



August 6, 2010

Ms. Allicia Basinger
Greene County Department of Economic Development
49 South Washington Street
Waynesburg, Pennsylvania 15370

RE: Preliminary Tax Credit Market Evaluation – Waynesburg, Pennsylvania

Dear Ms. Basinger:

The purpose of our engagement with the Greene County Department of Economic Development was to address the preliminary market support for Tax Credit Section 42 housing in Waynesburg, located in Greene County, Pennsylvania.

The following is a summary of key points from our analysis, which are discussed in greater detail in this letter evaluation:

- We identified and personally surveyed 18 conventional housing projects containing a total of 558 units within the Site PMA. All 558 rental units identified were fully occupied with waiting lists of up to a year. As such, there appears to be a housing shortage in the Waynesburg area.
- According to the 2000 Census, there were 1,579 rental units within the Waynesburg Site PMA. Among these 1,579 rental units, nearly half of these units (48.2%) were built prior to 1960 with another 33.1% built between 1960 and 1980. This is a high share of aging product. Based on our on-site inspection of this market, we believe much of this rental product to be outdated and possibly functionally obsolete. It is our professional opinion that the Waynesburg rental housing market is in need of new product, replacement of aging and functionally obsolete product or at the very least, renovation and modernization of existing structures.
- Approximately 18 months ago, natural gas was discovered in the Waynesburg and greater Greene County area in what is referred to as the Marcellus Shale formation. The discovery of natural gas in the region has resulted in a significant influx of various drilling operators. While it is uncertain as to how long the natural gas industry will remain in the Waynesburg area and the long-term demographic increase of permanent residents that will result from this economic change, the need for additional housing under current market conditions exists. The development of affordable product within the Site PMA will aid in meeting a share of the likely pent-up demand for this product type.

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- Using two different demand methodologies, (following Pennsylvania Housing Finance Agency (PHFA) demand methodology guidelines and National Council of Affordable Housing Market Analyst (NCAHMA) methodology) we estimate there is support in the market for 28 to 31 age-restricted Tax Credit units targeting senior households age 55 and over earning between \$16,240 and \$25,980 and support for 61 to 77 general occupancy Tax Credit units targeting all households earning between \$18,270 and \$35,100. Based on the preceding, we recommend development of 30 age-restricted Tax Credit units and/or 70 general occupancy Tax Credit units.

Preliminary analysis of market demand for Tax Credit housing in Waynesburg, PA

The Section 42 Tax Credit program is commonly referred to as the Low Income Housing Tax Credit (LIHTC) program. The LIHTC Program, which is based on Section 42 of the Internal Revenue Code, was enacted by Congress in 1986 to provide the private market with an incentive to invest in affordable rental housing. Federal housing tax credits are awarded to developers of qualified projects. Developers then sell these credits to investors to raise capital (or equity) for their projects, which reduces the debt that the developer would otherwise have to incur. Because the debt is lower, a tax credit property can in turn offer lower, more affordable rents.

In terms of programmatic operation, Tax Credit housing differs from traditional Section 8 and Public Housing in that developers/investors of Tax Credit housing are offered a tax credit under the stipulation that a resident's rent does not exceed programmatic guidelines. Thus, there is no direct subsidy of tenant's rents (assumes project is operating exclusively under the limitations of the Tax Credit program) whereas a resident's rent occupying a Section 8 or Public Housing unit is subsidized. A rental development operating under the Tax Credit program will generally target higher income earning households than either a Section 8 or Public Housing project. Under Tax Credit guidelines, a resident could qualify for residency earning up to 60% of Area Median Household Income (AMHI) whereas a resident occupying a Section 8 or Public Housing project is limited to earning up to 50% of AMHI. In terms of actual dollars, for example, a family of five occupying a Tax Credit project (limited to 60% of AMHI) located in the city of Waynesburg could have an income as high as \$35,100 whereas a family of five occupying a Public Housing or Section 8 project would be limited to earning up to \$29,250 (limited to 50% of AMHI). Resident's occupying Section 8 and Public Housing projects are required to pay 30% of their adjusted gross incomes to rent with the remainder of rent responsibility being subsidized. Thus, a resident occupying a Public Housing or Section 8 project need not have a minimum income to reside at the project. In our firm's experience serving markets nationwide including serving many markets in the state of Pennsylvania, a resident occupying a Section 8 or Public Housing unit will typically have an income below \$15,000 where as a typical Tax Credit resident will generally need to have a minimum income of around \$15,000 (depending on established rent-level and site-specific qualification terms) to qualify for residency. As such, Tax Credit housing serves the more moderate low-income households in the area.

In summary, while the purpose of the Tax Credit program is to offer low-income housing, the targeted tenant profile for low-income housing differs from the targeted tenant profile of a typical Section 8 or Public Housing project in that higher income earning households are being targeted at Tax Credit projects. More often than not, the targeted tenant profile for a Tax Credit development has income that is too high to qualify for residency at a Public Housing or Section 8 project resulting in a void for rental housing targeting low to moderate income earning households.

To determine support for Section 42 Tax Credit units in the market, we have established a preliminary Primary Market Area (PMA), surveyed existing rental properties to establish occupancies and rent levels and analyzed the demographic trends that impact the preliminary PMA. We conclude our analysis by providing preliminary demand estimates for Tax Credit housing and comment on the market's ability to support additional Tax Credit units.

For this review, Bowen National Research is providing:

- A project description detailing project specifics on the proposed project, as well as any assumptions we have made regarding the subject project.
- Identification of a Preliminary Primary Market Area (PMA) where most of the support for the subject project is expected to originate.
- Demographic analysis of current and projected population and household trends, as well as renter household income data.
- A survey and analysis of overall rental market conditions within the preliminary Site PMA.
- Analysis of comparable affordable properties within the market to evaluate occupancy rates, demand, rents, unit sizes, bathrooms and amenities compared to the subject project.
- Determination of achievable market rents using Rent Comparability Grids.
- Capture rate calculations and demand estimates for additional rental housing under Tax Credit program guidelines.
- A statement that a market does or does not exist for development of Tax Credit housing based on the assumptions and conclusions within this letter.

Project Concept

Although rents and utility allowances have yet to be determined, we have used the maximum allowable rents under the LIHTC program and area housing authority utility estimates as a starting point in our analysis. In order to calculate the utility allowance, we assumed that the property will have all electric utilities, and that only water, sewer and trash will be included in the rent. We have used the latest utility allowance worksheets we have on file from the local housing authority to establish the estimated utility allowance for the subject project. The following table details recommendations as to the unit size, unit breakdown, number of bathrooms offered and rents (Note that recommendations are based on demographic evaluation of the market as well as evaluation of existing rental housing supply):

TOTAL UNITS	BEDROOM TYPE	BATHS	STYLE	SQUARE FEET	% AMHI	PROPOSED TAX CREDIT RENTS		
						COLLECTED	UTILITY ALLOWANCE	GROSS
SENIOR-RESTRICTED PROJECT								
~18	ONE-BR.	1.0	GARDEN	~650	60%	\$510	\$99	\$609
~12	TWO-BR.	1.0	GARDEN	~850	60%	\$605	\$125	\$730
~30	TOTAL							
GENERAL OCCUPANCY PROJECT								
~24	ONE-BR.	1.0	GARDEN	~650	60%	\$510	\$99	\$609
~35	TWO-BR.	2.0	GARDEN	~850	60%	\$605	\$125	\$730
~11	THREE-BR.	2.0	GARDEN	~1,000	60%	\$695	\$149	\$844
~70	TOTAL							

AMHI – Area Median Household Income

The proposed unit amenities are expected to include a range, refrigerator, dishwasher, garbage disposal, carpet, window blinds, central air conditioning, ceiling fan and patio/balcony area. In addition, the family units are expected to offer washer/dryer hookups. The project amenities for the senior units will likely include a garden area, central laundry facilities, and on-site management. The family units should offer similar amenities, including a playground, and computer facility. For the purpose of forecasting demand for the project, we have assumed a market entry of year 2012.

Preliminary Site Primary Market Area

The Preliminary Primary Market Area (PMA) is the geographical area from which most of the support for a proposed LIHTC development is expected to originate. The use of a radius is an ineffective approach because it does not consider mobility patterns, changes in socioeconomic or demographic character of neighborhoods or physical landmarks that might impede development. PMAs are established using a variety of factors that include, but are not limited to:

- A detailed demographic and socioeconomic evaluation.
- Interviews with area planners, realtors and other individuals who are familiar with area growth patterns.
- A drive-time analysis of the market area.
- Personal observations of the field analyst.
- An evaluation of existing housing supply characteristics and trends.

For the purposes of this Analysis, we have used the cities of Waynesburg and Morrisville and the surrounding unincorporated area as the preliminary Primary Market Area (PMA). This preliminary PMA was determined through our knowledge of the market and a demographic analysis of the area. A full analysis would allow us to refine the boundaries of the PMA (should refinement be warranted).

A map illustrating the boundaries of the preliminary Waynesburg Site PMA is on the following page.

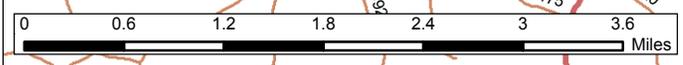
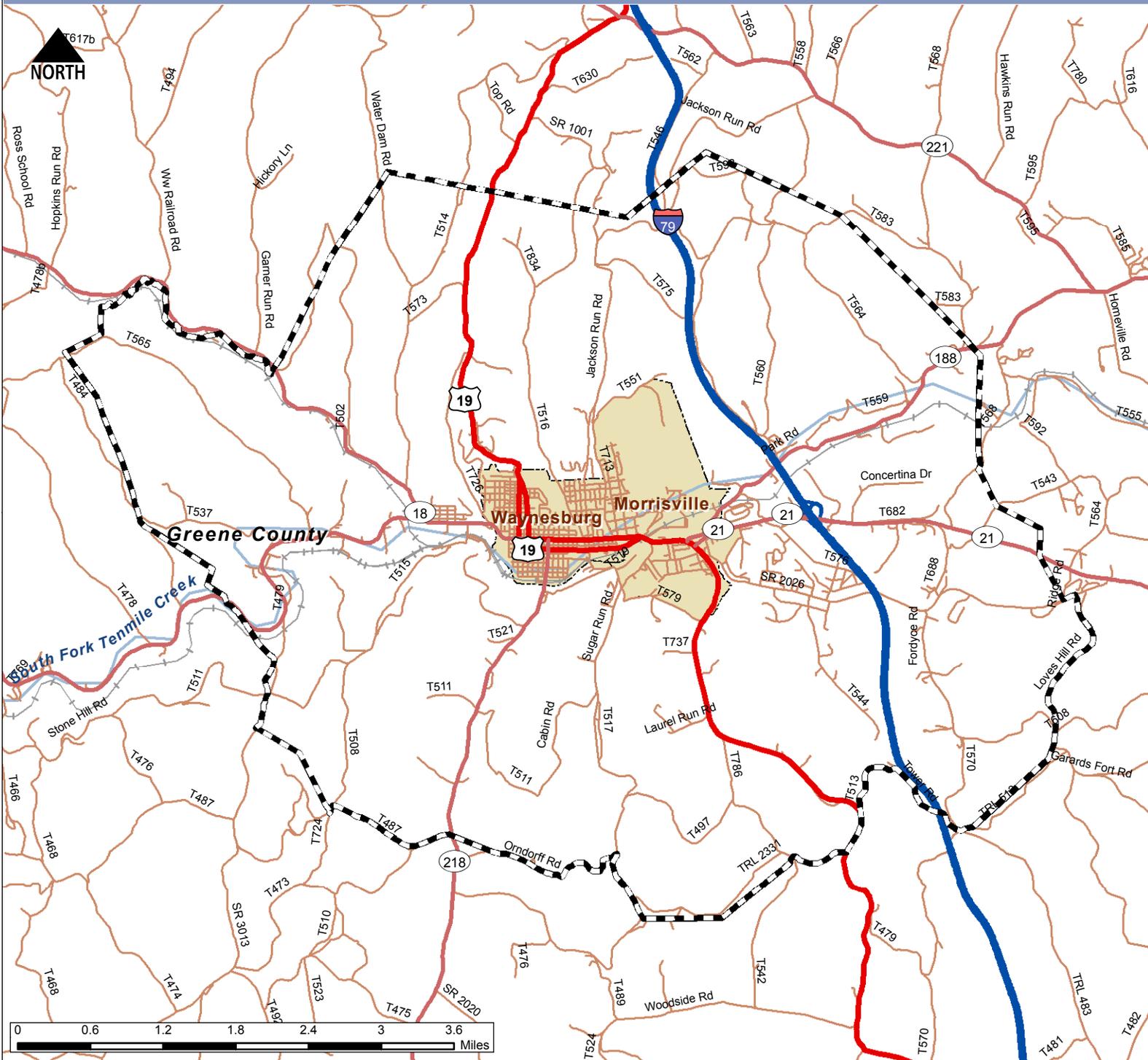
Waynesburg, PA: Primary Market Area



Primary Market Area Information
 Area: 33.95 Sq. Miles
 County in PMA: Greene
 2009 Estimated Population: 11,211
 2009 Total Households: 3,763
 2009 Median Household Inc.: \$39,680

Legend

PMA



1:72,802

Demographic Analysis

To determine the optimal development potential for Tax Credit housing within the preliminary Waynesburg Site PMA, it is important to analyze demographic trends within the preliminary Site PMA. Demographic analysis will aid in determining which age and/or income cohort within the defined Site PMA is in greatest need of housing.

Population Trends

The Waynesburg Site PMA population base increased by 2,052 between 1990 and 2000. This represents a 21.4% increase over the 1990 population, or an annual rate of 2.0%. The Site PMA population bases for 1990, 2000, 2009 (estimated) and 2014 (projected) are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2009 (ESTIMATED)	2014 (PROJECTED)
POPULATION	9,574	11,626	11,211	11,078
POPULATION CHANGE	-	2,052	-415	-133
PERCENT CHANGE	-	21.4%	-3.6%	-1.2%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2000 and 2009, the population declined by 415, or 3.6%. It is projected that the population will decline by 133, or 1.2%, between 2009 and 2014. While the population is projected to decline through at least year 2014, it is doing so at a slower rate than the decline experienced during the previous nine years indicating a stabilizing population base within the Waynesburg Site PMA.

The Site PMA population bases by age are summarized as follows:

POPULATION BY AGE	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)		CHANGE 2009-2014	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	2,494	21.5%	2,530	22.6%	2,442	22.0%	-88	-3.5%
20 TO 24	1,331	11.4%	1,289	11.5%	1,297	11.7%	8	0.6%
25 TO 34	1,965	16.9%	1,632	14.6%	1,560	14.1%	-72	-4.4%
35 TO 44	1,823	15.7%	1,566	14.0%	1,529	13.8%	-37	-2.4%
45 TO 54	1,526	13.1%	1,489	13.3%	1,356	12.2%	-133	-8.9%
55 TO 64	872	7.5%	1,189	10.6%	1,252	11.3%	63	5.3%
65 TO 74	700	6.0%	691	6.2%	856	7.7%	165	23.9%
75 & OVER	915	7.9%	825	7.4%	786	7.1%	-39	-4.7%
TOTAL	11,626	100.0%	11,211	100.0%	11,078	100.0%	-133	-1.2%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

As the preceding table illustrates, the 55 to 74 age cohorts are the only age cohorts that are projected to have significant growth within the Site PMA. The 20 to 24 age cohort is projected to have slight growth. When considering all age cohorts under the age of 55, the population base is projected to decline by 322, or 3.8%, from 2009 to 2014. In contrast, cohorts age 55 and over are projected to increase by 189, or 7.0%, during this same time period. This indicates a growing support base for a project targeting senior age cohorts whereas a project targeting the full spectrum of age cohorts will have a declining support base. Even with declining population base, however, there is still development potential for Tax Credit housing. Support will originate from existing individuals/households in the PMA seeking a more affordable and/or a higher quality rental alternative. In mature markets with aging and functionally obsolete product, a new Tax Credit development will meet the demands of households in search of higher quality and more affordable rental alternatives than currently exists in the market.

Housing Trends

Within the Waynesburg Site PMA, households increased by 111 (3.1%) between 1990 and 2000. Household trends within the Waynesburg Site PMA are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2009 (ESTIMATED)	2014 (PROJECTED)
HOUSEHOLDS	3,564	3,675	3,763	3,732
HOUSEHOLD CHANGE	-	111	89	-32
PERCENT CHANGE	-	3.1%	2.4%	-0.8%
HOUSEHOLD SIZE	2.45	2.36	2.31	2.29

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Between 2000 and 2009, households increased by 89 or 2.4%. By 2014, there will be 3,732 households, a decline of 32 households, or 0.8% from 2009 levels. This is a decline of approximately six households annually over the five-year projection period.

The Site PMA household bases by age are summarized as follows:

HOUSEHOLDS BY AGE	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)		CHANGE 2009-2014	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	214	5.8%	286	7.6%	276	7.4%	-10	-3.5%
25 TO 34	545	14.8%	590	15.7%	558	15.0%	-32	-5.4%
35 TO 44	731	19.9%	668	17.7%	646	17.3%	-22	-3.3%
45 TO 54	745	20.3%	733	19.5%	668	17.9%	-66	-9.0%
55 TO 64	469	12.8%	621	16.5%	659	17.7%	38	6.1%
65 TO 74	437	11.9%	406	10.8%	496	13.3%	90	22.2%
75 TO 84	405	11.0%	326	8.7%	302	8.1%	-24	-7.4%
85 & OVER	129	3.5%	133	3.5%	127	3.4%	-6	-4.5%
TOTAL	3,675	100.0%	3,763	100.0%	3,732	100.0%	-32	-0.8%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Much like population trends previously detailed, senior age cohorts age 55 to 74 are the only age groups projected to have household growth from 2009 to 2014. Growth in senior age cohorts in a market with overall household decline is typical of aging Midwestern markets in which younger households will migrate out of the region to pursue education and employment opportunities elsewhere. As the existing household base within the Site PMA continues to age in place, the demand for age-restricted household will increase.

Households by tenure are distributed as follows:

TENURE	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	2,096	57.0%	2,171	57.7%	2,148	57.6%
RENTER-OCCUPIED	1,579	43.0%	1,592	42.3%	1,584	42.4%
TOTAL	3,675	100.0%	3,763	100.0%	3,732	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

In 2009, homeowners occupied 57.7% of all occupied housing units, while the remaining 42.3% were occupied by renters. The share of renters is relatively high and represents a good base of potential renters in the market for a new rental housing development.

Households by tenure for those age 55 and older in 2000, 2009 (estimated) and 2014 (projected) are distributed as follows:

TENURE AGE 55+	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	914	63.5%	934	62.9%	1,006	63.5%
RENTER-OCCUPIED	526	36.5%	552	37.1%	578	36.5%
TOTAL	1,440	100.0%	1,486	100.0%	1,584	100.0%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

A total of 552 (37.1%) of all households age 55 and older within the Site PMA were renter-occupied in 2009. Note that the share of renter-occupied households among households age 55 and over is lower than the overall household base. Renter-occupied households age 55 and over, however, are projected to increase by 4.7% from 2009 to 2014.

The household sizes by tenure within the Site PMA, based on the 2000 Census and 2009 estimates, were distributed as follows:

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2009 (ESTIMATED)		CHANGE 2000-2009	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	647	41.0%	673	42.3%	26	4.0%
2 PERSONS	439	27.8%	397	25.0%	-41	-9.4%
3 PERSONS	295	18.7%	331	20.8%	37	12.4%
4 PERSONS	122	7.7%	116	7.3%	-6	-4.6%
5 PERSONS+	76	4.8%	74	4.7%	-2	-2.6%
TOTAL	1,579	100.0%	1,592	100.0%	14	0.9%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2009 (ESTIMATED)		CHANGE 2000-2009	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	468	22.3%	461	21.2%	-7	-1.4%
2 PERSONS	734	35.0%	762	35.1%	28	3.8%
3 PERSONS	311	14.8%	320	14.7%	9	2.7%
4 PERSONS	397	18.9%	408	18.8%	11	2.8%
5 PERSONS+	187	8.9%	220	10.1%	34	18.1%
TOTAL	2,096	100.0%	2,171	100.0%	75	3.6%

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

Among renter households, only one-person households are projected to increase from 2009 to 2014. This demographic trend is typical of aging markets in which households will age in place.

Income Trends

The distribution of households by income within the Waynesburg Site PMA is summarized as follows:

HOUSEHOLD INCOME	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	529	14.4%	419	11.1%	381	10.2%
\$10,000 TO \$19,999	734	20.0%	590	15.7%	596	16.0%
\$20,000 TO \$29,999	550	15.0%	453	12.0%	400	10.7%
\$30,000 TO \$39,999	534	14.5%	433	11.5%	423	11.3%
\$40,000 TO \$49,999	355	9.7%	390	10.4%	317	8.5%
\$50,000 TO \$59,999	244	6.6%	340	9.0%	467	12.5%
\$60,000 TO \$74,999	295	8.0%	372	9.9%	384	10.3%
\$75,000 TO \$99,999	194	5.3%	419	11.1%	406	10.9%
\$100,000 & OVER	240	6.5%	347	9.2%	358	9.6%
TOTAL	3,675	100.0%	3,763	100.0%	3,732	100.0%
MEDIAN INCOME	\$30,484		\$39,680		\$41,832	

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

In 2000, the median household income was \$30,484. This increased by 30.2% to \$39,680 in 2009. By 2014, it is projected that the median household income will be \$41,832, an increase of 5.4% over 2009.

