,681	\$37,020	2,017	\$28,081	\$42,110	2,327	15.4%
61% - 80% AMHI	\$37,021	\$49,360	1,984	\$42,111	\$56,150	2,159	8.8%
OVER 80% AMHI	\$49,361	NO LIMIT	6,391	\$56,151	NO LIMIT	5,665	-11.4%

I.Q. – Income-qualified

H.H. – Households

ALL (RENTER AND OWNER) HOUSEHOLDS BY INCOME							
INCOME RANGE	MINIMUM INCOME	MAXIMUM INCOME	2012 # OF I.Q. H.H.	MINIMUM INCOME	MAXIMUM INCOME	2017 # OF I.Q. H.H.	% CHANGE (2012 – 2017)
0% - 40% AMHI	\$0	\$24,680	4,374	\$0	\$28,080	5,081	16.2%
41% - 60% AMHI	\$24,681	\$37,020	2,841	\$28,081	\$42,110	3,139	10.5%
61% - 80% AMHI	\$37,021	\$49,360	2,503	\$42,111	\$56,150	2,670	6.7%
OVER 80% AMHI	\$49,361	NO LIMIT	7,274	\$56,151	NO LIMIT	6,343	-12.8%

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	\$18,280	619	\$0	\$20,800	748	20.8%
41% - 60% AMHI	\$18,281	\$27,420	202	\$20,801	\$31,190	222	9.9%
61% - 80% AMHI	\$27,421	\$36,560	113	\$31,191	\$41,590	105	-7.1%
OVER 80% AMHI	\$36,561	NO LIMIT	250	\$41,591	NO LIMIT	237	-5.2%

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	\$18,280	1,109	\$0	\$20,800	1,346	21.4%
41% - 60% AMHI	\$18,281	\$27,420	900	\$20,801	\$31,190	1,095	21.7%
61% - 80% AMHI	\$27,421	\$36,560	795	\$31,191	\$41,590	898	13.0%
OVER 80% AMHI	\$36,561	NO LIMIT	3,176	\$41,591	NO LIMIT	3,155	-0.7%

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	\$18,280	1,728	\$0	\$20,800	2,094	21.2%
41% - 60% AMHI	\$18,281	\$27,420	1,102	\$20,801	\$31,190	1,317	19.5%
61% - 80% AMHI	\$27,421	\$36,560	908	\$31,191	\$41,590	1,003	10.5%
OVER 80% AMHI	\$36,561	NO LIMIT	3,426	\$41,591	NO LIMIT	3,392	-1.0%

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	\$30,850	1,762	\$0	\$35,090	1,857	5.4%
SENIOR (AGE 62+)	\$0	\$22,850	514	\$0	\$26,000	610	18.7%
ALL	\$0	\$30,850	2,372	\$0	\$35,090	2,552	7.6%

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)	(689 + 38 HCV) 727	30	(719 + 33 HCV*) 752
Number of Income-Eligible Renter Households	2,372	824	2,758
Existing Affordable Housing Penetration Rate – 2012	= 30.6%	= 3.6%	= 27.3%
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)	221	30	251
Number of Income-Eligible Renter Households	514	202	821
Penetration Rate – 2012	= 43.0%	= 14.9%	= 30.6%

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

PENETRATION RATE ANALYSIS – 2017

2017 (ALL-AGE) RENTER HOUSEHOLDS	0% - 50% AMHI (GSS)	41% - 60% AMHI (TAX)	0% - 60% AMHI (GSS & TAX)
Total Rental Units (Subsidized, HCV and/or Tax Credit)	(689 + 38 HCV) 727	30	(719 + 33 HCV*) 752
Number of Income-Eligible Renter Households	2,552	812	2,924
Existing Affordable Housing Penetration Rate – 2017	= 28.5%	= 3.7%	= 25.7%
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)	221	30	251
Number of Income-Eligible Renter Households	610	222	970
Penetration Rate – 2017	= 36.2%	= 13.5%	= 25.9%

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

I. POTENTIAL “UN-MET” HOUSING NEED

POTENTIAL “UN-MET” HOUSING NEED

AMHI LEVEL	2012		2017	
	OVERALL	SENIOR	OVERALL	SENIOR
0%-50% AMHI (SUBSIDIZED)	1,645	293	1,825	389
41%-60% AMHI (TAX CREDIT)	794	172	782	192

J. OVERVIEW AND INTERVIEWS

Brown County is primarily rural with scattered farms and small communities. Columbus, Ohio is approximately 95 miles northeast and Cincinnati, Ohio is 35 miles west. Georgetown is the county seat and is easily accessible from Cincinnati by way of State Route 32 and U.S. Highway 68.

Other cities and villages in the county of significance include Aberdeen, Fayetteville, Georgetown, Hamersville, Higginsport, Mount Orab, Ripley, Russellville, Sardinia and St. Martin.

State Routes 125, 32 and 221 and U.S. Highways 68 and 52 are the major roadways in Brown County.

Employment opportunities consist primarily in agriculture, equipment manufacturing and other manufacturing jobs.

Meadowview Regional Medical Center, located in Georgetown, is the largest hospital in the county; it provides scattered medical offices that offer basic services.

Brown County offers some independent living retirement communities as well as assisted living facilities. The primary source for these services, however, is in Clermont County.

The Brown County Public Library, located in Georgetown, provides branches in Mt. Orab, Fayetteville and Sardinia.

The county has five public school systems: Eastern Local, Fayetteville Perry, Georgetown Exempted Village, Ripley Union Lewis Huntington and Western Brown. The Southern Hills Career and Technical Center provides a variety of technical programs and other adult education classes.

Clermont County has six police departments and seven fire departments, including volunteer departments.

Brown County's largest concentration of single-family housing is in Georgetown, Ripley, and Mt. Orab. Housing there is generally older than 30 years and ranges from poor to good condition.

Typically, multifamily rental housing is also located in and around these cities in Brown County. Much of this rental housing is between 20 and 40 years old and ranges in condition from average to good. Most of the multifamily rental properties in the county are affordable communities. Some of the county's market-rate communities have rents that are comparable to affordable levels, and most of the county's rental communities have more than ten units per building.

According to Rachel Senior of Fair Park Apartments, mobile homes are generally not desirable for low-income renters when an affordable, high quality rental community is an available alternative. She believes that both government-subsidized and Tax Credit affordable housing options are important for both families and seniors in her area. She stated that proximity to community services, such as schools and grocery stores, is essential for renters who do not have reliable transportation.

Cari Knoerzer, of Riverbend Apartments, said that government-subsidized housing is in the highest demand, with some need for the non-subsidized Tax Credit housing option. She also stresses that the proximity to services is important because public transportation is unavailable in the area.

Housing in the more rural areas of the county primarily consists of farms, single-family homes and manufactured homes. The county's farm homes and single-family housing range in condition from poor to good and are generally older than 30 years.

It should be noted that some of the county's single-family homes are less than 30 years old. These newer homes typically are in from good to excellent condition and include manufactured homes located on large parcels in very rural areas.

Many of Brown County's manufactured homes, however, are older than 30 years and range in condition from average to dilapidated. Most are occupied by owners, while a few are occupied by renters.