



**Vogt Santer
Insights**

**Rental Housing Assessment
(Oil and Gas Exploration Impact on Housing)**

of

Carroll, Columbiana, Tuscarawas and Stark Counties

for

**Coalition on Homelessness and Housing in Ohio (COHHIO)
175 South Third Street, Suite 250
Columbus, Ohio 43215**

**Supported by the Ohio Housing Finance Agency (OHFA)
and the Ohio Development Services Agency (ODSA)**

Effective Date

January 30, 2013

Job Reference Number

8627AM



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I. Introduction

A. Purpose

The purpose of this analysis is to conduct a housing assessment of the rental housing market in Carroll, Columbiana, Stark and Tuscarawas counties and the changes that have occurred over the past year. It is hypothesized that the increase in oil and gas exploration in the region has generated additional workers who have generated a need for rental housing. This in turn has reduced the amount of housing available for low and very low income renter households.

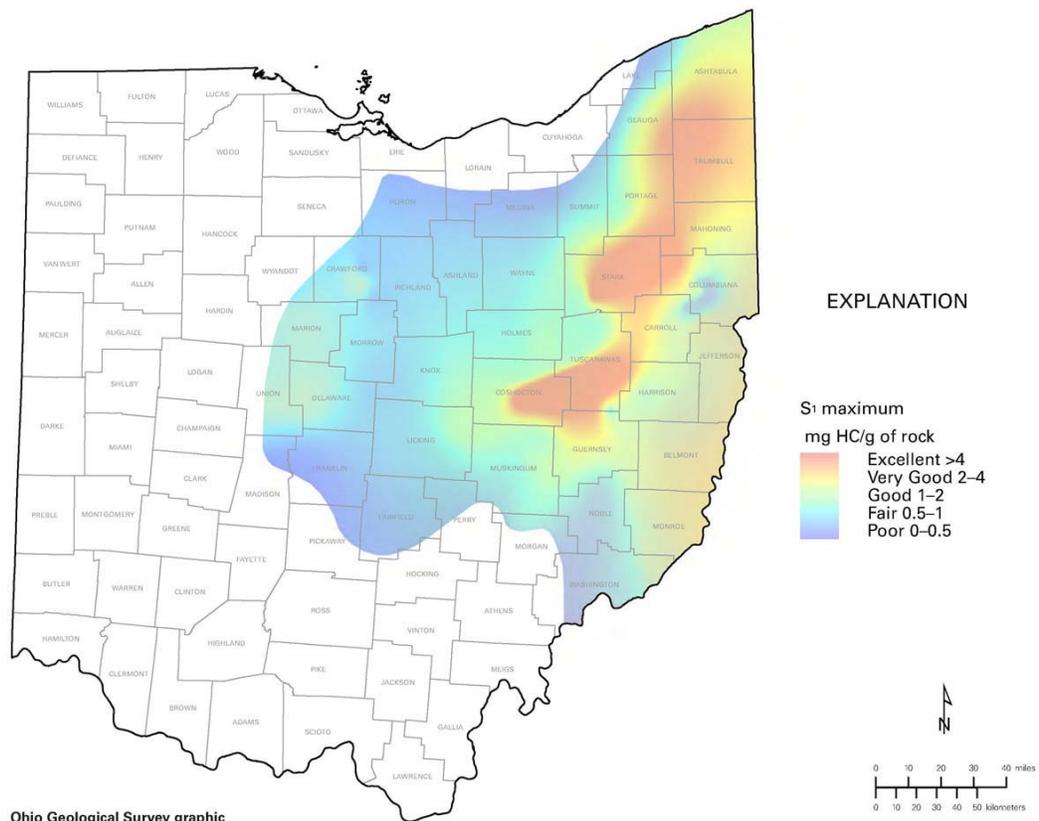
This analysis will consider housing data collected in Carroll, Columbiana and Tuscarawas counties in late 2011 for the previous Affordable Housing Market Study in the 32 Appalachian Ohio designated counties, which was completed for the Ohio CDC Association in collaboration with the Ohio Housing Finance Agency and the Ohio Department of Development. Although Stark County is a non-Appalachian county of Ohio that was not included in the previous Affordable Housing Market Study, Vogt Santer Insights has previous market data collected throughout the second half of 2011 that has been used as a benchmark to determine the changes that have occurred over the past year in Stark County. These four counties are the “Study Areas” in this evaluation.

The following map illustrates the location of the four counties analyzed in this Rental Housing Assessment.



Since December 2011, oil and gas exploration has increased considerably in the eastern portion of Ohio as the Marcellus and Utica Shale fracturing (a.k.a. fracking) process has become significantly more widely used in the area. Oil and gas workers have been drawn to the area because shale fracturing is becoming an increasing advantageous opportunity for large energy companies. Additionally, locally employed workers have also been employed in this industry both directly and through ancillary employment, reducing the overall unemployment rates. This is based on statistics provided by the January 2013 Quarterly Economic Trends for Ohio Oil and Gas Industries report prepared by the Ohio Department of Job and Family Services, as well as employment data provided by the U.S. Bureau of Labor Statistics.

The following map, provided by the Ohio Geological Survey, indicates the geological potential for the Utica Shale drilling and exploration in the eastern portion of Ohio.



Ohio Geological Survey graphic

3/15/2012

Ohio Department of Natural Resources Division of Geological Survey

<http://www.ohiodnr.com/portals/10/energy/Utica/Utica-PointPleasantPlay.pdf> (retrieved January 15, 2013)

As indicated in the preceding map, Carroll, Columbiana, Stark and Tuscarawas counties are currently in the center of the oil and gas exploration. Determining the current and previous rental housing trends within this Study Area will accurately provide an indication of the housing impact that has occurred due to the increased oil and gas exploration by energy companies.

B. Work Elements

The following is a summary of the work elements used in this evaluation.

- 1. Conduct a detailed evaluation of historic and current rental housing inventory, performance and trends** that considers previous research in this focus area. The rental housing inventory and performance data is evaluated to determine regional trends. Vogt Santer Insights is the only real estate market research firm in possession of this recent market data and the only organization that has the ability to complete an updated evaluation that will accurately report the recent housing trends currently occurring in the four-county Study Area affected by the influx of oil and gas exploration workers.

A survey was conducted of most market-rate properties of more than 10 units in Carroll, Columbiana and Tuscarawas counties and with more than 50 units in Stark County. Four separate overall field surveys of conventional rental communities that detail the surveyed properties' names and addresses, provide photographs of each property and report occupancy levels, year built, rent levels, unit sizes, etc. were completed.

In addition to an evaluation of conventional rental housing, a survey of non-conventional rental opportunities was completed for the four counties in the Study Area. Non-conventional rental opportunities include single-family homes, duplexes, condominium rentals, mobile homes and other rental housing units not found in a conventional apartment property.

- 2. Test the data through an in-person field survey and interviews with local real estate and government representatives.** Considering the unique economic and housing environment of eastern Ohio, it is important to establish the volume of oil and gas exploration with regard to the number of drilling sites in the Study Area. Interviews with local government and real estate representatives helped develop a qualitative picture of the changing housing climate in these counties of focus. Considering the recent changes that have occurred in the real estate market due to the changing economies in the four counties, interviews are provided detailing first-hand experiences regarding tenant displacement, housing inquiries from potential residents and potential demand for new housing opportunities.

These interviews helped to provide examples of the type and quality of the housing that is increasing in demand because of new employment opportunities created by oil and gas exploration and drilling and the new residents in the area who have moved there to fill these newly created jobs. This is standard procedure for real estate market research field work.

Housing foreclosure rates for each county have been provided and evaluated. The current inventory of foreclosed homes and its impact on the for-rent and for-sale markets have been considered. Since the 2008 housing collapse and economic downturn, foreclosures have had varying levels of impact on local Ohio counties' housing markets. This has been considered for each of the four Study Area counties. The foreclosure analysis includes the number of foreclosed homes, as well as the county's foreclosure rate compared to Ohio and national trends.

- 3. Evaluate demographic/economic statistics.** A demographic and economic analysis was completed for each of the four counties. An evaluation of demographic and economic trends, both historic and projected, is important to a complete understanding of current and projected housing needs. It is important to consider that most national demographics and economic statistics providers likely have not modified their future projections based on recent oil and gas exploration and drilling. Consequently, additional interviews with local economic sources have been conducted to help provide a more qualitative analysis of future economic plans and any changes that may occur. Vogt Santer Insights will incorporate a detailed demographic profile that utilizes the best available demographics and economic performance data.

C. Sources

Vogt Santer Insights uses various sources to gather and confirm data used in each analysis. These sources include the following:

- The 2000 and 2010 Census on Housing
- ESRI
- American Community Survey
- Urban Decision Group
- Applied Geographic Solutions
- HISTA Data (household income by household size, tenure and age of head of household) by Ribbon Demographics
- U.S. Department of Labor
- Management for each property included in the survey
- Local planning and building officials
- Local housing authority representatives
- U.S. Department of Housing and Urban Development (HUD)

Definitions of terms used throughout this report may be viewed at VSInsights.com/terminology.

2010 Census Statement

The U.S. Census Bureau has transitioned to an entirely new system of collecting and releasing demographic data. The 2010 decennial Census is now complete, and the Census Bureau has released data for all geographies regarding variables, such as population, household characteristics and tenure. The Census Bureau, however, no longer collects detailed housing, income and employment data via the traditional long form, which has been replaced by the American Community Survey (ACS).

The ACS represents a fundamental change in the processes and methodologies that the Census Bureau employs to collect, analyze and disseminate data. The ACS now releases three datasets each year for various geographies. Only one dataset is available for all geographies, however, regardless of population. This dataset is a five-year average of estimates collected by the Census Bureau; the most recent data is available for census tracts and block group levels is for the years 2006-2010, and the most recently released dataset is weighted to Census 2010. In addition, some more recent ACS data is available on the county level for 2007-2011. It should be noted that the five-year dataset has a significantly smaller sample size than that used to compile the Census 2000 long form data (commonly referred to as Summary File 3 data). Regardless, this ACS data is the most reliable and accurate data set available. Other data providers, including ESRI and Nielsen utilize the most recent ACS data available at the time of their annual demographic updates.

Vogt Santer Insights (VSI) has completed a transition to a new system that incorporates both the 2010 Census and the 2006-2010 ACS five-year dataset. We now use the 2006-2010 variables instead of the Summary File 3 data. In addition, where data is available, we have started to use the 2007-2011 ACS data. Although this data is updated each year, we believe it is important to present it as non-overlapping datasets. The data will be updated when the 2011-2015 ACS is available.

Additionally, VSI utilizes data from several different third-party providers, including ESRI and Nielsen. Each of these data providers has undergone significant internal changes to incorporate the results of both the Census 2010 and the 2006-2010 ACS into the algorithms used to calculate current-year and five-year projections of Census data.

Vogt Santer Insights uses the population, household and income data that is currently available for 2012 and 2017. This data is based on the latest Census data and projections available.

It is important to recognize that the 2010 Census results and projections are based on the 2010 Census boundaries. As a result, comparability to the 2000 Census results should be made with caution because areas may have increased in population and households through annexation, not due to natural births or migration.

Vogt Santer Insights will always provide the most accurate Census counts and estimates, *as well as* third-party estimates and projections when they are available. Because the Census Bureau and third-party data providers are in the process of transitioning to the new data that is less comprehensive with regard to survey size, we believe it is necessary to adapt accordingly.

D. Report Limitations

The intent of this report is to collect and analyze significant levels of data to determine the current housing conditions of the Study Areas of Ohio, including Carroll, Columbiana, Stark and Tuscarawas counties. The intent of this report is to also analyze previous 2011 housing statistics to determine the change that has occurred in the rental housing market following the significant increase in oil and gas exploration in eastern Ohio.

Vogt Santer Insights relies on a variety of data sources to generate this report. These data sources are not always verifiable; Vogt Santer Insights, however, makes a significant effort to assure accuracy. While this is not always possible, we believe our effort provides an acceptable standard margin of error. Vogt Santer Insights is not responsible for errors or omissions in the data provided by other sources.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the property that is the subject of this report and we have no personal interest or bias with respect to the parties involved. Our compensation is not contingent on an action or event (such as the approval of a loan) resulting from the analyses, opinions, conclusions in or the use of this study.

This report is supported by a grant from the State of Ohio, through the Ohio Housing Finance Agency (OHFA) and the Ohio Development Services Agency (ODSA).

II. Executive Summary

Based upon the findings contained in this report, the Study Area counties (including Carroll County, Columbiana County, Stark County and Tuscarawas County) have experienced a general increase in occupancy levels and an increase in market-rate rent levels over the past year based on field surveys completed by Vogt Santer Insights of rental housing. According to statistics provided by the Department of Labor, Bureau of Labor Statistics, the four counties have experienced an increase in total employment of 3,194 (or 1.1%) over the past 12 months. Compared to the Ohio employment increase of 0.4% and the national increase of 0.8% during the same time period, the Study Area counties have experienced a greater increase than other areas of the state and nation as a whole. Based on the quantifiable increases in Shale drilling, some of the increase in employment in this region is due to the growth in the oil and gas exploration industry and the number of workers coming into the area.

The Ohio Department of Job and Family Services stated in the January 2013 Quarterly Economic Trends for Ohio Oil and Gas Industries report that between the first quarter of 2011 and the first quarter of 2012, a total of 1,066 Ohio jobs were created in core shale-related industry employment (including: crude petroleum and gas extraction, drilling, operations, construction and pipeline). Furthermore, ancillary employment for the shale industry also increased between the first quarter of 2011 and the first quarter of 2012. The same January 2013 report by the Ohio Department of Job and Family Services indicated that 4,809 total jobs were created (including: power generation/distribution, construction, various environmental and consulting services and freight trucking). This resulted in an estimated total of 5,875 total jobs that were created in Ohio due to the increase in the oil and gas exploration.

While occupancy rates and market-rate rent levels have increased in the Study Area counties among conventional rental housing units, many other areas of Ohio have experienced similar increases. According to local housing authority representatives and real estate professionals, some rental property owners have increased rents and signed leases with energy companies, displacing previous residents. Based on our field surveys contained within this report and according to local property managers, sufficient rental housing exists at this time to serve displaced residents. However, we have not been able to establish whether this housing is of suitable quality, is in the displaced resident's desired location and/or if the rent has increased their housing cost burden.

At this point in time, the employment base has not increased enough to have a significant impact on the overall housing market. Any renters that have been displaced have been able to find replacement housing. The supply of older, lower quality housing structures in these areas provides housing choices, even if they are of a lower quality than a renter's previous residence. Regardless, as energy related employment increases and oil/gas companies rent housing units, the housing market is expected to continue to tighten. We anticipate that as the vacant rental inventory is occupied, there will be a continued increase in rental rates, as the options will become increasingly scarce.

However, considering the changes that have occurred in Carroll, Columbiana and Tuscarawas counties over the past year, it will likely be at least another year before the housing markets are significantly strained. Planning could be initiated now to anticipate the demand that will inevitably create a shortage of low-income units, assuming the oil and gas exploration industry continues to increase as it has over the past year.

Demographic Summary

The following tables illustrate basic demographic projections for each of the four Study Area counties. This data is based off on the 2000 Census, the 2010 Census and ESRI demographic projections. Note that demographic ESRI projections are derived from current events and past trends. The past and the present are known; the future must be extrapolated from this knowledge base. Even though projections represent the unknown, they are not uninformed. Guidelines for the development of projections also inform the use of those projections:

- The recent past provides a reasonable clue to the course of future events, especially if that information is tempered with a historical perspective.
- A stable rate of growth is easier to anticipate than rapid growth or decline.
- The risk inherent in forecasting is inversely related to the size of an area: the smaller the area, the greater the risk.
- The risk increases with the length of the projection interval. Any deviation of the projected trends from actual events is amplified over time.

ESRI revises its forecasts annually to draw on the latest data. However, this data can be enhanced with personal knowledge of an area to provide the qualitative, anecdotal detail that is not captured in a national database. It is incumbent on data users and producers to incorporate as much information as possible when assessing local trends, especially for areas that are subject to boom-bust cycles. Considering the significant changes in the oil and gas exploration industry in Ohio that have occurred over the past year, we believe the ESRI demographic projections below understate the demographic growth that will likely occur between 2012 and 2017. It is likely that the next year's demographic projections will indicate greater growth.

Regardless, the following table illustrates the most current and reputable demographic data for the four subject counties.

Demographic Summary						
		2012 (Estimated)	2017 (Projected)		2012 (Estimated)	2017 (Projected)
Carroll County	Population	28,919	28,738	Household	11,376	11,404
	Population Change	38	-181	Household Change	-23	28
	Percent Change	0.1%	-0.6%	Percent Change	-0.2%	0.2%
Columbiana County	Population	108,310	107,500	Household	42,588	42,783
	Population Change	469	-810	Household Change	-95	195
	Percent Change	0.4%	-0.7%	Percent Change	-0.2%	0.5%
Stark County	Population	376,129	375,606	Household	150,699	151,985
	Population Change	588	-523	Household Change	-376	1,286
	Percent Change	0.2%	-0.1%	Percent Change	-0.2%	0.9%
Tuscarawas County	Population	93,131	93,526	Household	37,094	37,468
	Population Change	549	395	Household Change	129	374
	Percent Change	0.6%	0.4%	Percent Change	0.3%	1.0%

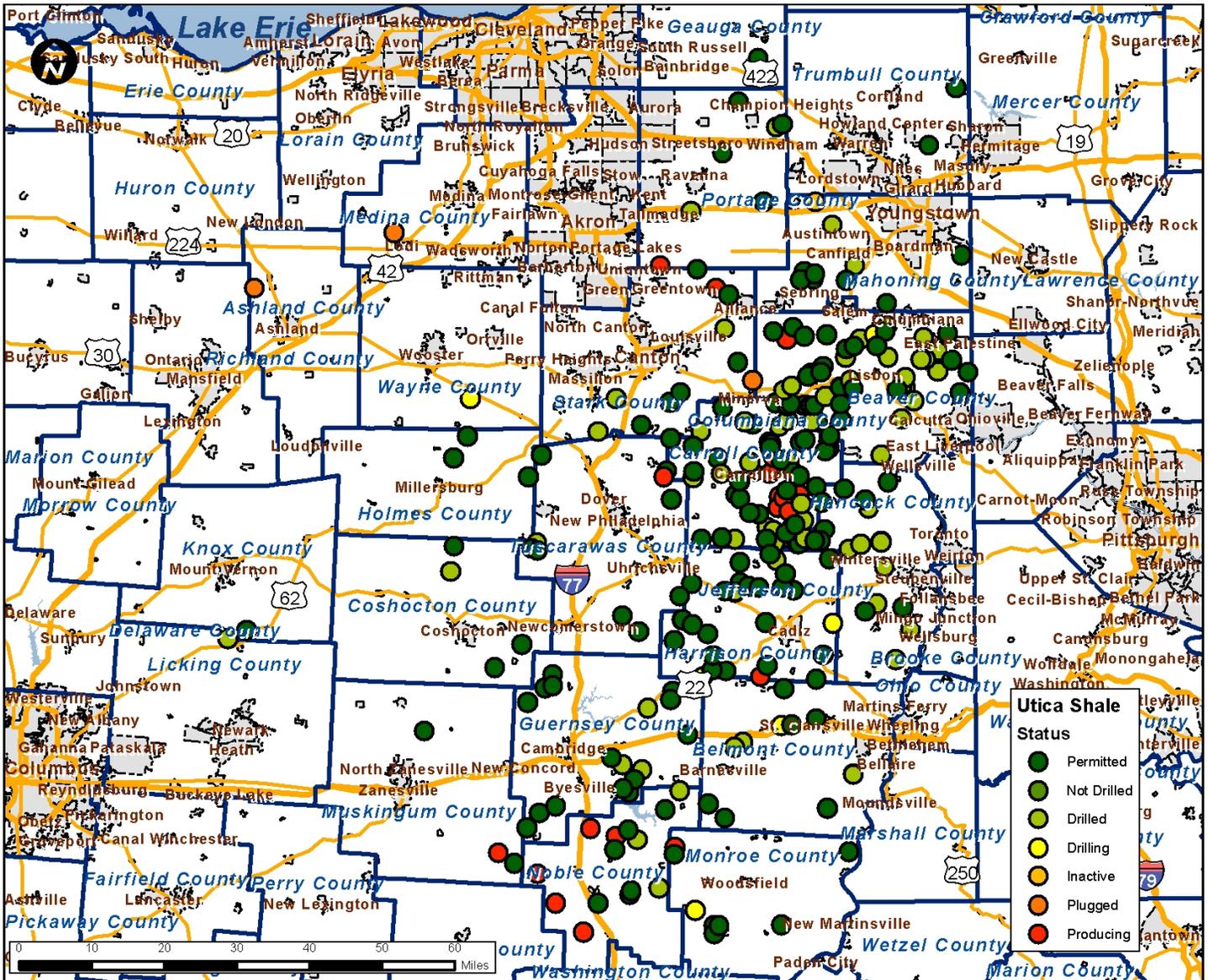
Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

Despite somewhat sluggish population projections, according to demographic statistics provided by ESRI and based off of the 2010 Census, all four counties are projected to experience at least some increase in households between 2012 and 2017. However, the projected increase is not considered to be significant (1% or less over the next five years). It should be reiterated that these demographic projections are the most recent and up- to-date statistics available; nonetheless, the oil and gas exploration will alter these projections over the next five years as is expected to alter projections in many eastern Ohio areas.

As permanent workers continue to increase in the oil and gas industry in eastern Ohio, household projection will increase. The documented 5,875 jobs (both core industry and ancillary employment) that were created in Ohio due to the oil and gas exploration between the first quarter of 2011 and the first quarter of 2012 will likely increase the realistic population growth in eastern Ohio.

Economy and Shale Drilling Activity

The Ohio Department of Natural Resources reports the current status of the Marcellus and Utica Shale drilling sites in Ohio (most of which are in eastern Ohio within or near the four Study Area counties). The most recent data available is dated January 26, 2013. Tables illustrating each permitted drilling site in Ohio can be found at the end of Section V of this report. Local economic and government representatives in each of the four Study Area counties have indicated that the most notable economic factor in the area is the oil and gas exploration industry and the potential for continued increases in Shale drilling and activity. The most significant drilling has been in the Utica Shale, which is illustrated in the following map.



Conventional Rental Housing Analysis

We have conducted an in-person evaluation of all conventional rental housing within the four Study Area counties. Within Carroll, Columbiana and Tuscarawas counties, we have surveyed all rental properties with more than 10 units, as well as a sampling of non-conventional rental housing options that consist of single-family home/duplex rentals, rentals over storefronts and older small (4- and 8-plex units) multifamily dwellings. Note that in Stark County, we surveyed in-person all conventional rental housing projects consisting of more than 50 units. In addition, we have also conducted a survey of non-conventional rental housing opportunities.

The information gathered in this in-person evaluation has been compared to previous 2011 housing data for each of the four Study Area counties. The original data was used as a “benchmark” to quantify the specific changes that have occurred in each market with regard to occupancy and rent levels.

The following is a summary of the conventional rental units surveyed in person in Carroll, Columbiana, Stark and Tuscarawas County as part of this analysis. We have compared the current overall occupancy rates with the 2011 occupancy rates from our previous research.

Overall Conventional Rental Summary

Project Type	Government-Subsidized Units	Tax Credit*	Market-Rate Units	Total Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Carroll County	282	41	4	327	99.1%	98.2%	+ 0.9%
Columbiana County	1,602	155	877	2,634	98.7%	98.6%	+ 0.1%
Stark County	3,661	467	6,171	10,299	98.0%	96.9%	+ 1.1%
Tuscarawas County	667	-	724	1,391	98.8%	97.5%	+ 1.3%
Total	6,212	663	7,776	14,651	98.2%	97.3%	+ 0.9%

*Non-subsidized Tax Credit units only

As indicated in the preceding table, all four of the Study Area counties are currently experiencing high overall occupancy levels ranging from 98.0% to 99.1%. Stark County currently has the lowest occupancy rate (98.0%). Stark County also has the highest share of market-rate conventional rental housing. The other three more rural counties have larger shares of government-subsidized housing, which typically experiences higher occupancy performance than non-government-assisted, market-rate rental housing due to affordability. Regardless of the high share of market-rate rental housing, the aggregate occupancy rate among conventional rental units surveyed increased the most in Tuscarawas County, followed by Stark County, then Carroll County and finally Columbiana County.

The following tables illustrate the specific breakdown of conventional rental unit types surveyed in each of the four Study Area counties.

Carroll County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	4	4	0	100.0%	0.0%	+ 100.0%
Tax Credit	1	41	3	92.7%	95.1%	- 2.4%
Tax Credit/Government-Subsidized	1	44	0	100.0%	100.0%	None
Government-Subsidized	6	238	0	100.0%	100.0%	None
Total	12	327	3	99.1%	98.2%	+ 0.9%

Columbiana County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	28	877	26	97.0%	96.4%	+ 0.6%
Tax Credit	4	155	0	100.0%	100.0%	None
Tax Credit/Government-Subsidized	4	224	0	100.0%	100.0%	None
Government-Subsidized	26	1,378	8	99.4%	99.8%	- 0.4%
Total	62	2,634	34	98.7%	98.6%	+ 0.1%

Stark County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	52	6,171	144	97.7%	95.7%	+ 2.0 %
Market-rate/Tax Credit	1	135	0	100.0%	97.0%	+ 3.0%
Tax Credit	5	332	11	96.7%	97.8%	- 1.1%
Government-Subsidized	32	3,661	46	98.7%	98.8%	- 0.1%
Total	90	10,299	201	98.0%	96.9%	+ 1.1%

Tuscarawas County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	26	724	12	98.3%	95.8%	+ 2.5%
Tax Credit/Government-Subsidized	4	116	1	99.1%	100.0%	- 0.9%
Government-Subsidized	14	551	4	99.3%	99.2%	+ 0.1%
Total	44	1,391	17	98.8%	97.5%	+ 1.3%

As indicated in the preceding tables, although there have been some minimal declines in the affordable sectors of the surveyed conventional rental market, all four counties experienced increases in market-rate rental housing occupancy over the past year. Considering the typical wages paid to most of the oil and gas workers who have been attracted to eastern Ohio over the past year, it is not surprising that most increases in occupancies have been among market-rate rental housing. The aforementioned January 2013 Quarterly Economic Trends for Ohio Oil and Gas Industries report released by the Ohio Department of Job and Family Services stated that the average annualized wage among core oil/gas exploration workers between the first quarter of 2011 and the first quarter of 2012 was \$73,934. This average was \$30,247 higher than the overall reported average wage of \$43,687 for all industries throughout the state of Ohio during the same time period.

A continued increase in demand for market-rate rental housing may eventually generate a shortage of housing and will generate continued increases in rental rates and a reduction in available affordable rental housing.

The following table illustrates the overall median gross market-rate rents and median gross Tax Credit rents in each of the four Study Area counties. It is important to note that among some of the smaller counties, there are only a few conventional rental market-rate units (e.g. Carroll County) or Tax Credit units (e.g. Tuscarawas County).

Overall Median Non-Subsidized Gross Rents

Project Type	2011 Median Gross Market-Rate Rent	Current Median Gross Market-Rate Rent	Change in Median Gross Market-Rate Rents	2011 Median Gross Tax Credit Rent	Current Median Gross Tax Credit Rent	Change in Median Gross Tax Credit Rents
Carroll County	\$1,392	\$1,392	0.0%	\$813	\$813	0.0%
Columbiana County	\$543	\$553	+1.8%	\$545	\$535	- 1.8%
Stark County	\$665	\$688	+3.5%	\$655	\$647	- 1.2%
Tuscarawas County	\$604	\$659	+9.1%	-	-	-

*Non-subsidized Tax Credit rents only

The greatest overall increase in surveyed conventional, market-rate gross rents occurred in Tuscarawas County (9.1%), followed by Stark County (3.5%). Note that the median gross market-rate rent increased by 1.8% in Columbiana County and remained stagnant in Carroll County.

In addition, it should be noted that the slight decline in median gross rent in Columbiana County is due to changes at one project, East Liverpool Worker Housing. Management at this project stated that the current rents are slightly lower than what were reported in 2011, when VSI last surveyed this market. All other Tax Credit projects were unchanged.



Non-Conventional Rental Housing Analysis

In each of the four Study Area counties, there is a significant base of non-conventional rental housing options that consist of single-family home/duplex rentals, rentals over storefronts and older small (4- and 8-plex units) multifamily dwellings. Generally, in all four counties, these non-conventional rentals are old, offer few amenities and lack professional management and maintenance. The majority of single-family and non-conventional rentals currently advertised in the area include a mix of one to five bedrooms.

These non-conventional rentals vary in price because of the differences in size, location, quality and included utilities/amenities. We gathered full rental listings from multiple sources, including local realtors and rental companies that specialize in single-family rentals, as well as various online sources. The following is a summary of the collected/asking rent ranges and average rent for non-conventional rentals within each of the four Study Area counties. It should be noted that most homes do not include the cost of any utilities in the monthly rent. We gathered information on 11 non-conventional rental units in Carroll County, 13 rentals in Columbiana County, 82 rentals in Stark County and 29 rentals in Tuscarawas County. We were able to identify and survey primarily only the vacant/currently available non-conventional rental units, as occupied units are primarily not being advertised or marketed.