The distribution of households by income age 55 and older within the Waynesburg Site PMA is summarized as follows:

HOUSEHOLD INCOME 55+	2000 (CENSUS)		2009 (ESTIMATED)		2014 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	246	17.1%	215	14.5%	209	13.2%
\$10,000 TO \$19,999	441	30.6%	376	25.3%	326	20.6%
\$20,000 TO \$29,999	241	16.7%	238	16.0%	274	17.3%
\$30,000 TO \$39,999	163	11.4%	147	9.9%	166	10.5%
\$40,000 TO \$49,999	93	6.5%	142	9.6%	125	7.9%
\$50,000 TO \$59,999	64	4.4%	79	5.3%	121	7.7%
\$60,000 & OVER	191	13.3%	287	19.3%	363	22.9%
TOTAL	1,440	100.0%	1,485	100.0%	1,584	100.0%
MEDIAN INCOME	\$21,372		\$26,352		\$29,385	

Source: 2000 Census; ESRI; Urban Decision Group; Bowen National Research

In 2000, the median household income for households age 55 and older was \$21,372. This increased by 23.3% to \$26,352 in 2009. By 2014, it is projected that the median household income will be \$29,385, an increase of 11.5% over 2009. Note the significantly lower incomes among senior households age 55 and over relative to the overall household base within the Waynesburg Site PMA.

The following tables illustrate renter household income by household size for 2000, 2009 and 2014 for the Waynesburg Site PMA:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	199	128	63	9	0	399
\$10,000 TO \$19,999	261	106	71	31	18	487
\$20,000 TO \$29,999	113	68	44	32	28	286
\$30,000 TO \$39,999	36	93	30	28	19	206
\$40,000 TO \$49,999	25	20	14	22	0	80
\$50,000 TO \$59,999	5	5	24	0	0	34
\$60,000 & OVER	8	19	49	0	11	88
TOTAL	647	439	295	122	76	1,579

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2009 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	182	114	58	9	0	363
\$10,000 TO \$19,999	265	88	64	28	16	462
\$20,000 TO \$29,999	124	52	40	30	23	268
\$30,000 TO \$39,999	36	80	29	23	18	187
\$40,000 TO \$49,999	41	25	19	27	0	112
\$50,000 TO \$59,999	7	5	25	0	0	37
\$60,000 & OVER	18	33	96	0	18	164
TOTAL	673	397	331	116	74	1,592

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2014 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	179	105	51	8	0	342
\$10,000 TO \$19,999	253	73	59	26	14	426
\$20,000 TO \$29,999	137	50	39	27	22	274
\$30,000 TO \$39,999	34	71	29	21	19	175
\$40,000 TO \$49,999	45	23	18	25	0	111
\$50,000 TO \$59,999	9	5	28	0	0	42
\$60,000 & OVER	27	42	121	0	24	214
TOTAL	684	369	345	108	79	1,584

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate renter household income by household size for age 55 and older for 2000, 2009 and 2014 for the Waynesburg Site PMA:

RENTER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	117	35	8	0	0	160
\$10,000 TO \$19,999	194	43	8	0	0	246
\$20,000 TO \$29,999	40	23	14	0	0	77
\$30,000 TO \$39,999	0	13	10	3	2	29
\$40,000 TO \$49,999	0	0	0	0	0	0
\$50,000 TO \$59,999	0	0	0	0	0	0
\$60,000 & OVER	0	0	14	0	0	14
TOTAL	352	114	54	3	2	526

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER AGE 55+ HOUSEHOLDS	2009 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	108	40	6	0	0	154
\$10,000 TO \$19,999	187	35	7	0	0	228
\$20,000 TO \$29,999	51	24	17	2	2	96
\$30,000 TO \$39,999	0	21	12	4	4	41
\$40,000 TO \$49,999	0	0	0	0	0	0
\$50,000 TO \$59,999	0	0	0	0	0	0
\$60,000 & OVER	0	0	32	0	0	32
TOTAL	345	120	75	6	6	552

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER AGE 55+ HOUSEHOLDS	2014 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	110	40	6	0	0	155
\$10,000 TO \$19,999	172	27	7	0	0	206
\$20,000 TO \$29,999	69	28	23	3	4	127
\$30,000 TO \$39,999	0	25	14	6	4	50
\$40,000 TO \$49,999	0	0	0	0	0	0
\$50,000 TO \$59,999	0	0	0	0	0	0
\$60,000 & OVER	0	0	40	0	0	40
TOTAL	351	120	90	9	8	578

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate owner household income by household size for age 55 and older for 2000, 2009 and 2014 for the Waynesburg Site PMA:

OWNER AGE 55+ HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	68	15	3	0	0	86
\$10,000 TO \$19,999	116	79	0	0	0	195
\$20,000 TO \$29,999	53	89	11	11	0	164
\$30,000 TO \$39,999	25	74	27	0	8	134
\$40,000 TO \$49,999	11	78	0	0	4	93
\$50,000 TO \$59,999	9	35	9	11	0	64
\$60,000 & OVER	14	95	58	6	4	178
TOTAL	296	465	109	28	16	914

Source: Ribbon Demographics; ESRI; Urban Decision Group

OWNER AGE 55+ HOUSEHOLDS	2009 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	46	13	1	0	0	61
\$10,000 TO \$19,999	94	54	0	0	0	148
\$20,000 TO \$29,999	50	70	11	11	2	143
\$30,000 TO \$39,999	22	68	15	0	0	106
\$40,000 TO \$49,999	25	83	0	0	35	142
\$50,000 TO \$59,999	9	54	7	10	0	79
\$60,000 & OVER	24	133	80	10	7	254
TOTAL	271	476	114	30	43	934

Source: Ribbon Demographics; ESRI; Urban Decision Group

OWNER AGE 55+ HOUSEHOLDS	2014 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	41	11	1	0	0	54
\$10,000 TO \$19,999	77	42	0	0	0	119
\$20,000 TO \$29,999	53	69	11	12	2	148
\$30,000 TO \$39,999	26	71	18	0	2	117
\$40,000 TO \$49,999	32	86	0	0	7	125
\$50,000 TO \$59,999	16	63	9	33	0	121
\$60,000 & OVER	37	165	101	11	8	322
TOTAL	281	508	141	56	19	1,006

Source: Ribbon Demographics; ESRI; Urban Decision Group

Data from the preceding tables is used in our demand estimates.

Conventional Apartments

Approximately 18 months ago, natural gas was discovered in the Waynesburg and greater Greene County area in what is referred to as the Marcellus Shale formation. The discovery of natural gas in the region has resulted in a significant influx of various drilling operators. These operators have hired local residents and have also brought in a significant amount of “outside” help. The influx of workers have created a housing shortage, as nearly all vacant housing opportunities are being used to house workers. Area hotels and campgrounds are reaching full capacity to temporality house workers until more permanent living alternatives are available. In our analysis of existing rental

supply within the Site PMA, we have only surveyed a sampling of conventional rentals and have excluding non-conventional living alternatives (hotels and modular campgrounds) from our survey. These would be included in a full feasibility analysis.

We identified and personally surveyed 18 conventional housing projects containing a total of 558 units within the Site PMA. This survey was conducted to establish the overall strength of the rental market and to identify those properties most comparable to a potential Tax Credit project. These rentals have a combined occupancy rate of 100.0%, an excellent rate for rental housing. Among these projects, 12 are non-subsidized (market-rate and Tax Credit) projects containing 177 units. The remaining six projects contain 381 government-subsidized units.

The following table summarizes the conventional rental units identified within the Site PMA:

MARKET-RATE						
BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	35	19.8%	0	0.0%	\$602
TWO-BEDROOM	1.0	91	51.4%	0	0.0%	\$827
TWO-BEDROOM	2.0	48	27.1%	0	0.0%	\$927
THREE-BEDROOM	1.0	3	1.7%	0	0.0%	\$796
TOTAL MARKET-RATE		177	100.0%	0	0.0%	-
SUBSIDIZED TAX CREDIT						
BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	32	94.1%	0	0.0%	N/A
TWO-BEDROOM	1.0	2	5.9%	0	0.0%	N/A
TOTAL SUBSIDIZED TAX CREDIT		34	100.0%	0	0.0%	-
GOVERNMENT-SUBSIDIZED						
BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT	MEDIAN GROSS RENT
STUDIO	1.0	36	10.4%	0	0.0%	N/A
ONE-BEDROOM	1.0	84	24.2%	0	0.0%	N/A
TWO-BEDROOM	1.0	106	30.5%	0	0.0%	N/A
THREE-BEDROOM	1.0	24	6.9%	0	0.0%	N/A
THREE-BEDROOM	1.5	63	18.2%	0	0.0%	N/A
FOUR-BEDROOM	1.5	34	9.8%	0	0.0%	N/A
TOTAL SUBSIDIZED		347	100.0%	0	0.0%	-

As the preceding table illustrates, all 558 non-subsidized rental units identified within the Site PMA are fully occupied with many projects maintaining long waiting lists. It is of note that there were no non-subsidized Tax Credit units identified within the Site PMA. This indicates a void in the market for this product type. Given that all rental housing identified within the Site PMA is fully occupied with waiting lists, pent-up demand likely exists in the market for rental housing targeting a variety of age- and income- cohorts.

The Median Gross rents among the market-rate projects identified range from \$602 for a one-bedroom unit to \$927 for a two-bedroom/2.0 bath unit. Note that the median gross rent for three-bedroom units is lower than the median gross rents for the two-bedroom units. In our field survey of 177 market-rate units, only three three-bedroom units were identified. Thus, sufficient data was not gathered to evaluate realistic median gross rents for this product type. The majority of market-rate three-bedroom rental product is concentrated in scattered single-family and duplex homes. The limited scope of this analysis did not allow for a detailed evaluation of scattered rental product. Given the high median gross rents of two-bedroom units identified, however, we believe the availability of quality three-bedroom non-subsidized rental product would command rents in the \$1,000 range.

Given that all conventional market-rate projects identified are reporting 100% occupancy, we do not believe these projects are realizing their full rent potential. Higher rents can be charged while still maintaining stabilized occupancy of at least 95.0%. Comparing rents to a 2006 survey of this market to our 2010 survey, rents appear to have increased on average by 10% to 15%. With tight rental housing conditions caused primarily by the economic impact of the Marcellus Shale formation, we would expect rental rates to have increased at faster rate. The age- and quality of product within the Site PMA has likely contributing to rental product not realizing its full rent potential.

Over 33% of all apartments surveyed were built prior to 1980. The following is a distribution of units surveyed by year built for the Site PMA:

YEAR BUILT	PROJECTS	UNITS	VACANCY RATE
Before 1970	6	41	0.0%
1970 to 1979	2	18	0.0%
1980 to 1989	1	6	0.0%
1990 to 1999	1	16	0.0%
2000	0	0	0.0%
2001	0	0	0.0%
2002	1	96	0.0%
2003	0	0	0.0%
2004	0	0	0.0%
2005	0	0	0.0%
2006	0	0	0.0%
2007	0	0	0.0%
2008	0	0	0.0%
2009	0	0	0.0%
2010*	0	0	0.0%
TOTAL	11	177	0.0%

*As of July

The market's newest rental project identified is Cedar Ridge (Map ID 9). This project was built in 2002 and offers 96 two-bedroom units. Management reports the project has been fully occupied over the past several years. Management at Cedar Ridge reports that they believe the greatest need in the market is for three-bedroom rental product, as many units at their project are occupied by four+-person households.

The following table details year built of owner- and renter-occupied housing within the Waynesburg Site PMA as reported by the 2000 Census:

YEAR BUILT	OWNER		RENTER	
	# OF UNITS	SHARE	# OF UNITS	SHARE
1999 TO MARCH 2000	28	1.3%	0	0.0%
1995 TO 1998	83	4.0%	50	3.2%
1990 TO 1994	95	4.5%	119	7.5%
1980 TO 1989	255	12.2%	126	8.0%
1970 TO 1979	316	15.1%	313	19.8%
1960 TO 1969	178	8.5%	210	13.3%
1940 TO 1959	431	20.6%	271	17.2%
1939 OR EARLIER	710	33.9%	490	31.0%
TOTAL	2,096	100.0%	1,579	100.0%

Source: 2000 Census

Among the 1,579 rental units within the Site PMA identified in the 2000 Census, nearly half of these units (48.2%) were built prior to 1960 with another 33.1% were built between 1960 and 1980. This is a high share of aging product. Based on our on-site inspection of this market, we believe much of this product to be outdated and functionally obsolete. It is our professional opinion that the Waynesburg rental housing market is in need of new product, replacement of aging and functionally obsolete product or at the very least, renovation and modernization of existing structures.

Affordable Comparables

As stated earlier, there were no non-subsidized Tax Credit units identified within the Site PMA. There were, however, several subsidized projects identified. Evaluation of subsidized projects provides a general indication of current low-income housing market conditions and aids in forecasting current and future demand for this product type. Note however, that subsidized projects generally target a different (lower-income) tenant profile than Tax Credit housing.

Within the Waynesburg Site PMA, we identified eight subsidized projects. These eight subsidized properties and the conceptual proposed subject development are summarized as follows. Information regarding property address, phone number, contact name and utility responsibility is included in the Phone Survey of Conventional Rentals.

MAP I.D.	PROJECT NAME	YEAR BUILT/ RENOVATED	TOTAL UNITS	OCC. RATE	WAITING LIST	TARGET MARKET
SITE	WANYESBURG FAMILY	2012	~70	-	-	FAMILIES; 60% AMHI
SITE	WANYESBURG SENIOR	2012	~30	-	-	SENIOR 55+; 60% AMHI
1	WAYNESBURG HOUSE	1889 / 1995	34	100.0%	6 MONTHS	SENIORS 62+; 60% AMHI & RD 515
2	WAYNE VILLAGE	1972	60	100.0%	71 H.H.	FAMILIES; PUBLIC HOUSING
4	THOMPSON GARDENS	1973	60	100.0%	68 H.H.	FAMILIES; PUBLIC HOUSING
6	MOUNTAINVIEW GARDENS	1982 / 1997	114*	100.0%	3-6 MONTHS	FAMILIES; SECTION 8
7	SCATTERED SITES	1972 / 1988	40	100.0%	71 H.H.	FAMILIES; PUBLIC HOUSING
8	GRANDVIEW	1981	43	100.0%	71 H.H.	FAMILIES; PUBLIC HOUSING
10	BRIDE STREET COMMONS	1991	30	100.0%	6-12 MONTHS	SENIORS 62+; SECTION 8
12	AVALON COURT	1967 / 1990	40**	0.0%	68 H.H.	FAMILIES; PUBLIC HOUSING

OCC. - Occupancy

*Market-rate units not included

**Units under construction

All eight subsidized properties identified are fully occupied with waiting lists of up to 12 months and 71 households. This is clear indication of pent-up demand in the market for additional affordable housing. Note that Avalon Court is under renovations following a fire. All 40 units are spoken for and will be largely re-tenanted with former residents of the building prior to the fire damage.

The unit sizes (square footage) and number of bathrooms included in each of the different comparable unit types offered in the market are compared with the subject development in the following table:

		SQUARE FOOTAGE				
MAP I.D.	PROJECT NAME	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
SITE	WANYESBURG FAMILY	-	650	850	1,000	-
SITE	WANYESBURG SENIOR	-	650	850	-	-
1	WAYNESBURG HOUSE	-	603	800	-	-
2	WAYNE VILLAGE	-	-	750	950	1,100
4	THOMPSON GARDENS	400	550	-	-	-
6	MOUNTAINVIEW GARDENS	-	580	750	950	1,100
7	SCATTERED SITES	-	-	700	950	1,100
8	GRANDVIEW	-	-	800	950	1,100
10	BRIDE STREET COMMONS	-	540	-	-	-
12	AVALON COURT	375	500	-	-	-

		NUMBER OF BATHS				
MAP I.D.	PROJECT NAME	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
SITE	WANYESBURG FAMILY	-	1.0	2.0	2.0	-
SITE	WANYESBURG FAMILY	-	1.0	1.0	-	-
1	WAYNESBURG HOUSE	-	1.0	1.0	-	-
2	WAYNE VILLAGE	-	-	1.0	1.5	1.5
4	THOMPSON GARDENS	1.0	1.0	-	-	-
6	MOUNTAINVIEW GARDENS	-	1.0	1.0	1.0	1.5
7	SCATTERED SITES	-	-	1.0	1.5	1.5
8	GRANDVIEW	-	-	1.0	1.5	1.5
10	BRIDE STREET COMMONS	-	1.0	-	-	-
12	AVALON COURT	1.0	1.0	-	-	-

The unit size recommendations for the subject project (senior and family component) are minimum size requirements under Pennsylvania Housing Finance Agency requirements for a new construction project seeking Tax Credit funding. At minimum programmatic guideline sizes, the subject units will represent the largest affordable units in the Site PMA. This will enhance marketability and enable the subject project to compete well with existing affordable rental alternatives within the site PMA.

We are recommending two full bathrooms in the two- and three-bedroom units. While fewer bathrooms will enable the project to remain competitive and be consistent with current market offerings, the addition of a second bathroom would enhance long-term marketability and protect the subject project from possible market downturns or the addition of new product. While local economic representatives and representatives from natural gas operators expect the natural gas industry to remain in the region for a long period of time, the possibility of this business diminishing and corresponding reduction in population needing rental housing exists. Thus, we believe it is important for long-term feasibility of the project to represent a significant market advantage. The addition of a second bathroom in the two- and three-bedroom units will aid in securing a market advantage. An additional bathroom in these units will also be appealing to non-related individuals/households sharing a unit.

Market-rate Comparables

We identified seven market-rate properties within the Site PMA that we consider comparable to the conceptual development in terms of units types and sizes offered. These seven selected properties are used to derive achievable market rent for a project with characteristics similar to the subject development. It is important to note that for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the subject units without maximum income and rent restrictions.

The proposed subject development and the seven selected properties include the following:

					UNIT MIX (OCCUPANCY RATE)				
MAP I.D.	PROJECT NAME	YEAR BUILT	TOTAL UNITS	OCC. RATE	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.	FOUR-BR.
SITE	WAYNESBURG FAMILY	2012	~70	-	-	18	12	-	-
SITE	WAYNESBURG SENIOR	2012	~30	-	-	24	35	11	-
3	WALNUT AVENUE TOWNHOMES	1974	8	100.0%	-	-	8 (100.0%)	-	-
5	OAK RIDGE APTS.	1992	16	100.0%	-	-	15 (100.0%)	1 (100.0%)	-
9	CEDAR RIDGE	2002	96 + 48*	100.0%	-	-	96 (100.0%)	-	-
11	BONAR APTS.	1960	20	100.0%	-	10 (100.0%)	10 (100.0%)	-	-
13	440 N. RICHHILL ST.	1963 / 2009	5	100.0%	-	4 (100.0%)	1 (100.0%)	-	-
14	VICTORIA SQUARE COMPLEX	1975	10	100.0%	-	3 (100.0%)	5 (100.0%)	2 (100.0%)	-
17	554 N. RICHHILL ST.	1956	4	100.0%	-	3 (100.0%)	1 (100.0%)	-	-

Occ. - Occupancy

*Units under construction

All market-rate projects identified are fully occupied. Note that Cedar Ridge (Map ID 9) is adding 48 units and expects these units to be finished and ready for occupancy early next year.

The gross rents (which include utility costs estimates) and unit mixes for the comparable market-rate apartment projects and the anticipated rents at the conceptual subject project are listed in the following table:

		GROSS RENT (TOTAL UNITS)			
MAP I.D.	PROJECT NAME	STUDIO	ONE-BR.	TWO-BR.	THREE-BR.
SITE	WAYNESBURG FAMILY	-	\$609 (24)	\$730 (35)	\$844 (11)
SITE	WAYNESBURG SENIOR	-	\$609 (18)	\$730 (12)	-
3	WALNUT AVENUE TOWNHOMES	-	-	\$627 (8)	-
5	OAK RIDGE APTS.	-	-	\$843 (15)	\$796 (1)
9	CEDAR RIDGE	-	-	\$827-\$927 (96)	-
11	BONAR APTS.	-	\$650 (10)	\$695 (10)	-
13	440 N. RICHHILL ST.	-	\$562 (4)	\$667 (1)	-
14	VICTORIA SQUARE COMPLEX	-	\$530 (3)	\$730 (5)	\$880 (2)
17	554 N. RICHHILL ST.	-	\$520-\$560 (3)	\$645 (1)	-

The recommended subject rents are within the range of rents currently being charged at area market-rate rental alternatives within the Site PMA. Note that much of the existing market-rate product within the Site PMA is aging and of inferior design and offers very limited unit and project amenities. We expect the newness of the subject project to achieve a rent premium over much of the functionally obsolete rental product identified within the site PMA. Cedar Ridge and Oak Ridge Apartments are the newest market-rate project identified and are charging significantly higher rents than the remaining market-rate comparables identified. This is clear indication that newer product is able to achieve a rent premium.