		Carroll County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
One-Bedroom	1	\$900	\$900	\$900	1951	900
Two-Bedroom	4	\$500	\$1,000	\$766	1939	1,011
Three-Bedroom	3	\$700	\$800	\$750	1943	1,027
Four+-Bedroom	3	\$1,600	\$2,000	\$1,833	1980	1,933

		Columbiana County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
Two-Bedroom	2	\$475	\$550	\$513	N/A	750
Three-Bedroom	6	\$550	\$1,200	\$871	N/A	1,293
Four+-Bedroom	5	\$675	\$1,100	\$811	N/A	N/A

N/A – Not Available

		Stark County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
One-Bedroom	3	\$350	\$575	\$504	1921	652
Two-Bedroom	9	\$450	\$1,050	\$649	1936	1,101
Three-Bedroom	41	\$485	\$1,625	\$769	1943	1,714
Four+-Bedroom	29	\$995	\$3,300	\$2,007	1980	2,206



		Tuscarawas County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
Two-Bedroom	5	\$300	\$1,250	\$710	1997	1,176
Three-Bedroom	15	\$400	\$1,395	\$816	1939	1,372
Four-Bedroom	9	\$600	\$3,000	\$1,498	1944	2,282

As the preceding table illustrates, Stark County has the highest priced average four-bedroom rents (\$2,007) followed by Carroll County (\$1,833). However, it should be noted that we were only able to survey three and four-bedroom homes in Carroll County that are rentals. As such, the average rent is skewed by these high priced rents, when there are likely more lower priced four-bedroom homes currently being rented for lower monthly rates.

Overall, based on our evaluation of non-conventional rental units currently available in each of the four Study Area counties, it does not appear that the oil and gas employment has generated a shortage of rental housing opportunities. Although rents are increasing and some renters may need to find other rental options than they previously had, the supply of housing still exceeds demand. While some renters have been displaced from their previous homes due to increasing rental rates, local realtors and housing representatives stated that most of these renters have been able to find alternative housing options. However, we have not been able to establish whether this housing is of suitable quality, is in the displaced resident's desired location and/or if the rent has increased their housing cost burden.

Interviews with Local Realtors and Government Representatives

Interviews with local realtors in the Study Area counties were conducted to identify the extent of recent changes in the single-family and mobile home rental markets. Specifically, the focus of the interviews was to determine whether or not the increase in oil and gas exploration in the eastern portion of Ohio has had a quantifiable impact on the housing in the region. The primary concern is that moderate- to high-earning energy workers will come into the area and increase the rental rates and demand for housing. This type of economic impact has caused other areas of the country to experience significant shortages in housing, increased housing costs, and in severe cases, homelessness.

Overall, we conducted telephone interviews with five realtors in each of the four Study Area counties between December 2012 and February 2013, as well as local housing authority representatives in each county. Among the 23 realtors and housing authority representatives, 17 (or nearly three-quarters) indicated that they believe there has been an increase in home sales activity in the past year as a result of the increased employment created by oil/gas exploration in the region (as opposed to improving economic conditions).

In general, although the economy has been in a stage of recovery in most counties in Ohio over the past year, the positive economic increases in the eastern portion of the state have been greater than other areas of the state not impacted by the oil and gas exploration. This was verified through economic statistics discussed earlier in this section.

Those interviewed housing and government representatives who believed the home sales activity has increased also reported that prices have increased by approximately 5%, on average. Based on the interviews with local realtors, the average reported increase in sales price is approximately 3% to 6%. While we can not definitely report this due to increase in oil and gas workers in the area, there are strong indications this is the case. However, it should be noted that over the past year, most Ohio areas have experienced at least some increases in sales and sales prices of for-sale housing units. Therefore, the estimated impact of the oil and gas exploration industry is not the sole cause for the improving housing markets in the Study Area counties. Zillow.com estimates that Ohio has experienced an increase in home prices of just 2.9% over the past year.

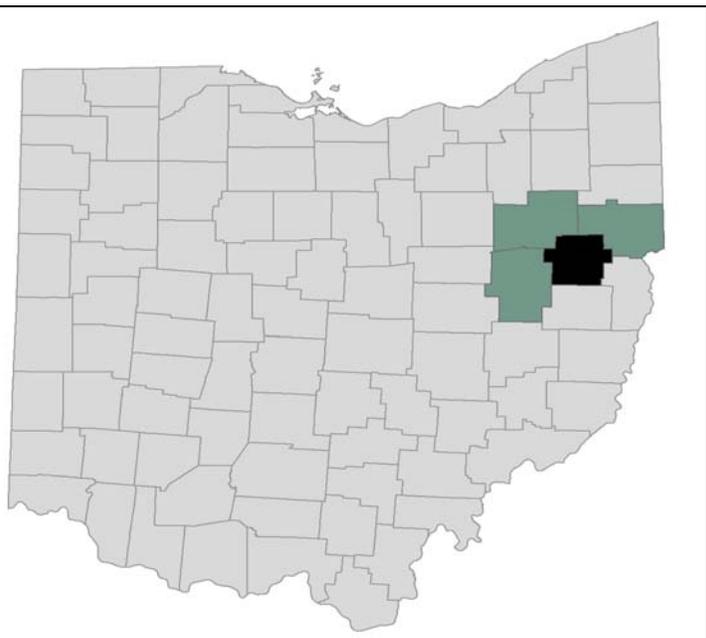
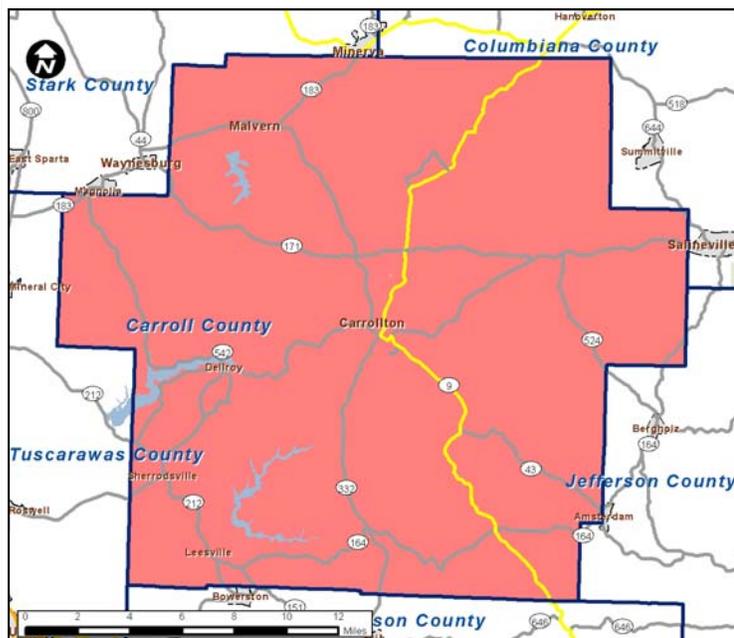
Overall, the general conclusions of our interviews with local housing authority representatives at the Columbiana Metropolitan Housing Authority, the Stark Metropolitan Housing Authority and the Tuscarawas Metropolitan Housing Authority are that Stark County has yet to see a notable impact. The other three smaller counties have started to see some impact on rental housing due to the increasing number of oil and gas workers and the smaller number of available rental housing units compared to the more-populated Stark County. The general consensus among these three smaller counties is that rents are increasing and housing is becoming more scarce. At this point in time, most renters that have been displaced have been able to find replacement housing. However, we have not been able to establish whether this housing is of suitable quality, is in the displaced resident's desired location and/or if the rent has increased their housing cost burden.

The supply of older, lower quality housing structures in these areas provides housing opportunities, even if they are of a lower quality than a renter's previous residence. Regardless, as the housing is being rented and oil/gas companies are renting housing units, the housing market will continue to tighten until the demand exceeds the supply. We anticipate that as rental inventory is occupied, there will be a continued increase in rental rates, as the options for other housing opportunities will become increasingly scarce. Considering the documented changes that have occurred in Carroll, Columbiana and Tuscarawas counties over the past year, we project that it will be at least another year before the housing markets are significantly strained in these areas.

III. General Information of the Study Area Counties

A. Carroll County

County Seat: Carrollton
 County Size: 394.7 square miles



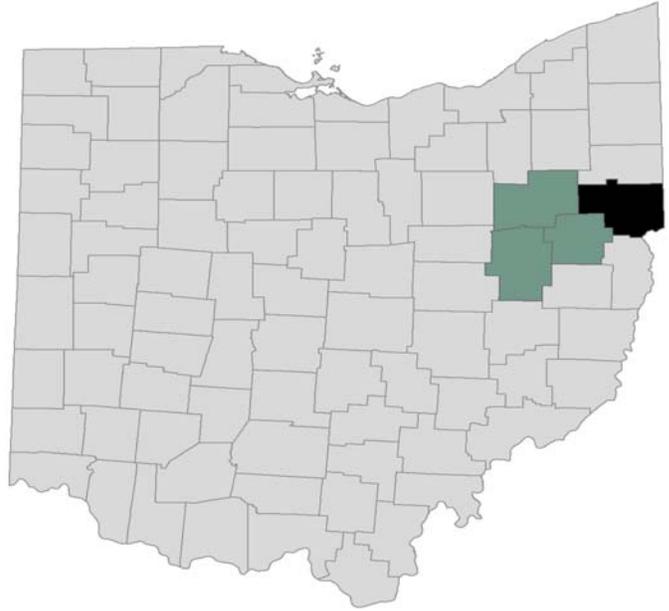
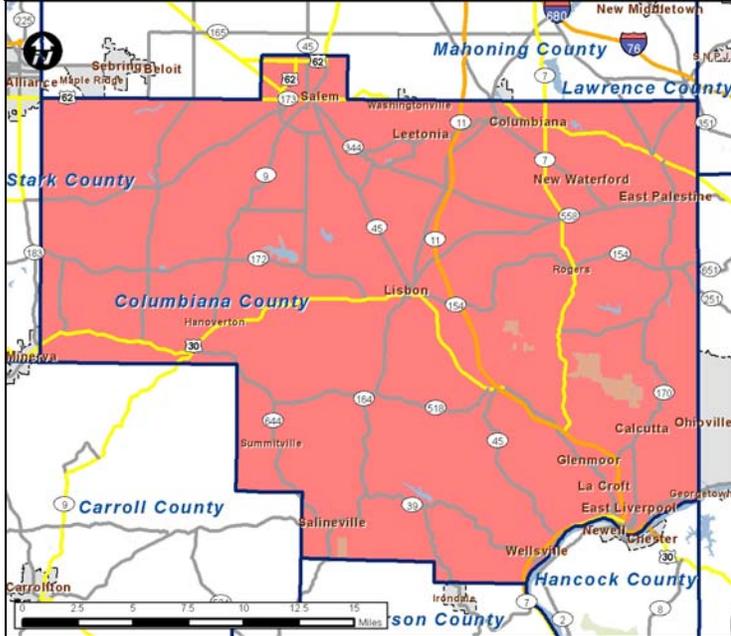
Key Demographic Data

<p>2000 (Census) Population: 28,835 2010 (Census) Population: 28,881 Population Change (2000-2010): +46 (0.2%) 2012 (Estimate) Population: 28,919 Population Change (2010-2012): +38 (0.1%)</p>	<p>2000 (Census) Households: 11,126 2010 (Census) Households: 11,399 Households Change (2000-2010): +273 (2.5%) 2012 (Estimate) Households: 11,376 Household Change (2010-2012): -23 (-0.2%)</p>
<p>2000 (Census) Median Household Income: \$35,787 2010 (ACS) Median Household Income: \$43,148 Income Change (2000-2010): +\$7,361 (20.9%) 2012 (Estimate) Median Household Income: \$35,601 Income Change (2010-2012): -\$7,547 (-17.4%)</p>	<p>2000 (Census) Median Home Value: \$88,500 2010 (ACS) Median Home Value: \$110,300 Home Value Change (2000-2010): +\$21,800 (24.6%) 2012 (Estimate) Median Home Value: \$97,126 Home Value Change (2010-2012): -\$13,174 (-11.9%)</p>

B. Columbiana County

County Seat: Lisbon

County Size: 532.5 square miles



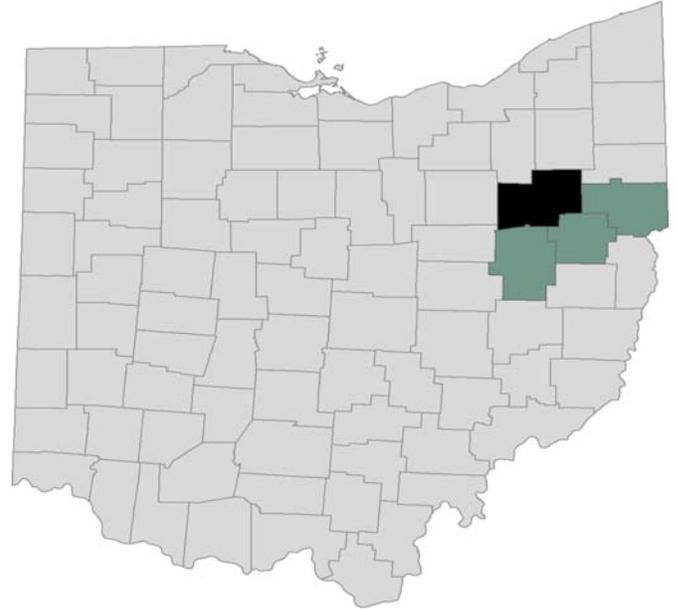
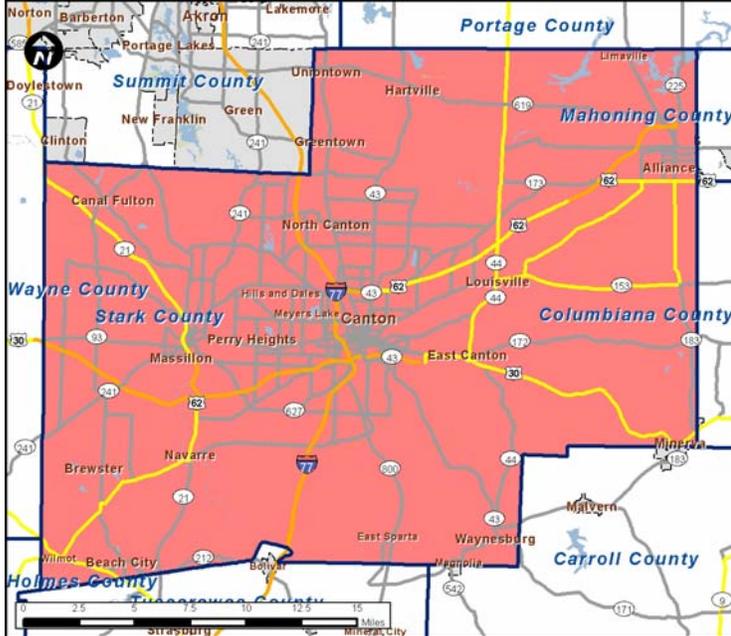
Key Demographic Data

<p>2000 (Census) Population: 112,073 2010 (Census) Population: 107,841 Population Change (2000-2010): -4,232 (-3.8%) 2012 (Estimate) Population: 108,310 Population Change (2010-2012): +469 (0.4%)</p>	<p>2000 (Census) Households: 42,972 2010 (Census) Households: 42,683 Households Change (2000-2010): -289 (-0.7%) 2012 (Estimate) Households: 42,588 Household Change (2010-2012): -95 (-0.2%)</p>
<p>2000 (Census) Median Household Income: \$34,478 2010 (ACS) Median Household Income: \$40,174 Income Change (2000-2010): +\$5,696 (16.5%) 2012 (Estimate) Median Household Income: \$30,502 Income Change (2010-2012): -\$9,672 (-4.1%)</p>	<p>2000 (Census) Median Home Value: \$78,300 2010 (ACS) Median Home Value: \$97,646 Home Value Change (2000-2010): +\$19,346 (24.7%) 2012 (Estimate) Median Home Value: \$91,089 Home Value Change (2010-2012): -\$6,557 (-14.9%)</p>

C. Stark County

County Seat: Canton

County Size: 580.5 square miles



Key Demographic Data

2000 (Census) Population: 378,090
 2010 (Census) Population: 375,541
 Population Change (2000-2010): **-2,550 (-0.7%)**
 2012 (Estimate) Population: 376,129
 Population Change (2010-2012): **+588 (+0.2%)**

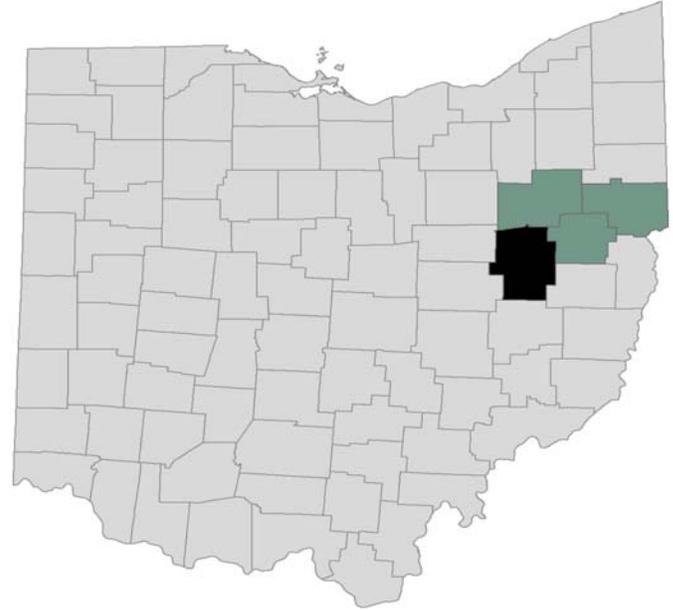
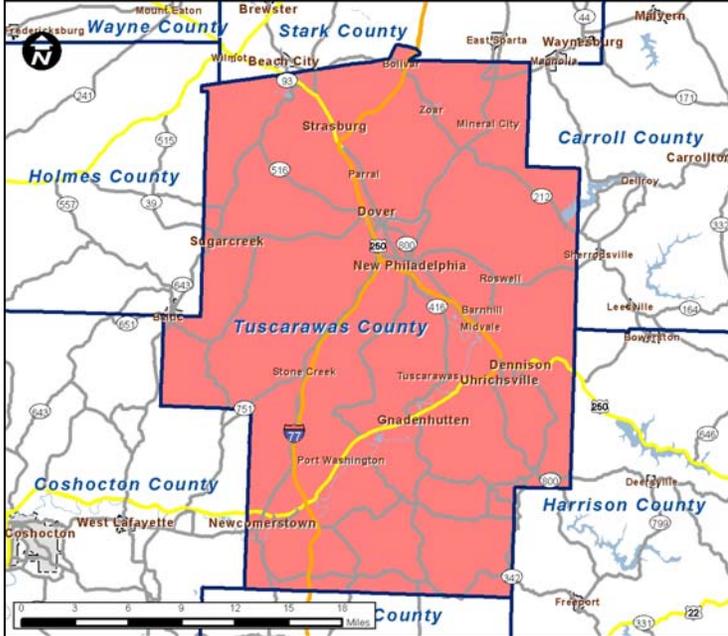
2000 (Census) Households: 148,313
 2010 (Census) Households: 151,075
 Households Change (2000-2010): **+2,762 (+1.9%)**
 2012 (Estimate) Households: 150,699
 Household Change (2010-2012): **-376 (-0.2%)**

2000 (Census) Median Household Income: \$39,927
 2010 (ACS) Median Household Income: \$44,941
 Income Change (2000-2010): **+\$5,014 (12.6%)**
 2012 (Estimate) Median Household Income: \$41,664
 Income Change (2010-2012): **-\$3,277 (-7.3%)**

2000 (Census) Median Home Value: \$97,107
 2010 (ACS) Median Home Value: \$126,700
 Home Value Change (2000-2010): **+\$29,593 (30.5%)**
 2010 (Estimate) Median Home Value: \$114,124
 Home Value Change (2010-2012): **-\$12,576 (-9.9%)**

D. Tuscarawas County

County Seat: New Philadelphia
 County Size: 567.6 square miles



Key Demographic Data

<p>2000 (Census) Population: 90,912 2010 (Census) Population: 92,582 Population Change (2000-2010): +1,670 (1.8%) 2012 (Estimate) Population: 93,131 Population Change (2010-2012): +549 (0.6%)</p>	<p>2000 (Census) Households: 35,652 2010 (Census) Households: 36,965 Households Change (2000-2010): +1,313 (3.7%) 2012 (Estimate) Households: 37,094 Household Change (2010-2012): +129 (0.3%)</p>
<p>2000 (Census) Median Household Income: \$35,471 2010 (ACS) Median Household Income: \$42,678 Income Change (2000-2010): +\$7,207 (20.3%) 2012 (Estimate) Median Household Income: \$45,155 Income Change (2010-2012): +\$2,477 (5.8%)</p>	<p>2000 (Census) Median Home Value: \$86,000 2010 (ACS) Median Home Value: \$110,300 Home Value Change (2000-2010): +\$24,300 (28.3%) 2012 (Estimate) Median Home Value: \$104,771 Home Value Change (2010-2012): -\$5,529 (-5.0%)</p>

IV. Demographic Trends and Analysis

The following is a summary of the demographic characteristics of each of the four counties included in the Study Area. Note that when the 32 Appalachian County Affordable Housing Market Study was completed, the updated American Community Survey (ACS) data was not included. However, since the completion of this report, new/updated demographic data, estimates and projections have been released by ESRI (a national demographic provider) based on the updated ACS data. The following is a summary of the most recent and up-to-date demographic characteristics of Carroll, Columbiana, Stark and Tuscarawas counties. Considering the majority of the changes in the oil and gas exploration in Ohio have occurred over the past year, we believe the ESRI demographic projections below understate the demographic growth that will likely occur. It is likely that new year's demographic projections will indicate greater growth.

A. Population Trends

Between 2000 and 2010, Tuscarawas County experienced the greatest growth (1,670 people, representing a 1.8% increase over the decade), while Carroll County experienced minimal growth in population and Columbiana County and Stark County both experienced declines. The population bases for the counties for 2000, 2010, 2012 (estimated) and 2017 (projected) are summarized as follows:

		Year			
		2000 (Census)	2010 (Census)	2012 (Estimated)	2017 (Projected)
Carroll County	Population	28,835	28,881	28,919	28,738
	Population Change	-	46	38	-181
	Percent Change	-	0.2%	0.1%	-0.6%
Columbiana County	Population	112,073	107,841	108,310	107,500
	Population Change	-	-4,232	469	-810
	Percent Change	-	-3.8%	0.4%	-0.7%
Stark County	Population	378,090	375,541	376,129	375,606
	Population Change	-	-2,550	588	-523
	Percent Change	-	-0.7%	0.2%	-0.1%
Tuscarawas County	Population	90,912	92,582	93,131	93,526
	Population Change	-	1,670	549	395
	Percent Change	-	1.8%	0.6%	0.4%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

Despite somewhat sluggish population projections, according to demographic statistics provided by ESRI and based off of the 2010 Census, all four counties are projected to experience at least some increase in households between 2012 and 2017. However, the projected increase is not considered to be significant (1% or less over the next five years). It should be reiterated that these demographic projections are the most recent and up-to-date statistics available; nonetheless, the oil and gas exploration will alter these projections over the next five years as is expected to alter projections in many eastern Ohio areas.

As permanent workers continue to increase in the oil and gas industry in eastern Ohio, household projection will increase. The documented 5,875 jobs (both core industry and ancillary employment) that were created in Ohio due to the oil and gas exploration between the first quarter of 2011 and the first quarter of 2012 will likely increase the realistic population growth in eastern Ohio.

The County population bases by age are summarized as follows:

	Year	Population by Age								Total
		< 19	20 to 24	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
Carroll County	2012	7,169	1,404	2,955	3,404	4,576	4,407	2,919	2,085	28,919
	2017	6,922	1,331	2,932	3,277	4,166	4,530	3,439	2,141	28,738
	% Change	-3.4%	-5.2%	-0.8%	-3.7%	-9.0%	2.8%	17.8%	2.7%	-0.6%
Columbiana County	2012	25,643	5,772	12,219	13,661	16,611	15,898	10,003	8,503	108,310
	2017	24,404	5,802	12,132	13,160	15,164	16,328	11,762	8,748	107,500
	% Change	-4.8%	0.5%	-0.7%	-3.7%	-8.7%	2.7%	17.6%	2.9%	-0.7%
Stark County	2012	101,260	44,662	47,707	59,073	56,249	34,955	21,737	10,486	376,129
	2017	133,483	22,203	43,456	51,063	54,886	39,068	21,165	10,282	375,606
	% Change	31.8%	-50.3%	-8.9%	-13.6%	-2.4%	11.8%	-2.6%	-1.9%	-0.1%
Tuscarawas County	2012	23,740	5,021	10,890	11,054	13,593	13,022	8,302	7,509	93,131
	2017	23,206	4,824	10,945	10,763	12,524	13,553	9,897	7,814	93,526
	% Change	-2.2%	-3.9%	0.5%	-2.6%	-7.9%	4.1%	19.2%	4.1%	0.4%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

As the preceding table illustrates, population by age segment for Carroll, Columbiana and Tuscarawas counties are projected to be generally similar over the next five years. Declines are projected among most of the younger age segments, while growth is projected primarily among the senior age groups, especially the 65 to 74 year old age group. Note the Stark County population growth projected by age is unusual, with a large share of growth projected among the youngest age segment (under the age of 19), followed by the 55- to 64-year-old segment. However, seniors between the ages of 65 and 74 are projected to decline by 2.6% over the next five years in Stark County.



B. Household Trends

Households declined slightly (by 0.7%) in Columbiana County between 2000 and 2010, while households increased in the other three Study Area counties. Household trends within the four Study Area counties are summarized as follows:

		Year			
		2000 (Census)	2010 (Census)	2012 (Estimated)	2017 (Projected)
Carroll County	Household	11,126	11,399	11,376	11,404
	Household Change	-	273	-23	28
	Percent Change	-	2.5%	-0.2%	0.2%
Columbiana County	Household	42,972	42,683	42,588	42,783
	Household Change	-	-289	-95	195
	Percent Change	-	-0.7%	-0.2%	0.5%
Stark County	Household	148,313	151,075	150,699	151,985
	Household Change	-	2,762	-376	1,286
	Percent Change	-	1.9%	-0.2%	0.9%
Tuscarawas County	Household	35,652	36,965	37,094	37,468
	Household Change	-	1,313	129	374
	Percent Change	-	3.7%	0.3%	1.0%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

All four counties are projected to experience at least some increase in households between 2012 and 2017. However, the projected increase is not considered to be significant (1% or less over the next five years). It should be reiterated that these demographic projections are the most recent and up-to-date statistics available; nonetheless, the oil and gas exploration is anticipated to alter these projections over the next five years. As permanent workers continue to increase in the oil and gas industry in eastern Ohio, household projections could increase. Currently, many of the workers are considered to be temporary workers tasked with the job of signing leases with land owners and preparing land for drilling. Permanent jobs in the region are increasing and are projected to continue to increase over the next five years.

The County household bases by age are summarized as follows:

	Year	Households by Age								Total
		Under 25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75 to 84	85 & Over	
Carroll County	2012	332	1,463	1,842	2,470	2,366	1,579	956	368	11,376
	2017	291	1,388	1,789	2,157	2,552	1,894	946	387	11,404
	% Change	-12.3%	-5.1%	-2.9%	-12.7%	7.9%	19.9%	-1.0%	5.2%	0.2%
Columbiana County	2012	1,513	5,561	6,702	8,677	8,298	5,854	4,157	1,826	42,588
	2017	1,353	5,569	6,462	7,429	9,107	7,001	4,019	1,843	42,783
	% Change	-10.6%	0.1%	-3.6%	-14.4%	9.7%	19.6%	-3.3%	0.9%	0.5%
Stark County	2012	7,528	21,181	22,895	27,089	26,703	21,229	16,545	7,529	150,699
	2017	6,975	22,439	21,925	23,431	28,370	26,177	15,399	7,269	151,985
	% Change	-7.3%	5.9%	-4.2%	-13.5%	6.2%	23.3%	-6.9%	-3.5%	0.9%
Tuscarawas County	2012	1,423	5,059	6,058	7,625	7,016	4,804	3,591	1,518	37,094
	2017	1,344	5,071	5,903	6,658	7,710	5,787	3,458	1,537	37,468
	% Change	-5.6%	0.2%	-2.6%	-12.7%	9.9%	20.5%	-3.7%	1.3%	1.0%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

Between 2012 and 2017, the greatest growth among household age groups is projected to be among senior households between the ages of 55 and 74. Most younger households are projected to experience a decline over the next five years in the four counties.

Households by tenure are distributed as follows:

	Tenure	2010 (Census)		2012 (Estimated)		2017(Projected)	
		Number	Percent	Number	Percent	Number	Percent
Carroll County	Owner-Occupied	8,919	78.2%	8,813	77.5%	8,872	77.8%
	Renter-Occupied	2,480	21.8%	2,563	22.5%	2,532	22.2%
	Total	11,399	100.0%	11,376	100.0%	11,404	100.0%
Columbiana County	Owner-Occupied	31,213	73.1%	30,724	72.1%	31,026	72.5%
	Renter-Occupied	11,470	26.9%	11,864	27.9%	11,757	27.5%
	Total	42,683	100.0%	42,588	100.0%	42,783	100.0%
Stark County	Owner-Occupied	106,356	70.4%	104,568	69.4%	106,437	70.0%
	Renter-Occupied	44,719	29.6%	46,131	30.6%	45,548	30.0%
	Total	151,075	100.0%	150,699	100.0%	151,985	100.0%
Tuscarawas County	Owner-Occupied	26,688	72.2%	26,530	71.5%	27,001	72.1%
	Renter-Occupied	10,277	27.8%	10,564	28.5%	10,467	27.9%
	Total	36,965	100.0%	37,094	100.0%	37,468	100.0%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights



Stark County has the highest share of renter-occupied households, followed by Tuscarawas, Columbiana and Carroll counties. All four counties are projected to experience at least some decline in the total number of renter-occupied households between 2012 and 2017.

Households (age 55 and older) by tenure are distributed as follows:

	Tenure (Senior 55+)	2010 (Census)		2012 (Estimated)		2017(Projected)	
		Number	Percent	Number	Percent	Number	Percent
Carroll County	Owner-Occupied	4,667	84.9%	4,435	84.2%	4,833	83.6%
	Renter-Occupied	829	15.1%	834	15.8%	946	16.4%
	Total	5,496	100.0%	5,269	100.0%	5,779	100.0%
Columbiana County	Owner-Occupied	16,546	80.7%	16,299	80.9%	17,763	80.9%
	Renter-Occupied	3,960	19.3%	3,836	19.1%	4,207	19.1%
	Total	20,506	100.0%	20,135	100.0%	21,970	100.0%
Stark County	Owner-Occupied	55,325	79.4%	57,404	79.7%	61,450	79.6%
	Renter-Occupied	14,321	20.6%	14,602	20.3%	15,765	20.4%
	Total	69,646	100.0%	72,006	100.0%	77,215	100.0%
Tuscarawas County	Owner-Occupied	13,661	79.8%	13,418	79.3%	14,656	79.3%
	Renter-Occupied	3,465	20.2%	3,511	20.7%	3,836	20.7%
	Total	17,126	100.0%	16,929	100.0%	18,492	100.0%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

The shares of senior (age 55 and older) renter households are smaller than those among all ages of households. Regardless, it is important to note that all four counties are projected to experience an increase in total number of senior renter households as the study area population base ages.

The household sizes by tenure within the four Study Area counties for 2012 and 2017 are illustrated in the following tables:

County	Persons Per Renter Households	Persons Per Renter Households					
		2012 (Estimated)		2017 (Projected)		Change 2012-2017	
		Households	Percent	Households	Percent	Households	Percent
Carroll County	1 Person	959	37.4%	962	38.0%	3	0.3%
	2 Persons	659	25.7%	643	25.4%	-16	-2.4%
	3 Persons	402	15.7%	398	15.7%	-4	-1.0%
	4 Persons	294	11.5%	287	11.3%	-7	-2.4%
	5+ Persons	249	9.7%	242	9.5%	-8	-3.0%
	Total	2,563	100.0%	2,532	100.0%	-31	-1.2%
Columbiana County	1 Person	4,810	40.5%	4,862	41.4%	53	1.1%
	2 Persons	3,043	25.7%	2,990	25.4%	-54	-1.8%
	3 Persons	1,716	14.5%	1,692	14.4%	-23	-1.4%
	4 Persons	1,322	11.1%	1,279	10.9%	-44	-3.3%
	5+ Persons	972	8.2%	934	7.9%	-39	-4.0%
	Total	11,864	100.0%	11,757	100.0%	-107	-0.9%
Stark County	1 Person	19,463	42.2%	19,511	42.8%	47	0.2%
	2 Persons	11,730	25.4%	11,479	25.2%	-251	-2.1%
	3 Persons	6,868	14.9%	6,779	14.9%	-88	-1.3%
	4 Persons	4,440	9.6%	4,305	9.5%	-135	-3.0%
	5+ Persons	3,630	7.9%	3,474	7.6%	-156	-4.3%
	Total	46,131	100.0%	45,548	100.0%	-583	-1.3%
Tuscarawas County	1 Person	4,192	39.7%	4,208	40.2%	16	0.4%
	2 Persons	2,709	25.6%	2,660	25.4%	-49	-1.8%
	3 Persons	1,563	14.8%	1,551	14.8%	-12	-0.8%
	4 Persons	1,131	10.7%	1,102	10.5%	-29	-2.6%
	5+ Persons	969	9.2%	946	9.0%	-23	-2.4%
	Total	10,564	100.0%	10,467	100.0%	-97	-0.9%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

County	Persons Per Owner Households	Persons Per Renter Households					
		2012 (Estimated)		2017 (Projected)		Change 2012-2017	
		Households	Percent	Households	Percent	Households	Percent
Carroll County	1 Person	1,863	21.1%	1,911	21.5%	48	2.6%
	2 Persons	3,698	42.0%	3,706	41.8%	8	0.2%
	3 Persons	1,402	15.9%	1,412	15.9%	10	0.7%
	4 Persons	1,054	12.0%	1,049	11.8%	-4	-0.4%
	5+ Persons	796	9.0%	793	8.9%	-3	-0.4%
	Total	8,813	100.0%	8,872	100.0%	59	0.7%
Columbiana County	1 Person	6,891	22.4%	7,113	22.9%	221	3.2%
	2 Persons	12,424	40.4%	12,483	40.2%	59	0.5%
	3 Persons	5,029	16.4%	5,090	16.4%	61	1.2%
	4 Persons	3,863	12.6%	3,852	12.4%	-11	-0.3%
	5+ Persons	2,516	8.2%	2,488	8.0%	-28	-1.1%
	Total	30,724	100.0%	31,026	100.0%	302	1.0%
Stark County	1 Person	23,865	22.8%	24,743	23.2%	879	3.7%
	2 Persons	40,964	39.2%	41,410	38.9%	447	1.1%
	3 Persons	17,005	16.3%	17,385	16.3%	380	2.2%
	4 Persons	13,781	13.2%	13,832	13.0%	51	0.4%
	5+ Persons	8,953	8.6%	9,067	8.5%	113	1.3%
	Total	104,568	100.0%	106,437	100.0%	1,869	1.8%
Tuscarawas County	1 Person	5,838	22.0%	6,029	22.3%	191	3.3%
	2 Persons	10,729	40.4%	10,858	40.2%	129	1.2%
	3 Persons	4,148	15.6%	4,252	15.7%	104	2.5%
	4 Persons	3,426	12.9%	3,446	12.8%	20	0.6%
	5+ Persons	2,390	9.0%	2,416	8.9%	27	1.1%
	Total	26,530	100.0%	27,001	100.0%	471	1.8%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

The household sizes by tenure for those age 55 and older within Carroll, Columbiana, Stark and Tuscarawas counties for 2012 and 2017 are illustrated in the following tables:

County	Persons Per Renter (55+) Households	Persons Per Renter Households					
		2012 (Estimated)		2017 (Projected)		Change 2012-2017	
		Households	Percent	Households	Percent	Households	Percent
Carroll County	1 Person	481	57.7%	531	56.2%	50	10.4%
	2 Persons	249	29.9%	266	28.1%	17	6.8%
	3 Persons	30	3.6%	68	7.2%	38	125.0%
	4 Persons	38	4.6%	43	4.5%	4	11.6%
	5+ Persons	35	4.2%	38	4.0%	3	7.2%
	Total	834	100.0%	946	100.0%	112	13.4%
Columbiana County	1 Person	2,752	71.7%	3,118	74.1%	366	13.3%
	2 Persons	810	21.1%	807	19.2%	-3	-0.3%
	3 Persons	140	3.6%	132	3.1%	-8	-5.8%
	4 Persons	44	1.1%	56	1.3%	12	28.5%
	5+ Persons	90	2.4%	93	2.2%	3	3.4%
	Total	3,836	100.0%	4,207	100.0%	371	9.7%
Stark County	1 Person	9,397	64.4%	10,124	64.2%	727	7.7%
	2 Persons	3,173	21.7%	3,444	21.8%	270	8.5%
	3 Persons	989	6.8%	1,061	6.7%	72	7.3%
	4 Persons	584	4.0%	629	4.0%	45	7.7%
	5+ Persons	459	3.1%	508	3.2%	49	10.7%
	Total	14,602	100.0%	15,765	100.0%	1,163	8.0%
Tuscarawas County	1 Person	2,299	65.5%	2,532	66.0%	233	10.1%
	2 Persons	885	25.2%	956	24.9%	71	8.0%
	3 Persons	145	4.1%	152	4.0%	7	4.8%
	4 Persons	92	2.6%	101	2.6%	9	10.1%
	5+ Persons	90	2.6%	96	2.5%	5	6.0%
	Total	3,511	100.0%	3,836	100.0%	325	9.3%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

County	Persons Per Owner (55+) Households	Persons Per Renter Households					
		2012 (Estimated)		2017 (Projected)		Change 2012-2017	
		Households	Percent	Households	Percent	Households	Percent
Carroll County	1 Person	1,296	29.2%	1,413	29.2%	117	9.0%
	2 Persons	2,582	58.2%	2,757	57.0%	174	6.8%
	3 Persons	393	8.9%	464	9.6%	72	18.2%
	4 Persons	79	1.8%	109	2.3%	30	38.3%
	5+ Persons	85	1.9%	90	1.9%	5	6.3%
	Total	4,435	100.0%	4,833	100.0%	398	9.0%
Columbiana County	1 Person	5,125	31.4%	5,715	32.2%	589	11.5%
	2 Persons	8,494	52.1%	9,129	51.4%	635	7.5%
	3 Persons	1,753	10.8%	1,926	10.8%	172	9.8%
	4 Persons	652	4.0%	686	3.9%	35	5.3%
	5+ Persons	275	1.7%	308	1.7%	33	12.1%
	Total	16,299	100.0%	17,763	100.0%	1,464	9.0%
Stark County	1 Person	18,231	31.8%	19,474	31.7%	1,243	6.8%
	2 Persons	29,828	52.0%	31,473	51.2%	1,646	5.5%
	3 Persons	6,112	10.6%	6,821	11.1%	709	11.6%
	4 Persons	2,082	3.6%	2,332	3.8%	250	12.0%
	5+ Persons	1,152	2.0%	1,350	2.2%	198	17.2%
	Total	57,404	100.0%	61,450	100.0%	4,046	7.0%
Tuscarawas County	1 Person	4,267	31.8%	4,671	31.9%	404	9.5%
	2 Persons	7,277	54.2%	7,863	53.7%	586	8.1%
	3 Persons	1,195	8.9%	1,362	9.3%	166	13.9%
	4 Persons	422	3.1%	479	3.3%	57	13.5%
	5+ Persons	257	1.9%	281	1.9%	24	9.5%
	Total	13,418	100.0%	14,656	100.0%	1,238	9.2%

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

C. Income Trends

The distributions of households by income within the four Study Area counties are summarized as follows:

Household Income	Carroll County					Columbiana County				
	2012 (Estimated)		2017 (Projected)		Percent Change (2012- 2017)	2012 (Estimated)		2017 (Projected)		Percent Change (2012- 2017)
	H.H.s	Percent	H.H.s	Percent		H.H.s	Percent	H.H.s	Percent	
Less Than \$10,000	952	8.4%	1,131	9.9%	18.8%	5,298	12.4%	6,817	15.9%	28.7%
\$10,000 to \$19,999	1,659	14.6%	1,890	16.6%	14.0%	8,415	19.8%	9,590	22.4%	14.0%
\$20,000 to \$29,999	2,116	18.6%	2,223	19.5%	5.1%	7,314	17.2%	7,366	17.2%	0.7%
\$30,000 to \$39,999	1,717	15.1%	1,759	15.4%	2.4%	5,309	12.5%	5,665	13.2%	6.7%
\$40,000 to \$49,999	1,307	11.5%	1,306	11.5%	0.0%	4,493	10.6%	5,000	11.7%	11.3%
\$50,000 to \$59,999	1,073	9.4%	941	8.3%	-12.3%	4,198	9.9%	2,823	6.6%	-32.8%
\$60,000 to \$74,999	1,007	8.9%	875	7.7%	-13.1%	3,148	7.4%	2,535	5.9%	-19.5%
\$75,000 to \$99,999	896	7.9%	754	6.6%	-15.9%	2,918	6.9%	2,070	4.8%	-29.1%
\$100,000 to \$124,999	313	2.8%	253	2.2%	-19.1%	884	2.1%	513	1.2%	-41.9%
\$124,999 to \$149,999	130	1.1%	110	1.0%	-15.3%	255	0.6%	186	0.4%	-27.1%
\$150,000 to \$199,999	150	1.3%	114	1.0%	-23.7%	283	0.7%	161	0.4%	-43.0%
\$200,000+	57	0.5%	47	0.4%	-16.8%	73	0.2%	55	0.1%	-23.9%
Total	11,376	100.0%	11,404	100.0%	0.2%	42,588	100.0%	42,783	100.0%	0.5%
Median Income	\$35,601		\$32,603		-8.4%	\$30,502		\$26,766		-12.2%

H.H.s – Households

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

Household Income	Stark County					Tuscarawas County				
	2012 (Estimated)		2017 (Projected)		Percent Change (2012- 2017)	2012 (Estimated)		2017 (Projected)		Percent Change (2012- 2017)
	H.H.s	Percent	H.H.s	Percent		H.H.s	Percent	H.H.s	Percent	
Less Than \$10,000	11,960	7.9%	12,223	8.0%	2.2%	3,133	8.4%	3,483	9.3%	11.2%
\$10,000 to \$19,999	20,018	13.3%	20,424	13.4%	2.0%	6,053	16.3%	6,350	16.9%	4.9%
\$20,000 to \$29,999	21,256	14.1%	21,607	14.2%	1.7%	5,649	15.2%	6,106	16.3%	8.1%
\$30,000 to \$39,999	19,278	12.8%	19,601	12.9%	1.7%	5,142	13.9%	5,203	13.9%	1.2%
\$40,000 to \$49,999	17,054	11.3%	17,052	11.2%	0.0%	4,020	10.8%	4,006	10.7%	-0.3%
\$50,000 to \$59,999	12,361	8.2%	12,452	8.2%	0.7%	3,269	8.8%	3,222	8.6%	-1.4%
\$60,000 to \$74,999	14,505	9.6%	14,557	9.6%	0.4%	3,703	10.0%	3,517	9.4%	-5.0%
\$75,000 to \$99,999	16,051	10.7%	16,063	10.6%	0.1%	3,591	9.7%	3,339	8.9%	-7.0%
\$100,000 to \$124,999	8,334	5.5%	8,247	5.4%	-1.0%	1,390	3.7%	1,244	3.3%	-10.5%
\$124,999 to \$149,999	3,728	2.5%	3,661	2.4%	-1.8%	546	1.5%	471	1.3%	-13.8%
\$150,000 to \$199,999	3,330	2.2%	3,298	2.2%	-1.0%	442	1.2%	386	1.0%	-12.7%
\$200,000+	2,823	1.9%	2,799	1.8%	-0.9%	155	0.4%	142	0.4%	-8.3%
Total	150,699	100.0%	151,985	100.0%	0.9%	37,094	100.0%	37,468	100.0%	1.0%
Median Income	\$41,664		\$41,253		-1.0%	\$37,218		\$35,372		-5.0%

H.H.s – Households

Source: 2000 Census; ESRI; Vogt Santer Insights



The distributions of senior households (age 55 and older) by income within the two Site PMAs are summarized as follows:

Senior (Age 55+) Household Income	Carroll County					Columbiana County				
	2012 (Estimated)		2017 (Projected)		Percent Change (2012-2017)	2012 (Estimated)		2017 (Projected)		Percent Change (2012-2017)
	H.H.s	Percent	H.H.s	Percent		H.H.s	Percent	H.H.s	Percent	
Less Than \$10,000	443	8.4%	603	10.4%	36.3%	2,448	12.2%	3,618	16.5%	47.8%
\$10,000 to \$19,999	1,018	19.3%	1,213	21.0%	19.1%	4,953	24.6%	5,883	26.8%	18.8%
\$20,000 to \$29,999	1,107	21.0%	1,229	21.3%	11.0%	3,834	19.0%	4,067	18.5%	6.1%
\$30,000 to \$39,999	816	15.5%	877	15.2%	7.5%	2,546	12.6%	2,798	12.7%	9.9%
\$40,000 to \$49,999	518	9.8%	558	9.7%	7.8%	1,901	9.4%	2,130	9.7%	12.0%
\$50,000 to \$59,999	412	7.8%	395	6.8%	-4.1%	1,583	7.9%	1,144	5.2%	-27.7%
\$60,000 to \$74,999	378	7.2%	358	6.2%	-5.4%	1,141	5.7%	1,028	4.7%	-10.0%
\$75,000 to \$99,999	307	5.8%	299	5.2%	-2.6%	1,109	5.5%	880	4.0%	-20.7%
\$100,000 to \$124,999	134	2.5%	121	2.1%	-9.1%	359	1.8%	242	1.1%	-32.6%
\$124,999 to \$149,999	47	0.9%	48	0.8%	1.9%	127	0.6%	84	0.4%	-33.8%
\$150,000 to \$199,999	59	1.1%	48	0.8%	-18.4%	114	0.6%	74	0.3%	-34.5%
\$200,000+	31	0.6%	30	0.5%	-4.0%	20	0.1%	22	0.1%	12.1%
Total	5,269	100.0%	5,779	100.0%	9.7%	20,135	100.0%	21,970	100.0%	9.1%
Median Income	\$30,821		\$28,740		-6.8%	\$26,955		\$23,647		-12.3%

H.H.s – Households

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights

Senior (Age 55+) Household Income	Stark County					Tuscarawas County				
	2012 (Estimated)		2017 (Projected)		Percent Change (2012-2017)	2012 (Estimated)		2017 (Projected)		Percent Change (2012-2017)
	H.H.s	Percent	H.H.s	Percent		H.H.s	Percent	H.H.s	Percent	
Less Than \$10,000	5,457	7.6%	5,958	7.7%	9.2%	1,642	9.7%	2,010	10.9%	22.5%
\$10,000 to \$19,999	11,843	16.4%	12,681	16.4%	7.1%	3,723	22.0%	4,108	22.2%	10.3%
\$20,000 to \$29,999	11,493	16.0%	12,324	16.0%	7.2%	2,961	17.5%	3,424	18.5%	15.7%
\$30,000 to \$39,999	9,883	13.7%	10,636	13.8%	7.6%	2,398	14.2%	2,557	13.8%	6.6%
\$40,000 to \$49,999	8,315	11.5%	8,807	11.4%	5.9%	1,677	9.9%	1,765	9.5%	5.2%
\$50,000 to \$59,999	5,734	8.0%	6,134	7.9%	7.0%	1,195	7.1%	1,254	6.8%	5.0%
\$60,000 to \$74,999	5,917	8.2%	6,366	8.2%	7.6%	1,232	7.3%	1,266	6.8%	2.8%
\$75,000 to \$99,999	5,887	8.2%	6,332	8.2%	7.6%	1,109	6.5%	1,149	6.2%	3.6%
\$100,000 to \$124,999	3,078	4.3%	3,284	4.3%	6.7%	484	2.9%	483	2.6%	-0.2%
\$124,999 to \$149,999	1,529	2.1%	1,614	2.1%	5.6%	235	1.4%	214	1.2%	-8.7%
\$150,000 to \$199,999	1,492	2.1%	1,603	2.1%	7.5%	198	1.2%	188	1.0%	-5.0%
\$200,000+	1,378	1.9%	1,477	1.9%	7.2%	76	0.4%	72	0.4%	-4.8%
Total	72,006	100.0%	77,215	100.0%	7.2%	16,929	100.0%	18,492	100.0%	9.2%
Median Income	\$37,295		\$37,188		-0.3%	\$30,582		\$29,134		-4.7%

H.H.s – Households

Source: 2000 and 2010 Census; ESRI; Vogt Santer Insights



The following table illustrates the HUD estimated four-person median household income change between 2000 and 2013:

Year	HUD Estimated Median (4-Person) Household Income							
	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Median Income*	Percent Change	Median Income*	Percent Change	Median Income*	Percent Change	Median Income*	Percent Change
2000	\$48,500	-	\$44,300	-	\$48,500	-	\$42,700	-
2001	\$50,300	3.7%	\$44,300	0.0%	\$50,300	3.7%	\$43,800	2.6%
2002	\$51,900	3.2%	\$46,400	4.7%	\$51,900	3.2%	\$45,900	4.8%
2003	\$53,200	2.5%	\$49,600	6.9%	\$53,200	2.5%	\$46,700	1.7%
2004	\$53,200	0.0%	\$49,600	0.0%	\$53,200	0.0%	\$46,700	0.0%
2005	\$54,500	2.4%	\$50,950	2.7%	\$54,500	2.4%	\$48,100	3.0%
2006	\$54,900	0.7%	\$47,100	-7.6%	\$54,900	0.7%	\$48,300	0.4%
2007	\$53,000	-3.5%	\$47,600	1.1%	\$53,000	-3.5%	\$48,600	0.6%
2008	\$54,600	3.0%	\$46,900	-1.5%	\$54,600	3.0%	\$48,100	-1.0%
2009	\$57,700	5.7%	\$50,100	6.8%	\$57,700	5.7%	\$51,800	7.7%
2010	\$57,700	0.0%	\$49,900	-0.4%	\$57,700	0.0%	\$51,900	0.2%
2011	\$58,100	0.7%	\$51,400	3.0%	\$58,100	0.7%	\$54,100	4.2%
2012	\$58,900	1.4%	\$52,100	1.4%	\$58,900	1.4%	\$54,900	1.5%
2013	\$54,100	-8.1%	\$49,300	-5.4%	\$54,100	-8.1%	\$50,100	-8.7%

*For a four-person household

Source: HUD

As indicated in the preceding table, Stark County and Carroll County have the highest reported HUD four-person median household incomes (\$54,100), followed by Tuscarawas County (\$50,100) and Columbiana County (\$49,300). Despite the fact that all four of the Study Area counties experienced a reported decline in median household income between 2012 and 2013, Tuscarawas County experienced the greatest percentage change (8.7%).

The following tables illustrate renter household income by household size for 2010, 2012 and 2017 for Carroll County:

Carroll County						
Renter Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	167	114	114	25	20	440
\$10,000 to \$19,999	292	103	7	13	25	440
\$20,000 to \$29,999	189	135	147	130	35	636
\$30,000 to \$39,999	61	114	31	54	66	326
\$40,000 to \$49,999	119	49	49	45	76	338
\$50,000 to \$59,999	8	31	29	3	10	82
\$60,000 to \$74,999	9	75	6	13	2	105
\$75,000 to \$99,999	41	13	1	1	3	60
\$100,000 to \$124,999	12	3	2	0	4	21
\$125,000 to \$149,999	6	3	1	1	2	13
\$150,000 to \$199,999	1	2	2	1	2	8
\$200,000 & Over	6	3	1	0	0	10
Total	912	644	391	287	246	2,480

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Renter Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	222	155	106	27	17	527
\$10,000 to \$19,999	334	109	11	6	41	502
\$20,000 to \$29,999	221	182	197	162	58	821
\$30,000 to \$39,999	41	96	20	37	52	245
\$40,000 to \$49,999	87	40	25	42	63	258
\$50,000 to \$59,999	15	18	31	4	11	79
\$60,000 to \$74,999	5	36	4	9	4	59
\$75,000 to \$99,999	24	12	1	2	0	39
\$100,000 to \$124,999	6	4	1	2	2	16
\$125,000 to \$149,999	3	3	3	0	0	9
\$150,000 to \$199,999	0	2	2	0	1	5
\$200,000 & Over	1	1	0	1	0	3
Total	959	659	402	294	249	2,563

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Renter Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	245	171	63	30	21	530
\$10,000 to \$19,999	368	106	15	8	52	549
\$20,000 to \$29,999	205	187	211	157	55	815
\$30,000 to \$39,999	36	87	27	29	42	220
\$40,000 to \$49,999	65	39	29	43	53	230
\$50,000 to \$59,999	11	13	32	2	7	66
\$60,000 to \$74,999	5	24	10	9	3	51
\$75,000 to \$99,999	16	7	3	5	2	34
\$100,000 to \$124,999	7	3	4	1	2	18
\$125,000 to \$149,999	2	2	2	1	1	8
\$150,000 to \$199,999	1	3	2	2	2	10
\$200,000 & Over	0	1	0	0	0	1
Total	962	643	398	287	242	2,532

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for 2010, 2012 and 2017 for Carroll County:

Carroll County						
Owner Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	140	90	35	5	9	279
\$10,000 to \$19,999	473	323	40	116	56	1,008
\$20,000 to \$29,999	352	367	91	48	13	871
\$30,000 to \$39,999	379	561	130	115	119	1,304
\$40,000 to \$49,999	150	531	162	99	106	1,047
\$50,000 to \$59,999	116	502	196	87	96	996
\$60,000 to \$74,999	121	574	210	195	171	1,271
\$75,000 to \$99,999	60	497	352	200	78	1,187
\$100,000 to \$124,999	11	153	71	164	71	470
\$125,000 to \$149,999	21	73	66	3	26	189
\$150,000 to \$199,999	18	57	39	30	61	205
\$200,000 & Over	12	42	21	14	2	91
Total	1,854	3,769	1,413	1,076	807	8,919

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Owner Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	220	138	48	5	14	425
\$10,000 to \$19,999	463	417	76	136	64	1,157
\$20,000 to \$29,999	437	586	145	98	29	1,295
\$30,000 to \$39,999	401	615	150	171	135	1,472
\$40,000 to \$49,999	139	455	188	123	144	1,049
\$50,000 to \$59,999	88	490	216	98	102	994
\$60,000 to \$74,999	56	430	165	164	132	948
\$75,000 to \$99,999	29	306	309	152	60	857
\$100,000 to \$124,999	7	133	39	73	46	298
\$125,000 to \$149,999	12	60	35	0	14	121
\$150,000 to \$199,999	4	43	20	21	56	144
\$200,000 & Over	8	24	10	12	0	53
Total	1,863	3,698	1,402	1,054	796	8,813

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Owner Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	295	182	74	18	32	601
\$10,000 to \$19,999	510	492	117	150	73	1,341
\$20,000 to \$29,999	425	675	158	108	43	1,408
\$30,000 to \$39,999	378	645	163	222	131	1,538
\$40,000 to \$49,999	136	459	190	124	168	1,077
\$50,000 to \$59,999	76	431	202	84	83	876
\$60,000 to \$74,999	41	376	154	146	107	824
\$75,000 to \$99,999	25	247	277	119	52	720
\$100,000 to \$124,999	11	106	28	55	36	236
\$125,000 to \$149,999	9	47	28	3	15	102
\$150,000 to \$199,999	3	26	13	15	47	104
\$200,000 & Over	3	21	9	6	7	46
Total	1,911	3,706	1,412	1,049	793	8,872

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for age 55 and older for 2010, 2012 and 2017 for Carroll County:

Carroll County						
Renter Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	89	10	2	1	9	111
\$10,000 to \$19,999	153	56	4	4	3	220
\$20,000 to \$29,999	124	83	2	4	8	222
\$30,000 to \$39,999	26	44	16	5	3	94
\$40,000 to \$49,999	29	3	6	15	5	58
\$50,000 to \$59,999	8	15	2	2	4	31
\$60,000 to \$74,999	8	11	5	11	2	37
\$75,000 to \$99,999	9	13	1	1	3	27
\$100,000 to \$124,999	11	2	2	0	1	16
\$125,000 to \$149,999	4	1	0	1	1	7
\$150,000 to \$199,999	0	0	1	1	0	2
\$200,000 & Over	2	0	1	0	0	3
Total	464	239	42	45	39	829

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Renter Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	117	15	6	3	5	145
\$10,000 to \$19,999	169	58	6	2	4	238
\$20,000 to \$29,999	130	112	2	2	10	255
\$30,000 to \$39,999	19	29	5	7	7	68
\$40,000 to \$49,999	16	3	4	11	0	34
\$50,000 to \$59,999	12	11	2	2	5	31
\$60,000 to \$74,999	4	9	3	8	4	27
\$75,000 to \$99,999	5	7	1	2	0	16
\$100,000 to \$124,999	5	4	0	1	1	11
\$125,000 to \$149,999	2	1	1	0	0	4
\$150,000 to \$199,999	0	1	1	0	1	3
\$200,000 & Over	1	0	0	1	0	2
Total	481	249	30	38	35	834

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Renter Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	137	18	8	2	7	172
\$10,000 to \$19,999	204	62	11	3	7	288
\$20,000 to \$29,999	125	125	9	1	9	269
\$30,000 to \$39,999	20	31	11	9	5	77
\$40,000 to \$49,999	18	5	6	12	2	43
\$50,000 to \$59,999	9	9	6	2	3	29
\$60,000 to \$74,999	5	4	7	8	2	26
\$75,000 to \$99,999	5	7	2	4	2	19
\$100,000 to \$124,999	6	2	3	0	0	10
\$125,000 to \$149,999	2	2	2	1	0	6
\$150,000 to \$199,999	1	2	2	1	1	6
\$200,000 & Over	0	0	0	0	0	0
Total	531	266	68	43	38	946