The selected market-rate properties detailed in the preceding table were used to derive market rent for a project with characteristics similar to the proposed subject development and the subject property's market advantage. It is important to note that, for the purpose of this analysis, we only select market-rate properties. Market-rate properties are used to determine rents that can be achieved in the open market for the proposed subject units without maximum income and rent restrictions.

Since it is unlikely that any two properties are identical, we adjust the collected rent (the actual rent paid by tenants) of the selected properties according to whether or not they compare favorably with the subject development. Rents of projects that have additional or better features than the subject site are adjusted negatively, while projects with inferior or fewer features are adjusted positively. For example, if the proposed subject project does not have a washer and dryer and a selected property does, then we lower the collected rent of the selected property by the estimated value of a washer and dryer to derive an *achievable market rent* for a project similar to the proposed project.

The rent adjustments used in this analysis are based on various sources, including known charges for additional features within the Site PMA, estimates made by area property managers and realtors, quoted rental rates from furniture rental companies and Bowen National Research's prior experience in markets nationwide.

It is important to note that one or more of the selected properties may be more similar to the subject property than others. These properties are given more weight in terms of reaching the final achievable market rent determination. While monetary adjustments are made for various unit and project features, the final market rent determination is based upon the judgments of our market analysts.

The Rent Comparability Grids on the following pages show the collected rents for each of the selected properties and illustrate the adjustments made (as needed) for various features, and location or neighborhood characteristics, as well as quality differences that exist between the selected properties and the subject development.

Rent Comparability Grid

Unit Type →

ONE BEDROOM

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Waynesburg Family		Bonar Apts.		440 N. Richhill St.		Victoria Square Complex		554 N. Richhill St.			
on		75 Bonar Ave.		440 N. Richhill St.		95 E. High St.		554 N. Richhill St.			
Waynesburg, PA		Waynesburg, PA		Waynesburg, PA		Waynesburg, PA		Waynesburg, PA			
A.	Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$650		\$425		\$550		\$480			
2	Date Surveyed	Aug-10		Aug-10		Aug-10		Aug-10			
3	Rent Concessions	None		None		None		None			
4	Occupancy for Unit Type	100%		100%		100%		100%			
5	Effective Rent & Rent/ sq. ft	\$650	1.08	\$425	0.65	\$550	1.83	\$480	0.91		
B.	Design, Location, Condition	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		EE/4, 5		WU/2			
7	Yr. Built/Yr. Renovated	1960	\$52	1963/2009	\$26	1975	\$37	1956	\$56		
8	Condition /Street Appeal	G	\$30	F	\$60	G	\$30	G	\$30		
9	Neighborhood	G		G		G		G			
10	Same Market?	Yes		Yes		Yes		Yes			
C.	Unit Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	1		1		1		1			
12	# Baths	1		1		1		1			
13	Unit Interior Sq. Ft.	650	\$13	650		300	\$89	525	\$32		
14	Balcony/ Patio	Y	\$5	N	\$5	N	\$5	N	\$5		
15	AC: Central/ Wall	C	\$5	N	\$15	C		N	\$15		
16	Range/ refrigerator	R/F		R/F		R/F		R/F			
17	Microwave/ Dishwasher	N/Y	\$10	N/N	\$10	N/N	\$10	N/N	\$10		
18	Washer/Dryer	HU/L	\$10	L	\$10	L	\$10	N	\$15		
19	Floor Coverings	C		C		C		C			
20	Window Coverings	B		N	\$5	B		B			
21	Intercom/Security System	N/N	(\$3)	N/N		N/N		N/N			
22	Garbage Disposal	Y	\$5	N	\$5	N	\$5	N	\$5		
23	Ceiling Fans	Y	\$5	N	\$5	N	\$5	N	\$5		
D.	Site Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		LOT/\$0		STREET		STREET			
25	On-Site Management	Y	\$5	N	\$5	Y		N	\$5		
26	Security Gate	N		N		N		N			
27	Clubhouse/ Meeting Rooms	N/N		N/N		N/N		N/N			
28	Pool/ Recreation Areas	N		N		N		N			
29	Computer Center	Y	\$3	N	\$3	N	\$3	N	\$3		
30	Picnic Area	N		N		N		N			
31	Playground	Y	\$3	N	\$3	N	\$3	N	\$3		
32	Social Services	N		N		N		N			
E.	Utilities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E	(\$53)	N/E		Y/G	(\$53)	Y/G	(\$53)		
34	Cooling (in rent?/ type)	N/E		N/E		Y/E		N/E			
35	Cooking (in rent?/ type)	N/E	(\$8)	N/E		Y/E	(\$4)	N/E			
36	Hot Water (in rent?/ type)	N/E	(\$19)	N/E		Y/G	(\$19)	Y/G	(\$19)		
37	Other Electric	N	(\$38)	N		Y	(\$38)	N			
38	Cold Water/ Sewer	Y/Y		N/N	\$38	Y/Y		N/N	\$38		
39	Trash /Recycling	Y/N		Y/N		Y/N		Y/N			
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	12	1	12		10		12			
41	Sum Adjustments B to D	\$146	(\$3)	\$152		\$197		\$184			
42	Sum Utility Adjustments		(\$118)	\$38			(\$114)	\$38	(\$72)		
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$25	\$267	\$190	\$190	\$83	\$311	\$150	\$294		
G.	Adjusted & Market Rents	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$675		\$615		\$633		\$630			
45	Adj Rent/Last rent		104%		145%		115%		131%		
46	Estimated Market Rent	\$630	\$0.97 ←	Estimated Market Rent/ Sq. Ft							

Rent Comparability Grid

Unit Type →

TWO BEDROOM

Subject		Comp #1		Comp #2		Comp #3		Comp #4		Comp #5	
Waynesburg Family		Walnut Avenue Townhomes		Oak Ridge Apts.		Cedar Ridge		Victoria Square Complex			
on		1260 Walnut Ave.		1010 Oak Ridge Rd.		101 Glade Ave.		95 E. High St.			
Waynesburg, PA		Waynesburg, PA		Waynesburg, PA		Waynesburg, PA		Waynesburg, PA			
A.	Rents Charged	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
1	\$ Last Rent / Restricted?	\$425		\$675		\$710		\$750			
2	Date Surveyed	Aug-10		Aug-10		Aug-10		Aug-10			
3	Rent Concessions	None		None		None		None			
4	Occupancy for Unit Type	100%		100%		100%		100%			
5	Effective Rent & Rent/ sq. ft	\$425	0.45	\$675	0.84	\$710	0.89	\$750	1.56		
B.	Design, Location, Condition	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	WU/2		WU/2		WU/2		EE/4, 5			
7	Yr. Built/Yr. Renovated	2012		1974	\$38	1992	\$20	2002	\$10	1975	\$37
8	Condition /Street Appeal	E		F	\$60	G	\$30	E		G	\$30
9	Neighborhood	G		G		G		G		G	
10	Same Market?	Yes		Yes		Yes		Yes		Yes	
C.	Unit Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2		2		2		2			
12	# Baths	2		1	\$30	1	\$30	1	\$30	1	\$30
13	Unit Interior Sq. Ft.	850		950	(\$21)	800	\$11	800	\$11	480	\$78
14	Balcony/ Patio	Y		Y		N	\$5	Y		N	\$5
15	AC: Central/ Wall	C		N	\$15	W	\$5	C		C	
16	Range/ refrigerator	R/F		R/F		R/F		R/F		R/F	
17	Microwave/ Dishwasher	N/Y		N/N	\$10	N/N	\$10	Y/Y	(\$5)	N/N	\$10
18	Washer/Dryer	HU/L		HU	\$5	L	\$10	HU	\$5	L	\$10
19	Floor Coverings	C		C		C		C		C	
20	Window Coverings	B		N	\$5	B		B		B	
21	Intercom/Security System	N/N		N/N		N/N		N/N		N/N	
22	Garbage Disposal	Y		N	\$5	N	\$5	N	\$5	N	\$5
23	Ceiling Fans	Y		N	\$5	N	\$5	N	\$5	N	\$5
D.	Site Equipment/ Amenities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)	LOT/\$0		STREET		LOT/\$0		LOT/\$0		STREET	
25	On-Site Management	Y		N	\$5	N	\$5	Y		Y	
26	Security Gate	N		N		N		N		N	
27	Clubhouse/ Meeting Rooms	N/N		N/N		N/N		N/Y	(\$5)	N/N	
28	Pool/ Recreation Areas	N		N		N		F	(\$5)	N	
29	Computer Center	Y		N	\$3	N	\$3	N	\$3	N	\$3
30	Picnic Area	N		N		N		Y	(\$3)	N	
31	Playground	Y		N	\$3	N	\$3	Y		N	\$3
32	Social Services	N		N		N		N		N	
E.	Utilities	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	N/E		N/G		N/G		N/E		Y/G	(\$65)
34	Cooling (in rent?/ type)	N/E		N/E		N/E		N/E		Y/E	
35	Cooking (in rent?/ type)	N/E		N/G		N/G		N/E		Y/E	(\$5)
36	Hot Water (in rent?/ type)	N/E		N/G		N/G		N/E		Y/G	(\$24)
37	Other Electric	N		N		N		N		Y	(\$48)
38	Cold Water/ Sewer	Y/Y		N/N	\$42	N/N	\$42	N/N	\$42	Y/Y	
39	Trash /Recycling	Y/N		N/N	\$14	Y/N		Y/N		Y/N	
F.	Adjustments Recap	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D			12	1	13		7	4	11	
41	Sum Adjustments B to D			\$184	(\$21)	\$142		\$69	(\$18)	\$216	
42	Sum Utility Adjustments			\$56		\$42		\$42		(\$142)	
		Net	Gross	Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$219	\$261	\$184	\$184	\$93	\$129	\$74	\$358		
G.	Adjusted & Market Rents	Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$644		\$859		\$803		\$824			
45	Adj Rent/Last rent		152%		127%		113%		110%		
46	Estimated Market Rent	\$815	\$0.96 ←	Estimated Market Rent/ Sq. Ft							

Once all adjustments to collected rents were made, the adjusted rents for each comparable were used to derive an achievable market rent for each bedroom type. Each property was considered and weighed based upon its proximity to the subject site and its amenities and unit layout compared to the subject project.

Based on the preceding Rent Comparability Grids, it was determined that the achievable market rents for units similar to the proposed development are \$630 for a one-bedroom units and \$815 for a two-bedroom unit. Given the limited supply of three-bedroom conventional non-subsidized rental product identified, a grid was not prepared for the three-bedroom units. In the two-bedroom Rent Comparability Grid, we arrived at an estimated market rent per square foot of \$0.96. Applying this estimated market rent per square foot to the proposed 1,000 square feet of the subject project’s three-bedroom units yields and estimated market rent of \$960.

In the preceding Rent Comparability Grids, we did not give any one project more weight than the other in estimating the Achievable Market Rents for the subject project. Rather, we discounted the lowest and highest adjusted rents and took the average of the remaining average rents.

The recommended subject collected (tenant-paid) rents and their market rent advantage are summarized in the following table:

BEDROOM TYPE	RECOMMENDED COLLECTED RENT	ACHIEVABLE MARKET RENT	MARKET RENT ADVANTAGE
ONE-BEDROOM	\$510	\$630	19.0%
TWO-BEDROOM	\$605	\$815	25.8%
THREE-BEDROOM	\$695	\$960	27.6%

Based on our analysis of rents at comparable market-rate properties, the proposed collected rents represent market rent advantages of 19.0% to 27.6%. Typically, Tax Credit rents should represent at least a 10% value to market to insure a sufficient flow of residents. As such, the proposed rents are considered achievable and should represent an excellent value in the market.

Planned or Proposed

Based on an interview with Steve Coss, Building Code Officer with Waynesburg (724-627-5473), there are three multifamily projects planned or under construction within the Site PMA. Two of these projects have already been mentioned in this analysis and include the 40-unit renovation of Avalon Court (Map ID 12) following a fire and the 48-unit addition at Cedar Ridge (Map ID 48). Mr. Coss reports that a nine-unit market-rate development consisting of all three-bedroom units is planned for a site located on Woodland Avenue. The project was approved; however, building permits have yet to be pulled. The developer is still considering whether the units will be owner-occupied or rental units. Note that none of these planned or under construction projects will compete with a Tax Credit development, as a different tenant profile is being targeted.

Capture Rate Calculations

A capture rate calculation in its simplest form is a ratio of the number of proposed subject units divided by the number of income-eligible household within the Site PMA. For example, if the subject project is proposed to offer 10 units and there are 100 income-eligible households within the Site PMA to occupy a unit at the subject project, the resulting capture rate is 10.0% ($10/100 = 10.0\%$). In terms of market feasibility, lower capture rates are better and indicate a deeper support base of income-eligible households. A higher capture rate indicates limited demographic support and limited market feasibility for a project. To further illustrate this point, if the subject project was proposed to offer a total of 10 units and there are an estimated 20 income-eligible households within the Site PMA to occupy a unit at the site (yields a 50.0% capture rate), management would have to attract one of every two income-eligible households within the Site PMA to fill the project. It is apparent that a project has a better chance of becoming fully occupied when there is a larger demographic pool and corresponding lower capture rate.

There are a variety of demand calculation methodologies utilized by various state finance agencies. The Pennsylvania Housing Finance Agency (PHFA) methodology divides the number of proposed subject units by the number of income-eligible households (owners and renters). Under this methodology, capture rates around 10% and lower are considered good and indicate sufficient demographic support within the Site PMA to support a proposed Tax Credit project.

PHFA Demand Methodology

Under PHFA demand methodology, the rent-to-income ratio can not exceed 40% for a general occupancy project and 45% for an age-restricted project. For the purpose of estimating demand for Tax Credit units within the Site PMA, we will assume the minimum gross monthly rent of \$609, which is the maximum allowable rent under Tax Credit guidelines for a one-bedroom unit targeting households earning up to 60% of AMHI. Thus, the minimum income requirement being considered to reside at a Tax Credit project targeting households earning up to 60% of AMHI is \$18,270 for a general occupancy project and \$16,240 for an age-restricted project. We assume an age-restricted project will primarily target one- and two-person households age 55 and over and a general occupancy project will generally target one-through five-person households. Thus, the maximum incomes being considered for a Tax Credit project targeting households earning up to 60% of AMHI within the Waynesburg Site PMA is \$25,980 for an age-restricted project and \$35,100 for a general occupancy project.

Based on the preceding analysis, the income-appropriate range required for residency at the subject project with units built to serve households at 60% of AMHI for either age-restricted or general occupancy is as follows:

UNIT TYPE	INCOME RANGE	
	MINIMUM	MAXIMUM
SENIOR (LIMITED TO 60% AMHI)	\$16,240	\$25,980
FAMILY (LIMITED TO 50% AMHI)	\$18,270	\$35,100

Should a new Tax Credit project be developed, we assume a market entry date of 2012 for forecasting demographic support. Within the Waynesburg Site PMA, there will be an estimated 285 income-eligible households (owners and renters) age 55 and over in year 2012. To achieve a capture rate of 10% or less, no more than 28 units can be supported.

Within the Waynesburg Site PMA, there will be an estimated 776 income-eligible households (owners and renters) regardless of age in year 2012. To achieve a capture rate of 10% or less, no more than 77 units can be supported. These demand estimates are summarized as follows:

	DEMAND ESTIMATES	
	SENIOR	FAMILY
INCOME-ELIGIBLE RENTER HOUSEHOLDS-2012*	149	405
INCOME-ELIGIBLE OWNER HOUSEHOLDS-2012*	136	371
TOTAL INCOME-ELIGIBLE HOUSEHOLDS-2012*	149 + 136 = 285	405 + 371 = 776
(X) 10% CAPTURE RATE	285 X 10%	776 X 10%
= NUMBER OF UNITS OF SUPPORT	= 28	= 77

*Senior component considers households age 55 and over

Following PHFA demand methodology guidelines, up to 28 age-restricted and 77 general occupancy Tax Credit units can be supported in the market. Note that this assumes Tax Credit units set at maximum allowable Tax Credit rents with all units targeting households earning up to 60% of AMHI. Should lower income-eligible bands be targeted by offering lower rents, there would be additional demographic support.

NCAHMA Demand Methodology

In addition to the PHFA demand methodology calculated above, we have also calculated demand for a new Tax Credit project under Nation Council of Affordable Housing Market Analyst (NCAHMA) demand methodology. NCAHMA demand methodology differs from PHFA demand methodology in that the industry accepted rent-to-income ratios are 35% for general occupancy projects and 40% for age-restricted projects. NCAHMA demand methodology generally only considers income-eligible *renter* households whereas PHFA demand methodology considers all income-eligible households (owners and renters).

Given the tight rental housing conditions within the Waynesburg Site PMA caused primarily by the influx of oil and gas industry workers, we believe that higher capture rates are achievable and appropriate in this market. In tight rental markets, prospective renters have fewer rental alternatives from which to choose from. In this market, we believe capture rates of 30% for age-restricted projects and 20% for general occupancy projects are achievable.

Using a rent-to-income ratio of 40% for age-restricted projects and 35% for general occupancy projects, the income-appropriate ranges required for residency are summarized as follows

UNIT TYPE	INCOME RANGE	
	MINIMUM	MAXIMUM
SENIOR (LIMITED TO 60% AMHI)	\$18,270	\$25,980
FAMILY (LIMITED TO 50% AMHI)	\$20,880	\$35,100

Within the Waynesburg Site PMA, there will be an estimated 105 income-eligible renter age 55 and over in year 2012 following NCAHMA demand methodology. To achieve a capture rate of 30% or less, no more than 31 units can be supported.

Within the Waynesburg Site PMA, there will be an estimated 305 income-eligible renter households (all renter households regardless of age) in year 2012 following NCAHMA demand methodology. To achieve a capture rate of 20% or less, no more than 61 units can be supported. These demand estimates are summarized as follows:

	DEMAND ESTIMATES	
	SENIOR	FAMILY
INCOME-ELIGIBLE RENTER HOUSEHOLDS-2012*	105	305
(X) CAPTURE RATE (30% = senior & 20% = family)	105 X 30%	305 X 20%
= NUMBER OF UNITS OF SUPPORT	= 31	= 61

*Senior component considers households age 55 and over

Following NCAHMA demand methodology guidelines, up to 31 age-restricted and 61 general occupancy Tax Credit units can be supported in the market. Like the PHFA demand methodology, this assumes rents set at maximum allowable Tax Credit guidelines with all units targeting households earning up to 60% of AMHI. Additional support for Tax Credit housing likely exists beyond our conservative demand estimates calculated above.

Conclusions

Within the Waynesburg Site PMA, there appears to be immediate demand for a Tax Credit development of approximately 30 age-restricted units and 70 general occupancy units. It is important to note that there is likely additional demand for housing in the Waynesburg Site PMA that is not being reflected in the preceding demand calculations. The additional demand for housing likely includes deep-subsidy housing and market-rate housing. Several local representatives report that there is a limited supply of housing available for the many natural gas industry workers that have migrated to the area in the past 18 months. It is of note that most of these workers are earning incomes that are too high to qualify for Tax Credit housing, which has been the focus of this analysis. In general, Tax Credit product within the Waynesburg Site PMA is limited to targeting households earning between \$15,000 and \$35,000. While this is a narrow demographic slice of the entire income earning spectrum, this demographic cohort is traditionally an underserved population base within a market in terms of housing alternatives. All rental housing identified in our analysis is fully occupied indicating pent-up demand for

additional housing targeting a variety of age- and income cohorts. Based on our review of 2000 Census data and a sampling of rental housing alternatives identified through our on-site inspection of the market, the Waynesburg Site PMA rental housing market is aging and, in our professional opinion, is considered functionally obsolete. Additional new and high-quality product should be added to the market and aging existing product should be replaced or at the very least, renovated and modernized. Note that this analysis primarily focused on demographic support trends detailed by census data and census projections. With the discovery of the Marcellus Shale formation and the influx of workers, there is likely additional housing needs beyond what census demographic projections are forecasting. While some members of the community perceive these workers as transient and “temporary” residents, the fact that a high share of workers are utilizing area hotels and campground trailers indicates pent-up demand for additional housing units serving not only the natural gas workers but also existing residents of Waynesburg. An influx of individuals and households to an area for whatever reason will cause a tightening of housing alternatives for individuals/households within the entire age- and income-spectrum.

While it is uncertain as to how long the natural gas industry will remain in the Waynesburg area and the long-term demographic increase of permanent residents that will result, the need for additional housing under current market conditions exists. The development of Tax Credit product within the Site PMA will aid in meeting a share of the pent-up demand for this product type.