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for age 55 and older for 2010, 2012 and 2017 for Carroll County:

Carroll County						
Owner Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	112	78	9	2	1	202
\$10,000 to \$19,999	444	318	29	2	2	795
\$20,000 to \$29,999	297	332	62	6	2	701
\$30,000 to \$39,999	203	417	41	30	0	691
\$40,000 to \$49,999	116	456	30	8	4	614
\$50,000 to \$59,999	71	270	45	0	2	389
\$60,000 to \$74,999	58	332	57	18	17	483
\$75,000 to \$99,999	42	300	80	2	27	450
\$100,000 to \$124,999	11	90	23	0	9	132
\$125,000 to \$149,999	20	44	5	0	1	71
\$150,000 to \$199,999	10	52	6	1	15	84
\$200,000 & Over	6	34	13	1	0	55
Total	1,391	2,723	401	71	81	4,667

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Owner Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	168	105	16	3	5	297
\$10,000 to \$19,999	378	358	38	4	2	779
\$20,000 to \$29,999	314	448	80	7	3	852
\$30,000 to \$39,999	208	452	47	40	1	748
\$40,000 to \$49,999	100	336	39	7	2	484
\$50,000 to \$59,999	58	273	38	2	10	381
\$60,000 to \$74,999	30	242	49	13	17	351
\$75,000 to \$99,999	18	185	60	4	25	292
\$100,000 to \$124,999	6	99	12	0	5	123
\$125,000 to \$149,999	10	28	4	0	2	44
\$150,000 to \$199,999	2	38	3	0	14	56
\$200,000 & Over	5	18	6	0	0	29
Total	1,296	2,582	393	79	85	4,435

Source: Ribbon Demographics; ESRI; Urban Decision Group

Carroll County						
Owner Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	241	145	27	9	8	431
\$10,000 to \$19,999	426	431	63	5	1	925
\$20,000 to \$29,999	318	531	94	9	7	959
\$30,000 to \$39,999	203	492	58	46	0	800
\$40,000 to \$49,999	106	351	47	11	1	516
\$50,000 to \$59,999	54	260	41	4	7	366
\$60,000 to \$74,999	26	225	48	16	17	332
\$75,000 to \$99,999	18	173	61	4	25	281
\$100,000 to \$124,999	9	82	13	3	4	111
\$125,000 to \$149,999	8	26	4	2	2	42
\$150,000 to \$199,999	2	24	2	1	13	42
\$200,000 & Over	3	16	6	0	5	30
Total	1,413	2,757	464	109	90	4,833

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for 2010, 2012 and 2017 for Columbiana County:

Columbiana County						
Renter Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,079	518	290	192	149	2,228
\$10,000 to \$19,999	1,411	625	462	250	87	2,835
\$20,000 to \$29,999	700	492	320	116	123	1,750
\$30,000 to \$39,999	486	352	225	220	257	1,540
\$40,000 to \$49,999	337	311	103	166	129	1,047
\$50,000 to \$59,999	141	281	79	21	36	558
\$60,000 to \$74,999	148	227	128	204	101	809
\$75,000 to \$99,999	108	70	27	84	46	335
\$100,000 to \$124,999	82	60	18	30	13	204
\$125,000 to \$149,999	23	12	7	6	8	57
\$150,000 to \$199,999	21	14	7	13	11	67
\$200,000 & Over	12	9	4	4	11	41
Total	4,548	2,973	1,671	1,307	971	11,470

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Renter Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,460	593	343	280	214	2,889
\$10,000 to \$19,999	1,841	815	566	317	153	3,691
\$20,000 to \$29,999	672	646	333	172	126	1,950
\$30,000 to \$39,999	326	277	193	192	214	1,202
\$40,000 to \$49,999	223	249	96	153	148	868
\$50,000 to \$59,999	90	263	76	28	33	490
\$60,000 to \$74,999	84	131	72	133	44	465
\$75,000 to \$99,999	60	42	20	30	22	173
\$100,000 to \$124,999	28	11	9	9	10	68
\$125,000 to \$149,999	13	7	1	2	2	26
\$150,000 to \$199,999	7	8	5	5	2	28
\$200,000 & Over	6	1	1	1	5	14
Total	4,810	3,043	1,716	1,322	972	11,864

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Renter Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,760	714	355	295	240	3,363
\$10,000 to \$19,999	1,921	890	596	327	173	3,906
\$20,000 to \$29,999	515	583	325	166	114	1,702
\$30,000 to \$39,999	268	268	172	184	188	1,081
\$40,000 to \$49,999	209	250	113	144	127	843
\$50,000 to \$59,999	56	157	51	16	27	307
\$60,000 to \$74,999	60	83	50	104	35	333
\$75,000 to \$99,999	33	24	13	23	19	112
\$100,000 to \$124,999	26	6	8	8	2	50
\$125,000 to \$149,999	2	6	5	5	4	23
\$150,000 to \$199,999	8	8	1	2	5	25
\$200,000 & Over	4	2	3	4	0	13
Total	4,862	2,990	1,692	1,279	934	11,757

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for 2010, 2012 and 2017 for Columbiana County:

Columbiana County						
Owner Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	669	579	118	68	39	1,473
\$10,000 to \$19,999	2,090	766	193	142	105	3,296
\$20,000 to \$29,999	1,350	1,844	321	213	331	4,059
\$30,000 to \$39,999	865	2,112	581	256	270	4,084
\$40,000 to \$49,999	593	1,559	532	463	227	3,373
\$50,000 to \$59,999	467	1,525	647	362	207	3,210
\$60,000 to \$74,999	417	1,647	819	846	305	4,034
\$75,000 to \$99,999	258	1,371	947	1,037	591	4,203
\$100,000 to \$124,999	101	729	547	328	311	2,016
\$125,000 to \$149,999	24	212	192	142	109	680
\$150,000 to \$199,999	28	177	92	68	79	444
\$200,000 & Over	12	149	102	55	24	342
Total	6,874	12,669	5,092	3,978	2,599	31,213

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Owner Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,043	938	204	146	79	2,410
\$10,000 to \$19,999	2,679	1,193	361	281	211	4,724
\$20,000 to \$29,999	1,253	2,615	592	388	517	5,364
\$30,000 to \$39,999	654	2,076	729	367	282	4,107
\$40,000 to \$49,999	465	1,594	690	588	288	3,625
\$50,000 to \$59,999	386	1,686	853	519	264	3,708
\$60,000 to \$74,999	182	1,010	625	631	234	2,684
\$75,000 to \$99,999	154	829	622	724	416	2,745
\$100,000 to \$124,999	42	292	229	114	137	815
\$125,000 to \$149,999	15	81	52	48	33	229
\$150,000 to \$199,999	19	85	53	49	49	255
\$200,000 & Over	1	25	18	8	7	58
Total	6,891	12,424	5,029	3,863	2,516	30,724

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Owner Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,400	1,342	343	250	118	3,454
\$10,000 to \$19,999	3,008	1,503	518	390	264	5,684
\$20,000 to \$29,999	1,140	2,760	715	458	592	5,665
\$30,000 to \$39,999	624	2,314	881	435	329	4,584
\$40,000 to \$49,999	418	1,747	861	782	349	4,158
\$50,000 to \$59,999	248	1,116	587	360	206	2,516
\$60,000 to \$74,999	118	828	522	532	203	2,203
\$75,000 to \$99,999	111	581	455	517	294	1,958
\$100,000 to \$124,999	21	173	130	64	76	463
\$125,000 to \$149,999	13	50	39	32	30	164
\$150,000 to \$199,999	12	49	29	25	22	137
\$200,000 & Over	1	20	10	6	5	42
Total	7,113	12,483	5,090	3,852	2,488	31,026

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for age 55 and older for 2010, 2012 and 2017 for Columbiana County:

Columbiana County						
Renter Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	523	35	11	8	11	588
\$10,000 to \$19,999	1,145	200	10	1	10	1,367
\$20,000 to \$29,999	340	242	39	4	16	642
\$30,000 to \$39,999	180	94	65	8	12	359
\$40,000 to \$49,999	180	55	22	7	11	275
\$50,000 to \$59,999	96	62	12	6	8	184
\$60,000 to \$74,999	104	111	16	7	9	246
\$75,000 to \$99,999	68	27	6	4	19	124
\$100,000 to \$124,999	43	18	3	7	7	77
\$125,000 to \$149,999	21	8	2	4	2	38
\$150,000 to \$199,999	18	11	2	6	6	43
\$200,000 & Over	4	6	1	1	4	17
Total	2,724	868	190	63	115	3,960

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Renter Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	792	44	10	7	13	866
\$10,000 to \$19,999	1,269	233	8	5	13	1,528
\$20,000 to \$29,999	302	265	31	8	13	619
\$30,000 to \$39,999	104	95	47	7	7	261
\$40,000 to \$49,999	109	34	12	2	8	165
\$50,000 to \$59,999	51	50	9	4	7	121
\$60,000 to \$74,999	56	62	12	2	7	139
\$75,000 to \$99,999	37	12	5	4	11	69
\$100,000 to \$124,999	14	5	2	3	6	29
\$125,000 to \$149,999	10	5	0	0	2	17
\$150,000 to \$199,999	5	6	4	3	1	18
\$200,000 & Over	3	0	0	0	3	6
Total	2,752	810	140	44	90	3,836

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Renter Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,111	44	17	10	17	1,199
\$10,000 to \$19,999	1,400	261	5	9	19	1,694
\$20,000 to \$29,999	275	273	34	7	11	600
\$30,000 to \$39,999	94	89	41	6	7	236
\$40,000 to \$49,999	108	37	10	5	9	168
\$50,000 to \$59,999	33	36	8	7	5	89
\$60,000 to \$74,999	47	48	7	1	10	112
\$75,000 to \$99,999	23	7	5	7	10	51
\$100,000 to \$124,999	15	3	3	4	1	26
\$125,000 to \$149,999	2	4	2	3	3	13
\$150,000 to \$199,999	7	6	0	0	3	15
\$200,000 & Over	3	1	1	0	0	5
Total	3,118	807	132	56	93	4,207

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for age 55 and older for 2010, 2012 and 2017 for Columbiana County:

Columbiana County						
Owner Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	470	377	49	12	12	920
\$10,000 to \$19,999	1,869	671	77	52	17	2,687
\$20,000 to \$29,999	1,003	1,540	178	12	10	2,742
\$30,000 to \$39,999	611	1,805	147	41	37	2,642
\$40,000 to \$49,999	389	1,070	217	81	17	1,774
\$50,000 to \$59,999	260	866	242	89	25	1,482
\$60,000 to \$74,999	230	964	216	92	39	1,541
\$75,000 to \$99,999	117	799	294	179	91	1,480
\$100,000 to \$124,999	76	495	126	42	21	760
\$125,000 to \$149,999	22	105	63	21	10	222
\$150,000 to \$199,999	26	120	34	13	15	208
\$200,000 & Over	7	63	17	0	0	88
Total	5,081	8,875	1,662	634	293	16,546

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Owner Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	792	647	93	25	24	1,582
\$10,000 to \$19,999	2,232	941	154	72	27	3,425
\$20,000 to \$29,999	890	1,960	321	22	21	3,215
\$30,000 to \$39,999	454	1,588	142	71	30	2,286
\$40,000 to \$49,999	296	1,034	268	114	24	1,736
\$50,000 to \$59,999	201	870	280	95	16	1,462
\$60,000 to \$74,999	112	612	182	74	24	1,003
\$75,000 to \$99,999	84	514	211	147	84	1,040
\$100,000 to \$124,999	34	209	65	13	9	331
\$125,000 to \$149,999	13	55	22	11	8	110
\$150,000 to \$199,999	17	53	12	8	6	96
\$200,000 & Over	1	10	2	0	1	14
Total	5,125	8,494	1,753	652	275	16,299

Source: Ribbon Demographics; ESRI; Urban Decision Group

Columbiana County						
Owner Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,156	1,001	171	54	37	2,419
\$10,000 to \$19,999	2,600	1,215	229	107	38	4,189
\$20,000 to \$29,999	874	2,123	410	31	30	3,468
\$30,000 to \$39,999	445	1,826	172	77	41	2,561
\$40,000 to \$49,999	284	1,177	324	141	35	1,962
\$50,000 to \$59,999	156	611	206	71	11	1,055
\$60,000 to \$74,999	89	565	172	66	25	916
\$75,000 to \$99,999	70	396	171	124	70	829
\$100,000 to \$124,999	18	134	44	10	10	216
\$125,000 to \$149,999	10	34	17	3	6	71
\$150,000 to \$199,999	10	34	9	3	3	59
\$200,000 & Over	1	11	3	0	2	17
Total	5,715	9,129	1,926	686	308	17,763

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate renter household income by household size for 2010, 2012 and 2017 for Stark County:

Stark County						
Renter Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	3,743	1,126	907	613	419	6,808
\$10,000 to \$19,999	5,041	2,081	1,237	575	586	9,519
\$20,000 to \$29,999	3,551	2,235	1,064	825	628	8,303
\$30,000 to \$39,999	2,330	1,826	858	550	624	6,188
\$40,000 to \$49,999	1,445	1,192	877	666	428	4,609
\$50,000 to \$59,999	762	944	426	313	144	2,589
\$60,000 to \$74,999	601	845	388	233	303	2,370
\$75,000 to \$99,999	427	675	494	372	275	2,243
\$100,000 to \$124,999	246	260	183	107	118	914
\$125,000 to \$149,999	139	106	96	37	26	403
\$150,000 to \$199,999	149	66	75	35	36	361
\$200,000 & Over	156	89	47	65	55	411
Total	18,589	11,445	6,653	4,390	3,642	44,719

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Renter Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	4,225	1,205	993	643	453	7,520
\$10,000 to \$19,999	5,333	2,221	1,371	621	628	10,173
\$20,000 to \$29,999	3,950	2,569	1,178	862	662	9,222
\$30,000 to \$39,999	2,438	1,953	904	607	623	6,526
\$40,000 to \$49,999	1,455	1,229	915	669	414	4,682
\$50,000 to \$59,999	663	901	422	305	146	2,437
\$60,000 to \$74,999	517	683	375	211	236	2,022
\$75,000 to \$99,999	363	539	409	326	229	1,866
\$100,000 to \$124,999	201	207	153	93	111	765
\$125,000 to \$149,999	97	90	59	24	32	301
\$150,000 to \$199,999	108	76	46	30	40	301
\$200,000 & Over	113	57	42	48	56	317
Total	19,463	11,730	6,868	4,440	3,630	46,131

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Renter Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	4,225	1,177	978	631	440	7,452
\$10,000 to \$19,999	5,395	2,194	1,352	579	617	10,137
\$20,000 to \$29,999	3,911	2,519	1,156	836	625	9,047
\$30,000 to \$39,999	2,426	1,914	898	602	589	6,428
\$40,000 to \$49,999	1,437	1,195	884	646	377	4,538
\$50,000 to \$59,999	674	860	427	294	157	2,413
\$60,000 to \$74,999	523	675	400	199	224	2,022
\$75,000 to \$99,999	393	520	393	311	229	1,846
\$100,000 to \$124,999	214	202	162	86	104	768
\$125,000 to \$149,999	100	88	53	36	32	309
\$150,000 to \$199,999	98	74	46	39	33	289
\$200,000 & Over	114	61	30	46	47	298
Total	19,511	11,479	6,779	4,305	3,474	45,548

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for 2010, 2012 and 2017 for Stark County:

Stark County						
Owner Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	2,001	1,250	490	296	187	4,224
\$10,000 to \$19,999	5,603	2,481	634	411	283	9,413
\$20,000 to \$29,999	4,239	4,384	911	604	484	10,623
\$30,000 to \$39,999	3,431	5,437	1,577	923	646	12,013
\$40,000 to \$49,999	2,658	5,091	1,734	967	921	11,370
\$50,000 to \$59,999	2,017	4,554	1,586	1,279	720	10,156
\$60,000 to \$74,999	1,462	5,619	3,132	2,228	1,243	13,684
\$75,000 to \$99,999	1,188	5,883	3,270	3,429	1,925	15,695
\$100,000 to \$124,999	517	3,024	1,694	1,792	1,221	8,248
\$125,000 to \$149,999	253	1,594	987	917	588	4,340
\$150,000 to \$199,999	321	1,310	577	660	571	3,439
\$200,000 & Over	269	1,271	612	659	339	3,151
Total	23,959	41,898	17,204	14,166	9,129	106,356

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Owner Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	2,155	1,342	528	259	157	4,441
\$10,000 to \$19,999	5,854	2,589	652	450	299	9,845
\$20,000 to \$29,999	4,734	4,941	1,057	752	550	12,034
\$30,000 to \$39,999	3,513	5,796	1,762	970	711	12,753
\$40,000 to \$49,999	2,651	5,654	2,018	1,039	1,010	12,372
\$50,000 to \$59,999	1,720	4,442	1,638	1,393	731	9,924
\$60,000 to \$74,999	1,191	4,949	2,998	2,133	1,212	12,484
\$75,000 to \$99,999	988	5,174	2,984	3,211	1,828	14,185
\$100,000 to \$124,999	438	2,682	1,592	1,683	1,176	7,569
\$125,000 to \$149,999	183	1,185	803	767	489	3,427
\$150,000 to \$199,999	244	1,181	509	601	494	3,029
\$200,000 & Over	193	1,027	464	524	297	2,506
Total	23,865	40,964	17,005	13,781	8,953	104,568

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Owner Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	2,304	1,431	593	280	163	4,771
\$10,000 to \$19,999	6,260	2,597	678	444	309	10,287
\$20,000 to \$29,999	4,936	5,205	1,088	773	558	12,560
\$30,000 to \$39,999	3,618	6,024	1,817	986	729	13,173
\$40,000 to \$49,999	2,623	5,797	2,017	1,046	1,031	12,514
\$50,000 to \$59,999	1,707	4,520	1,686	1,404	722	10,039
\$60,000 to \$74,999	1,192	4,883	3,069	2,155	1,236	12,535
\$75,000 to \$99,999	1,011	5,089	3,058	3,198	1,861	14,217
\$100,000 to \$124,999	442	2,571	1,616	1,672	1,178	7,479
\$125,000 to \$149,999	195	1,105	785	777	490	3,352
\$150,000 to \$199,999	258	1,193	502	575	480	3,009
\$200,000 & Over	199	996	474	521	310	2,500
Total	24,743	41,410	17,385	13,832	9,067	106,437

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for age 55 and older for 2010, 2012 and 2017 for Stark County:

Stark County						
Renter Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,524	201	84	40	55	1,905
\$10,000 to \$19,999	3,086	577	139	100	50	3,952
\$20,000 to \$29,999	1,570	566	101	86	85	2,408
\$30,000 to \$39,999	907	578	125	123	44	1,776
\$40,000 to \$49,999	522	374	111	57	59	1,124
\$50,000 to \$59,999	398	223	83	38	58	801
\$60,000 to \$74,999	297	218	96	58	54	723
\$75,000 to \$99,999	289	164	90	35	51	630
\$100,000 to \$124,999	154	57	87	27	25	349
\$125,000 to \$149,999	119	64	20	13	17	233
\$150,000 to \$199,999	116	39	34	13	15	218
\$200,000 & Over	104	33	25	17	24	202
Total	9,086	3,096	995	609	535	14,321

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Renter Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,810	214	90	37	58	2,209
\$10,000 to \$19,999	3,205	627	133	93	40	4,099
\$20,000 to \$29,999	1,735	673	121	92	76	2,696
\$30,000 to \$39,999	940	597	118	138	37	1,830
\$40,000 to \$49,999	530	372	116	37	52	1,108
\$50,000 to \$59,999	339	199	80	39	54	711
\$60,000 to \$74,999	258	167	106	48	28	608
\$75,000 to \$99,999	225	148	77	34	43	527
\$100,000 to \$124,999	117	46	86	21	24	294
\$125,000 to \$149,999	83	57	14	13	15	182
\$150,000 to \$199,999	76	45	24	17	15	176
\$200,000 & Over	80	27	25	14	17	162
Total	9,397	3,173	989	584	459	14,602

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Renter Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,958	232	108	38	58	2,393
\$10,000 to \$19,999	3,461	686	140	96	49	4,432
\$20,000 to \$29,999	1,867	740	125	102	78	2,912
\$30,000 to \$39,999	1,007	646	144	152	45	1,995
\$40,000 to \$49,999	567	390	124	44	48	1,174
\$50,000 to \$59,999	353	217	81	44	55	751
\$60,000 to \$74,999	274	188	116	47	40	664
\$75,000 to \$99,999	253	156	76	33	58	576
\$100,000 to \$124,999	139	51	89	16	27	322
\$125,000 to \$149,999	87	60	14	18	21	200
\$150,000 to \$199,999	78	43	27	28	12	188
\$200,000 & Over	81	34	17	12	16	159
Total	10,124	3,444	1,061	629	508	15,765

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for age 55 and older for 2010, 2012 and 2017 for Stark County:

Stark County						
Owner Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,641	963	237	79	38	2,958
\$10,000 to \$19,999	5,133	1,849	306	177	53	7,519
\$20,000 to \$29,999	3,598	3,778	361	85	30	7,852
\$30,000 to \$39,999	2,400	4,232	570	160	137	7,499
\$40,000 to \$49,999	1,500	3,930	566	204	208	6,408
\$50,000 to \$59,999	1,058	3,242	603	186	52	5,141
\$60,000 to \$74,999	824	3,397	934	270	146	5,571
\$75,000 to \$99,999	827	3,388	799	300	156	5,471
\$100,000 to \$124,999	273	1,609	540	190	69	2,681
\$125,000 to \$149,999	165	825	345	122	71	1,528
\$150,000 to \$199,999	184	870	127	90	45	1,316
\$200,000 & Over	188	883	161	80	71	1,382
Total	17,791	28,967	5,549	1,944	1,075	55,325

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Owner Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,785	1,067	278	82	35	3,248
\$10,000 to \$19,999	5,235	1,936	321	195	56	7,744
\$20,000 to \$29,999	3,962	4,220	456	124	35	8,796
\$30,000 to \$39,999	2,506	4,569	670	171	137	8,053
\$40,000 to \$49,999	1,633	4,401	726	210	239	7,208
\$50,000 to \$59,999	951	3,207	617	196	52	5,023
\$60,000 to \$74,999	738	3,200	957	271	142	5,309
\$75,000 to \$99,999	736	3,284	832	333	175	5,359
\$100,000 to \$124,999	248	1,626	615	202	93	2,785
\$125,000 to \$149,999	132	688	343	119	66	1,347
\$150,000 to \$199,999	158	863	136	102	56	1,316
\$200,000 & Over	146	766	163	76	65	1,216
Total	18,231	29,828	6,112	2,082	1,152	57,404

Source: Ribbon Demographics; ESRI; Urban Decision Group

Stark County						
Owner Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,946	1,161	327	93	39	3,564
\$10,000 to \$19,999	5,617	2,004	346	204	77	8,248
\$20,000 to \$29,999	4,216	4,510	492	145	48	9,412
\$30,000 to \$39,999	2,660	4,891	742	185	163	8,641
\$40,000 to \$49,999	1,701	4,637	788	240	267	7,632
\$50,000 to \$59,999	1,007	3,385	700	226	65	5,384
\$60,000 to \$74,999	774	3,375	1,073	309	171	5,703
\$75,000 to \$99,999	782	3,436	958	372	207	5,756
\$100,000 to \$124,999	280	1,664	690	223	105	2,962
\$125,000 to \$149,999	148	694	363	139	69	1,414
\$150,000 to \$199,999	178	919	154	107	58	1,415
\$200,000 & Over	164	798	187	88	81	1,318
Total	19,474	31,473	6,821	2,332	1,350	61,450

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for 2010, 2012 and 2017 for Tuscarawas County:

Tuscarawas County						
Renter Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	748	198	283	49	115	1,393
\$10,000 to \$19,999	1,276	661	154	154	122	2,367
\$20,000 to \$29,999	657	384	396	252	198	1,887
\$30,000 to \$39,999	523	358	197	129	93	1,301
\$40,000 to \$49,999	370	452	171	201	102	1,297
\$50,000 to \$59,999	150	147	120	144	44	604
\$60,000 to \$74,999	132	272	83	74	137	699
\$75,000 to \$99,999	82	131	94	32	77	417
\$100,000 to \$124,999	29	24	2	31	51	136
\$125,000 to \$149,999	25	25	7	43	6	106
\$150,000 to \$199,999	14	8	6	4	6	39
\$200,000 & Over	17	3	4	4	3	32
Total	4,024	2,662	1,518	1,117	955	10,277

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Renter Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	866	193	286	57	131	1,533
\$10,000 to \$19,999	1,507	794	197	177	137	2,812
\$20,000 to \$29,999	689	463	442	297	227	2,118
\$30,000 to \$39,999	498	344	195	126	115	1,278
\$40,000 to \$49,999	278	431	146	173	97	1,125
\$50,000 to \$59,999	119	115	124	143	34	534
\$60,000 to \$74,999	106	215	83	68	116	588
\$75,000 to \$99,999	64	109	73	31	63	338
\$100,000 to \$124,999	29	21	3	18	37	108
\$125,000 to \$149,999	15	14	5	31	3	69
\$150,000 to \$199,999	16	7	5	3	7	39
\$200,000 & Over	5	4	4	6	2	22
Total	4,192	2,709	1,563	1,131	969	10,564

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Renter Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	935	191	301	60	140	1,626
\$10,000 to \$19,999	1,519	812	204	168	133	2,835
\$20,000 to \$29,999	719	486	450	294	237	2,185
\$30,000 to \$39,999	482	336	191	125	111	1,244
\$40,000 to \$49,999	250	398	134	163	88	1,033
\$50,000 to \$59,999	107	103	116	137	36	498
\$60,000 to \$74,999	87	198	80	73	109	548
\$75,000 to \$99,999	51	102	59	27	48	286
\$100,000 to \$124,999	31	12	5	23	25	98
\$125,000 to \$149,999	12	10	2	21	8	54
\$150,000 to \$199,999	10	10	8	4	7	40
\$200,000 & Over	5	2	1	7	4	19
Total	4,208	2,660	1,551	1,102	946	10,467

Source: Ribbon Demographics; ESRI; Urban Decision Group

The following tables illustrate owner household income by household size for 2010, 2012 and 2017 for Tuscarawas County:

Owner Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	820	384	114	29	17	1,364
\$10,000 to \$19,999	1,582	814	67	118	60	2,641
\$20,000 to \$29,999	1,092	1,238	245	94	123	2,791
\$30,000 to \$39,999	841	1,890	387	269	241	3,628
\$40,000 to \$49,999	377	1,444	432	298	293	2,846
\$50,000 to \$59,999	419	1,174	412	536	319	2,860
\$60,000 to \$74,999	216	1,535	726	684	188	3,348
\$75,000 to \$99,999	115	1,298	1,088	877	637	4,015
\$100,000 to \$124,999	97	477	436	329	349	1,689
\$125,000 to \$149,999	96	285	142	146	133	802
\$150,000 to \$199,999	79	199	48	60	41	427
\$200,000 & Over	42	112	54	48	19	276
Total	5,776	10,852	4,153	3,487	2,420	26,688

Source: Ribbon Demographics; ESRI; Urban Decision Group

Owner Households	Tuscarawas County 2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	956	447	139	32	26	1,600
\$10,000 to \$19,999	1,793	1,060	120	174	94	3,241
\$20,000 to \$29,999	1,243	1,595	350	149	194	3,531
\$30,000 to \$39,999	738	2,033	476	332	286	3,864
\$40,000 to \$49,999	335	1,422	510	315	313	2,895
\$50,000 to \$59,999	328	1,109	412	561	324	2,734
\$60,000 to \$74,999	164	1,305	741	698	208	3,116
\$75,000 to \$99,999	77	989	904	765	517	3,253
\$100,000 to \$124,999	77	360	334	238	273	1,282
\$125,000 to \$149,999	43	178	84	77	95	478
\$150,000 to \$199,999	66	182	49	59	49	403
\$200,000 & Over	18	50	29	26	11	133
Total	5,838	10,729	4,148	3,426	2,390	26,530

Source: Ribbon Demographics; ESRI; Urban Decision Group

Owner Households	Tuscarawas County 2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	1,110	507	167	40	31	1,857
\$10,000 to \$19,999	1,913	1,165	137	193	106	3,515
\$20,000 to \$29,999	1,307	1,815	401	174	224	3,921
\$30,000 to \$39,999	694	2,090	519	343	311	3,958
\$40,000 to \$49,999	308	1,435	545	350	335	2,973
\$50,000 to \$59,999	289	1,091	424	585	335	2,724
\$60,000 to \$74,999	139	1,190	751	687	201	2,969
\$75,000 to \$99,999	80	903	851	724	494	3,052
\$100,000 to \$124,999	82	304	307	210	245	1,147
\$125,000 to \$149,999	31	155	81	64	86	417
\$150,000 to \$199,999	55	158	46	51	37	346
\$200,000 & Over	21	44	23	24	10	122
Total	6,029	10,858	4,252	3,446	2,416	27,001

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate renter household income by household size for age 55 and older for 2010, 2012 and 2017 for Tuscarawas County:

Tuscarawas County						
Renter Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	428	37	1	8	3	477
\$10,000 to \$19,999	916	257	28	8	18	1,227
\$20,000 to \$29,999	421	167	8	10	9	616
\$30,000 to \$39,999	184	94	39	10	7	335
\$40,000 to \$49,999	90	180	11	25	3	309
\$50,000 to \$59,999	59	27	20	3	7	116
\$60,000 to \$74,999	62	18	21	8	4	113
\$75,000 to \$99,999	44	70	1	3	6	125
\$100,000 to \$124,999	25	19	1	21	9	74
\$125,000 to \$149,999	18	14	1	5	3	41
\$150,000 to \$199,999	6	3	1	2	3	16
\$200,000 & Over	10	1	1	2	2	17
Total	2,262	888	133	106	75	3,465

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Renter Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	475	45	0	8	4	533
\$10,000 to \$19,999	1,008	270	29	11	25	1,344
\$20,000 to \$29,999	412	189	7	8	14	630
\$30,000 to \$39,999	146	82	34	4	7	272
\$40,000 to \$49,999	70	171	10	19	5	275
\$50,000 to \$59,999	45	25	28	5	7	110
\$60,000 to \$74,999	51	15	26	9	5	106
\$75,000 to \$99,999	42	58	1	5	7	113
\$100,000 to \$124,999	24	15	2	13	9	64
\$125,000 to \$149,999	9	9	3	4	2	27
\$150,000 to \$199,999	11	5	2	1	5	23
\$200,000 & Over	5	1	3	5	2	15
Total	2,299	885	145	92	90	3,511

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Renter Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	580	46	0	10	8	644
\$10,000 to \$19,999	1,089	310	31	10	27	1,467
\$20,000 to \$29,999	458	217	8	12	14	709
\$30,000 to \$39,999	153	88	36	6	6	288
\$40,000 to \$49,999	67	166	13	20	3	268
\$50,000 to \$59,999	47	23	30	5	8	113
\$60,000 to \$74,999	51	19	28	12	7	117
\$75,000 to \$99,999	40	63	2	5	6	115
\$100,000 to \$124,999	28	11	3	15	8	65
\$125,000 to \$149,999	9	7	0	1	4	20
\$150,000 to \$199,999	8	6	1	3	3	20
\$200,000 & Over	3	0	1	4	3	11
Total	2,532	956	152	101	96	3,836

Source: Ribbon Demographics; ESRI; Urban Decision Group



The following tables illustrate owner household income by household size for age 55 and older for 2010, 2012 and 2017 for Tuscarawas County:

Tuscarawas County						
Owner Age 55+ Households	2010 (Census)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	679	267	41	8	4	999
\$10,000 to \$19,999	1,476	613	35	6	7	2,138
\$20,000 to \$29,999	819	1,079	76	45	24	2,043
\$30,000 to \$39,999	539	1,452	122	31	48	2,193
\$40,000 to \$49,999	215	1,086	78	51	64	1,494
\$50,000 to \$59,999	253	723	137	76	15	1,203
\$60,000 to \$74,999	101	888	229	40	25	1,283
\$75,000 to \$99,999	94	702	231	143	23	1,193
\$100,000 to \$124,999	76	251	121	3	31	481
\$125,000 to \$149,999	43	192	60	11	5	311
\$150,000 to \$199,999	51	98	13	21	2	184
\$200,000 & Over	27	82	22	4	3	139
Total	4,372	7,432	1,164	439	253	13,661

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Owner Age 55+ Households	2012 (Estimated)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	745	298	54	6	6	1,109
\$10,000 to \$19,999	1,533	770	61	3	12	2,379
\$20,000 to \$29,999	857	1,282	97	66	30	2,331
\$30,000 to \$39,999	460	1,453	137	32	44	2,126
\$40,000 to \$49,999	192	1,010	98	35	68	1,402
\$50,000 to \$59,999	197	664	134	76	13	1,085
\$60,000 to \$74,999	80	763	228	31	23	1,126
\$75,000 to \$99,999	61	567	210	140	19	996
\$100,000 to \$124,999	62	212	113	3	30	420
\$125,000 to \$149,999	25	127	41	8	6	208
\$150,000 to \$199,999	40	97	12	21	5	175
\$200,000 & Over	13	36	9	2	1	61
Total	4,267	7,277	1,195	422	257	13,418

Source: Ribbon Demographics; ESRI; Urban Decision Group

Tuscarawas County						
Owner Age 55+ Households	2017 (Projected)					
	1-Person	2-Person	3-Person	4-Person	5-Person+	Total
Less Than \$10,000	902	364	80	11	10	1,366
\$10,000 to \$19,999	1,675	867	76	8	14	2,641
\$20,000 to \$29,999	967	1,504	126	82	37	2,715
\$30,000 to \$39,999	466	1,565	163	30	44	2,269
\$40,000 to \$49,999	188	1,079	105	46	78	1,497
\$50,000 to \$59,999	188	706	151	82	14	1,141
\$60,000 to \$74,999	74	760	254	38	23	1,149
\$75,000 to \$99,999	66	576	223	146	24	1,034
\$100,000 to \$124,999	70	199	117	6	27	418
\$125,000 to \$149,999	22	118	41	8	6	194
\$150,000 to \$199,999	37	94	16	19	2	168
\$200,000 & Over	15	33	9	4	1	62
Total	4,671	7,863	1,362	479	281	14,656

Source: Ribbon Demographics; ESRI; Urban Decision Group



V. Economic Conditions and Trends

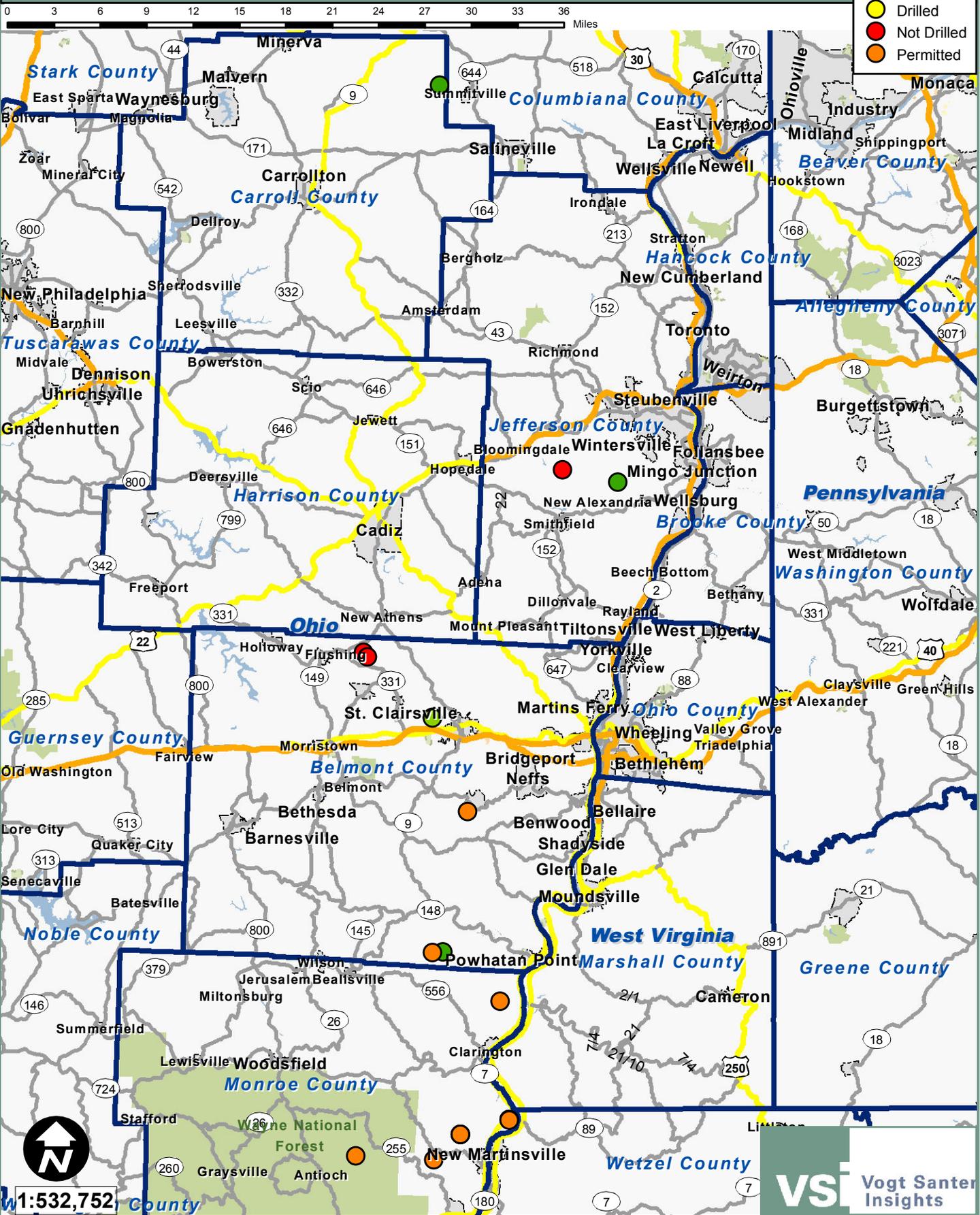
The following sections provide an overview of economic trends affecting the four Study Area counties. This section includes an analysis of employment within the four counties, as well as location quotients for the state as a whole.

The most notable impact on the economy in eastern Ohio is the significant increase that has occurred over the past year in oil and gas exploration. Based on statistics provided, this increase in energy workers has had a positive impact on the overall economy in eastern Ohio and has resulted in employment growth, as well as potential for continued increases in the region for many years to come. The Ohio Department of Natural Resources reports the current status of the Marcellus and Utica Shale drilling sites in Ohio (most of which are in eastern Ohio within or near the four Study Area counties). The most recent data available is dated January 26, 2013. Tables illustrating each permitted drilling site in Ohio can be found at the end of this section. The maps on the following page illustrate the location of the permitted drilling sites for Marcellus and Utica Shale activity.

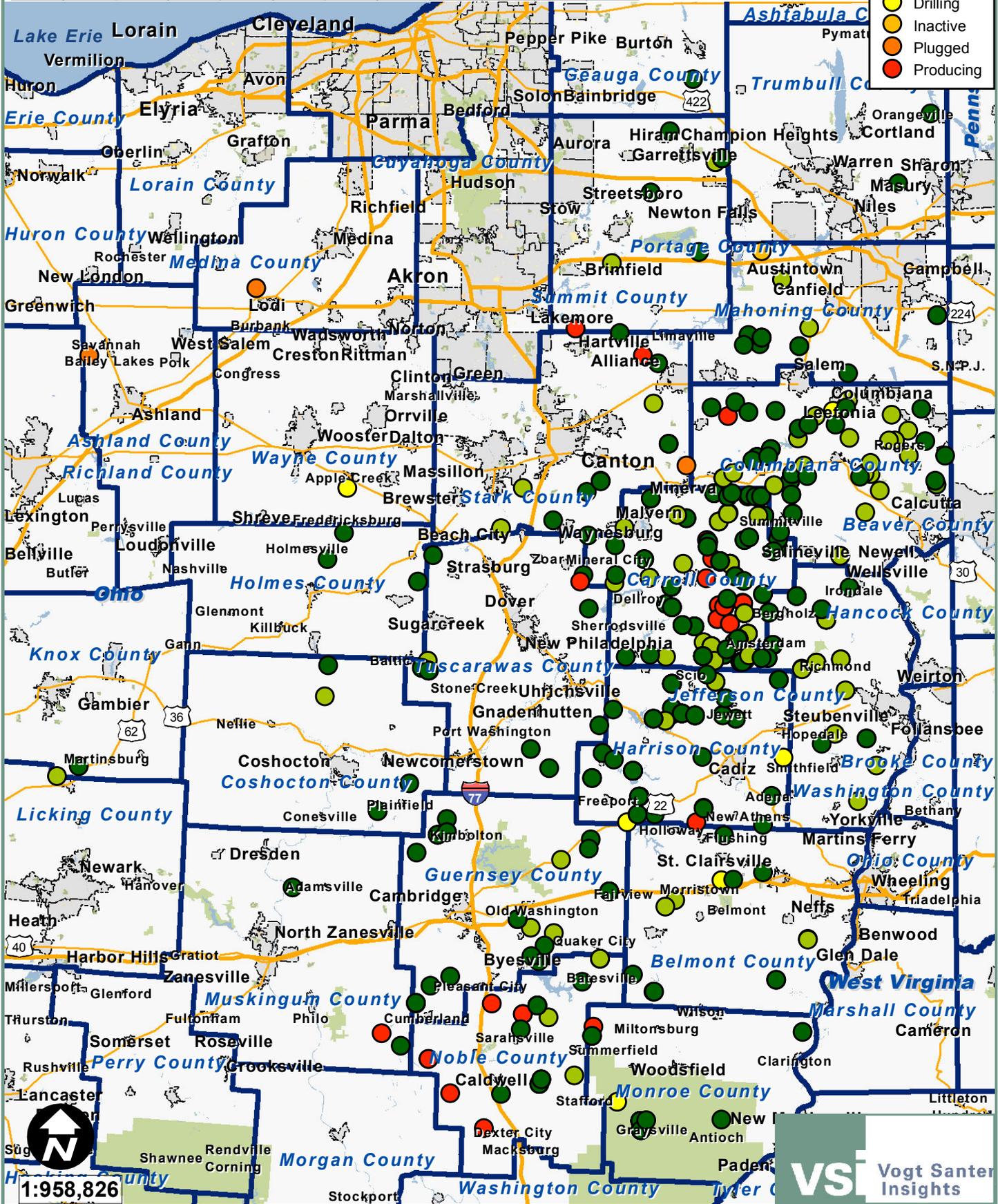
Marcellus Shale Drilling Locations

Legend

- Inactive
- Producing
- Drilled
- Not Drilled
- Permitted



Utica Shale Drilling Locations



1:958,826

Jobs in the County

The following tables show employment over time and by sector in Carroll, Columbiana, Stark and Tuscarawas Counties. Table 1 below compares the annual trend of total payroll employment during the past decade in the Study Area counties to statewide averages. Employment growth is measured in Chart 1 on an index basis, with all 2001 employment totals set to 100.0; thus, the chart shows cumulative percentage growth since 2001. The multiyear percentage changes at the bottom of Table 1 represent periods of expansion and contraction at the national level.

Table 1
Four Study Area Counties and Ohio Employment, 2001-2010

Year	Carroll County		Columbiana County		Stark County		Tuscarawas County		Ohio	
	Total	Percent Change	Total	Percent Change	Total	Percent Change	Total	Percent Change	Total (000)	Percent Change
2001	6,542	-	33,841	-	173,888	-	36,290	-	5,435	-
2002	6,234	-4.7%	33,257	-1.7%	171,645	-1.3%	35,589	-1.9%	5,333	-1.9%
2003	5,693	-8.7%	33,227	-0.1%	166,709	-2.9%	36,488	2.5%	5,281	-1.0%
2004	5,624	-1.2%	32,732	-1.5%	165,656	-0.6%	36,024	-1.3%	5,292	0.2%
2005	5,591	-0.6%	32,241	-1.5%	166,073	0.3%	35,888	-0.4%	5,309	0.3%
2006	6,186	10.6%	31,987	-0.8%	161,795	-2.6%	36,567	1.9%	5,315	0.1%
2007	6,188	0.0%	31,986	0.0%	162,409	0.4%	36,216	-1.0%	5,307	-0.1%
2008	6,002	-3.0%	31,407	-1.8%	160,428	-1.2%	35,746	-1.3%	5,236	-1.3%
2009	5,463	-9.0%	29,138	-7.2%	150,362	-6.3%	33,059	-7.5%	4,944	-5.6%
2010	5,486	0.4%	28,980	-0.5%	148,817	-1.0%	33,387	1.0%	4,909	-0.7%
Change										
2001-10	-1,056	-16.1%	-4,861	-14.4%	-25,071	-14.4%	-2,903	-8.0%	-526	-9.7%
2001-03	-849	-13.0%	-614	-1.8%	-7,179	-4.1%	198	0.5%	-153	-2.8%
2003-07	495	8.7%	-1,241	-3.7%	-4,300	-2.6%	-272	-0.7%	25	0.5%
2007-10	-702	-11.3%	-3,006	-9.4%	-13,592	-8.4%	-2,829	-7.8%	-398	-7.5%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Between 2007 and 2010, the Study Area counties performed worse than the state of Ohio and the nation as a whole. However, the oil and gas exploration did not begin to significantly impact the area until 2012.

Table 2 below indicates the annual average number of jobs by industry within each of the Study Area counties during 2010. Industries are classified using the North American Industry Classification System (NAICS); a detailed description of NAICS sectors can be viewed on our website at VSInsights.com/terminology.php.

NAICS Sector	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Private Sector								
Mining, Logging and Construction	279	5.1%	1,187	4.1%	6,020	4.0%	1,894	5.7%
Manufacturing	1,177	21.5%	5,318	18.4%	23,421	15.7%	6,763	20.3%
Trade, Transportation and Utilities	1,143	20.8%	5,940	20.5%	27,569	18.5%	6,445	19.3%
Information	34	0.6%	142	0.5%	1,883	1.3%	284	0.9%
Financial Activities	120	2.2%	783	2.7%	7,132	4.8%	1,016	3.0%
Professional and Business Services	167	3.0%	1,697	5.9%	13,120	8.8%	2,587	7.7%
Educational and Health Services	698	12.7%	5,453	18.8%	29,355	19.7%	5,031	15.1%
Leisure and Hospitality	560	10.2%	2,477	8.5%	15,493	10.4%	3,487	10.4%
Other Services	225	4.1%	977	3.4%	5,574	3.7%	1,045	3.1%
Total Private Sector	4,404	80.3%	23,986	82.8%	129,609	87.1%	28,554	85.5%
Total Government	1,082	19.7%	4,994	17.2%	19,208	12.9%	4,833	14.5%
Total Payroll Employment	5,486	100.0%	28,980	100.0%	148,817	100.0%	33,387	100.0%

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

Employment and Unemployment of County Residents

The preceding section provided details of the employment base within the four surveyed counties. Some of these jobs may be filled by residents of other counties; conversely, some workers living in these counties may be employed elsewhere. Both the employment base and residential employment are important; the local employment base creates indirect economic impact and jobs, while the earnings of Study Area residents, regardless of where they are employed, sustain the demand for housing and other goods and services there.

Table 3 shows the trend in employment of Carroll, Columbiana, Stark and Tuscarawas county residents since 2001. Although the presentation is analogous to that of employment growth and year-by-year totals in the previous section, it is important to keep in mind that the two measures are fundamentally different. The earlier analysis focused on the number of jobs in each county; this one considers the number of Study Area residents who are working. The multiyear percentage changes at the bottom of Table 3 represent periods of employment expansion and contraction at the national level.

Table 3
Study Area Counties Residential Employment, 2001-2011

Year	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Total	Percent Change	Total	Percent Change	Total	Percent Change	Total	Percent Change
2001	13,622	-	50,914	-	185,183	-	44,539	-
2002	13,407	-1.6%	50,074	-1.6%	180,982	-2.3%	43,753	-1.8%
2003	13,255	-1.1%	50,280	0.4%	178,077	-1.6%	44,619	2.0%
2004	13,175	-0.6%	49,549	-1.5%	177,359	-0.4%	44,207	-0.9%
2005	13,151	-0.2%	49,641	0.2%	177,495	0.1%	44,510	0.7%
2006	13,121	-0.2%	49,786	0.3%	178,273	0.4%	45,479	2.2%
2007	12,944	-1.3%	49,708	-0.2%	179,126	0.5%	45,204	-0.6%
2008	12,799	-1.1%	48,774	-1.9%	177,862	-0.7%	44,555	-1.4%
2009	12,223	-4.5%	46,152	-5.4%	169,359	-4.8%	41,929	-5.9%
2010	12,296	0.6%	45,751	-0.9%	166,905	-1.4%	42,138	0.5%
2011	12,435	1.1%	46,138	0.8%	168,787	1.1%	42,393	0.6%
Change								
2001-11	-1,187	-8.7%	-4,776	-9.4%	-16,396	-8.9%	-2,146	-4.8%
2001-03	-367	-2.7%	-634	-1.2%	-7,106	-3.8%	80	0.2%
2003-07	-311	-2.3%	-572	-1.1%	1,049	0.6%	585	1.3%
2007-10	-648	-5.0%	-3,957	-8.0%	-12,221	-6.8%	-3,066	-6.8%
2010-11	139	1.1%	387	0.8%	1,882	1.1%	255	0.6%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

Table 4 below illustrates the four Study Area counties, Ohio and U.S. unemployment rates over the past decade.

Table 4
Comparative Unemployment Rates, Four Study Area Counties, Ohio and U.S.

Year	Unemployment Rates					
	Carroll County	Columbiana County	Stark County	Tuscarawas County	Ohio	U.S.
2001	4.8%	5.4%	4.3%	4.5%	4.4%	4.7%
2002	6.6%	6.8%	5.9%	5.7%	5.7%	5.8%
2003	7.7%	7.5%	6.7%	6.2%	6.2%	6.0%
2004	7.3%	7.3%	6.6%	6.0%	6.1%	5.5%
2005	6.6%	7.0%	6.3%	5.6%	5.9%	5.1%
2006	6.0%	6.4%	5.7%	5.0%	5.4%	4.6%
2007	6.1%	6.2%	5.8%	5.3%	5.6%	4.6%
2008	7.6%	7.2%	6.7%	6.2%	6.5%	5.8%
2009	13.4%	13.1%	11.1%	11.0%	10.1%	9.3%
2010	12.5%	12.4%	11.2%	10.6%	10.0%	9.6%
2011	9.8%	10.2%	9.2%	8.8%	8.6%	8.9%

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Current Population Survey

All four of the Study Area counties experienced significant increases in unemployment, primarily between 2008 and 2010. However, all counties have experienced a notable decline in unemployment since 2010.

Considering that most oil and gas exploration has occurred over the past year in the four Study Area counties, it is important to evaluate the month to month employment and unemployment rates for each county. Note that the annual 2012 employment and unemployment statistics have yet to be released/finalized. As such, the annual figures will differ from the November 2012 estimates.

Carroll County Employment				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010 Annual	14,057	12,296	1,761	12.5%
2011 January	13,823	12,082	1,741	12.6%
2011 February	13,821	12,140	1,681	12.2%
2011 March	13,817	12,262	1,555	11.3%
2011 April	13,724	12,360	1,364	9.9%
2011 May	13,741	12,445	1,296	9.4%
2011 June	13,799	12,401	1,398	10.1%
2011 July	13,827	12,505	1,322	9.6%
2011 August	13,883	12,575	1,308	9.4%
2011 September	13,763	12,575	1,188	8.6%
2011 October	13,840	12,638	1,202	8.7%
2011 November	13,757	12,636	1,121	8.1%
2011 December	13,709	12,600	1,109	8.1%
2011 Annual	13,792	12,435	1,357	9.8%
2012 January	13,691	12,404	1,287	9.4%
2012 February	13,713	12,434	1,279	9.3%
2012 March	13,679	12,522	1,157	8.5%
2012 April	13,591	12,615	976	7.2%
2012 May	13,745	12,801	944	6.9%
2012 June	13,937	12,943	994	7.1%
2012 July	14,089	13,091	998	7.1%
2012 August	13,855	12,903	952	6.9%
2012 September	13,831	12,882	949	6.9%
2012 October	13,947	13,030	917	6.6%
2012 November	13,907	12,962	945	6.8%

Source: Department of Labor; Bureau of Labor Statistics

*Through November 2012

Columbiana County Employment				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010 Annual	52,240	45,751	6,489	12.4%
2011 January	51,707	45,451	6,256	12.1%
2011 February	51,693	45,701	5,992	11.6%
2011 March	51,560	45,979	5,581	10.8%
2011 April	50,743	45,571	5,172	10.2%
2011 May	51,051	46,071	4,980	9.8%
2011 June	51,709	46,229	5,480	10.6%
2011 July	51,915	46,498	5,417	10.4%
2011 August	51,964	46,887	5,077	9.8%
2011 September	51,442	46,586	4,856	9.4%
2011 October	51,133	46,342	4,791	9.4%
2011 November	50,841	46,351	4,490	8.8%
2011 December	50,446	45,985	4,461	8.8%
2011 Annual	51,351	46,138	5,213	10.2%
2012 January	50,087	44,995	5,092	10.2%
2012 February	50,592	45,622	4,970	9.8%
2012 March	50,829	46,213	4,616	9.1%
2012 April	50,886	46,652	4,234	8.3%
2012 May	51,292	47,319	3,973	7.7%
2012 June	51,188	46,960	4,228	8.3%
2012 July	51,526	47,230	4,296	8.3%
2012 August	51,429	47,529	3,900	7.6%
2012 September	51,267	47,529	3,738	7.3%
2012 October	51,562	47,930	3,632	7.0%
2012 November	51,233	47,470	3,763	7.3%

Source: Department of Labor; Bureau of Labor Statistics

*Through November 2012

Stark County Employment

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010 Annual	187,910	166,905	21,005	11.2%
2011 January	183,988	164,001	19,987	10.9%
2011 February	184,100	164,791	19,309	10.5%
2011 March	184,750	166,436	18,314	9.9%
2011 April	184,887	167,776	17,111	9.3%
2011 May	185,801	168,925	16,876	9.1%
2011 June	186,461	168,321	18,140	9.7%
2011 July	187,833	169,735	18,098	9.6%
2011 August	187,464	170,682	16,782	9.0%
2011 September	186,657	170,693	15,964	8.6%
2011 October	187,390	171,543	15,847	8.5%
2011 November	186,083	171,511	14,572	7.8%
2011 December	185,661	171,028	14,633	7.9%
2011 Annual	185,923	168,787	17,136	9.2%
2012 January	184,731	168,369	16,362	8.9%
2012 February	184,950	168,774	16,176	8.7%
2012 March	185,380	169,974	15,406	8.3%
2012 April	185,617	171,239	14,378	7.7%
2012 May	187,033	173,760	13,273	7.1%
2012 June	189,560	175,691	13,869	7.3%
2012 July	191,638	177,699	13,939	7.3%
2012 August	187,940	175,144	12,796	6.8%
2012 September	186,984	174,859	12,125	6.5%
2012 October	188,629	176,862	11,767	6.2%
2012 November	187,980	175,947	12,033	6.4%

Source: Department of Labor; Bureau of Labor Statistics

*Through November 2012

Tuscarawas County Employment				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010 Annual	47,139	42,138	5,001	10.6%
2011 January	46,409	41,440	4,969	10.7%
2011 February	46,306	41,538	4,768	10.3%
2011 March	46,150	41,691	4,459	9.7%
2011 April	45,691	41,575	4,116	9.0%
2011 May	46,288	42,254	4,034	8.7%
2011 June	46,598	42,351	4,247	9.1%
2011 July	47,396	43,207	4,189	8.8%
2011 August	47,468	43,550	3,918	8.3%
2011 September	46,863	43,161	3,702	7.9%
2011 October	46,513	42,885	3,628	7.8%
2011 November	46,076	42,762	3,314	7.2%
2011 December	45,756	42,302	3,454	7.5%
2011 Annual	46,460	42,393	4,067	8.8%
2012 January	45,191	41,242	3,949	8.7%
2012 February	45,610	41,655	3,955	8.7%
2012 March	45,838	42,249	3,589	7.8%
2012 April	46,118	42,864	3,254	7.1%
2012 May	46,718	43,644	3,074	6.6%
2012 June	46,761	43,569	3,192	6.8%
2012 July	47,063	43,899	3,164	6.7%
2012 August	47,428	44,514	2,914	6.1%
2012 September	47,128	44,349	2,779	5.9%
2012 October	47,216	44,521	2,695	5.7%
2012 November	46,829	44,027	2,802	6.0%

Source: Department of Labor; Bureau of Labor Statistics

*Through November 2012

Occupational Wages in the Area

Table 5 compares occupational wages in the Eastern Ohio nonmetropolitan area with those of Ohio and the U.S., using the Standard Occupational Classification (SOC) system. Although Stark County is part of the Canton-Massillon MSA, the other three counties are located in non-metropolitan statistical areas in the eastern portion of Ohio. As indicated in the tables at the end of this section listing the currently permitted drilling sites in Ohio, the majority of current oil and gas exploration is in non-metropolitan areas of Ohio. As such, we have illustrated the median occupational wages in the Eastern Ohio non-metropolitan area. These estimates are subject to potentially large margins of error, so a seemingly large difference may not be statistically significant. Thus, the table also indicates whether the local area's wage is significantly different from the national average. Error margins are smaller for states than for regions within those states. As a result, it is possible for a state wage that is lower than the U.S. average to be significant, while a local wage that is even lower than the state wage is insignificant. Wages in the Eastern Ohio region in total and for most SOC groups are below average.