A field survey of area rentals identified within the Site PMA with a corresponding property location map is included with this letter analysis. While not part of this analysis, we have included demographic data for the five school districts within Greene County as Addendum B.

The findings of this report are considered preliminary and could be further evaluated with a full market study. If there are any additional questions, please do not hesitate to contact us.

Sincerely,



Nathan Young
Market Analyst
nathany@bowennational.com

ADDENDUM A: PHONE SURVEY OF CONVENTIONAL RENTALS

WAYNESBURG, PA

The following section is a phone survey of conventional rental properties. These properties were identified through a variety of sources including area apartment guides, yellow page listings, government agencies, the Chamber of Commerce, and previous field inspection conducted by our firm. The intent of this phone survey is to evaluate the overall strength of the existing rental market, identify trends that impact future development, and identify those properties that would be considered most comparable to the subject site. None of these properties were visited in person. Because this information is collected by phone, we cannot verify the accuracy of this data.

The phone survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

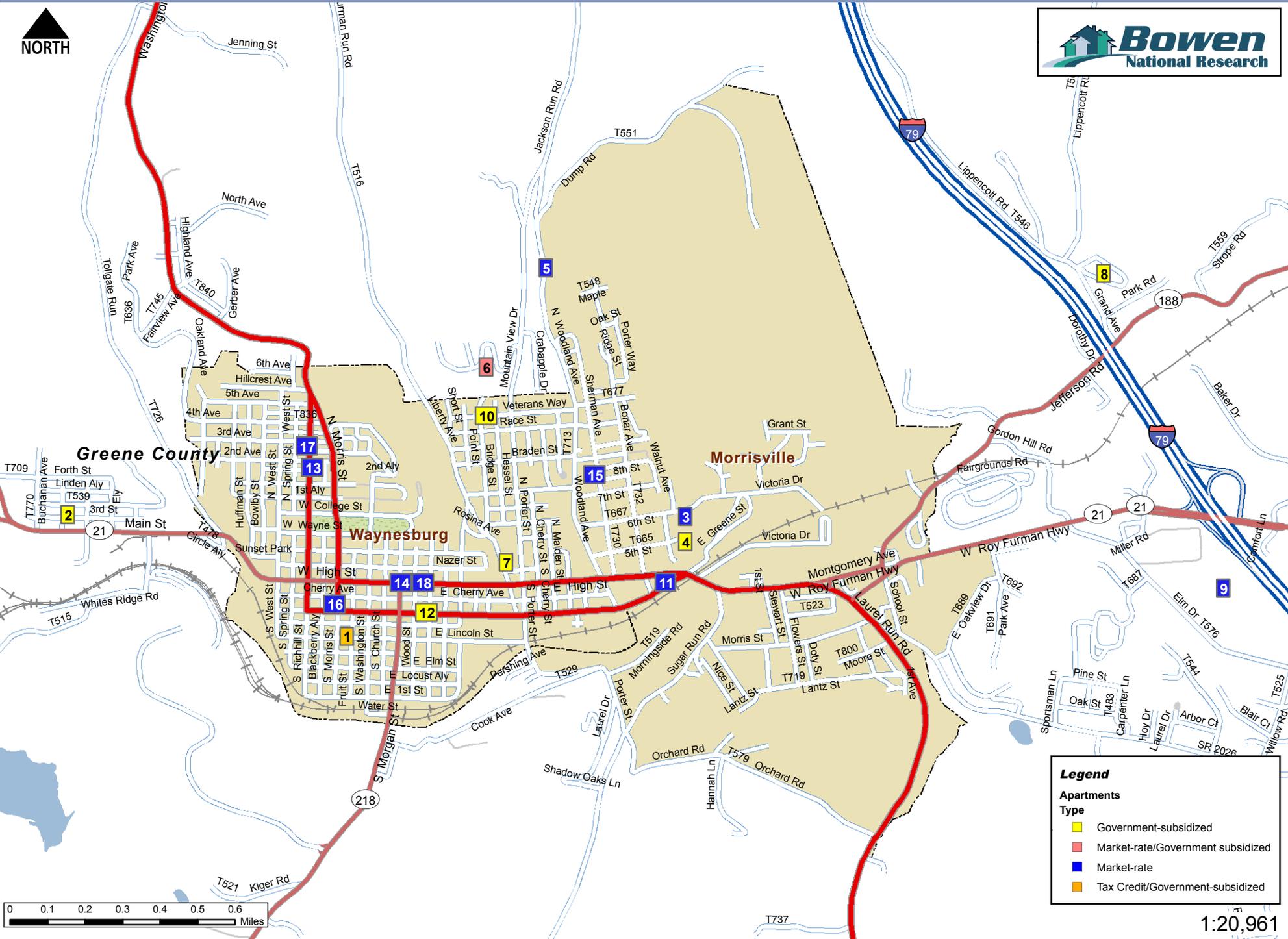
- A color-coded map indicating each property surveyed and the project type followed by a list of properties surveyed.
- Properties surveyed by name, address, telephone number, project type, year built or renovated (if applicable), number of floors, total units, occupancy rate, quality rating, rent incentives, and Tax Credit designation. Housing Choice Vouchers and Rental Assistance are also noted here. Note that projects are organized by project type.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Listings for unit and project amenities, parking options, optional charges, utilities (including responsibility), and appliances.
- Collected rent by unit type and bedrooms.
- Unit size by unit type and bedrooms.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- An analysis of units, vacancies, and median rent. Where applicable, non-subsidized units are distributed separately.
- An analysis of units added to the area by project construction date and, when applicable, by year of renovation.
- Aggregate data and distributions for all non-subsidized properties are provided for appliances, unit amenities and project amenities.

- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type. Note that rents are adjusted to reflect common utility responsibility.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties are yellow. See the color codes at the bottom of each page for specific project types.

Finally, it should be noted that this is not likely a complete inventory of all rental properties. An in-person visit would allow verification of data collected by telephone, as well as an opportunity to identify other potential competitive properties.

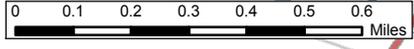
Waynesburg, PA: Apartment Locations



Legend

Apartments Type

- Government-subsidized
- Market-rate/Government subsidized
- Market-rate
- Tax Credit/Government-subsidized



MAP IDENTIFICATION LIST - WAYNESBURG, PA

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
◆ 1	Waynesburg House	TGS	B+	1889	34	0	100.0%
2	Wayne Village	GSS	B	1972	60	0	100.0%
3	Walnut Avenue Townhomes	MRR	C	1974	8	0	100.0%
4	Thompson Gardens	GSS	B-	1973	60	0	100.0%
5	Oak Ridge Apts.	MRR	B+	1992	16	0	100.0%
6	Mountainview Gardens	MRG	B-	1982	120	0	100.0%
7	Scattered Sites	GSS	B-	1972	40	0	100.0%
8	Grandview	GSS	B-	1981	43	0	100.0%
9	Cedar Ridge	MRR	A-	2002	96	0	100.0%
◆ 10	Bride Street Commons	GSS	B+	1991	30	0	100.0%
11	Bonar Apts.	MRR	B	1960	20	0	100.0%
12	Avalon Court	GSS	B-	1967	0	0	U/C
13	440 N. Richhill St.	MRR	C-	1963	5	0	100.0%
14	Victoria Square Complex	MRR	B	1975	10	0	100.0%
15	395 Sherman Ave.	MRR	B	1959	4	0	100.0%
16	53 S. Morris St.	MRR	C	1929	7	0	100.0%
17	554 N. Richhill St.	MRR	B	1956	4	0	100.0%
18	160 E. High St.	MRR	B	1949	1	0	100.0%

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	10	171	0	100.0%	49
MRG	1	120	0	100.0%	0
TGS	1	34	0	100.0%	0
GSS	6	233	0	100.0%	40

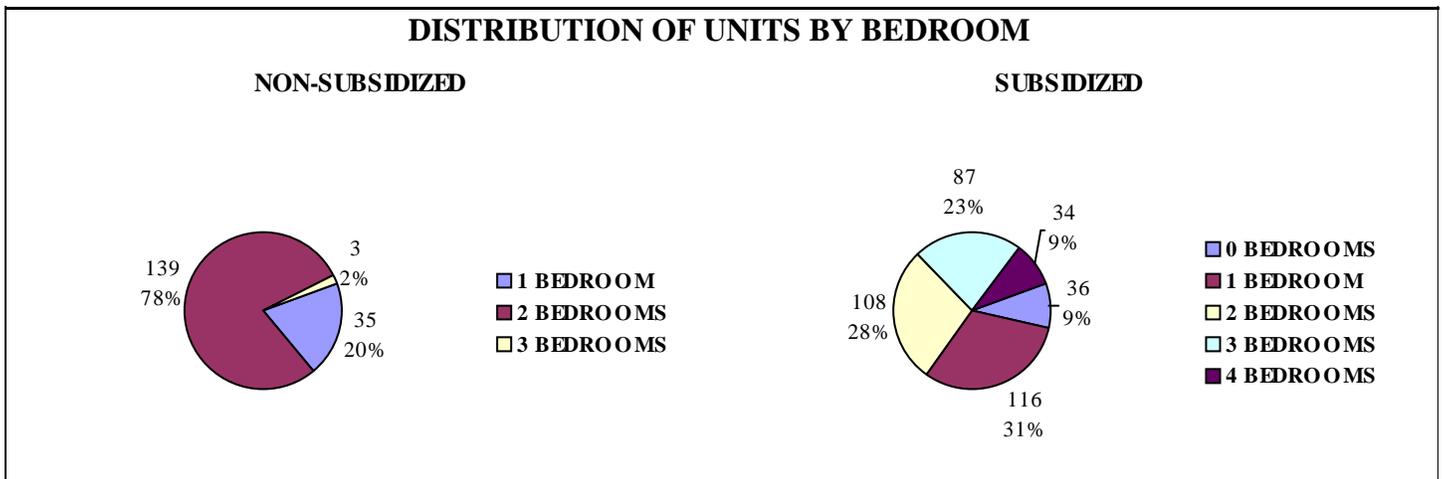
Total units does not include units under construction.

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

DISTRIBUTION OF UNITS - WAYNESBURG, PA

MARKET-RATE						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	35	19.8%	0	0.0%	\$602
2	1	91	51.4%	0	0.0%	\$827
2	2	48	27.1%	0	0.0%	\$927
3	1	3	1.7%	0	0.0%	\$796
TOTAL		177	100.0%	0	0.0%	
49 UNITS UNDER CONSTRUCTION						
TAX CREDIT, GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	32	94.1%	0	0.0%	N.A.
2	1	2	5.9%	0	0.0%	N.A.
TOTAL		34	100.0%	0	0.0%	
GOVERNMENT-SUBSIDIZED						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	
0	1	36	10.4%	0	0.0%	N.A.
1	1	84	24.2%	0	0.0%	N.A.
2	1	106	30.5%	0	0.0%	N.A.
3	1	24	6.9%	0	0.0%	N.A.
3	1.5	63	18.2%	0	0.0%	N.A.
4	1.5	34	9.8%	0	0.0%	N.A.
TOTAL		347	100.0%	0	0.0%	
40 UNITS UNDER CONSTRUCTION						
GRAND TOTAL		558	-	0	0.0%	



SURVEY OF PROPERTIES - WAYNESBURG, PA

1 Waynesburg House			
	Address 75 W. Lincoln St. Waynesburg, PA 15370	Phone (724) 627-5031 (Contact by phone)	Total Units 34
	Year Built 1889 Renovated 1995 Comments 60% AMHI; RD 515, RA (30); Accepts HCV; Year built estimated	Contact Kris Good	Vacancies 0 Occupied 100.0% Floors 2.5 Quality Rating B+ Senior Restricted (62+) Waiting List 6 months
2 Wayne Village			
	Address 120 Locust St. Waynesburg, PA 15370	Phone (724) 627-6523 (Contact by phone)	Total Units 60
	Year Built 1972 Comments Public Housing; Waitlist for 2-br/60 HH, 3-br/8 HH, 4-br/3 HH	Contact Janet Blair	Vacancies 0 Occupied 100.0% Floors 1, 2 Quality Rating B Waiting List 71 households
3 Walnut Avenue Townhomes			
	Address 1260 Walnut Ave. Waynesburg, PA 15370	Phone (724) 627-6808 (Contact by phone)	Total Units 8
	Year Built 1974 Comments	Contact Joan	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C Waiting List None
4 Thompson Gardens			
	Address 1250 Walnut Ave. Waynesburg, PA 15370	Phone (724) 627-6523 (Contact by phone)	Total Units 60
	Year Built 1973 Comments Public Housing; Waitlist for 0-br/20 HH, 1-br/48 HH	Contact Janet Blair	Vacancies 0 Occupied 100.0% Floors 1 Quality Rating B- Waiting List 68 households
5 Oak Ridge Apts.			
	Address 1010 Oak Ridge Rd. Waynesburg, PA 15370	Phone (724) 627-5857 (Contact by phone)	Total Units 16
	Year Built 1992 Comments Does not accept HCV	Contact Gwen	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B+ Waiting List None

Project Type

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

SURVEY OF PROPERTIES - WAYNESBURG, PA

6 Mountainview Gardens			
	Address 300 Mountainview Blvd. Waynesburg, PA 15370	Phone (724) 627-3869 (Contact by phone)	Total Units 120
	Year Built 1982 Renovated 1997	Contact Pam Lockett	Vacancies 0
	Comments Market-rate (6 units); HUD Section 8 (114 units); Does not accept HCV		Occupied 100.0%
			Floors 2.5
			Quality Rating B-
			Waiting List 3-6 months
7 Scattered Sites			
	Address 155 Woodland Ave. Waynesburg, PA 15370	Phone (724) 627-6523 (Contact by phone)	Total Units 40
	Year Built 1972 Renovated 1988	Contact Janet Blair	Vacancies 0
	Comments Public Housing; Waitlist for 2-br/60 HH, 3-br/8 HH, 4-br/3 HH		Occupied 100.0%
			Floors 1, 2
			Quality Rating B-
			Waiting List 71 households
8 Grandview			
	Address 13 Grandview Dr. Waynesburg, PA 15370	Phone (724) 627-6523 (Contact by phone)	Total Units 43
	Year Built 1981	Contact Janet Blair	Vacancies 0
	Comments Public Housing; Waitlist for 2-br/60 HH, 3-br/8 HH, 4-br/3 HH		Occupied 100.0%
			Floors 2
			Quality Rating B-
			Waiting List 71 households
9 Cedar Ridge			
	Address 101 Glade Ave. Waynesburg, PA 15370	Phone (724) 852-6415 (Contact by phone)	Total Units 96
	Year Built 2002	Contact Jim	Vacancies 0
	Comments		Occupied 100.0%
			Floors 2
			Quality Rating A-
			Waiting List 10 households
10 Bride Street Commons			
	Address 600 Bridge St. Waynesburg, PA 15370	Phone (724) 627-4145 (Contact by phone)	Total Units 30
	Year Built 1991	Contact Joyce	Vacancies 0
	Comments HUD Section 8		Occupied 100.0%
			Floors 4
			Quality Rating B+
			Senior Restricted (62+) Waiting List 6-12 months

Project Type

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

SURVEY OF PROPERTIES - WAYNESBURG, PA

11 Bonar Apts.			
	Address 75 Bonar Ave. Waynesburg, PA 15370	Phone (724) 852-1557 (Contact by phone)	Total Units 20
	Year Built 1960 Comments Not designated for seniors, but seniors are preferred	Contact Sue Wilson	Vacancies 0 Occupied 100.0% Floors 2.5 Quality Rating B
			Waiting List 5 households
12 Avalon Court			
	Address 170 E. Greene St. Waynesburg, PA 15370	Phone (724) 627-6523 (Contact by phone)	Total Units 0
	Year Built 1967 Renovated 1990 Comments Public Housing; Waitlist for 0-br/20 HH, 1-br/48 HH; Fire in April 2010, all 40 units under construction, entire building has been gutted, new roof going on soon, unknown completion date	Contact Janet Blair	Vacancies 0 Occupied 0 Floors 3 Quality Rating B-
			Waiting List 68 households
13 440 N. Richhill St.			
	Address 440 N. Richhill St. Waynesburg, PA 15370	Phone (724) 627-5857 (Contact by phone)	Total Units 5
	Year Built 1963 Renovated 2009 Comments Year built & square footage estimated by mgmt; Does not accept HCV; All utilities included with 2-br	Contact Gwen	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating C-
			Waiting List None
14 Victoria Square Complex			
	Address 95 E. High St. Waynesburg, PA 15370	Phone (724) 344-1535 (Contact by phone)	Total Units 10
	Year Built 1975 Comments Square footage estimated by mgmt; 1st floor commercial; Does not accept HCV	Contact Phil	Vacancies 0 Occupied 100.0% Floors 4, 5 Quality Rating B
			Waiting List None
15 395 Sherman Ave.			
	Address 395 Sherman Ave. Waynesburg, PA 15370	Phone (724) 852-1823 (Contact by phone)	Total Units 4
	Year Built 1959 Comments Year built, unit mix & square footage estimated.	Contact Susie	Vacancies 0 Occupied 100.0% Floors 3 Quality Rating B
			Waiting List None

Project Type

Market-rate
Market-rate/Tax Credit
Market-rate/Government-subsidized
Market-rate/Tax Credit/Government-subsidized
Tax Credit
Tax Credit/Government-subsidized
Government-subsidized

Survey Date: July 2010

SURVEY OF PROPERTIES - WAYNESBURG, PA

16 53 S. Morris St.			
	Address 53 S. Morris St. Waynesburg, PA 15370	Phone (724) 852-1823 (Contact by phone)	Total Units 7
	Year Built 1929 Comments Year built, unit mix & square footage estimated	Contact Susie Greenwood	Vacancies 0 Occupied 100.0% Floors 2, 3 Quality Rating C
			Waiting List None
17 554 N. Richhill St.			
	Address 554 N. Richhill St. Waynesburg, PA 15370	Phone (724) 627-9132 (Contact by phone)	Total Units 4
	Year Built 1956 Comments Year built & square footage estimated	Contact Charles	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B
			Waiting List None
18 160 E. High St.			
	Address 160 E. High St. Waynesburg, PA 15370	Phone (724) 627-6396 (Contact by phone)	Total Units 1
	Year Built 1949 Renovated 2008 Comments One unit under renovation, completion expected August 2010; Year built & square footage estimated	Contact Jane	Vacancies 0 Occupied 100.0% Floors 2 Quality Rating B
			Waiting List None

Project Type

■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

COLLECTED RENTS - WAYNESBURG, PA

MAP ID	GARDEN UNITS					TOWNHOUSE UNITS			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
3							\$425		
5			\$675	\$600					
6		\$300							
9			\$660 to \$760						
11		\$650	\$695						
13		\$425	\$500						
14		\$550	\$750	\$900					
15		\$450	\$725						
16		\$450	\$575						
17		\$440 to \$480	\$550						
18		\$650							

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

PRICE PER SQUARE FOOT - WAYNESBURG, PA

ONE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
11	Bonar Apts.	1	600	\$650	\$1.08
13	440 N. Richhill St.	1	650	\$562	\$0.86
14	Victoria Square Complex	1	300	\$530	\$1.77
15	395 Sherman Ave.	1	550	\$602	\$1.09
16	53 S. Morris St.	1	525	\$602	\$1.15
17	554 N. Richhill St.	1	475 to 525	\$520 to \$560	\$1.07 to \$1.09
18	160 E. High St.	1	700	\$650	\$0.93
6	Mountainview Gardens	1	580	\$300	\$0.52
TWO-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Walnut Avenue Townhomes	1	950	\$627	\$0.66
5	Oak Ridge Apts.	1	800	\$843	\$1.05
9	Cedar Ridge	1 to 2	800	\$827 to \$927	\$1.03 to \$1.16
11	Bonar Apts.	1	750	\$695	\$0.93
13	440 N. Richhill St.	1	800	\$667	\$0.83
14	Victoria Square Complex	1	480	\$730	\$1.52
15	395 Sherman Ave.	1	800	\$909	\$1.14
16	53 S. Morris St.	1	675	\$759	\$1.12
17	554 N. Richhill St.	1	675	\$645	\$0.96
18	160 E. High St.	2	850	\$725	\$0.85
THREE-BEDROOM UNITS					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
5	Oak Ridge Apts.	1	950	\$796	\$0.84
14	Victoria Square Complex	1	700	\$880	\$1.26

◆	Senior Restricted
■	Market-rate
■	Market-rate/Tax Credit
■	Market-rate/Government-subsidized
■	Market-rate/Tax Credit/Government-subsidized
■	Tax Credit
■	Tax Credit/Government-subsidized
■	Government-subsidized

Survey Date: July 2010

AVERAGE GROSS RENT PER SQUARE FOOT - WAYNESBURG, PA

MARKET-RATE			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.03	\$1.09	\$1.12
TOWNHOUSE	\$0.00	\$0.66	\$0.00

TAX CREDIT (NON-SUBSIDIZED)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.00	\$0.00	\$0.00
TOWNHOUSE	\$0.00	\$0.00	\$0.00

COMBINED			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.03	\$1.09	\$1.12
TOWNHOUSE	\$0.00	\$0.66	\$0.00

TAX CREDIT UNITS - WAYNESBURG, PA

ONE-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
◆ 1	Waynesburg House	32	603	1	60%	\$686 - \$895
TWO-BEDROOM UNITS						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
◆ 1	Waynesburg House	2	800	1	60%	\$736 - \$945

◆ - Senior Restricted

QUALITY RATING - WAYNESBURG, PA

MARKET-RATE PROJECTS AND UNITS

QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
A-	1	96	0.0%			\$827		
B+	1	16	0.0%			\$843	\$796	
B	5	39	0.0%		\$650	\$695	\$880	
B-	1	6	0.0%		\$300			
C	2	15	0.0%		\$602	\$627		
C-	1	5	0.0%		\$562	\$667		

DISTRIBUTION OF UNITS BY QUALITY RATING



YEAR BUILT - WAYNESBURG, PA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	6	41	0	0.0%	41	23.2%
1970 to 1979	2	18	0	0.0%	59	10.2%
1980 to 1989	1	6	0	0.0%	65	3.4%
1990 to 1999	1	16	0	0.0%	81	9.0%
2000	0	0	0	0.0%	81	0.0%
2001	0	0	0	0.0%	81	0.0%
2002	1	96	0	0.0%	177	54.2%
2003	0	0	0	0.0%	177	0.0%
2004	0	0	0	0.0%	177	0.0%
2005	0	0	0	0.0%	177	0.0%
2006	0	0	0	0.0%	177	0.0%
2007	0	0	0	0.0%	177	0.0%
2008	0	0	0	0.0%	177	0.0%
2009	0	0	0	0.0%	177	0.0%
2010**	0	0	0	0.0%	177	0.0%
TOTAL	11	177	0	0.0%	177	100.0 %

YEAR RENOVATED - WAYNESBURG, PA *

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	1	6	0	0.0%	6	50.0%
2000	0	0	0	0.0%	6	0.0%
2001	0	0	0	0.0%	6	0.0%
2002	0	0	0	0.0%	6	0.0%
2003	0	0	0	0.0%	6	0.0%
2004	0	0	0	0.0%	6	0.0%
2005	0	0	0	0.0%	6	0.0%
2006	0	0	0	0.0%	6	0.0%
2007	0	0	0	0.0%	6	0.0%
2008	1	1	0	0.0%	7	8.3%
2009	1	5	0	0.0%	12	41.7%
2010**	0	0	0	0.0%	12	0.0%
TOTAL	3	12	0	0.0%	12	100.0 %

Note: The upper table (Year Built) includes all of the units included in the lower table.

* Only Market-Rate and Tax Credit projects. Does not include government-subsidized projects.

** As of July 2010

Survey Date: July 2010

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APPLIANCES AND UNIT AMENITIES - WAYNESBURG, PA

APPLIANCES			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	11	100.0%	177
REFRIGERATOR	11	100.0%	177
ICEMAKER	0	0.0%	
DISHWASHER	1	9.1%	96
DISPOSAL	0	0.0%	
MICROWAVE	1	9.1%	96
UNIT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	3	27.3%	112
AC - WINDOW	6	54.5%	58
FLOOR COVERING	11	100.0%	177
WASHER/DRYER	2	18.2%	11
WASHER/DRYER HOOK-UP	4	36.4%	115
PATIO/DECK/BALCONY	3	27.3%	111
CEILING FAN	0	0.0%	
FIREPLACE	0	0.0%	
BASEMENT	0	0.0%	
INTERCOM SYSTEM	1	9.1%	20
SECURITY SYSTEM	0	0.0%	
WINDOW TREATMENTS	9	81.8%	164
FURNISHED UNITS	0	0.0%	
E-CALL BUTTON	0	0.0%	

* - Does not include units where appliances/amenities are optional; Only includes market-rate or non-government subsidized Tax Credit.

PROJECT AMENITIES - WAYNESBURG, PA

PROJECT AMENITIES			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	0	0.0%	
ON-SITE MANAGEMENT	3	27.3%	112
LAUNDRY	5	45.5%	57
CLUB HOUSE	0	0.0%	
MEETING ROOM	1	9.1%	96
FITNESS CENTER	1	9.1%	96
JACUZZI/SAUNA	0	0.0%	
PLAYGROUND	2	18.2%	102
COMPUTER LAB	0	0.0%	
SPORTS COURT	1	9.1%	6
STORAGE	2	18.2%	25
LAKE	0	0.0%	
ELEVATOR	1	9.1%	10
SECURITY GATE	0	0.0%	
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	0	0.0%	
PICNIC AREA	2	18.2%	102
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

DISTRIBUTION OF UTILITIES - WAYNESBURG, PA

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
HEAT			
LANDLORD			
ELECTRIC	2	121	21.7%
GAS	8	228	40.9%
TENANT			
ELECTRIC	3	131	23.5%
GAS	5	78	14.0%
			100.0%
COOKING FUEL			
LANDLORD			
ELECTRIC	3	131	23.5%
GAS	6	214	38.4%
TENANT			
ELECTRIC	6	146	26.2%
GAS	3	67	12.0%
			100.0%
HOT WATER			
LANDLORD			
ELECTRIC	1	1	0.2%
GAS	9	348	62.4%
TENANT			
ELECTRIC	3	131	23.5%
GAS	5	78	14.0%
			100.0%
ELECTRIC			
LANDLORD	8	311	55.7%
TENANT	10	247	44.3%
			100.0%
WATER			
LANDLORD	10	375	67.2%
TENANT	8	183	32.8%
			100.0%
SEWER			
LANDLORD	10	375	67.2%
TENANT	8	183	32.8%
TRASH PICK-UP			
LANDLORD	16	507	90.9%
TENANT	2	51	9.1%
			100.0%

UTILITY ALLOWANCE - WAYNESBURG, PA

BR	UNIT TYPE	HEATING				HOT WATER		COOKING		ELEC	WATER	SEWER	TRASH	CABLE
		GAS	ELEC	STEAM	OTHER	GAS	ELEC	GAS	ELEC					
0	GARDEN	\$40	\$33		\$76	\$14	\$9	\$5	\$3	\$32	\$16	\$18	\$14	\$20
1	GARDEN	\$53	\$44		\$106	\$19	\$13	\$8	\$4	\$38	\$18	\$20	\$14	\$20
1	TOWNHOUSE	\$53	\$44		\$106	\$19	\$13	\$8	\$4	\$38	\$18	\$20	\$14	\$20
2	GARDEN	\$65	\$55		\$139	\$24	\$17	\$9	\$5	\$48	\$20	\$22	\$14	\$20
2	TOWNHOUSE	\$65	\$55		\$139	\$24	\$17	\$9	\$5	\$48	\$20	\$22	\$14	\$20
3	GARDEN	\$75	\$65		\$168	\$29	\$21	\$11	\$7	\$56	\$22	\$23	\$14	\$20
3	TOWNHOUSE	\$75	\$65		\$168	\$29	\$21	\$11	\$7	\$56	\$22	\$23	\$14	\$20
4	GARDEN	\$92	\$82		\$211	\$36	\$26	\$14	\$9	\$74	\$25	\$26	\$14	\$20
4	TOWNHOUSE	\$92	\$82		\$211	\$36	\$26	\$14	\$9	\$74	\$25	\$26	\$14	\$20

ADDENDUM B

**DEMOGRAPHIC DATA
FOR THE FIVE SCHOOL DISTRICTS
WITHIN GREENE COUNTY**



Area ID: Carmichaels Area

Name:

Demographic

Greene County School District



2000 Total Population	7,095
2000 Group Quarters	99
2009 Total Population	6,852
2014 Total Population	6,695
2009-2014 Annual Rate	-0.46%



2000 Households	2,884
2000 Average Household Size	2.43
2009 Households	2,863
2009 Average Household Size	2.36
2014 Households	2,822
2014 Average Household Size	2.34
2009-2014 Annual Rate	-0.29%
2000 Families	1,971
2000 Average Family Size	2.95
2009 Families	1,896
2009 Average Family Size	2.88
2014 Families	1,839
2014 Average Family Size	2.87
2009-2014 Annual Rate	-0.61%



2000 Housing Units	3,140
Owner Occupied Housing Units	67.5%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	8.2%
2009 Housing Units	3,144
Owner Occupied Housing Units	66.8%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	8.9%
2014 Housing Units	3,144
Owner Occupied Housing Units	65.7%
Renter Occupied Housing Units	24.0%
Vacant Housing Units	10.2%

Median Household Income

2000	\$27,318
2009	\$37,310
2014	\$38,777

Median Home Value

2000	\$51,822
2009	\$87,308
2014	\$99,643

Per Capita Income

2000	\$15,272
2009	\$20,451
2014	\$21,208

Median Age

2000	39.9
2009	41.4
2014	42.5

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic



2000 Household by Income

Household Income Base	2,907
<15,000	28.5%
\$15,000 - \$24,999	18.2%
\$25,000 - \$34,999	14.5%
\$35,000 - \$49,999	9.6%
\$50,000 - \$74,999	19.6%
\$75,000 - \$99,999	7.5%
\$100,000 - \$149,999	1.2%
\$150,000 - \$199,999	0.3%
\$200,000+	0.6%
Average Household Income	\$36,437

2009 Household by Income

Household Income Base	2,865
<15,000	19.5%
\$15,000 - \$24,999	14.9%
\$25,000 - \$34,999	12.4%
\$35,000 - \$49,999	14.7%
\$50,000 - \$74,999	15.4%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	6.4%
\$150,000 - \$199,999	0.8%
\$200,000+	0.7%
Average Household Income	\$48,500

2014 Household by Income

Household Income Base	2,824
<15,000	20.1%
\$15,000 - \$24,999	13.8%
\$25,000 - \$34,999	11.4%
\$35,000 - \$49,999	13.0%
\$50,000 - \$74,999	18.1%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	6.7%
\$150,000 - \$199,999	0.8%
\$200,000+	0.8%
Average Household Income	\$49,806

2000 Owner Occupied HUs by Value

Total	2,122
<50,000	48.2%
\$50,000 - \$99,999	38.5%
\$100,000 - \$149,999	8.7%
\$150,000 - \$199,999	3.5%
\$200,000 - \$299,999	1.2%
\$300,000 - \$499,999	0.0%
\$500,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$60,449

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic

2000 Specified Renter Occupied HUs by Contract Rent

Total	765
With Cash Rent	86.7%
No Cash Rent	13.3%
Median Rent	\$232
Average Rent	\$225



2000 Population by Age

Total	7,094
0 - 4	5.9%
5 - 9	7.0%
10 - 14	6.6%
15 - 24	12.0%
25 - 34	12.4%
35 - 44	14.2%
45 - 54	15.8%
55 - 64	8.9%
65 - 74	8.0%
75 - 84	6.9%
85 +	2.3%
18 +	76.0%

2009 Population by Age

Total	6,850
0 - 4	5.8%
5 - 9	5.9%
10 - 14	6.0%
15 - 24	12.1%
25 - 34	12.2%
35 - 44	12.6%
45 - 54	14.6%
55 - 64	14.7%
65 - 74	7.5%
75 - 84	5.8%
85 +	2.8%
18 +	78.3%

2014 Population by Age

Total	6,691
0 - 4	5.7%
5 - 9	5.6%
10 - 14	5.9%
15 - 24	11.7%
25 - 34	12.1%
35 - 44	12.1%
45 - 54	12.4%
55 - 64	16.0%
65 - 74	10.3%
75 - 84	5.3%
85 +	2.9%
18 +	79.1%

2000 Population by Sex

Males	48.2%
Females	51.8%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic

Demographic	Greene County School District
2009 Population by Sex	
Males	49.2%
Females	50.8%
2014 Population by Sex	
Males	49.7%
Females	50.3%
2000 Population by Race/Ethnicity	
Total	7,095
White Alone	98.5%
Black Alone	0.3%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	1.0%
Hispanic Origin	0.5%
Diversity Index	3.8
2009 Population by Race/Ethnicity	
Total	6,852
White Alone	98.3%
Black Alone	0.3%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	1.1%
Hispanic Origin	0.6%
Diversity Index	4.5
2014 Population by Race/Ethnicity	
Total	6,696
White Alone	98.1%
Black Alone	0.4%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	1.2%
Hispanic Origin	0.7%
Diversity Index	5.0
2000 Population 3+ by School Enrollment	
Total	6,870
Enrolled in Nursery/Preschool	0.8%
Enrolled in Kindergarten	1.3%
Enrolled in Grade 1-8	12.4%
Enrolled in Grade 9-12	5.7%
Enrolled in College	2.7%
Enrolled in Grad/Prof School	0.6%
Not Enrolled in School	76.5%



Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic

2009 Population 25+ by Educational Attainment

Total	4,815
Less Than 9th Grade	6.4%
9th to 12th Grade, No Diploma	11.4%
High School Graduate	50.0%
Some College, No Degree	13.7%
Associate Degree	5.4%
Bachelor's Degree	9.2%
Graduate/Professional Degree	3.9%



2009 Population 15+ by Marital Status

Total	5,644
Married	56.6%
Never Married	24.3%
Widowed	9.0%
Divorced	10.1%



2000 Population 16+ by Employment Status

Total	5,615
In Labor Force	54.2%
Civilian Employed	49.2%
Civilian Unemployed	5.1%
In Armed Forces	0.0%
Not In Labor Force	45.8%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	89.2%
Civilian Unemployed	10.8%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	92.5%
Civilian Unemployed	7.5%

2000 Females 16+ by Employment Status and Age of Children

Total	2,956
Own Children < 6 Only	6.5%
Employed/in Armed Forces	3.1%
Unemployed	0.4%
Not in Labor Force	3.0%
Own Children <6 and 6-17 Only	6.8%
Employed/in Armed Forces	3.8%
Unemployed	0.0%
Not in Labor Force	3.0%
Own Children 6-17 Only	17.4%
Employed/in Armed Forces	11.8%
Unemployed	0.0%
Not in Labor Force	5.6%
No Own Children < 18	69.3%
Employed/in Armed Forces	24.2%
Unemployed	1.8%
Not in Labor Force	43.3%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic



2009 Employed Population 16+ by Industry

Total	2,789
Agriculture/Mining	12.1%
Construction	9.1%
Manufacturing	4.4%
Wholesale Trade	1.4%
Retail Trade	8.4%
Transportation/Utilities	9.5%
Information	2.4%
Finance/Insurance/Real Estate	3.6%
Services	41.4%
Public Administration	7.8%

2009 Employed Population 16+ by Occupation

Total	2,788
White Collar	48.8%
Management/Business/Financial	7.7%
Professional	20.2%
Sales	6.5%
Administrative Support	14.3%
Services	19.8%
Blue Collar	31.4%
Farming/Forestry/Fishing	0.8%
Construction/Extraction	12.3%
Installation/Maintenance/Repair	7.9%
Production	4.3%
Transportation/Material Moving	6.1%



2000 Workers 16+ by Means of Transportation to Work

Total	2,683%
Drove Alone - Car, Truck, or Van	83.7%
Carpooled - Car, Truck, or Van	10.4%
Public Transportation	0.3%
Walked	2.2%
Other Means	0.0%
Worked at Home	3.4%

2000 Workers 16+ by Travel Time to Work

Total	2,683
Did not Work at Home	96.6%
Less than 5 minutes	5.7%
5 to 9 minutes	15.6%
10 to 19 minutes	24.9%
20 to 24 minutes	9.7%
25 to 34 minutes	16.0%
35 to 44 minutes	2.6%
45 to 59 minutes	8.5%
60 to 89 minutes	8.2%
90 or more minutes	5.3%
Worked at Home	3.4%
Average Travel Time to Work (in min)	29.3

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic

2000 Households by Vehicles Available

Total	2,885
None	8.7%
1	36.9%
2	37.5%
3	13.3%
4	2.5%
5+	1.0%
Average Number of Vehicles Available	1.7



2000 Households by Type

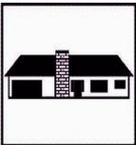
Total	2,884
Family Households	68.3%
Married-couple Family	51.9%
With Related Children	22.7%
Other Family (No Spouse)	16.4%
With Related Children	10.5%
Nonfamily Households	31.7%
Householder Living Alone	27.7%
Householder Not Living Alone	4.0%
Households with Related Children	33.3%
Households with Persons 65+	30.9%

2000 Households by Size

Total	2,884
1 Person Household	27.7%
2 Person Household	33.1%
3 Person Household	17.9%
4 Person Household	13.6%
5 Person Household	5.8%
6 Person Household	1.5%
7 + Person Household	0.3%

2000 Households by Year Householder Moved In

Total	2,884
Moved in 1999 to March 2000	12.1%
Moved in 1995 to 1998	19.9%
Moved in 1990 to 1994	16.6%
Moved in 1980 to 1989	13.7%
Moved in 1970 to 1979	19.5%
Moved in 1969 or Earlier	18.2%
Median Year Householder Moved In	1,989



2000 Housing Units by Units in Structure

Total	3,140
1, Detached	67.3%
1, Attached	10.1%
2	2.2%
3 or 4	1.3%
5 to 9	2.4%
10 to 19	1.7%
20 +	3.8%
Mobile Home	11.4%
Other	0.0%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Greene County School District

Demographic

2000 Housing Units by Year Structure Built

Demographic	Greene County School District
Total	3,140
1999 to March 2000	1.0%
1995 to 1998	2.7%
1990 to 1994	5.1%
1980 to 1989	9.8%
1970 to 1979	15.6%
1969 or Earlier	65.8%
Median Year Structure Built	1,951



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Carmichaels Area

Name:

Demographic

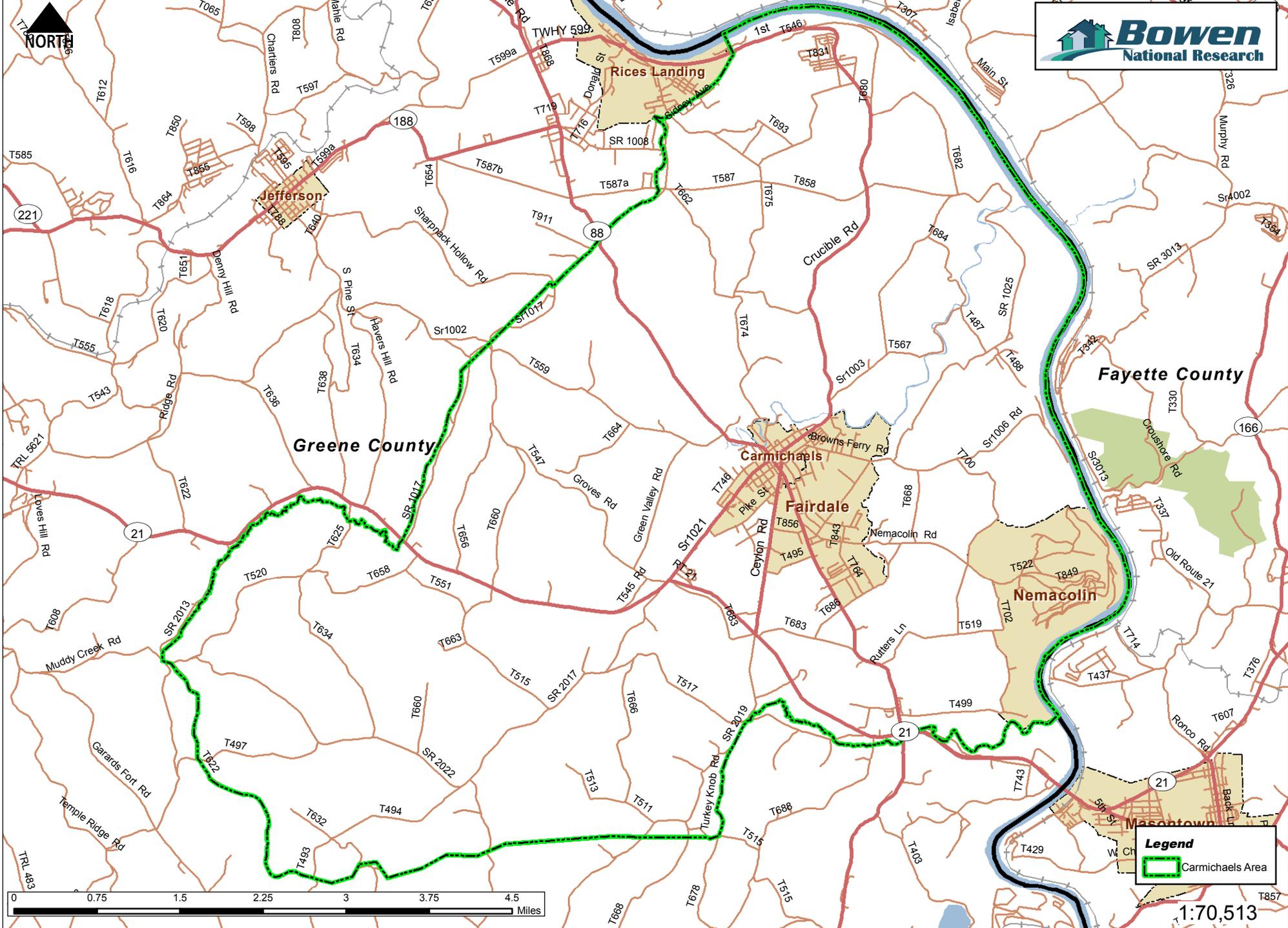
Greene County School District

Apparel & Services: Total \$	\$3,405,173
Average Spent	\$1,189.38
Spending Potential Index	47
Computers & Accessories: Total \$	\$436,387
Average Spent	\$152.42
Spending Potential Index	67
Education: Total \$	\$2,239,514
Average Spent	\$782.23
Spending Potential Index	62
Entertainment/Recreation: Total \$	\$6,700,938
Average Spent	\$2,340.55
Spending Potential Index	72
Food at Home: Total \$	\$9,592,658
Average Spent	\$3,350.60
Spending Potential Index	73
Food Away from Home: Total \$	\$6,646,896
Average Spent	\$2,321.68
Spending Potential Index	70
Health Care: Total \$	\$8,702,096
Average Spent	\$3,039.53
Spending Potential Index	81
HH Furnishings & Equip: Total \$	\$3,630,444
Average Spent	\$1,268.07
Spending Potential Index	58
Investments: Total \$	\$2,846,283
Average Spent	\$994.17
Spending Potential Index	69
Retail Goods: Total \$	\$51,107,833
Average Spent	\$17,851.32
Spending Potential Index	69
Shelter: Total \$	\$27,512,852
Average Spent	\$9,609.89
Spending Potential Index	61
TV/Video/Sound Equipment: Total \$	\$2,500,594
Average Spent	\$873.43
Spending Potential Index	72
Travel: Total \$	\$3,355,842
Average Spent	\$1,172.15
Spending Potential Index	63
Vehicle Maintenance & Repairs: Total \$	\$1,925,186
Average Spent	\$672.44
Spending Potential Index	72