Table 5 Median Occupational Wages, Eastern Ohio nonmetropolitan area, May 2011			
SOC Major Occupational Group	Eastern Ohio	Ohio	U.S.
Management	\$34.68	\$42.32	\$44.65
Business and Financial Operations	\$22.42	\$27.62	\$29.67
Computer and Mathematical Science	\$24.71	\$32.94	\$36.10
Architecture and Engineering	\$27.24	\$31.95	\$34.65
Life, Physical and Social Science	\$22.94	\$27.16	\$28.52
Community and Social Services	\$16.89	\$19.23	\$19.17
Legal	\$15.93	\$30.71	\$36.28
Education, Training and Library	\$20.20	\$22.38	\$22.14
Arts, Design, Entertainment, Sports and Media	\$12.36	\$18.46	\$20.98
Health Care Practitioner and Technical	\$22.11	\$26.73	\$28.64
Health Care Support	\$10.53	\$11.06	\$12.08
Protective Service	\$16.46	\$17.81	\$17.66
Food Preparation and Servicing	\$8.70	\$8.83	\$9.09
Building and Grounds Cleaning and Maintenance	\$9.66	\$10.57	\$10.87
Personal Care and Service	\$8.99	\$9.67	\$9.96
Sales and Related	\$9.99	\$11.26	\$11.94
Office and Administrative Support	\$12.20	\$14.51	\$15.02
Farming, Fishing and Forestry	\$12.68	\$12.42	\$9.36
Construction and Extraction	\$17.13	\$20.25	\$19.15
Installation, Maintenance and Repair	\$17.29	\$18.77	\$19.52
Production	\$15.33	\$15.42	\$14.74
Transportation and Material Moving	\$12.67	\$13.03	\$13.83
All Occupations	\$13.39	\$15.67	\$16.57

Source: U.S. Bureau of Labor Statistics, Occupational Employment Statistics

Note the Eastern Ohio median wage of all occupations increased by 2.8% from \$13.03 in May 2010 to \$13.39 in May 2011, while the median wage of all occupations in Ohio increased by 1.4% from \$15.45 to \$16.67 between May 2010 and May 2011. Note that the national median wage declined from \$17.40 in May 2010 to \$16.57 in May 2011, a decline of 4.8%.

Employment of Four County Residents by Industry and Occupation

Limited data are available regarding the employment of Study Area residents by industry and occupation based on aggregated NAICS sectors and SOC occupational groups. These are five-year averages covering the 2006-2010 American Community Survey (ACS), but as in the previous analyses, they can be compared to statewide and national averages to gain insight into how the Study Area differs from these larger areas. In Table 6 below, we have provided a location quotient compared to the state of Ohio.

Employment by industry is shown in Table 6 below. Although the sectors in general are consistent with those in earlier tables, one major difference is that Government employment does not appear, but Public Administration does. These are core government functions, but do not include employment in government establishments, such as schools and hospitals. Those were included in Government in the earlier tables, but here are grouped with private firms in sectors such as Educational and Health Services. Occupational employment is shown in Table 7. These categories are aggregated versions of those in Tables 2 and 6. Note that total industry employment equals total occupational employment, as it must.

Table 6
Sector Employment Distribution
County Residents, 2006-2010 Average

NAICS Sector	Carroll County Employment		Location Quotient*	Columbiana County Employment		Location Quotient*	Stark County Employment		Location Quotient*	Tuscarawas County Employment		Location Quotient*
	Number	Percent	vs. Ohio	Number	Percent	vs. Ohio	Number	Percent	vs. Ohio	Number	Percent	vs. Ohio
Agriculture, Natural Resources and Mining	527	4.0%	394.1	863	1.8%	178.8	1,269	0.7%	70.7	1,118	2.7%	259.2
Construction	953	7.3%	129.7	2,960	6.3%	111.6	9,819	5.6%	99.6	2,383	5.6%	100.5
Manufacturing	3,158	24.1%	150.8	9,374	19.9%	124.0	32,480	18.5%	115.7	9,973	23.6%	147.7
Wholesale Trade	325	2.5%	81.6	905	1.9%	63.0	5,296	3.0%	99.2	1,340	3.2%	104.3
Retail Trade	1,519	11.6%	99.5	5,467	11.6%	99.2	20,483	11.7%	100.1	4,712	11.2%	95.7
Transportation and Utilities	795	6.1%	122.4	3,569	7.6%	152.3	8,305	4.7%	95.4	2,208	5.2%	105.4
Information	115	0.9%	44.7	592	1.3%	63.8	3,128	1.8%	90.8	611	1.4%	73.7
Financial Activities	454	3.5%	52.7	1,768	3.7%	56.9	8,827	5.0%	76.4	1,475	3.5%	53.1
Professional and Business Services	749	5.7%	64.2	3,221	6.8%	76.5	14,798	8.4%	94.6	2,683	6.4%	71.3
Educational and Health Services	2,397	18.3%	78.4	10,597	22.4%	96.0	42,252	24.1%	103.1	8,832	20.9%	89.6
Leisure and Hospitality	970	7.4%	87.6	4,162	8.8%	104.1	15,763	9.0%	106.1	3,792	9.0%	106.1
Other Services, Except Public Administration	774	5.9%	132.8	2,384	5.0%	113.3	8,651	4.9%	110.7	1,960	4.6%	104.3
Public Administration	344	2.6%	67.1	1,354	2.9%	73.2	4,362	2.5%	63.5	1,100	2.6%	66.6
Total Employment	13,080	100.0%	100.0	47,216	100.0%	100.0	175,433	100.0%	100.0	42,187	100.0%	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

**Table 7
Occupational Employment Distribution
County Residents, 2006-2010 Average**

SOC Major Group	Carroll County Employment		Location Quotient* vs. Ohio	Columbiana County Employment		Location Quotient* vs. Ohio	Stark County Employment		Location Quotient* vs. Ohio	Tuscarawas County Employment		Location Quotient* vs. Ohio
	Number	Percent		Number	Percent		Number	Percent		Number	Percent	
Management, Business, Science and Arts	3,244	24.8%	74.3	11,237	23.8%	71.3	53,858	30.7%	91.9	11,264	26.7%	79.9
Service	2,590	19.8%	115.8	9,018	19.1%	111.7	32,455	18.5%	108.2	7,172	17.0%	99.4
Sales and Office	2,590	19.8%	78.3	10,388	22.0%	87.0	45,262	25.8%	102.0	9,323	22.1%	87.4
Natural Resources, Construction and Maintenance	1,687	12.9%	157.3	5,052	10.7%	130.5	14,386	8.2%	100.0	4,092	9.7%	118.3
Production, Transportation and Material Moving	2,956	22.6%	141.3	11,521	24.4%	152.5	29,473	16.8%	105.0	10,336	24.5%	153.1
Total Employment	13,080	100.0%	100.0	47,216	100.0%	100.0	175,433	100.0%	100.0	42,187	100.0%	100.0

Source: U.S. Census Bureau, American Community Survey

*Location quotient of 100.0 is the standard for the specific area. Quotients above 100.0 indicate higher than standard shares, while quotients below 100.0 indicate lower than standard shares.

The following section discusses the major employers in each of the four Study Area counties. In addition, this section summarizes interviews with local economic representatives and discusses planned changes in the local economy.

Carroll County Major Employers and Recent/Planned Economic Changes

The 10 largest employers in Carroll County are listed in the following table.

Largest Employers in Carroll County		
Employer	Industry	Employment
Colfor, Inc	Manufacturing	544
Carroll County	Government	400
Carroll County Schools	Education	250
Formtech	Manufacturing	175
General Color	Manufacturing	105
NAPA	Manufacturing	101
Buckeye Mining	Mining	100
GBS Filing Systems	Manufacturing	99
Aluminum One	Manufacturing	95
DHL	Logistics/Service	82
Total		1,951

Source: Carroll County Economic Development, 2011

The following information was key economic information reported to us during our evaluation of the area by representatives from the Carroll County Economic Development Department. The following includes information from, and the opinions of, the local economic representatives in the county. This information has been provided to discuss the recent economic history of the county. Agriculture is important to the overall economy of Carroll County. There are 790 farms in Carroll County encompassing 120,000 acres and averaging 152 acres per farm.

The principal employers are in the Manufacturing sector, and although they struggled through the recession, the top employers are considered stable at this time.

The Ohio Department of Job and Family Services has received no Worker Adjustment and Retraining Notifications (WARN) for Carroll County during the past 24 months. However, in 2010, the schools have experienced federal and state funding cuts that exceeded \$1.6 million. In response, the Carrollton Board of Education was forced to lay off 54 employees to balance its budget. Shrinking student enrollment is also a challenge for the district. Between 2000 and 2010, there were 582 fewer students enrolled, leading to the closing of three schools in 2010.

As of January 2013, the Ohio Department of Natural Resources' records show that more wells have been drilled and put into production in Carroll County than any other county in the state -179 permits have been issued and 82 wells are "drilled" or "producing."

Due to successful strikes and production potential, competition has increased both for per-acre bonuses and royalty percentages offered. Landowners have been approached to sign lease deals offering between \$3,000 and \$5,000 per acre. Local businesses, such as restaurants and the hotel, report increased customer traffic from out-of-town oil industry professionals, and local auto sales have increased as landowners receive their leasing checks. Mr. Enslen estimates the county has the potential to see approximately \$1 billion in new investment, if the best-case scenarios unfold.

The largest development related to oil and gas production is the \$900 million joint venture of Chesapeake, Momentum (M3 Midstream) and EverVest that will build a gas collection plant in Columbiana County and a separate gas storage and transfer hub in Harrison County. Plans are to have both facilities online in May or June 2013. Construction is expected to begin in January 2013 on the pipeline project to connect the two plants, which will pass through several townships in Carroll County— East, Fox, Lee, Loudon and Perry.

At least 15 companies have moved into Carroll County because of the Utica Shale exploration, and have established warehouses and offices. Most commercial buildings are leased. McJunkin Red Man Corp. is building a warehouse on 13 acres in Commerce Park; BTI (Blowout Tools, Inc.) Services purchased a 50,000-square-foot facility on Steubenville Road; Minerva, Ohio company, American Road Machinery, adapted its truck vacuum leaf collectors to haul fresh water and brine to and from well sites; the Ace Hardware and gasoline station in Carrollton is considering an expansion due the increased business from oil and gas workers.

The 104-room Atwood Lake Resort and Conference Center closed in 2010, and in February 2012, the lodge, golf course and 600 acres were donated to the county, which intends to reopen the facility using oil and gas lease proceeds. No formal plans or timelines have been published.

Columbiana County Major Employers and Recent/Planned Economic Changes

The 10 largest employers in Columbiana County are listed in the following table.

Largest Employers in Columbiana County		
Employer	Industry	Employment
Salem Community Hospital	Health Care	1,000
Fresh Mark, Inc.	Food	800
East Liverpool City Hospital	Health Care	600
Blackhawk Automotive	Manufacturing	500
Flex-N-Gate/Ventra Salem	Manufacturing	500
American Standard	Manufacturing	440
Trane U.S., Inc.	Manufacturing	440
Walmart Stores	Retail	406
East Liverpool Schools	Education	318
Salem City Schools	Education	235
Total		5,239

Source: Employer Interviews, 2012

The following information was key economic information reported to us during our evaluation of the area by representatives from some of the area's largest employers as well as the local chamber of commerce. The following includes information from, and the opinions of, the local economic representatives in the county. This information has been provided to discuss the recent economic history of the county.

Columbiana County has been adversely impacted by the general economic decline that has occurred across the country due to the effects of the national recession. Most recently reduced funding from state and federal sources have affected traditionally stable sectors such as Education, Government and Health Care.

The Ohio Department of Job and Family Services has received no Worker Adjustment and Retraining Notification (WARN) for Columbiana County during the past 24 months. However, Columbiana County Commissioners have cut the budgets of almost every county office to address the reduction in state funding and other projected funding shortfalls.

Leaving vacated positions unfilled, and layoffs in the recorders and sheriff's offices, reduced the county payroll by 6 people in 2012. In February 2012, East Liverpool Hospital laid off 17 employees due to reductions in Medicare and Medicaid reimbursements.

School enrollment has continued to decline. It was reported in February 2012 that there has been an 11% reduction in the number of students since the 2006-2007 school year. Since two-thirds of their education funding comes from the state, and is based in part on enrollment, school officials are hopeful an open enrollment policy will increase the student count, and different districts are working toward sharing services such as busing.

Over 200 mineral rights leases have been recorded at the County Recorders office. Currently, the leasing phase of the shale gas boom appears to be winding down as the focus shifts drilling.

Forty-nine drilling sites have been approved, across 13 townships in the county. As drilling operations continue to increase, other companies are moving into the area. Some of the largest projects in the area include:

- In 2010, V&M Star Steel began a \$650 million expansion of its facility in nearby Youngstown, Ohio that created approximately 400 construction and 350 permanent jobs.
- Also in Youngstown, VAM USA launched a \$57 million expansion that will create about 100 new jobs. Both facilities are expected to be fully operational by the end of 2012 and into 2013.
- A \$400 million gas collection and processing plant is under construction in the Columbiana County town of Kensington. The plant is targeted to be operational in June 2013.
- Gas from the Kensington plant will be transferred to a \$500 million shale gas storage and transfer hub currently being built in Harrison County. Both plants are to employ 100 to 200 permanent workers each, with the construction phase creating 1,000 to 2,000 jobs.
- Anchor Drilling Fluids USA partnered with Cimbar Performance Materials on a \$10.3 million project at the Columbiana County Port Authority's industrial park in Wellsville. The plant will produce synthetic drilling fluid and employ 10-15 workers at the site and another 20-30 field engineers.

The Salem Community Hospital broke ground in July 2012 on a new patient tower. The \$42.5 million project will include 87 new patient rooms and a two-level underground parking structure. Construction is expected to be complete in early 2014.

Stark County Major Employers and Recent/Planned Economic Changes

The 10 largest employers in Stark County are listed in the following table.

Largest Employers in Stark County		
Employer	Industry	Employment
Aultman Health Foundation	Health Care	4,860
The Timken Company	Manufacturing – Steel	4,120
Mercy Medical Center	Health Care	2,560
Stark County	Government	2,445
Diebold	ATMs/Security Systems	1,900
Canton City Board of Education	Education	1,877
Freshmark, Inc.	Meat Processor	1,700
Stark State College	Education	1,123
Alliance Community Hospital	Health Care	1,013
Republic Engineered Steel	Manufacturing - Steel	910
Total		22,508

Source: Stark County PAFR 2012

The following information was key economic information reported to us during our evaluation of the area by representatives from the Canton Regional Chamber of Commerce. The following includes information from, and the opinions of, the local economic representatives in the county. This information has been provided to discuss the recent economic history of the county.

According to the aforementioned local economic representatives, business and industry in Stark County have diversified from a heavy manufacturing base into a service economy that includes health care, education and retailing. The top employers are considered stable at this time, although the Timken Company is currently undergoing seasonal layoffs of between 300 and 400 workers.

The Ohio Department of Job and Family Services received just one Worker Adjustment and Retraining Notification (WARN) for Stark County during the past 24 months. In December 2011, Park Farms announced that its chicken processing facility was being sold to Case Farms. Some of the 225 employees laid off will be encouraged to apply for jobs with the new owner.

The Canton Regional Chamber of Commerce's *Canton Inc.* magazine reported increased economic activity over the last 18 months relating to accessing the Utica Shale oil and gas through horizontal well drilling. Canton is the largest city and in Utica Shale region, and has the business, educational and transportation infrastructure to support the industry.

Chesapeake Energy is the most visible oil and gas exploration company in Canton. Chesapeake has spent \$2 billion on energy leases and has about 200 people working in downtown Canton. Their rig count also increased from 7 to 20 in 2012.

Oil and gas service companies, engineering firms and well field supply companies have followed Chesapeake to Canton and surrounding Stark County. Old Dominion Freight Line located a service center in Canton in 2011 that employs 40 people. In 2012, Baker Hughes Oilfield Services closed on a multi-million-dollar purchase of 108 acres at the Northeast Ohio Commerce Park in Massillon to serve oil companies and their drilling operations. Stark State College anticipates receiving \$10 million for a new Downtown Campus and Energy Center in Canton that will likely be complete by 2015 and serve the education and training needs of the oil and gas industry.

The area continues to benefit from the presence of the Timken Company. The steel manufacturer employs over 4,000 workers at various headquarters locations, steel plants, roller plants, the technology center and offices in Stark County. Since 2006, the company has announced investments totaling nearly \$500 million. In April 2012, Timken broke ground on a \$225 million expansion at the Faircrest steel mill. A new ladle refiner and continuous caster are central to the productivity gains from the investment. When completed in two years, the company estimates a 25% boost in output.

In March 2012, Timken announced it would invest \$42 million to build a new 2-story office complex connected to its existing facility near the Akron-Canton Airport. Construction began in 2012, and the building will be able to accommodate nearly 1,000 employees. The project is targeted for completion 4Q 2013. At that time, 500 associates will be relocated there.

In 2011, VXI Global Solutions started call center operations at the former Ohio Bell building in downtown Canton with 500 new employees. In 2012, with the addition of new contracts supporting technical programs for clients, an additional 700 employees were hired.

The International Association of Information Technology Asset Managers, an IT group, tripled its office space in 2011 to accommodate a significant increase in staff over the prior 18 months. The company added 100 additional staff members in 2012.

Two hospitals in Stark County are undergoing emergency department expansions. Canton's Mercy Medical Center is finalizing plans for a \$14.5 expansion project that also includes renovations to the lobby and concourse area, and an expanded admitting area. Construction could begin as early as January 2013 and take 18 months to complete.

Affinity Medical Center in Massillon broke ground in April 2012 on a \$9 million expansion that also includes the demolition of a former nursing school to provide more parking.

Tuscarawas County Major Employers and Recent/Planned Economic Changes

The 10 largest employers in Tuscarawas County are listed in the following table.

Largest Employers in Tuscarawas County		
Employer	Industry	Employment
Union Hospital	Health Care	785
Gradall Company	Construction Equipment	445
The Belden Brick Company	Manufacturing	394
Lauren International, Inc	Manufacturing	288
Allied Machine & Engineering	Manufacturing	250
Marlite	Manufacturing	250
Copley Ohio Newspapers	Media	245
Zhongding USA, Inc	Manufacturing	218
Dover Chemical Corporation	Chemical Production	200
IMCO Recycling of Ohio	Aluminum Refining	164
	Total	3,239

Source: Tuscarawas County CAFR, 2011

The following includes information from, and the opinions of, the local economic representatives in the county. This information has been provided to discuss the recent economic history of the county. Agriculture contributes nearly \$95 million annually to the Tuscarawas County economy, making it one of the county's largest industries. According to statistics from The Ohio State University Extension Service, 950 farms were in the county as of 2012. Tuscarawas County ranks fourth in Ohio for cattle production, fourth in milk production and is number eight in hay production.

The Manufacturing sector comprises many of the top employers; nonetheless, county business and political leaders have devoted time and money over the past decade to develop the Tuscarawas Regional Technology Park in New Philadelphia to expand the area's economic base. The county wants to market itself as a research and high-tech development area and received a grant from the U.S. Department of Commerce, Economic Development Administration in 2010 to complete a funding package for a high-tech business incubator in the park. The Eugene Tolloty Technology Center is currently under construction, to be completed and ready for occupancy in 2013.

The Ohio Department of Job and Family Services received just one Worker Adjustment and Retraining Notification (WARN) for Tuscarawas County during the last 24 months. The closure of top-10-employer, Zhongding USA, will affect 65 full-time employees and 52 temporary employees provided by employment agencies. The molding products line will be shut down in March 2013, with final closure in June 2013.

According to the Ohio Department of Natural Resources, as of January 2013, there are 12 well drilling sites permitted in the county, with three of those drilled. One well is “producing.” In addition to the capital coming into the area from oil and gas well royalties, the county is benefiting from spin-off businesses created by oil and gas production.

- Schlumberger Technology Corp., a major oil field service provider based in Texas, bought 140 acres in the Strausburg Industrial Park in February 2012. In what has been called the county’s biggest employment opportunity in the last 10 years, 200 jobs will be created over the next two years – the first 50 will be available in the summer of 2012. County officials expect Schlumberger to be a magnet and attract other companies in the oil and gas industry to the area.
- El Paso Corp., a natural gas transporter, purchased more than 200 acres near Blizzard Ridge Road and estimates preliminary construction to begin in the summer of 2012; full operations will begin in 2013. Approximately 20 to 30 full-time jobs will result, as well as an unspecified number of construction jobs.
- A \$500 million shale gas storage and transfer hub currently is being built in nearby Harrison County. The plant will employ 100 to 200 permanent workers, with the construction phase creating nearly 1,000 jobs.

The Ohio Department of Transportation (ODOT) completed construction of and opened a new interchange off of Interstate 77 (County Road 80 exit) in November 2010. This \$11.8 million interchange increases access for truck traffic with destinations that include firms in the Dover Industrial Park.

Work is underway to upgrade the 70-year-old Dover Dam in northern Tuscarawas County. The \$68.5 million rehabilitation project of the concrete structure that provides flood reduction benefits for much of the county is the first of five major projects to be completed in the system of reservoirs and dams in the Muskingum River Watershed

Marcellus and Utica Shale Permitted Drilling Sites

The following tables illustrate the Marcellus and Utica Shale permitted drilling sites in Ohio.

Marcellus Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
04/21/2006	Belmont	Washington	Producing	XTO Energy Inc.
08/20/2009	Belmont	Wheeling	Not Drilled	Hess Ohio Resources LLC
02/19/2010	Belmont	Wheeling	Not Drilled	Hess Ohio Resources LLC
02/01/2011	Belmont	Washington	Permitted	Phillips Exploration Inc.
10/27/2010	Belmont	Richland	Inactive	Hess Ohio Resources LLC
10/27/2010	Belmont	Richland	Inactive	Hess Ohio Resources LLC
06/06/2012	Belmont	Richland	Permitted	XTO Energy Inc.
07/06/2011	Carroll	East	Producing	Chesapeake Exploration LLC
06/10/2009	Jefferson	Cross Creek	Producing	Hess Ohio Resources LLC
08/20/2009	Jefferson	Wayne	Not Drilled	Hess Ohio Resources LLC
11/04/2010	Monroe	Ohio	Producing	Virco Inc.
07/13/2011	Monroe	Ohio	Drilled	Protege Energy II LLC
03/03/2011	Monroe	Ohio	Permitted	Protege Energy II LLC
07/27/2011	Monroe	Ohio	Producing	Statoil USA Onshore Prop. Inc.
04/27/2012	Monroe	Ohio	Permitted	Protege Energy II LLC
06/22/2012	Monroe	Ohio	Permitted	Protege Energy II LLC
07/05/2012	Monroe	Ohio	Drilled	Triad Hunter LLC
10/30/2012	Monroe	Green	Permitted	Eclipse Resources I LP
12/14/2012	Monroe	Switzerland	Permitted	XTO Energy Inc.
12/18/2012	Monroe	Ohio	Permitted	Triad Hunter LLC
20 Horizontal Permits - 7 Drilled				

Source: Ohio Department of Natural Resources (1/26/2013)

Utica Shale Permitted Drilling Sites

Permit Issued	County	Township	Status	Operator
11/02/2011	Ashland	Clear Creek	Plugged	Devon Energy Production Co.
04/09/2012	Belmont	Mead	Drilled	XTO Energy Inc.
04/09/2012	Belmont	Mead	Drilled	XTO Energy Inc.
06/15/2012	Belmont	Kirkwood	Drilled	Gulfport Energy Corporation
06/21/2012	Belmont	Warren	Drilled	Gulfport Energy Corporation
03/21/2012	Belmont	Wheeling	Drilled	Hess Ohio Resources LLC
04/05/2012	Belmont	Richland	Permitted	Hess Ohio Resources LLC
08/16/2012	Belmont	Somerset	Not Drilled	Gulfport Energy Corporation
08/29/2012	Belmont	Union	Drilling	XTO Energy Inc.
09/07/2012	Belmont	Somerset	Permitted	Gulfport Energy Corporation
12/11/2012	Belmont	Somerset	Permitted	Gulfport Energy Corporation
10/12/2012	Belmont	Wheeling	Permitted	Hess Ohio Developments LLC
01/09/2013	Belmont	Washington	Permitted	Gulfport Energy Corporation
01/03/2013	Belmont	Richland	Permitted	Hess Ohio Developments LLC
01/11/2013	Belmont	Washington	Permitted	Gulfport Energy Corporation
01/31/2011	Carroll	Augusta	Producing	Chesapeake Exploration LLC
03/09/2011	Carroll	East	Producing	Chesapeake Exploration LLC
08/11/2011	Carroll	Washington	Producing	Chesapeake Exploration LLC
03/28/2011	Carroll	Washington	Producing	Chesapeake Exploration LLC
05/03/2011	Carroll	Center	Plugged	Chesapeake Exploration LLC
08/16/2011	Carroll	Center	Producing	Chesapeake Exploration LLC
06/08/2011	Carroll	Augusta	Producing	Chesapeake Exploration LLC
06/24/2011	Carroll	East	Producing	Chesapeake Exploration LLC
06/27/2011	Carroll	Center	Producing	Chesapeake Exploration LLC
09/20/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
08/24/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
09/20/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
09/12/2011	Carroll	Washington	Producing	Chesapeake Exploration LLC
09/27/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
01/04/2012	Carroll	Harrison	Producing	EnerVest Operating LLC
05/21/2012	Carroll	Rose	Drilled	Chesapeake Exploration LLC
10/14/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
10/31/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
10/31/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
11/14/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
11/25/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
11/30/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
11/30/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
12/06/2011	Carroll	East	Producing	Chesapeake Exploration LLC
12/06/2011	Carroll	East	Producing	Chesapeake Exploration LLC
12/15/2011	Carroll	Lee	Producing	Chesapeake Exploration LLC
12/23/2011	Carroll	Washington	Permitted	Chesapeake Exploration LLC
12/23/2011	Carroll	Washington	Permitted	Chesapeake Exploration LLC
12/23/2011	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
12/23/2011	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
06/06/2012	Carroll	Center	Producing	Chesapeake Exploration LLC
06/07/2012	Carroll	Augusta	Drilled	Chesapeake Exploration LLC
12/29/2011	Carroll	East	Permitted	Chesapeake Exploration LLC



Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
12/29/2011	Carroll	Perry	Drilled	Chesapeake Exploration LLC
01/04/2012	Carroll	Harrison	Permitted	EnerVest Operating LLC
01/11/2012	Carroll	Brown	Permitted	EnerVest Operating LLC
01/11/2012	Carroll	Brown	Permitted	EnerVest Operating LLC
09/19/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
01/20/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
01/25/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
01/25/2012	Carroll	Rose	Permitted	Chesapeake Exploration LLC
02/17/2012	Carroll	East	Drilled	Chesapeake Exploration LLC
01/26/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
05/10/2012	Carroll	Washington	Drilled	Chesapeake Exploration LLC
02/08/2012	Carroll	Washington	Drilled	Chesapeake Exploration LLC
02/08/2012	Carroll	Washington	Drilled	Chesapeake Exploration LLC
02/08/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
04/09/2012	Carroll	Augusta	Drilled	Chesapeake Exploration LLC
02/10/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
02/29/2012	Carroll	Brown	Permitted	Chesapeake Exploration LLC
03/19/2012	Carroll	Washington	Producing	R E Gas Development LLC
10/23/2012	Carroll	Washington	Permitted	R E Gas Development LLC
03/07/2012	Carroll	Loudon	Not Drilled	Chesapeake Exploration LLC
04/03/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
03/08/2012	Carroll	Lee	Permitted	Chesapeake Exploration LLC
11/30/2012	Carroll	Center	Permitted	Chesapeake Exploration LLC
04/23/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
03/19/2012	Carroll	Lee	Producing	Chesapeake Exploration LLC
03/19/2012	Carroll	Augusta	Drilled	Chesapeake Exploration LLC
03/30/2012	Carroll	Brown	Drilled	Chesapeake Exploration LLC
07/10/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
04/02/2012	Carroll	Lee	Permitted	Chesapeake Exploration LLC
04/03/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
04/13/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
04/16/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
04/24/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
04/27/2012	Carroll	Brown	Permitted	Chesapeake Exploration LLC
07/12/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
05/10/2012	Carroll	Washington	Drilled	Chesapeake Exploration LLC
05/22/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
05/10/2012	Carroll	Washington	Drilled	Chesapeake Exploration LLC
05/10/2012	Carroll	Rose	Permitted	Chesapeake Exploration LLC
05/10/2012	Carroll	Orange	Permitted	Chesapeake Exploration LLC
09/20/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
09/18/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
12/21/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
05/14/2012	Carroll	Loudon	Drilling	Chesapeake Exploration LLC
09/17/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
05/22/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
05/25/2012	Carroll	Union	Drilled	Chesapeake Exploration LLC
05/25/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
09/19/2012	Carroll	Fox	Permitted	Chesapeake Exploration Llc
06/06/2012	Carroll	Rose	Permitted	EnerVest Operating LLC
01/18/2013	Carroll	Washington	Permitted	Chesapeake Exploration LLC
06/06/2012	Carroll	Lee	Permitted	Chesapeake Exploration LLC
06/18/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
06/20/2012	Carroll	Augusta	Drilled	Chesapeake Exploration LLC
09/18/2012	Carroll	Union	Drilled	Chesapeake Exploration LLC
09/04/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
06/26/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
06/27/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
09/17/2012	Carroll	Union	Drilled	Chesapeake Exploration LLC
10/30/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
06/28/2012	Carroll	Harrison	Drilled	Chesapeake Exploration LLC
07/05/2012	Carroll	Loudon	Drilling	Chesapeake Exploration LLC
07/05/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
07/24/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
07/24/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
07/13/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
07/13/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
07/24/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
09/27/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
07/24/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/08/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
10/05/2012	Carroll	Harrison	Permitted	Chesapeake Exploration LLC
07/25/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
08/03/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
07/26/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
07/26/2012	Carroll	Perry	Permitted	Chesapeake Exploration LLC
07/26/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
07/27/2012	Carroll	Center	Drilled	Chesapeake Exploration LLC
08/16/2012	Carroll	Brown	Drilled	Chesapeake Exploration LLC
08/10/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
09/04/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
10/23/2012	Carroll	Perry	Permitted	Chesapeake Exploration LLC
08/02/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
08/02/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
08/10/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
08/20/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
10/19/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
09/04/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/03/2012	Carroll	Perry	Drilled	Chesapeake Exploration LLC
08/08/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
08/08/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/08/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/08/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
09/26/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
08/10/2012	Carroll	Lee	Drilled	Chesapeake Exploration LLC
08/20/2012	Carroll	Orange	Permitted	Sierra Resources LLC
08/27/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
08/16/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/27/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
08/27/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
08/27/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
08/30/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
08/30/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
09/04/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
09/14/2012	Carroll	Loudon	Drilled	Chesapeake Exploration LLC
10/05/2012	Carroll	Harrison	Drilled	Chesapeake Exploration LLC
10/10/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
10/16/2012	Carroll	Union	Drilled	Chesapeake Exploration LLC
10/16/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
12/20/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
12/20/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
12/20/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
10/01/2012	Carroll	Rose	Permitted	Chesapeake Exploration LLC
10/16/2012	Carroll	Perry	Permitted	Chesapeake Exploration LLC
01/11/2013	Carroll	Perry	Permitted	Chesapeake Exploration LLC
11/28/2012	Carroll	Perry	Permitted	Chesapeake Exploration LLC
11/28/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
10/16/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
10/23/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
10/23/2012	Carroll	Washington	Permitted	R E Gas Development LLC
10/26/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
10/26/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
10/30/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
11/13/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
11/14/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
12/14/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
11/09/2012	Carroll	Washington	Permitted	Chesapeake Exploration LLC
01/11/2013	Carroll	Washington	Permitted	Chesapeake Exploration LLC
11/13/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
11/13/2012	Carroll	East	Permitted	Chesapeake Exploration LLC
11/13/2012	Carroll	Union	Permitted	Chesapeake Exploration LLC
01/24/2013	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
01/24/2013	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
12/14/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
11/28/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
11/28/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
11/28/2012	Carroll	Loudon	Permitted	Chesapeake Exploration LLC
12/04/2012	Carroll	Augusta	Permitted	Chesapeake Exploration LLC
12/07/2012	Carroll	Washington	Permitted	R E Gas Development LLC
12/07/2012	Carroll	Washington	Permitted	R E Gas Development LLC
12/11/2012	Carroll	Washington	Permitted	Chesapeake Exploration LLC
12/21/2012	Carroll	Fox	Permitted	Chesapeake Exploration LLC
01/09/2013	Carroll	Center	Permitted	Chesapeake Exploration LLC
12/21/2012	Carroll	Center	Permitted	Chesapeake Exploration LLC
12/21/2012	Carroll	Center	Permitted	Chesapeake Exploration LLC
01/18/2013	Carroll	Washington	Permitted	Chesapeake Exploration LLC
01/18/2013	Carroll	Washington	Permitted	Chesapeake Exploration LLC
06/20/2011	Columbiana	Middleton	Not Drilled	Chesapeake Exploration LLC
07/15/2011	Columbiana	Knox	Producing	Chesapeake Exploration LLC
08/31/2011	Columbiana	Middleton	Permitted	Chesapeake Exploration LLC
08/22/2011	Columbiana	Franklin	Permitted	Chesapeake Exploration LLC
11/18/2011	Columbiana	West	Drilled	Chesapeake Exploration LLC
10/12/2011	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
11/08/2011	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
11/21/2011	Columbiana	West	Drilled	Chesapeake Exploration LLC
11/21/2011	Columbiana	West	Drilled	Chesapeake Exploration LLC
01/20/2012	Columbiana	Washington	Permitted	Chesapeake Exploration LLC
02/10/2012	Columbiana	Franklin	Drilled	Chesapeake Exploration LLC
01/30/2012	Columbiana	Washington	Drilled	Chesapeake Exploration LLC
02/08/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
02/10/2012	Columbiana	Middleton	Permitted	Chesapeake Exploration LLC
02/15/2012	Columbiana	Franklin	Permitted	Chesapeake Exploration LLC
02/16/2012	Columbiana	Franklin	Permitted	Chesapeake Exploration LLC
03/23/2012	Columbiana	Hanover	Drilled	Chesapeake Exploration LLC
02/16/2012	Columbiana	Madison	Drilled	Chesapeake Exploration LLC
06/07/2012	Columbiana	Butler	Permitted	Chesapeake Exploration LLC
02/24/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
03/06/2012	Columbiana	Washington	Drilled	Chesapeake Exploration LLC
10/23/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
06/21/2012	Columbiana	Unity	Drilled	Chesapeake Exploration LLC
03/05/2012	Columbiana	Hanover	Drilled	Chesapeake Exploration LLC
03/23/2012	Columbiana	Hanover	Drilled	Chesapeake Exploration LLC
07/12/2012	Columbiana	Fairfield	Drilled	Chesapeake Exploration LLC
03/12/2012	Columbiana	West	Drilled	Chesapeake Exploration LLC
03/19/2012	Columbiana	Madison	Drilled	Chesapeake Exploration LLC
06/05/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
06/05/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
03/30/2012	Columbiana	Middleton	Drilled	Chesapeake Exploration LLC
04/02/2012	Columbiana	Hanover	Drilled	Chesapeake Exploration LLC
04/17/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
06/06/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
04/26/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
05/02/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
05/09/2012	Columbiana	Knox	Permitted	Chesapeake Exploration LLC
05/14/2012	Columbiana	Hanover	Drilled	Chesapeake Exploration LLC
05/24/2012	Columbiana	Center	Drilled	Chesapeake Exploration LLC
06/11/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
06/14/2012	Columbiana	Salem	Drilled	Chesapeake Exploration LLC
06/15/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
06/18/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
06/20/2012	Columbiana	Unity	Permitted	Swepi LP
08/29/2012	Columbiana	Knox	Permitted	Chesapeake Exploration LLC
07/02/2012	Columbiana	Butler	Permitted	Sierra Resources LLC
07/17/2012	Columbiana	Center	Permitted	Chesapeake Exploration LLC
08/09/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
08/23/2012	Columbiana	Hanover	Permitted	Chesapeake Exploration LLC
10/15/2012	Columbiana	Salem	Drilling	Chesapeake Exploration LLC
09/04/2012	Columbiana	Center	Drilled	Chesapeake Exploration LLC
10/04/2012	Columbiana	Fairfield	Drilled	Chesapeake Exploration LLC
09/27/2012	Columbiana	Salem	Permitted	Chesapeake Exploration LLC
10/01/2012	Columbiana	Elk Run	Drilled	Chesapeake Exploration LLC
10/04/2012	Columbiana	Salem	Permitted	Chesapeake Exploration LLC
10/15/2012	Columbiana	Franklin	Permitted	Chesapeake Exploration LLC
12/18/2012	Columbiana	Franklin	Permitted	Chesapeake Exploration LLC
10/15/2012	Columbiana	Middleton	Permitted	Chesapeake Exploration LLC
10/24/2012	Columbiana	Salem	Permitted	Chesapeake Exploration LLC
11/15/2012	Columbiana	Fairfield	Permitted	Chesapeake Exploration LLC
11/16/2012	Columbiana	Elk Run	Permitted	Chesapeake Exploration LLC
01/08/2013	Columbiana	Salem	Permitted	Hilcorp Energy Company
10/26/2011	Coshocton	Linton	Permitted	Anadarko E & P Onshore LLC
04/20/2012	Coshocton	Linton	Permitted	Anadarko E & P Onshore LLC
05/22/2012	Coshocton	Mill Creek	Drilled	Anadarko E & P Onshore LLC
09/04/2012	Coshocton	Oxford	Permitted	Devon Energy Production Co.
09/14/2012	Coshocton	Mill Creek	Permitted	Devon Energy Production Co.
10/12/2011	Geauga	Parkman	Permitted	Chesapeake Exploration LLC
08/25/2011	Guernsey	Wheeling	Drilled	EnerVest Operating LLC
07/22/2011	Guernsey	Liberty	Not Drilled	Chesapeake Exploration LLC
07/25/2011	Guernsey	Wheeling	Permitted	Chesapeake Exploration LLC
09/07/2011	Guernsey	Spencer	Producing	Anadarko E & P Onshore LLC
11/14/2011	Guernsey	Spencer	Producing	Anadarko E & P Onshore LLC
11/23/2011	Guernsey	Spencer	Permitted	Anadarko E & P Onshore LLC
04/20/2012	Guernsey	Madison	Drilled	Gulfport Energy Corporation
05/25/2012	Guernsey	Wills	Drilled	PDC Energy Inc.
06/08/2012	Guernsey	Wheeling	Permitted	EnerVest Operating LLC
06/21/2012	Guernsey	Knox	Permitted	Devon Energy Production Co.

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
06/22/2012	Guernsey	Center	Drilling	Devon Energy Production Co.
08/27/2012	Guernsey	Londonderry	Permitted	Gulfport Energy Corporation
01/09/2013	Guernsey	Oxford	Permitted	Hess Ohio Developments LLC
08/20/2012	Guernsey	Londonderry	Permitted	Gulfport Energy Corporation
07/19/2012	Guernsey	Wills	Drilled	PDC Energy Inc.
07/26/2012	Guernsey	Richland	Permitted	Carrizo (Utica) LLC
08/01/2012	Guernsey	Richland	Permitted	Carrizo (Utica) LLC
08/06/2012	Guernsey	Liberty	Permitted	EnerVest Operating LLC
09/13/2012	Guernsey	Spencer	Permitted	EQT Production Company
08/29/2012	Guernsey	Wheeling	Permitted	EnerVest Operating LLC
08/29/2012	Guernsey	Liberty	Permitted	EnerVest Operating LLC
01/07/2013	Guernsey	Oxford	Permitted	Hess Ohio Developments LLC
01/07/2013	Guernsey	Oxford	Permitted	Hess Ohio Developments LLC
09/14/2012	Guernsey	Center	Permitted	Devon Energy Production Co.
01/18/2013	Guernsey	Valley	Permitted	EQT Production Company
12/18/2012	Guernsey	Richland	Permitted	PDC Energy Inc.
01/24/2013	Guernsey	Oxford	Permitted	Hess Ohio Developments LLC
12/23/2010	Harrison	Archer	Producing	Chesapeake Exploration LLC
03/15/2012	Harrison	Archer	Permitted	Chesapeake Exploration LLC
02/28/2012	Harrison	Athens	Producing	Gulfport Energy Corporation
02/08/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
02/08/2012	Harrison	Stock	Producing	Chesapeake Exploration LLC
04/27/2012	Harrison	Nottingham	Producing	Gulfport Energy Corporation
03/15/2012	Harrison	Archer	Permitted	Chesapeake Exploration LLC
03/15/2012	Harrison	Archer	Permitted	Chesapeake Exploration LLC
03/19/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
03/19/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
04/02/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
06/06/2012	Harrison	Moorefield	Drilled	Gulfport Energy Corporation
06/07/2012	Harrison	Moorefield	Drilling	Gulfport Energy Corporation
05/25/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
06/04/2012	Harrison	Athens	Drilled	Hess Ohio Developments LLC
06/04/2012	Harrison	Green	Drilling	Hess Ohio Developments LLC
06/06/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
06/06/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
08/16/2012	Harrison	Freeport	Drilling	Gulfport Energy Corporation
06/15/2012	Harrison	Rumley	Drilled	Chesapeake Exploration LLC
07/12/2012	Harrison	German	Drilled	Chesapeake Exploration LLC
07/12/2012	Harrison	German	Permitted	Chesapeake Exploration LLC
07/17/2012	Harrison	Cadiz	Permitted	Hess Ohio Developments LLC
07/17/2012	Harrison	Short Creek	Permitted	Hess Ohio Developments LLC
07/20/2012	Harrison	Rumley	Drilled	Chesapeake Exploration LLC
07/25/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
07/26/2012	Harrison	Rumley	Drilled	Chesapeake Exploration LLC
11/23/2012	Harrison	Washington	Permitted	Gulfport Energy Corporation

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
07/31/2012	Harrison	Washington	Permitted	Chevron Appalachia LLC
09/14/2012	Harrison	Washington	Permitted	Chevron Appalachia LLC
09/24/2012	Harrison	North	Permitted	Atlas Noble LLC
08/16/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
08/20/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
08/20/2012	Harrison	Moorefield	Permitted	Gulfport Energy Corporation
09/13/2012	Harrison	Franklin	Permitted	Hess Ohio Developments LLC
01/03/2013	Harrison	Nottingham	Permitted	Gulfport Energy Corporation
09/21/2012	Harrison	Nottingham	Drilling	Gulfport Energy Corporation
12/07/2012	Harrison	North	Permitted	Atlas Noble LLC
09/24/2012	Harrison	North	Permitted	Atlas Noble LLC
09/24/2012	Harrison	North	Permitted	Atlas Noble LLC
09/24/2012	Harrison	North	Permitted	Atlas Noble LLC
10/01/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
10/01/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
01/03/2013	Harrison	Nottingham	Permitted	Gulfport Energy Corporation
01/03/2013	Harrison	Nottingham	Permitted	Gulfport Energy Corporation
01/03/2013	Harrison	Nottingham	Permitted	Gulfport Energy Corporation
11/13/2012	Harrison	Washington	Permitted	Gulfport Energy Corporation
10/03/2012	Harrison	Rumley	Permitted	Chesapeake Exploration LLC
10/30/2012	Harrison	Stock	Drilled	Chesapeake Exploration LLC
10/30/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
01/11/2013	Harrison	Stock	Permitted	Chesapeake Exploration LLC
01/11/2013	Harrison	Stock	Permitted	Chesapeake Exploration LLC
10/25/2012	Harrison	Moorefield	Permitted	Gulfport Energy Corporation
10/25/2012	Harrison	Athens	Permitted	Hess Ohio Developments LLC
10/25/2012	Harrison	Moorefield	Permitted	Gulfport Energy Corporation
11/01/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
12/14/2012	Harrison	Washington	Permitted	Gulfport Energy Corporation
11/26/2012	Harrison	Moorefield	Permitted	Gulfport Energy Corporation
12/05/2012	Harrison	Rumley	Permitted	Chesapeake Exploration LLC
12/05/2012	Harrison	Rumley	Permitted	Chesapeake Exploration LLC
12/12/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
12/12/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
12/12/2012	Harrison	Stock	Permitted	Chesapeake Exploration LLC
01/22/2013	Harrison	Short Creek	Permitted	Hess Ohio Resources LLC
01/11/2013	Harrison	Moorefield	Permitted	Gulfport Energy Corporation
08/01/2012	Holmes	Prairie	Permitted	Devon Energy Production Co.
09/11/2012	Holmes	Salt Creek	Permitted	Devon Energy Production Co.
10/29/2012	Holmes	Walnut Creek	Permitted	Devon Energy Production Co.
09/28/2010	Jefferson	Wayne	Drilled	Hess Ohio Resources LLC
06/17/2011	Jefferson	Wayne	Permitted	CNX Gas Company LLC
06/30/2011	Jefferson	Saline	Permitted	EnerVest Operating LLC
07/22/2011	Jefferson	Brush Creek	Producing	Chesapeake Exploration LLC
10/17/2011	Jefferson	Ross	Drilled	Chesapeake Appalachia LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
10/17/2011	Jefferson	Ross	Drilled	Chesapeake Appalachia LLC
10/24/2011	Jefferson	Salem	Drilled	Chesapeake Appalachia LLC
11/25/2011	Jefferson	Springfield	Drilled	Chesapeake Exploration LLC
12/14/2011	Jefferson	Salem	Drilled	Chesapeake Appalachia LLC
03/28/2012	Jefferson	Springfield	Drilled	Chesapeake Exploration LLC
11/14/2011	Jefferson	Ross	Drilled	Chesapeake Appalachia LLC
11/14/2011	Jefferson	Ross	Drilled	Chesapeake Appalachia LLC
11/25/2011	Jefferson	Springfield	Drilled	Chesapeake Exploration LLC
12/28/2011	Jefferson	Salem	Drilled	Chesapeake Exploration LLC
02/02/2012	Jefferson	Salem	Drilled	Chesapeake Exploration LLC
01/25/2012	Jefferson	Springfield	Drilled	Chesapeake Exploration LLC
02/10/2012	Jefferson	Salem	Drilled	Chesapeake Exploration LLC
03/15/2012	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
06/27/2012	Jefferson	Salem	Drilled	Chesapeake Exploration LLC
03/20/2012	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
04/30/2012	Jefferson	Cross Creek	Drilled	Hess Ohio Resources LLC
05/03/2012	Jefferson	Ross	Permitted	Chesapeake Exploration LLC
05/15/2012	Jefferson	Island Creek	Drilled	Chesapeake Exploration LLC
06/07/2012	Jefferson	Brush Creek	Permitted	Chesapeake Exploration LLC
06/28/2012	Jefferson	Ross	Permitted	Chesapeake Exploration LLC
07/16/2012	Jefferson	Wells	Drilled	Chesapeake Exploration LLC
08/23/2012	Jefferson	Warren	Drilled	Chesapeake Exploration LLC
08/23/2012	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
10/01/2012	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
10/01/2012	Jefferson	Cross Creek	Permitted	Hess Ohio Developments LLC
10/02/2012	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
01/02/2013	Jefferson	Springfield	Permitted	Chesapeake Exploration LLC
01/11/2013	Jefferson	Brush Creek	Permitted	Chesapeake Exploration LLC
02/02/2012	Knox	Morgan	Drilled	Devon Energy Production Co.
02/14/2012	Knox	Morgan	Permitted	Devon Energy Production Co.
05/04/2011	Mahoning	Milton	Inactive	Chesapeake Exploration LLC
08/04/2011	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
08/26/2011	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
05/17/2012	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
11/08/2011	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
11/14/2011	Mahoning	Ellsworth	Drilled	CNX Gas Company LLC
11/14/2011	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
05/24/2012	Mahoning	Green	Permitted	Chesapeake Exploration LLC
01/17/2012	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
02/14/2012	Mahoning	Goshen	Permitted	Chesapeake Exploration LLC
06/20/2012	Mahoning	Green	Permitted	Chesapeake Exploration LLC
06/29/2012	Mahoning	Beaver	Permitted	Chesapeake Exploration LLC
09/17/2012	Mahoning	Jackson	Drilled	CNX Gas Company LLC
08/29/2012	Mahoning	Jackson	Drilled	CNX Gas Company LLC
12/14/2012	Mahoning	Poland	Plugged	Hilcorp Energy Company

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
01/18/2013	Mahoning	Poland	Permitted	Hilcorp Energy Company
11/02/2011	Medina	Harrisville	Plugged	Devon Energy Production Co.
09/14/2011	Monroe	Washington	Plugged	HG Energy LLC
12/14/2011	Monroe	Washington	Plugged	HG Energy LLC
01/06/2012	Monroe	Washington	Producing	HG Energy LLC
04/05/2012	Monroe	Washington	Drilling	HG Energy LLC
12/14/2011	Monroe	Washington	Inactive	HG Energy LLC
03/23/2012	Monroe	Washington	Permitted	HG Energy LLC
03/23/2012	Monroe	Washington	Permitted	HG Energy LLC
03/23/2012	Monroe	Washington	Inactive	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
04/05/2012	Monroe	Washington	Permitted	HG Energy LLC
05/15/2012	Monroe	Seneca	Producing	Antero Res Appalachian Corp.
09/17/2012	Monroe	Franklin	Drilling	Hall Drilling LLC (Oil & Gas)
08/10/2012	Monroe	Washington	Permitted	HG Energy LLC
12/21/2012	Monroe	Green	Permitted	Eclipse Resources I LP
10/30/2012	Monroe	Seneca	Permitted	Antero Res Appalachian Corp.
12/18/2012	Monroe	Seneca	Permitted	Antero Res Appalachian Corp.
12/14/2012	Monroe	Switzerland	Permitted	XTO Energy Inc.
09/30/2011	Muskingum	Meigs	Permitted	Anadarko E & P Onshore LLC
03/09/2012	Muskingum	Meigs	Producing	Anadarko E & P Onshore LLC
03/20/2012	Muskingum	Madison	Permitted	EnerVest Operating LLC
12/23/2011	Noble	Stock	Drilled	CNX Gas Company LLC
03/23/2012	Noble	Seneca	Plugged	Antero Res Appalachian Corp.
04/27/2012	Noble	Seneca	Producing	Antero Res Appalachian Corp.
09/30/2011	Noble	Brookfield	Drilling	Anadarko E & P Onshore LLC
10/31/2011	Noble	Sharon	Producing	Anadarko E & P Onshore LLC
03/23/2012	Noble	Olive	Producing	Anadarko E & P Onshore LLC
12/15/2011	Noble	Brookfield	Producing	Anadarko E & P Onshore LLC
06/06/2012	Noble	Beaver	Drilled	R E Gas Development LLC
06/06/2012	Noble	Beaver	Drilled	R E Gas Development LLC
06/08/2012	Noble	Beaver	Drilled	R E Gas Development LLC
06/22/2012	Noble	Buffalo	Producing	Antero Res Appalachian Corp.
06/07/2012	Noble	Seneca	Drilled	CNX Gas Company LLC
09/24/2012	Noble	Seneca	Plugged	Antero Res Appalachian Corp.
10/30/2012	Noble	Seneca	Permitted	Antero Res Appalachian Corp.
11/09/2012	Noble	Seneca	Permitted	Antero Res Appalachian Corp.
11/13/2012	Noble	Olive	Permitted	EnerVest Operating LLC
01/11/2013	Noble	Enoch	Permitted	CNX Gas Company LLC
11/21/2012	Noble	Enoch	Drilling	CNX Gas Company LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
01/21/2012	Noble	Enoch	Drilling	CNX Gas Company LLC
11/23/2012	Noble	Center	Permitted	Antero Res Appalachian Corp.
01/11/2013	Noble	Enoch	Permitted	CNX Gas Company LLC
01/11/2013	Noble	Enoch	Permitted	CNX Gas Company LLC
12/14/2012	Noble	Seneca	Permitted	Antero Res Appalachian Corp.
01/02/2013	Noble	Enoch	Permitted	CNX Gas Company LLC
01/09/2013	Noble	Beaver	Permitted	Antero Res Appalachian Corp.
06/24/2011	Portage	Suffield	Plugged	Chesapeake Exploration LLC
08/09/2011	Portage	Palmyra	Permitted	Chesapeake Exploration LLC
08/22/2011	Portage	Suffield	Producing	Chesapeake Exploration LLC
11/02/2011	Portage	Freedom	Drilled	Chesapeake Exploration LLC
04/24/2012	Portage	Palmyra	Permitted	Chesapeake Exploration LLC
02/14/2012	Portage	Rootstown	Drilled	CNX Gas Company LLC
03/07/2012	Portage	Freedom	Permitted	Chesapeake Exploration LLC
07/13/2012	Portage	Hiram	Permitted	Mountaineer Keystone LLC
07/25/2012	Portage	Windham	Producing	Mountaineer Keystone LLC
07/26/2012	Portage	Windham	Drilled	Mountaineer Keystone LLC
12/27/2012	Portage	Nelson	Permitted	Mountaineer Keystone LLC
12/27/2012	Portage	Nelson	Permitted	Mountaineer Keystone LLC
12/27/2012	Portage	Nelson	Permitted	Mountaineer Keystone LLC
12/27/2012	Portage	Nelson	Permitted	Mountaineer Keystone LLC
11/25/2011	Stark	Marlboro	Producing	EnerVest Operating LLC
07/28/2011	Stark	Osnaburg	Producing	Chesapeake Exploration LLC
11/08/2011	Stark	Washington	Drilled	Chesapeake Exploration LLC
11/16/2011	Stark	Bethlehem	Drilled	Chesapeake Exploration LLC
05/17/2012	Stark	Sandy	Permitted	Chesapeake Exploration LLC
03/19/2012	Stark	Paris	Drilled	Chesapeake Exploration LLC
02/14/2012	Stark	Osnaburg	Permitted	Chesapeake Exploration LLC
02/27/2012	Stark	Lexington	Permitted	Chesapeake Exploration LLC
03/23/2012	Stark	Bethlehem	Drilled	EnerVest Operating LLC
03/19/2012	Stark	Paris	Permitted	Chesapeake Exploration LLC
05/23/2012	Stark	Paris	Plugged	Chesapeake Exploration LLC
05/22/2012	Stark	Marlboro	Permitted	Chesapeake Exploration LLC
07/23/2012	Stark	Pike	Permitted	EnerVest Operating LLC
06/21/2012	Trumbull	Vienna	Permitted	CNX Gas Company LLC
11/02/2012	Trumbull	Hartford	Permitted	Halcon Operating Company Inc.
07/22/2011	Tuscarawas	Warren	Producing	Chesapeake Exploration LLC
10/19/2011	Tuscarawas	Auburn	Drilled	CNX Gas Company LLC
11/22/2011	Tuscarawas	Wayne	Permitted	Chesapeake Exploration LLC
01/25/2012	Tuscarawas	Clay	Permitted	Chesapeake Exploration LLC
04/17/2012	Tuscarawas	Perry	Permitted	Chesapeake Exploration LLC
05/22/2012	Tuscarawas	Warren	Permitted	Chesapeake Exploration LLC
10/11/2012	Tuscarawas	Bucks	Drilled	CNX Gas Company LLC
11/09/2012	Tuscarawas	Bucks	Permitted	CNX Gas Company LLC
08/06/2012	Tuscarawas	Mill	Permitted	Sierra Resources LLC

Continued:

Utica Shale Permitted Drilling Sites				
Permit Issued	County	Township	Status	Operator
10/11/2012	Tuscarawas	Bucks	Permitted	CNX Gas Company LLC
11/09/2012	Tuscarawas	Bucks	Permitted	CNX Gas Company LLC
11/09/2012	Tuscarawas	Bucks	Permitted	CNX Gas Company LLC
06/11/2012	Wayne	East Union	Drilling	Devon Energy Production Co.

502 Horizontal Permits - 216 Drilled

VI. Rental Housing Supply

A. Overview of Rental Housing

The following tables provide a demographic summary of the key housing statistics of the four Study Area counties (Carroll, Columbiana, Stark and Tuscarawas).

Housing Statistics	2010 (Census) Housing Overview							
	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	8,919	78.2%	31,213	73.1%	106,356	70.4%	26,688	72.2%
Renter-Occupied	2,480	21.8%	11,470	26.9%	44,719	29.6%	10,277	27.8%
Total-Occupied Units*	11,399	83.1%	42,683	90.6%	151,075	91.5%	36,965	91.9%
Vacant For Rent	263	11.4%	1,118	25.4%	4,992	35.3%	979	30.2%
Vacant For-Sale Only	155	6.7%	767	17.4%	2,453	17.4%	496	15.3%
Vacant Rented/Sold, Not Occ.	70	3.0%	250	5.7%	840	5.9%	224	6.9%
Vacant Seasonal, Recreational	1,405	60.7%	581	13.2%	726	5.1%	449	13.9%
All Other Vacants	422	18.2%	1,689	38.3%	5,113	36.2%	1,093	33.7%
Total Vacant Units	2,315	16.9%	4,405	9.4%	14,124	8.5%	3,241	8.1%
Total	13,713	100.0%	47,088	100.0%	165,200	100.0%	40,206	100.0%

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

*Total does not include Vacant Units

**Substandard housing units are defined as housing that lacks complete plumbing facilities

Based on the 2010 Census data, Carroll County had a significantly higher share of vacant housing units than the other three counties within the Study Area. However, seasonal and recreational vacancies were the primary cause for the high share of vacant housing, due to the homes located around Atwood Lake, Leesville Lake and Lake Mohawk. Carroll County also has the lowest share of renter-occupied housing units, while Stark County has the highest share.

The following table illustrates the share of substandard housing units, based on the 2011 ACS data for each of the four Study Area counties.

Year	Tenure	Substandard Units – 2011 ACS				
		Total Housing Units	Percent	Complete Plumbing Facilities	Lacking Complete Plumbing Facilities	Percent Substandard
Carroll County	Owner-Occupied	9,282	80.8%	9,271	11	0.1%
	Renter-Occupied	2,203	19.2%	2,153	50	2.3%
	Total	11,485	100.00%	11,424	61	0.5%
Columbiana County	Owner-Occupied	31,446	74.5%	31,284	162	0.6%
	Renter-Occupied	10,789	25.5%	10,747	42	0.0%
	Total	42,235	100.0%	42,031	204	0.5%
Stark County	Owner-Occupied	106,112	70.7%	105,798	314	0.3%
	Renter-Occupied	43,960	29.3%	43,733	227	0.5%
	Total	150,072	100.0%	149,531	544	0.5%
Tuscarawas County	Owner-Occupied	26,772	73.8%	26,733	39	0.1%
	Renter-Occupied	9,490	26.2%	9,438	52	0.5%
	Total	36,262	100.0%	36,171	91	0.3%

Source: American Community Survey (ACS) - 2011

The highest share of substandard housing units is found in the renter-occupied units in Carroll County (2.3%). Overall, the other counties have generally similarly low shares of substandard housing units.