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Greene County, PA: Carmichaels Area School District



Legend
Carmichaels Area

1:70,513



Area ID: Central Greene

Name:

Greene County School District

Demographic



2000 Total Population	16,678
2000 Group Quarters	2,969
2009 Total Population	15,961
2014 Total Population	15,681
2009-2014 Annual Rate	-0.35%



2000 Households	5,614
2000 Average Household Size	2.44
2009 Households	5,646
2009 Average Household Size	2.38
2014 Households	5,573
2014 Average Household Size	2.36
2009-2014 Annual Rate	-0.26%
2000 Families	3,788
2000 Average Family Size	2.96
2009 Families	3,703
2009 Average Family Size	2.90
2014 Families	3,605
2014 Average Family Size	2.88
2009-2014 Annual Rate	-0.54%



2000 Housing Units	6,162
Owner Occupied Housing Units	59.9%
Renter Occupied Housing Units	31.2%
Vacant Housing Units	8.9%
2009 Housing Units	6,370
Owner Occupied Housing Units	58.4%
Renter Occupied Housing Units	30.3%
Vacant Housing Units	11.4%
2014 Housing Units	6,404
Owner Occupied Housing Units	57.1%
Renter Occupied Housing Units	29.9%
Vacant Housing Units	13.0%

Median Household Income

2000	\$31,487
2009	\$40,513
2014	\$43,151

Median Home Value

2000	\$67,788
2009	\$114,265
2014	\$131,603

Per Capita Income

2000	\$14,366
2009	\$19,798
2014	\$20,622

Median Age

2000	36.2
2009	37.9
2014	38.7

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic



2000 Household by Income

Household Income Base	
<15,000	23.4%
\$15,000 - \$24,999	17.0%
\$25,000 - \$34,999	13.8%
\$35,000 - \$49,999	18.5%
\$50,000 - \$74,999	15.9%
\$75,000 - \$99,999	5.7%
\$100,000 - \$149,999	4.8%
\$150,000 - \$199,999	0.5%
\$200,000+	0.4%
Average Household Income	\$39,477

2009 Household by Income

Household Income Base	
<15,000	16.2%
\$15,000 - \$24,999	14.6%
\$25,000 - \$34,999	12.5%
\$35,000 - \$49,999	16.3%
\$50,000 - \$74,999	20.6%
\$75,000 - \$99,999	11.3%
\$100,000 - \$149,999	5.9%
\$150,000 - \$199,999	1.8%
\$200,000+	0.7%
Average Household Income	\$50,008

2014 Household by Income

Household Income Base	
<15,000	16.8%
\$15,000 - \$24,999	13.3%
\$25,000 - \$34,999	11.4%
\$35,000 - \$49,999	14.0%
\$50,000 - \$74,999	24.6%
\$75,000 - \$99,999	11.1%
\$100,000 - \$149,999	6.1%
\$150,000 - \$199,999	2.0%
\$200,000+	0.7%
Average Household Income	\$51,178

2000 Owner Occupied HUs by Value

Total	
<50,000	33.3%
\$50,000 - \$99,999	43.7%
\$100,000 - \$149,999	14.0%
\$150,000 - \$199,999	4.9%
\$200,000 - \$299,999	3.1%
\$300,000 - \$499,999	0.6%
\$500,000 - \$999,999	0.4%
\$1,000,000 +	0.0%
Average Home Value	\$79,751

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic

2000 Specified Renter Occupied HUs by Contract Rent

Total	1,868
With Cash Rent	90.0%
No Cash Rent	10.0%
Median Rent	\$291
Average Rent	\$279



2000 Population by Age

Total	16,678
0 - 4	4.6%
5 - 9	5.6%
10 - 14	5.9%
15 - 24	16.4%
25 - 34	15.8%
35 - 44	15.5%
45 - 54	14.2%
55 - 64	8.4%
65 - 74	6.6%
75 - 84	4.9%
85 +	2.2%
18 +	80.4%

2009 Population by Age

Total	15,959
0 - 4	4.5%
5 - 9	5.0%
10 - 14	5.3%
15 - 24	17.7%
25 - 34	13.6%
35 - 44	13.9%
45 - 54	14.2%
55 - 64	12.1%
65 - 74	6.7%
75 - 84	4.6%
85 +	2.5%
18 +	82.4%

2014 Population by Age

Total	15,679
0 - 4	4.4%
5 - 9	4.9%
10 - 14	5.2%
15 - 24	17.5%
25 - 34	13.0%
35 - 44	13.5%
45 - 54	13.1%
55 - 64	12.9%
65 - 74	8.5%
75 - 84	4.5%
85 +	2.4%
18 +	82.6%

2000 Population by Sex

Males	54.9%
Females	45.1%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic

Demographic	Greene County School District
2009 Population by Sex	
Males	53.3%
Females	46.7%
2014 Population by Sex	
Males	53.3%
Females	46.7%
2000 Population by Race/Ethnicity	
Total	16,677
White Alone	90.2%
Black Alone	8.7%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.4%
Some Other Race Alone	0.1%
Two or More Races	0.5%
Hispanic Origin	1.5%
Diversity Index	20.4
2009 Population by Race/Ethnicity	
Total	15,961
White Alone	89.1%
Black Alone	8.7%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.9%
Some Other Race Alone	0.6%
Two or More Races	0.6%
Hispanic Origin	2.2%
Diversity Index	23.4
2014 Population by Race/Ethnicity	
Total	15,681
White Alone	87.9%
Black Alone	9.5%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	1.1%
Some Other Race Alone	0.7%
Two or More Races	0.7%
Hispanic Origin	2.5%
Diversity Index	25.6
2000 Population 3+ by School Enrollment	
Total	16,238
Enrolled in Nursery/Preschool	1.1%
Enrolled in Kindergarten	1.0%
Enrolled in Grade 1-8	9.8%
Enrolled in Grade 9-12	6.2%
Enrolled in College	6.5%
Enrolled in Grad/Prof School	0.6%
Not Enrolled in School	74.9%



Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic

2009 Population 25+ by Educational Attainment

Total	10,778
Less Than 9th Grade	6.6%
9th to 12th Grade, No Diploma	12.3%
High School Graduate	47.1%
Some College, No Degree	11.9%
Associate Degree	4.0%
Bachelor's Degree	11.6%
Graduate/Professional Degree	6.5%



2009 Population 15+ by Marital Status

Total	13,599
Married	55.1%
Never Married	27.9%
Widowed	6.9%
Divorced	10.1%



2000 Population 16+ by Employment Status

Total	13,802
In Labor Force	47.9%
Civilian Employed	42.6%
Civilian Unemployed	5.2%
In Armed Forces	0.1%
Not In Labor Force	52.1%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	89.6%
Civilian Unemployed	10.4%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	92.8%
Civilian Unemployed	7.2%

2000 Females 16+ by Employment Status and Age of Children

Total	6,102
Own Children < 6 Only	5.1%
Employed/in Armed Forces	2.5%
Unemployed	0.6%
Not in Labor Force	2.0%
Own Children <6 and 6-17 Only	5.4%
Employed/in Armed Forces	2.7%
Unemployed	0.1%
Not in Labor Force	2.6%
Own Children 6-17 Only	18.0%
Employed/in Armed Forces	12.2%
Unemployed	0.4%
Not in Labor Force	5.4%
No Own Children < 18	71.5%
Employed/in Armed Forces	26.1%
Unemployed	3.0%
Not in Labor Force	42.5%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic



2009 Employed Population 16+ by Industry

Total	6,065
Agriculture/Mining	8.5%
Construction	6.3%
Manufacturing	4.8%
Wholesale Trade	1.7%
Retail Trade	12.9%
Transportation/Utilities	6.6%
Information	1.9%
Finance/Insurance/Real Estate	3.2%
Services	46.0%
Public Administration	8.1%

2009 Employed Population 16+ by Occupation

Total	6,065
White Collar	55.0%
Management/Business/Financial	9.0%
Professional	22.4%
Sales	10.9%
Administrative Support	12.6%
Services	18.8%
Blue Collar	26.2%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	9.2%
Installation/Maintenance/Repair	5.1%
Production	4.3%
Transportation/Material Moving	7.3%



2000 Workers 16+ by Means of Transportation to Work

Total	5,783%
Drove Alone - Car, Truck, or Van	79.9%
Carpooled - Car, Truck, or Van	10.5%
Public Transportation	0.2%
Walked	6.2%
Other Means	1.0%
Worked at Home	2.2%

2000 Workers 16+ by Travel Time to Work

Total	5,782
Did not Work at Home	97.8%
Less than 5 minutes	7.4%
5 to 9 minutes	19.3%
10 to 19 minutes	25.9%
20 to 24 minutes	9.6%
25 to 34 minutes	14.8%
35 to 44 minutes	6.1%
45 to 59 minutes	6.6%
60 to 89 minutes	5.1%
90 or more minutes	2.9%
Worked at Home	2.2%
Average Travel Time to Work (in min)	23.6

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic

2000 Households by Vehicles Available

Total	5,614
None	11.5%
1	35.3%
2	37.3%
3	12.3%
4	2.8%
5+	0.7%
Average Number of Vehicles Available	1.6



2000 Households by Type

Total	5,614
Family Households	67.5%
Married-couple Family	52.6%
With Related Children	22.6%
Other Family (No Spouse)	14.9%
With Related Children	9.3%
Nonfamily Households	32.5%
Householder Living Alone	27.4%
Householder Not Living Alone	5.1%
Households with Related Children	32.0%
Households with Persons 65+	27.3%

2000 Households by Size

Total	5,614
1 Person Household	27.4%
2 Person Household	34.3%
3 Person Household	16.7%
4 Person Household	14.0%
5 Person Household	5.3%
6 Person Household	1.5%
7 + Person Household	0.8%

2000 Households by Year Householder Moved In

Total	5,614
Moved in 1999 to March 2000	15.1%
Moved in 1995 to 1998	24.5%
Moved in 1990 to 1994	16.2%
Moved in 1980 to 1989	19.6%
Moved in 1970 to 1979	11.2%
Moved in 1969 or Earlier	13.5%
Median Year Householder Moved In	1,992



2000 Housing Units by Units in Structure

Total	6,162
1, Detached	61.6%
1, Attached	1.4%
2	6.0%
3 or 4	4.6%
5 to 9	3.2%
10 to 19	2.7%
20 +	3.6%
Mobile Home	16.9%
Other	0.1%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Greene County School District

Demographic

2000 Housing Units by Year Structure Built

Demographic	Greene County School District
Total	6,160
1999 to March 2000	1.5%
1995 to 1998	4.2%
1990 to 1994	5.4%
1980 to 1989	11.1%
1970 to 1979	17.6%
1969 or Earlier	60.2%
Median Year Structure Built	1,960



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Central Greene

Name:

Demographic	Greene County School District
Apparel & Services: Total \$	\$6,881,714
Average Spent	\$1,218.89
Spending Potential Index	49
Computers & Accessories: Total \$	\$872,726
Average Spent	\$154.58
Spending Potential Index	68
Education: Total \$	\$4,427,526
Average Spent	\$784.20
Spending Potential Index	62
Entertainment/Recreation: Total \$	\$13,622,049
Average Spent	\$2,412.74
Spending Potential Index	74
Food at Home: Total \$	\$19,242,081
Average Spent	\$3,408.16
Spending Potential Index	75
Food Away from Home: Total \$	\$13,433,732
Average Spent	\$2,379.38
Spending Potential Index	71
Health Care: Total \$	\$17,418,377
Average Spent	\$3,085.14
Spending Potential Index	82
HH Furnishings & Equip: Total \$	\$7,458,292
Average Spent	\$1,321.01
Spending Potential Index	61
Investments: Total \$	\$6,251,879
Average Spent	\$1,107.33
Spending Potential Index	77
Retail Goods: Total \$	\$103,824,938
Average Spent	\$18,389.47
Spending Potential Index	72
Shelter: Total \$	\$56,548,318
Average Spent	\$10,015.84
Spending Potential Index	64
TV/Video/Sound Equipment: Total \$	\$4,996,763
Average Spent	\$885.03
Spending Potential Index	73
Travel: Total \$	\$6,984,031
Average Spent	\$1,237.01
Spending Potential Index	67
Vehicle Maintenance & Repairs: Total \$	\$3,896,601
Average Spent	\$690.17
Spending Potential Index	74

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Demographic

Greene County School District



2000 Total Population	6,149
2000 Group Quarters	69
2009 Total Population	6,444
2014 Total Population	6,316
2009-2014 Annual Rate	-0.40%



2000 Households	2,440
2000 Average Household Size	2.49
2009 Households	2,448
2009 Average Household Size	2.41
2014 Households	2,419
2014 Average Household Size	2.39
2009-2014 Annual Rate	-0.24%
2000 Families	1,773
2000 Average Family Size	2.95
2009 Families	1,733
2009 Average Family Size	2.87
2014 Families	1,691
2014 Average Family Size	2.85
2009-2014 Annual Rate	-0.49%



2000 Housing Units	2,634
Owner Occupied Housing Units	78.9%
Renter Occupied Housing Units	13.7%
Vacant Housing Units	7.4%
2009 Housing Units	2,686
Owner Occupied Housing Units	77.6%
Renter Occupied Housing Units	13.5%
Vacant Housing Units	8.9%
2014 Housing Units	2,693
Owner Occupied Housing Units	76.4%
Renter Occupied Housing Units	13.4%
Vacant Housing Units	10.2%

Median Household Income	
2000	\$32,438
2009	\$43,953
2014	\$46,900

Median Home Value	
2000	\$49,008
2009	\$83,358
2014	\$96,985

Per Capita Income	
2000	\$16,304
2009	\$21,368
2014	\$22,110

Median Age	
2000	41.6
2009	42.9
2014	44.3

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic



2000 Household by Income

Household Income Base	
<15,000	19.5%
\$15,000 - \$24,999	16.7%
\$25,000 - \$34,999	17.7%
\$35,000 - \$49,999	15.5%
\$50,000 - \$74,999	19.8%
\$75,000 - \$99,999	6.9%
\$100,000 - \$149,999	3.3%
\$150,000 - \$199,999	0.6%
\$200,000+	0.1%
Average Household Income	\$40,472

2009 Household by Income

Household Income Base	
<15,000	11.6%
\$15,000 - \$24,999	13.6%
\$25,000 - \$34,999	13.0%
\$35,000 - \$49,999	17.6%
\$50,000 - \$74,999	19.6%
\$75,000 - \$99,999	16.0%
\$100,000 - \$149,999	6.2%
\$150,000 - \$199,999	1.7%
\$200,000+	0.7%
Average Household Income	\$53,432

2014 Household by Income

Household Income Base	
<15,000	12.0%
\$15,000 - \$24,999	12.5%
\$25,000 - \$34,999	12.2%
\$35,000 - \$49,999	15.4%
\$50,000 - \$74,999	23.0%
\$75,000 - \$99,999	15.8%
\$100,000 - \$149,999	6.5%
\$150,000 - \$199,999	1.8%
\$200,000+	0.7%
Average Household Income	\$54,470

2000 Owner Occupied HUs by Value

Total	
<50,000	51.2%
\$50,000 - \$99,999	35.1%
\$100,000 - \$149,999	7.6%
\$150,000 - \$199,999	3.3%
\$200,000 - \$299,999	2.1%
\$300,000 - \$499,999	0.7%
\$500,000 - \$999,999	0.0%
\$1,000,000 +	0.0%
Average Home Value	\$63,472

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic

2000 Specified Renter Occupied HUs by Contract Rent

Total	323
With Cash Rent	78.3%
No Cash Rent	21.7%
Median Rent	\$302
Average Rent	\$298



2000 Population by Age

Total	6,143
0 - 4	5.3%
5 - 9	5.8%
10 - 14	6.6%
15 - 24	11.2%
25 - 34	12.0%
35 - 44	14.8%
45 - 54	16.0%
55 - 64	10.1%
65 - 74	9.2%
75 - 84	7.1%
85 +	1.9%
18 +	78.1%

2009 Population by Age

Total	6,441
0 - 4	4.7%
5 - 9	5.0%
10 - 14	5.3%
15 - 24	12.5%
25 - 34	12.0%
35 - 44	13.5%
45 - 54	15.3%
55 - 64	14.6%
65 - 74	8.4%
75 - 84	6.2%
85 +	2.6%
18 +	82.3%

2014 Population by Age

Total	6,313
0 - 4	4.5%
5 - 9	4.8%
10 - 14	5.2%
15 - 24	12.2%
25 - 34	11.7%
35 - 44	12.5%
45 - 54	13.7%
55 - 64	16.2%
65 - 74	10.9%
75 - 84	5.7%
85 +	2.6%
18 +	82.9%

2000 Population by Sex

Males	48.6%
Females	51.4%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic

2009 Population by Sex

Males	51.1%
Females	48.9%

2014 Population by Sex

Males	51.5%
Females	48.5%



2000 Population by Race/Ethnicity

Total	6,149
White Alone	97.6%
Black Alone	1.5%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.2%
Some Other Race Alone	0.0%
Two or More Races	0.5%
Hispanic Origin	0.4%
Diversity Index	5.5

2009 Population by Race/Ethnicity

Total	6,443
White Alone	92.9%
Black Alone	5.3%
American Indian Alone	0.3%
Asian or Pacific Islander Alone	0.5%
Some Other Race Alone	0.3%
Two or More Races	0.6%
Hispanic Origin	1.1%
Diversity Index	15.5

2014 Population by Race/Ethnicity

Total	6,315
White Alone	91.9%
Black Alone	6.1%
American Indian Alone	0.3%
Asian or Pacific Islander Alone	0.7%
Some Other Race Alone	0.4%
Two or More Races	0.6%
Hispanic Origin	1.3%
Diversity Index	17.4

2000 Population 3+ by School Enrollment

Total	5,951
Enrolled in Nursery/Preschool	0.9%
Enrolled in Kindergarten	0.4%
Enrolled in Grade 1-8	11.1%
Enrolled in Grade 9-12	5.7%
Enrolled in College	2.3%
Enrolled in Grad/Prof School	0.5%
Not Enrolled in School	78.9%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic

2009 Population 25+ by Educational Attainment

Total	4,672
Less Than 9th Grade	5.6%
9th to 12th Grade, No Diploma	12.9%
High School Graduate	50.0%
Some College, No Degree	12.7%
Associate Degree	5.5%
Bachelor's Degree	8.0%
Graduate/Professional Degree	5.2%



2009 Population 15+ by Marital Status

Total	5,479
Married	60.0%
Never Married	22.0%
Widowed	8.7%
Divorced	9.3%



2000 Population 16+ by Employment Status

Total	4,999
In Labor Force	53.8%
Civilian Employed	49.6%
Civilian Unemployed	4.0%
In Armed Forces	0.2%
Not In Labor Force	46.2%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	89.9%
Civilian Unemployed	10.1%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.0%
Civilian Unemployed	7.0%

2000 Females 16+ by Employment Status and Age of Children

Total	2,620
Own Children < 6 Only	5.5%
Employed/in Armed Forces	2.9%
Unemployed	0.3%
Not in Labor Force	2.3%
Own Children <6 and 6-17 Only	4.4%
Employed/in Armed Forces	2.3%
Unemployed	0.0%
Not in Labor Force	2.1%
Own Children 6-17 Only	16.3%
Employed/in Armed Forces	11.0%
Unemployed	0.3%
Not in Labor Force	5.1%
No Own Children < 18	73.9%
Employed/in Armed Forces	25.8%
Unemployed	2.6%
Not in Labor Force	45.5%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic



2009 Employed Population 16+ by Industry

Total	2,518
Agriculture/Mining	10.3%
Construction	9.7%
Manufacturing	6.6%
Wholesale Trade	1.8%
Retail Trade	13.0%
Transportation/Utilities	8.7%
Information	1.2%
Finance/Insurance/Real Estate	2.9%
Services	39.2%
Public Administration	6.5%

2009 Employed Population 16+ by Occupation

Total	2,518
White Collar	49.3%
Management/Business/Financial	8.7%
Professional	19.3%
Sales	8.1%
Administrative Support	13.2%
Services	19.6%
Blue Collar	31.1%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	12.6%
Installation/Maintenance/Repair	4.5%
Production	4.8%
Transportation/Material Moving	8.7%



2000 Workers 16+ by Means of Transportation to Work

Total	2,446%
Drove Alone - Car, Truck, or Van	83.6%
Carpooled - Car, Truck, or Van	10.1%
Public Transportation	0.0%
Walked	1.1%
Other Means	0.5%
Worked at Home	4.7%

2000 Workers 16+ by Travel Time to Work

Total	2,445
Did not Work at Home	95.3%
Less than 5 minutes	3.8%
5 to 9 minutes	10.8%
10 to 19 minutes	25.8%
20 to 24 minutes	8.3%
25 to 34 minutes	14.4%
35 to 44 minutes	9.9%
45 to 59 minutes	10.9%
60 to 89 minutes	7.6%
90 or more minutes	3.7%
Worked at Home	4.7%
Average Travel Time to Work (in min)	29.8

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic

2000 Households by Vehicles Available

Total	2,440
None	7.3%
1	31.3%
2	41.3%
3	14.3%
4	4.2%
5+	1.7%
Average Number of Vehicles Available	1.8



2000 Households by Type

Total	2,439
Family Households	72.7%
Married-couple Family	59.2%
With Related Children	23.7%
Other Family (No Spouse)	13.5%
With Related Children	6.8%
Nonfamily Households	27.3%
Householder Living Alone	24.3%
Householder Not Living Alone	3.0%
Households with Related Children	30.5%
Households with Persons 65+	32.3%

2000 Households by Size

Total	2,440
1 Person Household	24.3%
2 Person Household	35.6%
3 Person Household	18.5%
4 Person Household	13.6%
5 Person Household	5.6%
6 Person Household	1.7%
7 + Person Household	0.8%

2000 Households by Year Householder Moved In

Total	2,438
Moved in 1999 to March 2000	10.3%
Moved in 1995 to 1998	14.6%
Moved in 1990 to 1994	14.2%
Moved in 1980 to 1989	18.3%
Moved in 1970 to 1979	18.5%
Moved in 1969 or Earlier	24.1%
Median Year Householder Moved In	1,984



2000 Housing Units by Units in Structure

Total	2,633
1, Detached	78.7%
1, Attached	2.2%
2	1.5%
3 or 4	0.2%
5 to 9	0.9%
10 to 19	0.0%
20 +	0.2%
Mobile Home	16.3%
Other	0.0%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

Name:

Greene County School District

Demographic

2000 Housing Units by Year Structure Built

Demographic	Greene County School District
Total	2,633
1999 to March 2000	2.1%
1995 to 1998	3.5%
1990 to 1994	4.7%
1980 to 1989	9.1%
1970 to 1979	14.8%
1969 or Earlier	65.8%
Median Year Structure Built	1,948



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Jefferson Morgan

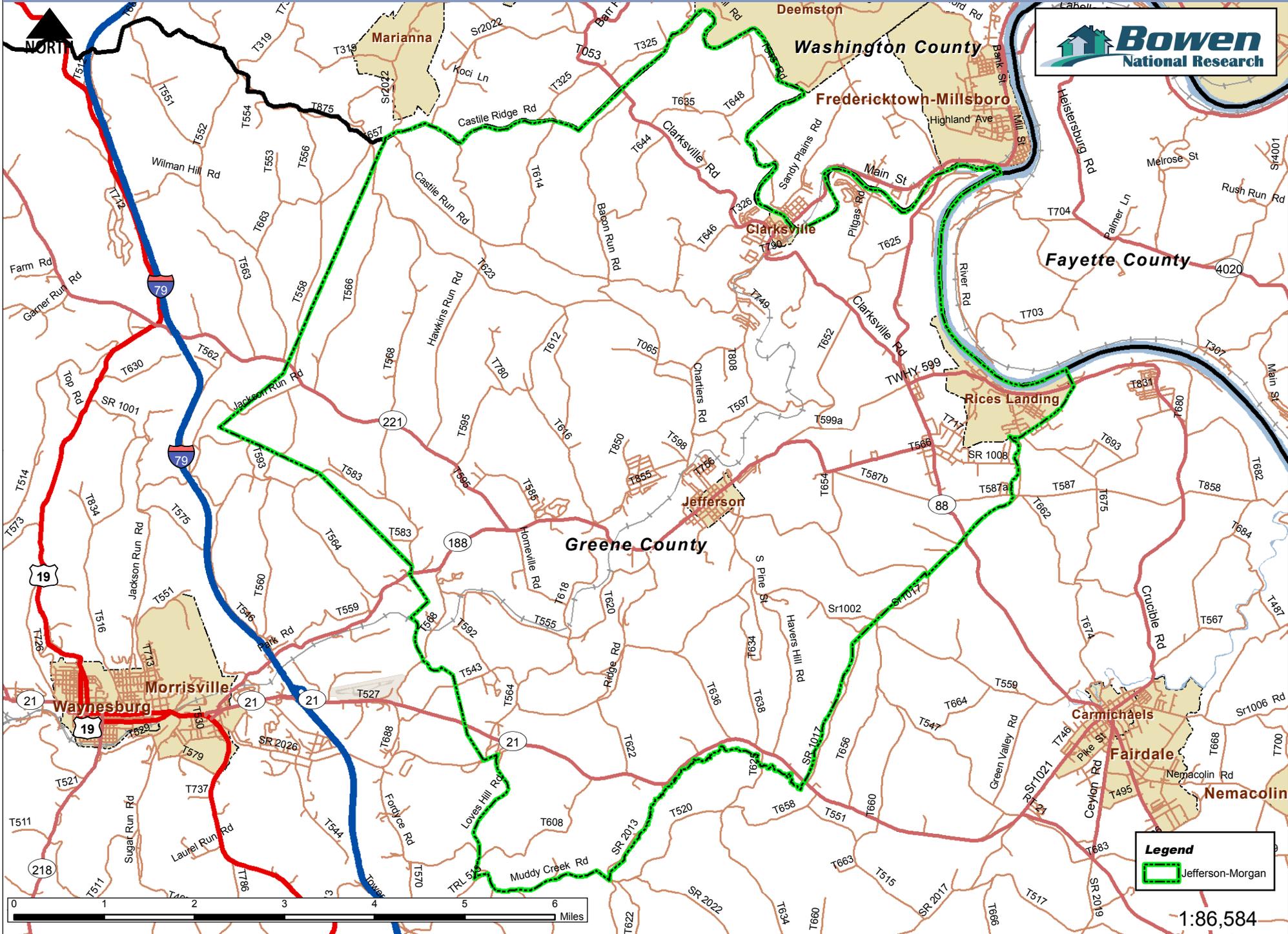
Name:

Demographic	Greene County School District
Apparel & Services: Total \$	\$3,156,914
Average Spent	\$1,289.79
Spending Potential Index	52
Computers & Accessories: Total \$	\$394,056
Average Spent	\$161.00
Spending Potential Index	71
Education: Total \$	\$2,000,117
Average Spent	\$817.17
Spending Potential Index	65
Entertainment/Recreation: Total \$	\$6,344,401
Average Spent	\$2,592.08
Spending Potential Index	80
Food at Home: Total \$	\$8,920,474
Average Spent	\$3,644.56
Spending Potential Index	80
Food Away from Home: Total \$	\$6,203,419
Average Spent	\$2,534.48
Spending Potential Index	76
Health Care: Total \$	\$8,379,641
Average Spent	\$3,423.60
Spending Potential Index	91
HH Furnishings & Equip: Total \$	\$3,423,124
Average Spent	\$1,398.56
Spending Potential Index	64
Investments: Total \$	\$2,972,911
Average Spent	\$1,214.62
Spending Potential Index	84
Retail Goods: Total \$	\$48,404,904
Average Spent	\$19,776.38
Spending Potential Index	77
Shelter: Total \$	\$25,585,874
Average Spent	\$10,453.40
Spending Potential Index	67
TV/Video/Sound Equipment: Total \$	\$2,313,671
Average Spent	\$945.28
Spending Potential Index	78
Travel: Total \$	\$3,222,289
Average Spent	\$1,316.50
Spending Potential Index	71
Vehicle Maintenance & Repairs: Total \$	\$1,807,258
Average Spent	\$738.38
Spending Potential Index	79

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Greene County, PA: Jefferson-Morgan School District



Legend
Jefferson-Morgan

1:86,584



Area ID: Southeastern Greene

Name:

Demographic

Greene County School District



2000 Total Population	4,837
2000 Group Quarters	3
2009 Total Population	4,609
2014 Total Population	4,491
2009-2014 Annual Rate	-0.52%



2000 Households	1,948
2000 Average Household Size	2.48
2009 Households	1,921
2009 Average Household Size	2.40
2014 Households	1,890
2014 Average Household Size	2.37
2009-2014 Annual Rate	-0.33%
2000 Families	1,408
2000 Average Family Size	2.92
2009 Families	1,351
2009 Average Family Size	2.84
2014 Families	1,311
2014 Average Family Size	2.82
2009-2014 Annual Rate	-0.60%



2000 Housing Units	2,150
Owner Occupied Housing Units	74.7%
Renter Occupied Housing Units	15.9%
Vacant Housing Units	9.4%
2009 Housing Units	2,150
Owner Occupied Housing Units	73.5%
Renter Occupied Housing Units	15.9%
Vacant Housing Units	10.6%
2014 Housing Units	2,150
Owner Occupied Housing Units	72.3%
Renter Occupied Housing Units	15.6%
Vacant Housing Units	12.1%

Median Household Income	
2000	\$28,247
2009	\$36,186
2014	\$37,385

Median Home Value	
2000	\$41,204
2009	\$71,719
2014	\$85,056

Per Capita Income	
2000	\$15,743
2009	\$20,003
2014	\$20,835

Median Age	
2000	39.5
2009	42.0
2014	43.6

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic



2000 Household by Income

Household Income Base	
<15,000	25.7%
\$15,000 - \$24,999	18.3%
\$25,000 - \$34,999	15.6%
\$35,000 - \$49,999	15.4%
\$50,000 - \$74,999	13.9%
\$75,000 - \$99,999	5.6%
\$100,000 - \$149,999	3.5%
\$150,000 - \$199,999	0.6%
\$200,000+	1.4%
Average Household Income	\$39,263

2009 Household by Income

Household Income Base	
<15,000	18.0%
\$15,000 - \$24,999	16.3%
\$25,000 - \$34,999	13.8%
\$35,000 - \$49,999	17.3%
\$50,000 - \$74,999	17.7%
\$75,000 - \$99,999	8.7%
\$100,000 - \$149,999	5.3%
\$150,000 - \$199,999	1.5%
\$200,000+	1.4%
Average Household Income	\$48,085

2014 Household by Income

Household Income Base	
<15,000	18.8%
\$15,000 - \$24,999	14.9%
\$25,000 - \$34,999	12.7%
\$35,000 - \$49,999	15.2%
\$50,000 - \$74,999	21.1%
\$75,000 - \$99,999	8.7%
\$100,000 - \$149,999	5.6%
\$150,000 - \$199,999	1.6%
\$200,000+	1.5%
Average Household Income	\$49,600

2000 Owner Occupied HUs by Value

Total	
<50,000	57.5%
\$50,000 - \$99,999	29.7%
\$100,000 - \$149,999	8.9%
\$150,000 - \$199,999	2.6%
\$200,000 - \$299,999	0.9%
\$300,000 - \$499,999	0.4%
\$500,000 - \$999,999	0.1%
\$1,000,000 +	0.0%
Average Home Value	\$54,477

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic

2000 Specified Renter Occupied HUs by Contract Rent

Total	322
With Cash Rent	84.5%
No Cash Rent	15.5%
Median Rent	\$248
Average Rent	\$268



2000 Population by Age

Total	4,837
0 - 4	5.7%
5 - 9	6.9%
10 - 14	6.7%
15 - 24	11.6%
25 - 34	13.1%
35 - 44	14.6%
45 - 54	15.8%
55 - 64	8.7%
65 - 74	8.3%
75 - 84	6.9%
85 +	1.6%
18 +	76.5%

2009 Population by Age

Total	4,611
0 - 4	5.5%
5 - 9	5.8%
10 - 14	6.3%
15 - 24	11.2%
25 - 34	11.3%
35 - 44	14.0%
45 - 54	15.5%
55 - 64	15.2%
65 - 74	7.5%
75 - 84	5.4%
85 +	2.4%
18 +	78.5%

2014 Population by Age

Total	4,493
0 - 4	5.5%
5 - 9	5.5%
10 - 14	6.1%
15 - 24	11.3%
25 - 34	10.3%
35 - 44	13.4%
45 - 54	13.7%
55 - 64	17.1%
65 - 74	10.0%
75 - 84	4.7%
85 +	2.4%
18 +	79.2%

2000 Population by Sex

Males	49.7%
Females	50.3%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Demographic

Greene County School District



2009 Population by Sex

Males	50.0%
Females	50.0%

2014 Population by Sex

Males	50.1%
Females	49.9%

2000 Population by Race/Ethnicity

Total	4,837
White Alone	98.9%
Black Alone	0.2%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.2%
Some Other Race Alone	0.0%
Two or More Races	0.5%
Hispanic Origin	0.6%
Diversity Index	3.3

2009 Population by Race/Ethnicity

Total	4,609
White Alone	98.7%
Black Alone	0.3%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.3%
Some Other Race Alone	0.0%
Two or More Races	0.6%
Hispanic Origin	0.7%
Diversity Index	4.1

2014 Population by Race/Ethnicity

Total	4,491
White Alone	98.5%
Black Alone	0.4%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.4%
Some Other Race Alone	0.0%
Two or More Races	0.6%
Hispanic Origin	0.8%
Diversity Index	4.7

2000 Population 3+ by School Enrollment

Total	4,670
Enrolled in Nursery/Preschool	0.9%
Enrolled in Kindergarten	2.0%
Enrolled in Grade 1-8	11.1%
Enrolled in Grade 9-12	5.6%
Enrolled in College	2.8%
Enrolled in Grad/Prof School	0.3%
Not Enrolled in School	77.4%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic

2009 Population 25+ by Educational Attainment

Total	3,281
Less Than 9th Grade	7.6%
9th to 12th Grade, No Diploma	14.0%
High School Graduate	53.1%
Some College, No Degree	10.7%
Associate Degree	5.3%
Bachelor's Degree	6.0%
Graduate/Professional Degree	3.3%



2009 Population 15+ by Marital Status

Total	3,800
Married	59.0%
Never Married	24.0%
Widowed	7.8%
Divorced	9.3%



2000 Population 16+ by Employment Status

Total	3,843
In Labor Force	53.2%
Civilian Employed	49.6%
Civilian Unemployed	3.4%
In Armed Forces	0.2%
Not In Labor Force	46.8%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	90.9%
Civilian Unemployed	9.1%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	93.7%
Civilian Unemployed	6.3%

2000 Females 16+ by Employment Status and Age of Children

Total	1,965
Own Children < 6 Only	6.4%
Employed/in Armed Forces	3.7%
Unemployed	0.4%
Not in Labor Force	2.4%
Own Children <6 and 6-17 Only	4.9%
Employed/in Armed Forces	3.4%
Unemployed	0.2%
Not in Labor Force	1.4%
Own Children 6-17 Only	17.4%
Employed/in Armed Forces	9.9%
Unemployed	1.1%
Not in Labor Force	6.4%
No Own Children < 18	71.3%
Employed/in Armed Forces	24.9%
Unemployed	1.2%
Not in Labor Force	45.1%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic



2009 Employed Population 16+ by Industry

Industry	Percentage
Total	1,886
Agriculture/Mining	15.1%
Construction	7.2%
Manufacturing	6.0%
Wholesale Trade	2.8%
Retail Trade	10.9%
Transportation/Utilities	6.6%
Information	0.7%
Finance/Insurance/Real Estate	2.4%
Services	44.0%
Public Administration	4.5%

2009 Employed Population 16+ by Occupation

Occupation	Percentage
Total	1,882
White Collar	43.9%
Management/Business/Financial	7.1%
Professional	16.4%
Sales	7.9%
Administrative Support	12.6%
Services	21.3%
Blue Collar	34.8%
Farming/Forestry/Fishing	1.0%
Construction/Extraction	13.8%
Installation/Maintenance/Repair	6.1%
Production	6.0%
Transportation/Material Moving	7.9%



2000 Workers 16+ by Means of Transportation to Work

Means of Transportation	Percentage
Total	1,856%
Drove Alone - Car, Truck, or Van	82.0%
Carpooled - Car, Truck, or Van	12.2%
Public Transportation	0.1%
Walked	1.6%
Other Means	0.8%
Worked at Home	3.4%

2000 Workers 16+ by Travel Time to Work

Travel Time	Percentage
Total	1,856
Did not Work at Home	96.6%
Less than 5 minutes	3.0%
5 to 9 minutes	3.7%
10 to 19 minutes	21.0%
20 to 24 minutes	16.0%
25 to 34 minutes	32.6%
35 to 44 minutes	4.9%
45 to 59 minutes	7.5%
60 to 89 minutes	5.9%
90 or more minutes	2.0%
Worked at Home	3.4%
Average Travel Time to Work (in min)	28.6

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic

2000 Households by Vehicles Available

Total	1,949
None	8.8%
1	33.1%
2	37.8%
3	14.6%
4	4.5%
5+	1.1%
Average Number of Vehicles Available	1.8



2000 Households by Type

Total	1,947
Family Households	72.3%
Married-couple Family	57.1%
With Related Children	23.8%
Other Family (No Spouse)	15.2%
With Related Children	9.6%
Nonfamily Households	27.7%
Householder Living Alone	25.0%
Householder Not Living Alone	2.8%
Households with Related Children	33.4%
Households with Persons 65+	31.0%

2000 Households by Size

Total	1,948
1 Person Household	25.0%
2 Person Household	33.3%
3 Person Household	19.5%
4 Person Household	15.0%
5 Person Household	5.2%
6 Person Household	1.4%
7 + Person Household	0.6%

2000 Households by Year Householder Moved In

Total	1,948
Moved in 1999 to March 2000	10.1%
Moved in 1995 to 1998	18.1%
Moved in 1990 to 1994	15.0%
Moved in 1980 to 1989	19.4%
Moved in 1970 to 1979	13.1%
Moved in 1969 or Earlier	24.4%
Median Year Householder Moved In	1,986



2000 Housing Units by Units in Structure

Total	2,150
1, Detached	71.8%
1, Attached	2.3%
2	0.7%
3 or 4	0.5%
5 to 9	0.0%
10 to 19	0.0%
20 +	0.0%
Mobile Home	24.4%
Other	0.3%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Greene County School District

Demographic

2000 Housing Units by Year Structure Built

Demographic	Greene County School District
Total	2,151
1999 to March 2000	1.6%
1995 to 1998	5.1%
1990 to 1994	3.2%
1980 to 1989	12.7%
1970 to 1979	16.6%
1969 or Earlier	60.8%
Median Year Structure Built	1,953



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: Southeastern Greene

Name:

Demographic

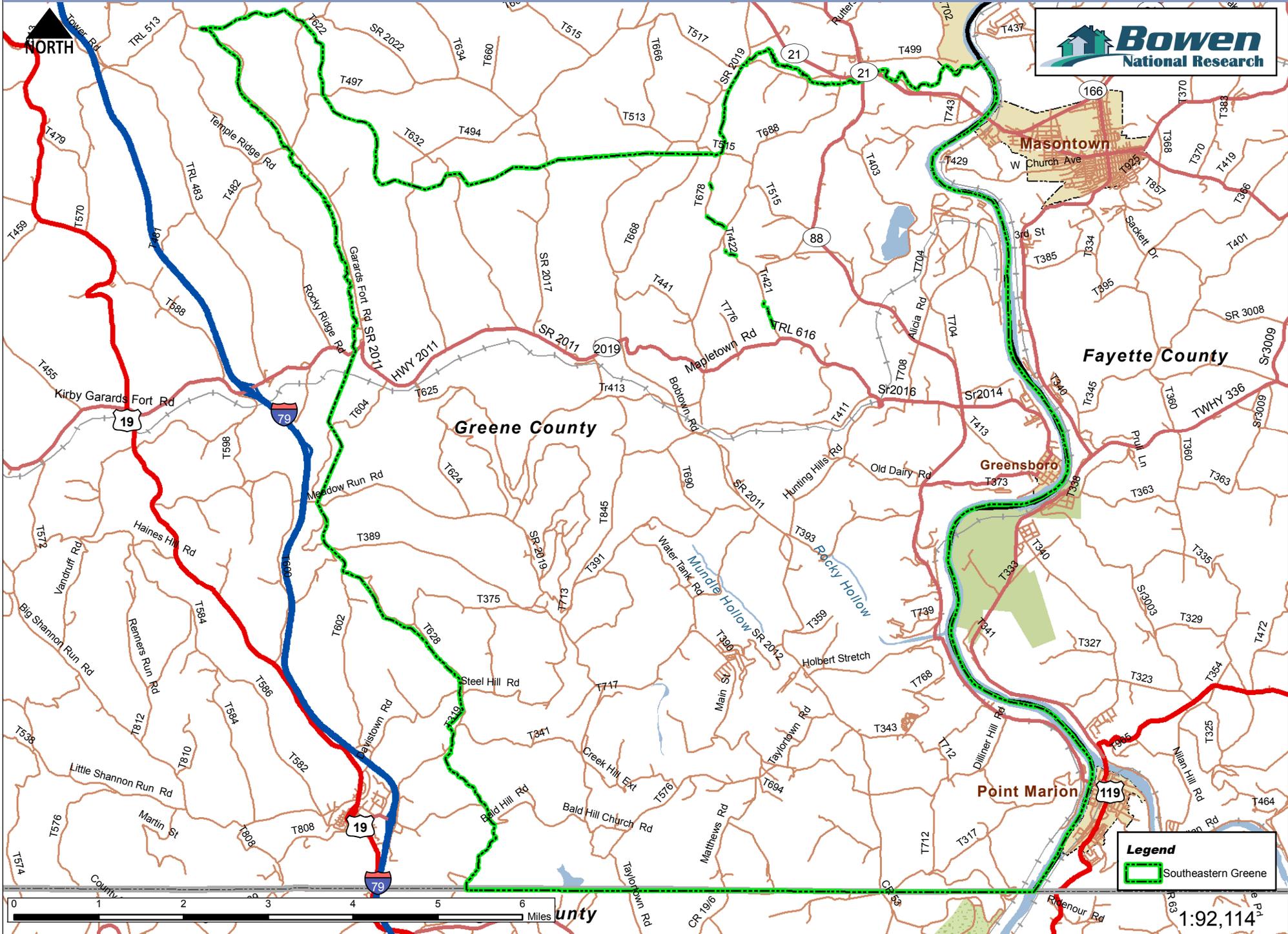
Greene County School District

Demographic	Greene County School District
Apparel & Services: Total \$	\$2,220,648
Average Spent	\$1,155.76
Spending Potential Index	46
Computers & Accessories: Total \$	\$278,755
Average Spent	\$145.08
Spending Potential Index	64
Education: Total \$	\$1,244,053
Average Spent	\$647.48
Spending Potential Index	52
Entertainment/Recreation: Total \$	\$4,608,253
Average Spent	\$2,398.41
Spending Potential Index	74
Food at Home: Total \$	\$6,443,494
Average Spent	\$3,353.58
Spending Potential Index	74
Food Away from Home: Total \$	\$4,408,484
Average Spent	\$2,294.44
Spending Potential Index	69
Health Care: Total \$	\$6,063,057
Average Spent	\$3,155.58
Spending Potential Index	84
HH Furnishings & Equip: Total \$	\$2,423,422
Average Spent	\$1,261.30
Spending Potential Index	58
Investments: Total \$	\$2,235,688
Average Spent	\$1,163.59
Spending Potential Index	81
Retail Goods: Total \$	\$35,465,546
Average Spent	\$18,458.41
Spending Potential Index	72
Shelter: Total \$	\$17,028,986
Average Spent	\$8,862.91
Spending Potential Index	57
TV/Video/Sound Equipment: Total \$	\$1,658,126
Average Spent	\$862.99
Spending Potential Index	71
Travel: Total \$	\$2,170,989
Average Spent	\$1,129.91
Spending Potential Index	61
Vehicle Maintenance & Repairs: Total \$	\$1,311,726
Average Spent	\$682.70
Spending Potential Index	73

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Greene County, PA: Southeastern Greene School District



Legend
Southeastern Greene

1:92,114



Area ID: West Greene

Name:

Demographic

Greene County School District



2000 Total Population	5,913
2000 Group Quarters	127
2009 Total Population	5,871
2014 Total Population	5,774
2009-2014 Annual Rate	-0.33%



2000 Households	2,174
2000 Average Household Size	2.66
2009 Households	2,219
2009 Average Household Size	2.59
2014 Households	2,201
2014 Average Household Size	2.57
2009-2014 Annual Rate	-0.16%
2000 Families	1,648
2000 Average Family Size	3.07
2009 Families	1,642
2009 Average Family Size	3.00
2014 Families	1,609
2014 Average Family Size	2.98
2009-2014 Annual Rate	-0.41%



2000 Housing Units	2,592
Owner Occupied Housing Units	64.1%
Renter Occupied Housing Units	19.8%
Vacant Housing Units	16.1%
2009 Housing Units	2,640
Owner Occupied Housing Units	63.9%
Renter Occupied Housing Units	20.2%
Vacant Housing Units	15.9%
2014 Housing Units	2,652
Owner Occupied Housing Units	63.0%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	17.0%

Median Household Income	
2000	\$30,453
2009	\$37,132
2014	\$39,055

Median Home Value	
2000	\$56,894
2009	\$95,693
2014	\$112,189

Per Capita Income	
2000	\$14,220
2009	\$17,436
2014	\$18,066

Median Age	
2000	37.2
2009	40.1
2014	40.8

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic



2000 Household by Income

Household Income Base	
<15,000	25.0%
\$15,000 - \$24,999	17.8%
\$25,000 - \$34,999	13.5%
\$35,000 - \$49,999	17.2%
\$50,000 - \$74,999	16.1%
\$75,000 - \$99,999	6.6%
\$100,000 - \$149,999	3.0%
\$150,000 - \$199,999	0.3%
\$200,000+	0.4%
Average Household Income	\$37,730

2009 Household by Income

Household Income Base	
<15,000	18.4%
\$15,000 - \$24,999	16.7%
\$25,000 - \$34,999	11.8%
\$35,000 - \$49,999	16.2%
\$50,000 - \$74,999	20.2%
\$75,000 - \$99,999	10.7%
\$100,000 - \$149,999	4.7%
\$150,000 - \$199,999	0.7%
\$200,000+	0.5%
Average Household Income	\$45,430

2014 Household by Income

Household Income Base	
<15,000	19.1%
\$15,000 - \$24,999	15.2%
\$25,000 - \$34,999	10.5%
\$35,000 - \$49,999	14.1%
\$50,000 - \$74,999	24.4%
\$75,000 - \$99,999	10.5%
\$100,000 - \$149,999	4.9%
\$150,000 - \$199,999	0.7%
\$200,000+	0.5%
Average Household Income	\$46,559

2000 Owner Occupied HUs by Value

Total	
<50,000	44.5%
\$50,000 - \$99,999	36.5%
\$100,000 - \$149,999	11.3%
\$150,000 - \$199,999	4.0%
\$200,000 - \$299,999	2.2%
\$300,000 - \$499,999	1.1%
\$500,000 - \$999,999	0.1%
\$1,000,000 +	0.2%
Average Home Value	\$73,431

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic

2000 Specified Renter Occupied HUs by Contract Rent

Total	384
With Cash Rent	77.3%
No Cash Rent	22.7%
Median Rent	\$237
Average Rent	\$249



2000 Population by Age

Total	5,909
0 - 4	5.2%
5 - 9	8.1%
10 - 14	7.7%
15 - 24	12.8%
25 - 34	12.5%
35 - 44	16.5%
45 - 54	14.7%
55 - 64	9.5%
65 - 74	7.0%
75 - 84	4.3%
85 +	1.5%
18 +	74.1%

2009 Population by Age

Total	5,869
0 - 4	5.2%
5 - 9	6.6%
10 - 14	6.7%
15 - 24	12.6%
25 - 34	12.6%
35 - 44	13.4%
45 - 54	15.8%
55 - 64	13.4%
65 - 74	7.6%
75 - 84	4.6%
85 +	1.7%
18 +	77.1%

2014 Population by Age

Total	5,771
0 - 4	5.1%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	11.9%
25 - 34	12.7%
35 - 44	12.6%
45 - 54	14.3%
55 - 64	14.8%
65 - 74	9.2%
75 - 84	4.7%
85 +	1.7%
18 +	78.0%

2000 Population by Sex

Males	50.6%
Females	49.4%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic

Demographic	Greene County School District
2009 Population by Sex	
Males	50.7%
Females	49.3%
2014 Population by Sex	
Males	50.8%
Females	49.2%
2000 Population by Race/Ethnicity	
Total	5,912
White Alone	98.9%
Black Alone	0.3%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	0.7%
Hispanic Origin	0.3%
Diversity Index	2.7
2009 Population by Race/Ethnicity	
Total	5,871
White Alone	98.7%
Black Alone	0.3%
American Indian Alone	0.1%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	0.9%
Hispanic Origin	0.3%
Diversity Index	3.4
2014 Population by Race/Ethnicity	
Total	5,773
White Alone	98.5%
Black Alone	0.4%
American Indian Alone	0.2%
Asian or Pacific Islander Alone	0.0%
Some Other Race Alone	0.0%
Two or More Races	0.9%
Hispanic Origin	0.4%
Diversity Index	3.7
2000 Population 3+ by School Enrollment	
Total	5,742
Enrolled in Nursery/Preschool	1.0%
Enrolled in Kindergarten	1.7%
Enrolled in Grade 1-8	13.0%
Enrolled in Grade 9-12	6.7%
Enrolled in College	2.3%
Enrolled in Grad/Prof School	0.6%
Not Enrolled in School	74.6%



Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic

2009 Population 25+ by Educational Attainment

Total	4,053
Less Than 9th Grade	7.4%
9th to 12th Grade, No Diploma	11.2%
High School Graduate	53.9%
Some College, No Degree	10.8%
Associate Degree	5.3%
Bachelor's Degree	7.6%
Graduate/Professional Degree	3.7%



2009 Population 15+ by Marital Status

Total	4,790
Married	60.7%
Never Married	25.3%
Widowed	5.8%
Divorced	8.2%



2000 Population 16+ by Employment Status

Total	4,569
In Labor Force	51.5%
Civilian Employed	46.9%
Civilian Unemployed	4.6%
In Armed Forces	0.1%
Not In Labor Force	48.5%

2009 Civilian Population 16+ in Labor Force

Civilian Employed	88.2%
Civilian Unemployed	11.8%

2014 Civilian Population 16+ in Labor Force

Civilian Employed	91.8%
Civilian Unemployed	8.2%

2000 Females 16+ by Employment Status and Age of Children

Total	2,281
Own Children < 6 Only	6.2%
Employed/in Armed Forces	2.7%
Unemployed	0.1%
Not in Labor Force	3.4%
Own Children <6 and 6-17 Only	6.6%
Employed/in Armed Forces	2.5%
Unemployed	0.4%
Not in Labor Force	3.6%
Own Children 6-17 Only	20.0%
Employed/in Armed Forces	11.1%
Unemployed	0.7%
Not in Labor Force	8.2%
No Own Children < 18	67.3%
Employed/in Armed Forces	21.4%
Unemployed	1.8%
Not in Labor Force	44.0%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic



2009 Employed Population 16+ by Industry

Industry	Percentage
Total	2,255
Agriculture/Mining	11.8%
Construction	13.0%
Manufacturing	7.0%
Wholesale Trade	2.4%
Retail Trade	9.0%
Transportation/Utilities	8.4%
Information	1.7%
Finance/Insurance/Real Estate	2.7%
Services	38.2%
Public Administration	5.8%

2009 Employed Population 16+ by Occupation

Occupation	Percentage
Total	2,255
White Collar	41.7%
Management/Business/Financial	8.4%
Professional	17.1%
Sales	6.2%
Administrative Support	10.0%
Services	17.7%
Blue Collar	40.6%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	17.3%
Installation/Maintenance/Repair	6.2%
Production	5.7%
Transportation/Material Moving	10.8%



2000 Workers 16+ by Means of Transportation to Work

Means of Transportation	Percentage
Total	2,110%
Drove Alone - Car, Truck, or Van	80.3%
Carpooled - Car, Truck, or Van	13.0%
Public Transportation	0.0%
Walked	1.4%
Other Means	1.1%
Worked at Home	4.2%

2000 Workers 16+ by Travel Time to Work

Travel Time	Percentage
Total	2,109
Did not Work at Home	95.8%
Less than 5 minutes	1.8%
5 to 9 minutes	4.1%
10 to 19 minutes	12.2%
20 to 24 minutes	10.7%
25 to 34 minutes	25.7%
35 to 44 minutes	10.1%
45 to 59 minutes	13.2%
60 to 89 minutes	11.9%
90 or more minutes	6.2%
Worked at Home	4.2%
Average Travel Time to Work (in min)	38.6

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Greene County School District

Demographic

2000 Households by Vehicles Available

Total	2,174
None	8.7%
1	29.2%
2	42.4%
3	14.3%
4	4.3%
5+	1.2%
Average Number of Vehicles Available	1.8



2000 Households by Type

Total	2,174
Family Households	75.8%
Married-couple Family	61.5%
With Related Children	28.7%
Other Family (No Spouse)	14.4%
With Related Children	8.9%
Nonfamily Households	24.2%
Householder Living Alone	21.1%
Householder Not Living Alone	3.1%
Households with Related Children	37.7%
Households with Persons 65+	24.7%

2000 Households by Size

Total	2,174
1 Person Household	21.1%
2 Person Household	33.5%
3 Person Household	18.5%
4 Person Household	16.1%
5 Person Household	8.0%
6 Person Household	2.3%
7 + Person Household	0.7%

2000 Households by Year Householder Moved In

Total	2,174
Moved in 1999 to March 2000	9.6%
Moved in 1995 to 1998	22.1%
Moved in 1990 to 1994	18.9%
Moved in 1980 to 1989	20.2%
Moved in 1970 to 1979	13.4%
Moved in 1969 or Earlier	15.8%
Median Year Householder Moved In	1,990



2000 Housing Units by Units in Structure

Total	2,591
1, Detached	68.8%
1, Attached	1.3%
2	0.5%
3 or 4	1.0%
5 to 9	0.4%
10 to 19	0.0%
20 +	0.1%
Mobile Home	27.6%
Other	0.3%

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

Name:

Demographic

Greene County School District

2000 Housing Units by Year Structure Built

Demographic	Greene County School District
Total	2,590
1999 to March 2000	1.2%
1995 to 1998	3.8%
1990 to 1994	6.6%
1980 to 1989	11.7%
1970 to 1979	17.6%
1969 or Earlier	59.0%
Median Year Structure Built	1,957



2009 Consumer Spending shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.



Area ID: West Greene

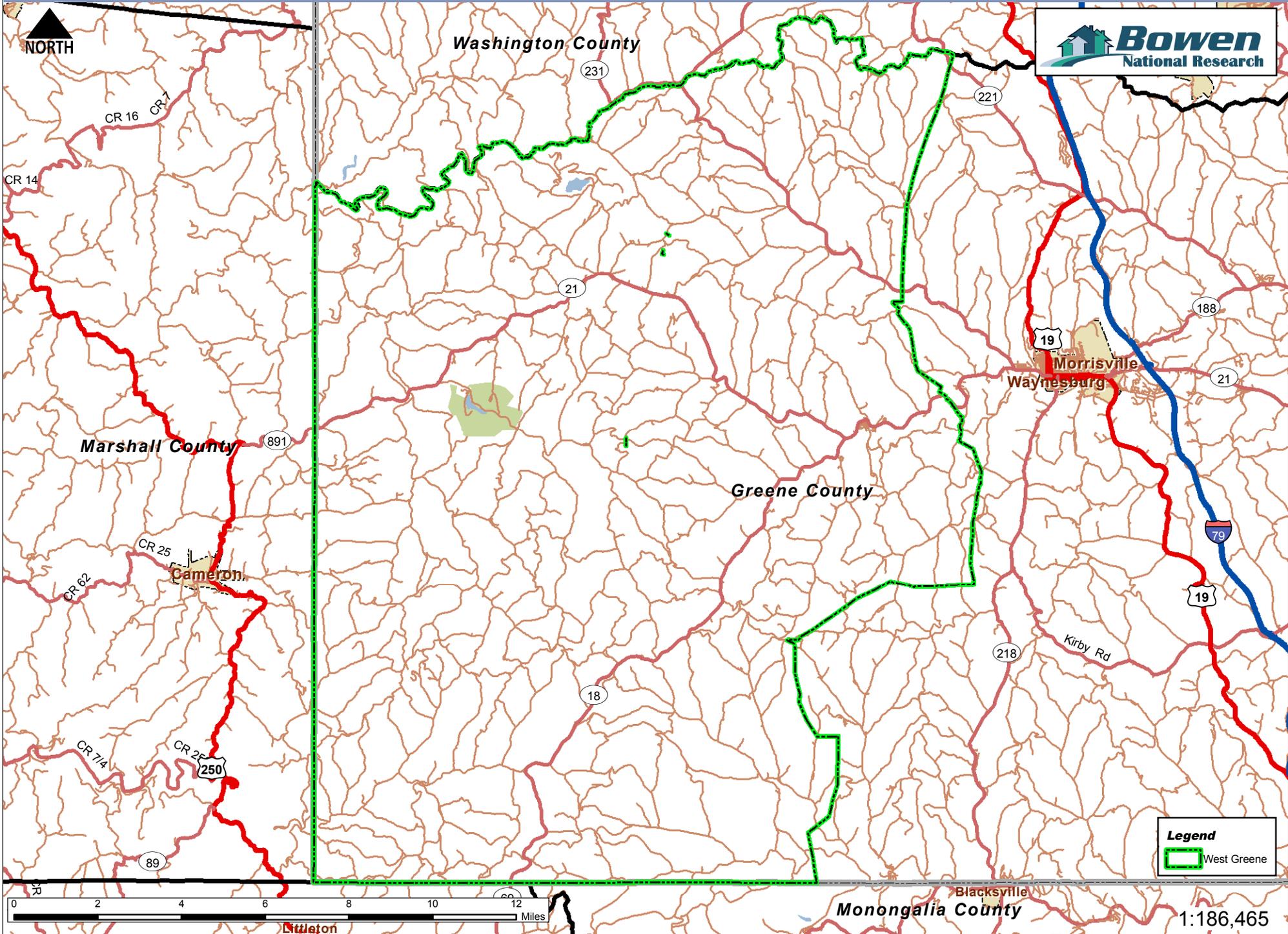
Name:

Demographic	Greene County School District
Apparel & Services: Total \$	\$2,410,267
Average Spent	\$1,086.12
Spending Potential Index	43
Computers & Accessories: Total \$	\$301,305
Average Spent	\$135.78
Spending Potential Index	59
Education: Total \$	\$1,293,355
Average Spent	\$582.81
Spending Potential Index	46
Entertainment/Recreation: Total \$	\$5,077,843
Average Spent	\$2,288.19
Spending Potential Index	71
Food at Home: Total \$	\$7,053,478
Average Spent	\$3,178.45
Spending Potential Index	70
Food Away from Home: Total \$	\$4,809,969
Average Spent	\$2,167.48
Spending Potential Index	65
Health Care: Total \$	\$6,613,019
Average Spent	\$2,979.97
Spending Potential Index	79
HH Furnishings & Equip: Total \$	\$2,651,455
Average Spent	\$1,194.80
Spending Potential Index	55
Investments: Total \$	\$2,571,299
Average Spent	\$1,158.68
Spending Potential Index	81
Retail Goods: Total \$	\$39,033,811
Average Spent	\$17,589.49
Spending Potential Index	68
Shelter: Total \$	\$18,338,905
Average Spent	\$8,263.91
Spending Potential Index	53
TV/Video/Sound Equipment: Total \$	\$1,800,017
Average Spent	\$811.13
Spending Potential Index	67
Travel: Total \$	\$2,371,291
Average Spent	\$1,068.56
Spending Potential Index	58
Vehicle Maintenance & Repairs: Total \$	\$1,439,535
Average Spent	\$648.69
Spending Potential Index	69

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014.

Greene County, PA: West Greene School District



Legend
West Greene



1:186,465