The following table illustrates the distribution of occupied housing units by structure, according to the 2011 ACS data.

Units in Structure	Total Housing Units by Structure Type – 2011 (ACS)							
	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1, Detached	10,925	79.9%	36,015	76.4%	122,947	74.5%	29,350	73.1%
1 Attached	78	0.6%	764	1.6%	7,844	4.8%	836	2.1%
2	234	1.7%	1,767	3.7%	8,708	5.3%	2,480	6.2%
3 to 4	289	2.1%	1,636	3.5%	6,051	3.7%	1,623	4.0%
5 to 9	132	1.0%	1,167	2.5%	6,534	4.0%	655	1.6%
10 to 19	42	0.3%	530	1.1%	4,473	2.7%	325	0.8%
20 to 49	19	0.1%	393	0.8%	1,973	1.2%	468	1.2%
50 or More	6	0.0%	640	1.4%	2,834	1.7%	268	0.7%
Mobile Home, Boat, RV, Van, Etc.	1,938	14.2%	4,183	8.9%	3,705	2.2%	4,121	10.3%
Total	13,665	100.0%	47,145	100.0%	165,081	100.0%	40,139	100.0%

Source: American Community Survey (ACS)

The following table provides the distribution of tenure by occupancy per room, based on the 2011 ACS data.

Units in Structure	Tenure by Occupants Per Room – 2011 (ACS)							
	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied	9,282	80.8%	31,446	74.5%	106,112	70.7%	26,772	73.8%
0.50 or Less Occupants Per Room	7,201	62.7%	24,414	57.8%	85,135	56.7%	21,007	57.9%
0.51 to 1.00 Occupants Per Room	1,914	16.7%	6,746	16.0%	20,462	13.6%	5,561	15.3%
1.01 to 1.50 Occupants Per Room	107	0.9%	248	0.6%	451	0.3%	188	0.5%
1.51 to 2.00 Occupants Per Room	55	0.5%	38	0.1%	64	0.0%	16	0.0%
2.01 or More Occupants Per Room	5	0.0%	0	0.0%	0	0.0%	0	0.0%
Renter-Occupied	2,203	19.2%	10,789	25.5%	43,960	29.3%	9,490	26.2%
0.50 or Less Occupants Per Room	1,469	12.8%	7,130	16.9%	30,762	20.5%	6,473	17.9%
0.51 to 1.00 Occupants Per Room	644	5.6%	3,488	8.3%	12,335	8.2%	2,814	7.8%
1.01 to 1.50 Occupants Per Room	90	0.8%	121	0.3%	655	0.4%	189	0.5%
1.51 to 2.00 Occupants Per Room	0	0.0%	0	0.0%	181	0.1%	12	0.0%
2.01 or More Occupants Per Room	0	0.0%	50	131.6%	27	42.2%	2	12.5%
Total	11,485	100.0%	42,235	100.0%	150,072	100.0%	36,262	100.0%

Source: American Community Survey (ACS)

Note that Carroll County has the largest share of overcrowded renter-occupied units, defined as units containing more than 1.0 occupant per room.

The following table illustrates the share of rent overburdened households in each of the four Study Area counties. This information is based on the 2011 ACS data and is defined as renter-occupied households paying more than 35% of their income as rent.

Percentage of Rent Overburdened* – 2011 (ACS)	
Carroll County	30.6%
Columbiana County	33.1%
Stark County	37.5%
Tuscarawas County	35.1%
Ohio	38.3%

Source: American Community Survey (ACS)

*Households paying more than 35% of their gross income to rent

Stark County has the highest share of rent overburdened households at 37.5%. However, compared to the state of Ohio, all four of the Study Area counties have lower than average shares of rent overburdened households, based on the ACS data. In the event that the oil and gas exploration increases in eastern Ohio and the housing market continues to tighten, increasing rents could potentially cause the share of rent overburdened households to increase in eastern Ohio.

B. Summary of Conventional Rental Units Surveyed

The following is a summary of the conventional rental units surveyed in person in Carroll, Columbiana, Stark and Tuscarawas County as part of this analysis. We have compared the current overall occupancy rates with the 2011 occupancy rates from our previous research.

Overall Conventional Rental Summary							
Project Type	Government-Subsidized Units	Tax Credit* Units	Market-Rate Units	Total Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Carroll County	282	41	4	327	99.1%	98.2%	+ 0.9%
Columbiana County	1,602	155	877	2,634	98.7%	98.6%	+ 0.1%
Stark County	3,661	467	6,171	10,299	98.0%	96.9%	+ 1.1%
Tuscarawas County	667	-	724	1,391	98.8%	97.5%	+ 1.3%
Total	6,212	663	7,776	14,651	98.2%	97.3%	+ 0.9%

*Non-subsidized Tax Credit units only
BP – Basis Points

As indicated in the preceding table, all four of the Study Area counties are currently experiencing high overall occupancy levels ranging from 98.0% to 99.1%. Stark County currently has the lowest occupancy rate (98.0%). Stark County also has the highest share of market-rate conventional rental housing. The other three more rural counties have larger shares of government-subsidized housing, which typically experiences higher occupancy performance than non-government-assisted, market-rate rental housing due to affordability. Regardless of the high share of market-rate rental housing, the aggregate occupancy rate among conventional rental units surveyed increased the most Tuscarawas County, followed by Stark County, then Carroll County and finally Columbiana County.

The following tables illustrate the specific breakdown of conventional rental unit types surveyed in each of the four Study Area counties.

Carroll County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	4	4	0	100.0%	0.0%	+ 100.0%
Tax Credit	1	41	3	92.7%	95.1%	- 2.4%
Tax Credit/Government-Subsidized	1	44	0	100.0%	100.0%	None
Government-Subsidized	6	238	0	100.0%	100.0%	None
Total	12	327	3	99.1%	98.2%	+ 0.9%

Columbiana County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	28	877	26	97.0%	96.4%	+ 0.6%
Tax Credit	4	155	0	100.0%	100.0%	None
Tax Credit/Government-Subsidized	4	224	0	100.0%	100.0%	None
Government-Subsidized	26	1,378	8	99.4%	99.8%	- 0.4%
Total	62	2,634	34	98.7%	98.6%	+ 0.1%

Stark County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	52	6,171	144	97.7%	95.7%	+ 2.0 %
Market-rate/Tax Credit	1	135	0	100.0%	97.0%	+ 3.0%
Tax Credit	5	332	11	96.7%	97.8%	- 1.1%
Government-Subsidized	32	3,661	46	98.7%	98.8%	- 0.1%
Total	90	10,299	201	98.0%	96.9%	+ 1.1%

Tuscarawas County

Project Type	Projects Surveyed	Total Units	Vacant Units	Current Occupancy Rate	2011 Occupancy Rate	Change
Market-rate	26	724	12	98.3%	95.8%	+ 2.5%
Tax Credit/Government-Subsidized	4	116	1	99.1%	100.0%	- 0.9%
Government-Subsidized	14	551	4	99.3%	99.2%	+ 0.1%
Total	44	1,391	17	98.8%	97.5%	+ 1.3%

As indicated in the preceding tables, although there have been some minimal declines in the affordable sectors of the surveyed conventional rental market, all four counties experienced increases in market-rate rental housing occupancy over the past year. Considering the typical wages paid to most of the oil and gas workers who have been attracted to eastern Ohio over the past year, it is not surprising that most increases in occupancies have been among market-rate rental housing. The aforementioned January 2013 Quarterly Economic Trends for Ohio Oil and Gas Industries report released by the Ohio Department of Job and Family Services stated that the average was in core oil/gas exploration industries between the first quarter of 2011 and the first quarter of 2012 was \$73,934. This average was \$30,247 higher than the overall reported average was of \$43,687 for all industries throughout the state of Ohio during the same time period.

A continued increase in demand for market-rate rental housing may eventually generate a shortage of housing and will generate continued increases in rental rates and a reduction in available affordable rental housing.

The following tables illustrate in greater detail the distribution of non-subsidized units surveyed for each of the four Study Area counties. These non-subsidized units surveyed are the units that have potentially been the most impacted by the increase in the oil and gas exploration industry. In general, affordable housing has yet to experience any notable, quantifiable impact (although some unique situations may have occurred in some locations). We have compared the 2011 median gross rents with the current median gross rents for each surveyed bedroom/unit type.

Carroll County							
Market-rate							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Two-Bedroom	1.0	1	25.0%	0	0.0%	\$1,091	\$1,091
Three-Bedroom	1.5	1	25.0%	0	0.0%	\$1,692	\$1,692
Three-Bedroom	2.0	1	25.0%	0	0.0%	\$992	\$992
Three-Bedroom	3.0	1	25.0%	0	0.0%	\$1,792	\$1,792
Total Market-rate		4	100.0%	0	0.0%	-	-
Tax Credit, Non-Subsidized							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Two-Bedroom	1.0	8	19.5%	0	0.0%	\$671	\$661
Three-Bedroom	1.5	15	36.6%	1	6.7%	\$728	\$766
Four-Bedroom	2.0	8	19.5%	1	12.5%	\$929	\$919
Four-Bedroom	2.5	10	24.4%	1	10.0%	\$929	\$919
Total Tax Credit		41	100.0%	3	7.3%	-	-

*Gross rents are the collected/street rents plus the cost of tenant-paid utilities

There is a lack of conventional, market-rate and non-subsidized rental housing in Carroll County. As such, it is not unexpected that the four market-rate units did not experience any change in rents. However, the two- and four-bedroom LIHTC units experienced slight increases in rent, while the three-bedroom units experienced a decline. We have also conducted a survey of non-conventional rental units currently available within Carroll County. This analysis is found later in this section.

Columbiana County non-subsidized rental units surveyed are illustrated in the following table.

Columbiana County							
Market-rate							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Studio	1.0	85	9.7%	2	2.4%	\$400	\$380
One-Bedroom	1.0	367	41.8%	7	1.9%	\$519	\$503
Two-Bedroom	1.0	375	42.8%	13	3.5%	\$593	\$584
Two-Bedroom	1.5	34	3.9%	4	11.8%	\$677	\$718
Three-Bedroom	1.5	5	0.6%	0	0.0%	\$863	\$939
Three-Bedroom	2.0	11	1.3%	0	0.0%	\$1,014	\$1,049
Total Market-rate		877	100.0%	26	3.0%	-	-
Tax Credit, Non-Subsidized							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Studio	1.0	6	3.9%	0	0.0%	\$310	\$310
One-Bedroom	1.0	34	21.9%	0	0.0%	\$365	\$365
Two-Bedroom	1.0	80	51.6%	0	0.0%	\$596	\$596
Three-Bedroom	1.0	12	7.7%	0	0.0%	\$574	\$574
Three-Bedroom	1.5	7	4.5%	0	0.0%	\$574	\$574
Four-Bedroom	1.5	16	10.3%	0	0.0%	\$625	\$654
Total Tax Credit		155	100.0%	0	0.0%	-	-

*Gross rents are the collected/street rents plus the cost of tenant-paid utilities

Columbiana County has a larger supply of non-subsidized conventional rental housing than Carroll County. As indicated in the preceding tables, the median gross market-rate rents primarily increased by approximately 1.5% to 5.3% since 2011 among the smaller unit types (studio, one-bedroom and two-bedroom/1.0-bath units), while they declined among the larger unit types (two-bedroom/1.5-bath, three-bedroom/1.5-bath and three-bedroom/2.0-bath units). Most of the non-subsidized Tax Credit rents have remained unchanged since 2011, with the exception of the four-bedroom units. These four-bedroom LIHTC rents declined slightly according to management at the scattered, single-family rental community, East Liverpool Worker Housing.

The following table illustrates the Stark County conventional rental units surveyed. Stark County is not one of the 32 Appalachian Ohio counties and we did not survey it in the Affordable Housing Market Study completed for the Ohio CDC Association. However, VSI has historic data from other work in Stark County that we have used to determine the 2011 median gross rents.

Stark County							
Market-rate							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Studio	1.0	154	2.5%	7	4.5%	\$464	\$450
One-Bedroom	1.0	2,054	33.2%	46	2.2%	\$583	\$550
One-Bedroom	2.0	31	0.5%	0	0.0%	\$717	\$702
Two-Bedroom	1.0	2,493	40.3%	67	2.7%	\$687	\$651
Two-Bedroom	1.5	689	11.2%	13	1.9%	\$782	\$817
Two-Bedroom	2.0	521	8.4%	10	1.9%	\$916	\$860
Two-Bedroom	2.5	36	0.6%	0	0.0%	\$1,111	\$1,081
Three-Bedroom	1.5	122	2.0%	1	0.8%	\$826	\$1,045
Three-Bedroom	2.0	17	0.3%	0	0.0%	\$950	\$850
Three-Bedroom	2.5	54	0.9%	0	0.0%	\$1,240	\$1,220
Four-Bedroom	2.0	8	0.1%	0	0.0%	\$1,054	\$954
Total Market-rate		6,179	100.0%	144	2.3%	-	-
Tax Credit, Non-Subsidized							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
One-Bedroom	1.0	66	14.4%	10	15.2%	\$400	\$400
Two-Bedroom	1.0	108	23.5%	1	0.9%	\$630	-
Three-Bedroom	1.5	23	5.0%	0	0.0%	\$653	\$672
Three-Bedroom	2.0	41	8.9%	0	0.0%	\$612	\$558
Four-Bedroom	2.0	221	48.1%	0	0.0%	\$735	\$747
Total Tax Credit		459	100.0%	11	2.4%	-	-

*Gross rents are the collected/street rents plus the cost of tenant-paid utilities

Based on our historic information of the surveyed conventional non-subsidized rental housing in Stark County, median gross rents have increased

Tuscarawas County conventional, non-subsidized, market-rate rental units are listed in the following table.

Tuscarawas County							
Market-rate							
Bedroom	Baths	Units	Distribution	Vacant Units	Vacancy Rate	Current Median Gross* Rent	2011 Median Gross* Rent
Studio	1.0	6	0.8%	0	0.0%	\$462	\$446
One-Bedroom	1.0	181	25.0%	5	2.8%	\$564	\$463
One-Bedroom	2.0	1	0.1%	0	0.0%	\$695	\$702
Two-Bedroom	1.0	319	44.1%	7	2.2%	\$616	\$573
Two-Bedroom	1.5	149	20.6%	0	0.0%	\$840	\$792
Two-Bedroom	2.0	21	2.9%	0	0.0%	\$643	\$669
Three-Bedroom	1.0	14	1.9%	0	0.0%	\$695	\$612
Three-Bedroom	1.5	20	2.8%	0	0.0%	\$770	\$720
Three-Bedroom	2.0	13	1.8%	0	0.0%	\$851	\$919
Total Market-rate		724	100.0%	12	1.7%	-	-

*Gross rents are the collected/street rents plus the cost of tenant-paid utilities

Tuscarawas County non-subsidized, conventional rental units appear to have experienced a general increase in most median gross rent levels over the past year. Combined with the increasing occupancy levels, we consider this an indication that the demand for housing is increasing.

The following table illustrates the overall median gross market-rate rents and median gross Tax Credit rents in each of the four Study Area counties. It is important to note that among some of the smaller counties, there are only a few conventional rental market-rate units (e.g. Carroll County) or Tax Credit units (e.g. Tuscarawas County).

Overall Median Non-Subsidized Gross Rents						
Project Type	2011 Median Gross Market-Rate Rent	Current Median Gross Market-Rate Rent	Change in Median Gross Market-Rate Rents	2011 Median Gross Tax Credit Rent	Current Median Gross Tax Credit Rent	Change in Median Gross Tax Credit Rents
Carroll County	\$1,392	\$1,392	0.0%	\$813	\$813	0.0%
Columbiana County	\$543	\$553	+1.8%	\$545	\$535	-1.8%
Stark County	\$665	\$688	+3.5%	\$655	\$647	-1.2%
Tuscarawas County	\$604	\$659	+9.1%	-	-	-

*Non-subsidized Tax Credit rents only

The greatest overall increase in surveyed conventional, market-rate gross rents occurred in Tuscarawas County (9.1%), followed by Stark County (3.5%). Note that the median gross market-rate rent increased by 1.8% in Columbiana County and remained stagnant in Carroll County.



In addition, it should be noted that the slight decline in median gross rent in Columbiana County is due to changes at one project, East Liverpool Worker Housing. Management at this project stated that the current rents are slightly lower than what were reported in 2011, when VSI last surveyed this market. All other Tax Credit projects have remained stagnant.

The following is a distribution of units surveyed by year built for the Study Area counties:

Conventional Non-Subsidized Rental Distribution by Year Built								
Year Built	Carroll County		Columbiana County		Stark County		Tuscarawas County	
	Units	Vacancy Rate	Units	Vacancy Rate	Units	Vacancy Rate	Units	Vacancy Rate
Before 1970	4	0.0%	266	1.9%	1,549	2.7%	86	1.2%
1970 to 1979	0	-	468	2.8%	2,418	1.7%	535	1.7%
1980 to 1989	0	-	90	4.4%	1,602	3.6%	77	2.6%
1990 to 1999	0	-	99	4.0%	517	2.1%	26	0.0%
2000 to 2004	41	7.3%	16	0.0%	364	0.8%	0	-
2005	0	-	3	0.0%	0	-	0	-
2006	0	-	48	0.0%	80	0.0%	0	-
2007	0	-	0	-	0	-	0	-
2008	0	-	0	-	0	-	0	-
2009	0	-	0	-	0	-	0	-
2010	0	-	0	-	56	1.8%	0	-
2011	0	-	42	0.0%	52	0.0%	0	-
2012	0	-	0	-	0	-	0	-
Total	45	6.7%	1,032	2.5%	6,638	2.3%	724	1.7%

*As of January

As indicated in the preceding table, the majority of the surveyed conventional rental units in Columbiana, Stark and Tuscarawas counties were built prior to 1990, with a large share built in the 1970s. In general, there does not appear to be any direct relationship between the age of units and vacancies. This is evidence of a generally stable rental market, as the older units are typically less expensive than the more modern units.

We rated each property surveyed on a scale of A through F, similar to a school grading scale. All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). These quality ratings are based on a subjective evaluation of the properties by our experienced real estate market analysts and assigned a rating following our in-person evaluation of each surveyed rental property building(s), property grounds, entrance signage, landscaping, design and overall curb appeal. The A quality rating is the highest rating reserved for modern, high quality rental properties considered to be in excellent condition, while properties rated F are considered to be in a state of disrepair and in need of significant renovations/improvements.



In addition to the A through F quality rating, similar to school grades, we also provide variations between quality ratings. For example, a property with a C- quality rating is considered inferior to a property with a C+ quality rating. Following is a distribution by quality rating, units and vacancies. In addition, this table illustrates the median gross rents for each bedroom type at each estimated quality level.

Carroll County							
Market-rate Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
B+	2	2	0.0%	-	-	-	\$1,692
B	1	1	0.0%	-	-	\$1,091	-
C+	1	1	0.0%	-	-	-	\$992
Tax Credit Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
B+	1	41	7.3%	-	-	\$671	\$728

Note: Four-bedroom rents not illustrated in table

*All rents have been adjusted to reflect the collected/asking rent plus the cost of tenant-paid utilities

Columbiana County							
Market-rate Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
A	2	45	0.0%	-	-	\$783	\$1,014
B+	1	18	5.6%	-	-	\$593	-
B	9	481	3.5%	\$360	\$466	\$633	\$868
B-	3	75	1.3%	-	\$652	\$543	-
C+	3	99	0.0%	\$432	\$522	\$568	\$1,038
C	4	38	10.5%	\$435	\$507	\$608	-
C-	2	80	0.0%	-	\$519	\$633	-
D	4	41	7.3%	-	\$481	\$583	-
Tax Credit Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
A	1	48	0.0%	-	-	\$658	-
B	3	107	0.0%	\$310	\$365	\$513	\$574

Note: Four-bedroom rents not illustrated in table

*All rents have been adjusted to reflect the collected/asking rent plus the cost of tenant-paid utilities

Stark County							
Market-rate Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
A	3	220	2.3%	-	\$696	\$774	\$950
A-	1	125	0.8%	-	\$623	\$792	-
B+	4	477	0.4%	\$445	\$682	\$830	-
B	17	2,303	3.2%	\$464	\$612	\$801	\$1,240
B-	11	1,539	2.9%	\$465	\$550	\$665	\$1,163
C+	7	578	2.6%	\$415	\$552	\$654	-
C	9	881	0.3%	\$534	\$624	\$767	\$826
D	1	56	0.0%	-	\$485	\$592	-
Tax Credit Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
A	3	235	0.4%	-	-	\$630	-
A-	1	80	0.0%	-	-	-	\$653
B+	1	78	0.0%	-	-	-	\$612
B	1	66	15.2%	-	\$400	-	-

Note: Four-bedroom rents not illustrated in table

*All rents have been adjusted to reflect the collected/asking rent plus the cost of tenant-paid utilities

Tuscarawas County							
Market-rate Properties				Median Adjusted* Rent			
Quality Rating	Projects	Total Units	Vacancy Rate	Studio	One-Br.	Two-Br.	Three-Br.
B+	6	201	0.0%	-	\$631	\$860	\$770
B	4	147	4.8%	\$876	\$547	\$809	-
B-	5	72	1.4%	-	\$519	\$639	\$695
C+	2	94	1.1%	-	-	\$544	-
C	1	42	4.8%	-	\$489	\$616	-
C-	6	149	0.7%	-	\$564	\$643	\$761
D	2	19	0.0%	\$462	\$508	\$617	\$772

Note: Four-bedroom rents not illustrated in table

*All rents have been adjusted to reflect the collected/asking rent plus the cost of tenant-paid utilities

Similar to the distribution of vacancies by structure year built, there does not appear to be any direct relationship between the vacancies in the non-subsidized, conventional rental units in the four Study Area counties and the quality of the units. However, there is a direct relationship, as expected, between quality of units and median gross rent levels, as higher quality units are priced higher than the lower quality units. The lower quality rental units have generally lower rents than the higher quality units. This is not surprising considering the higher quality properties typically offer larger unit sizes and superior amenities/features. For example, the median adjusted one-bedroom rent among the lower (D) quality units in the Site PMA is \$508, while the highest quality units with ratings of B+, have a median adjusted one-bedroom \$631 per month.

C. Single-Family and Non-Conventional Rental Evaluation

In each of the four Study Area counties, there is a significant base of non-conventional rental housing options that consist of single-family home/duplex rentals, rentals over storefronts and older small (4- and 8-plex units) multifamily dwellings. Generally, in all four counties, these non-conventional rentals are old, offer few amenities and lack on-site management and maintenance. The majority of single-family and non-conventional rentals currently advertised in the area include a mix of one to five bedrooms.

These non-conventional rentals vary in price because of the differences in size, location, quality and included utilities/amenities. We gathered full rental listings from multiple sources, including local realtors and rental companies that specialize in single-family rentals, as well as various online sources. The following is a summary of the collected/asking rent ranges and average rent for non-conventional rentals within each of the four Study Area counties. It should be noted that most homes do not include the cost of any utilities in the monthly rent. We gathered information on 11 non-conventional rental units in Carroll County, 13 rentals in Columbiana County, 82 rentals in Stark County and 29 rentals in Tuscarawas County. We were able to identify and survey primarily only the vacant/currently available non-conventional rental units, as occupied units are primarily not being advertised or marketed.

		Carroll County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
One-Bedroom	1	\$900	\$900	\$900	1951	900
Two-Bedroom	4	\$500	\$1,000	\$766	1939	1,011
Three-Bedroom	3	\$700	\$800	\$750	1943	1,027
Four+-Bedroom	3	\$1,600	\$2,000	\$1,833	1980	1,933

		Columbiana County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
Two-Bedroom	2	\$475	\$550	\$513	N/A	750
Three-Bedroom	6	\$550	\$1,200	\$871	N/A	1,293
Four+-Bedroom	5	\$675	\$1,100	\$811	N/A	N/A

N/A – Not Available

		Stark County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
One-Bedroom	3	\$350	\$575	\$504	1921	652
Two-Bedroom	9	\$450	\$1,050	\$649	1936	1,101
Three-Bedroom	41	\$485	\$1,625	\$769	1943	1,714
Four+-Bedroom	29	\$995	\$3,300	\$2,007	1980	2,206

		Tuscarawas County				
Bedroom Type	# of Units Surveyed	Collected/Asking Rent			Average Year Built	Average Unit Sizes
		Low	High	Average		
Two-Bedroom	5	\$300	\$1,250	\$710	1997	1,176
Three-Bedroom	15	\$400	\$1,395	\$816	1939	1,372
Four-Bedroom	9	\$600	\$3,000	\$1,498	1944	2,282

As the preceding table illustrates, Stark County has the highest priced average four-bedroom rents (\$2,007) followed by Carroll County (\$1,833). However, it should be noted that we were only able to survey three and four-bedroom homes in Carroll County that are rentals. As such, the average rent is skewed by these high priced rents, when there are likely more lower priced four-bedroom homes currently being rented for lower monthly rates.

Overall, based on our evaluation of non-conventional rental units currently available in each of the four Study Area counties, it does not appear that the oil and gas employment has generated a shortage of rental housing opportunities. Although rents are increasing and some renters may need to find other rental options than they previously had, the supply of housing still exceeds demand. While some renters have been displaced from their previous homes due to increasing rental rates, local realtors and housing representatives stated that most of these renters have been able to find alternative housing options. However, we have not been able to establish whether this housing is of suitable quality, is in the displaced resident's desired location and/or if the rent has increased their housing cost burden.

D. Foreclosure Analysis

The following foreclosure data was obtained from RealtyTrac in January, 2013 and is summarized in this section. We have provided the total counts of homes currently in the foreclosure process by city/town within each county. This includes homes in the pre-foreclosure process with loans currently in default, homes that have gone through the pre-foreclosure process and are currently scheduled for auction and bank-owned homes. In addition, we have compared the share of foreclosures to the current state and national shares. These rates are based on the current January 2013 statistics provided by RealtyTrac.

The table below summarizes the foreclosure rates in each of the four Study Area counties, as well as the state and national rates. Note the data provided by RealtyTrac is a January 2013 point-in-time assessment of the current foreclosure rates. This is not an annualized average foreclosure rate. Rather, the foreclosure rates illustrated in the following table are based on the current (January 2013) number of homes in the foreclosure process (pre-foreclosures, auction homes and bank-owned homes) compared to the total number of homes in the area. This data is provided by RealtyTrac. The areas have been sorted in order of foreclosure rate, beginning with the lowest rate.

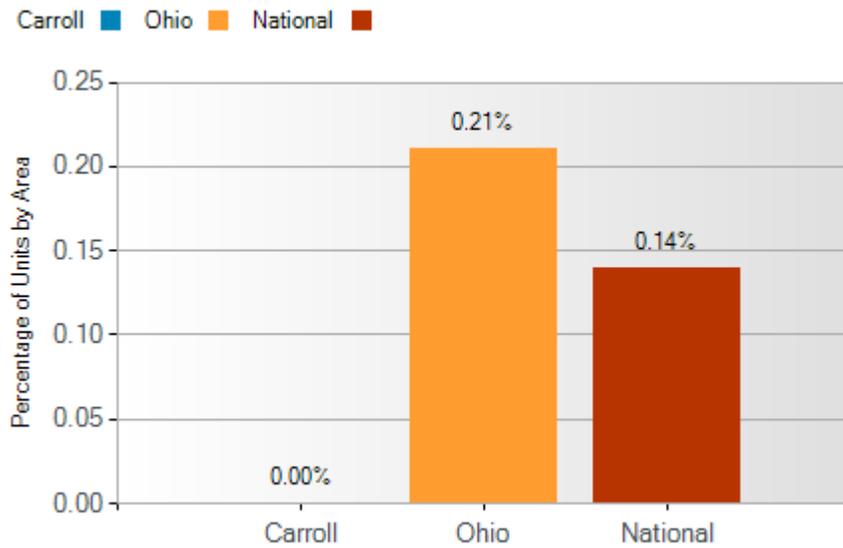
Foreclosure Rates*	
Area	Rate
Carroll County	0.00%
Columbiana County	0.10%
Tuscarawas County	0.11%
United States	0.14%
State of Ohio	0.21%
Stark County	0.31%

*Provided by RealtyTrac, as of January 2013

Carroll County currently does not have any homes in the foreclosure process. Conversely, Stark County has the highest foreclosure rate of the other three Study Area counties, as well as the state of Ohio and the nation as a whole. It should be reiterated that this data is based on the January 2013 reported number of homes in foreclosure process by RealtyTrac. Therefore, this analysis provides an illustration of the share of foreclosures in each of the four study area counties compared to the state of Ohio and the United States as a whole.

Details regarding each of the foreclosure rates and distribution by location for each of the four Study Area counties are on the following pages.

Carroll County Geographic Foreclosure Comparison

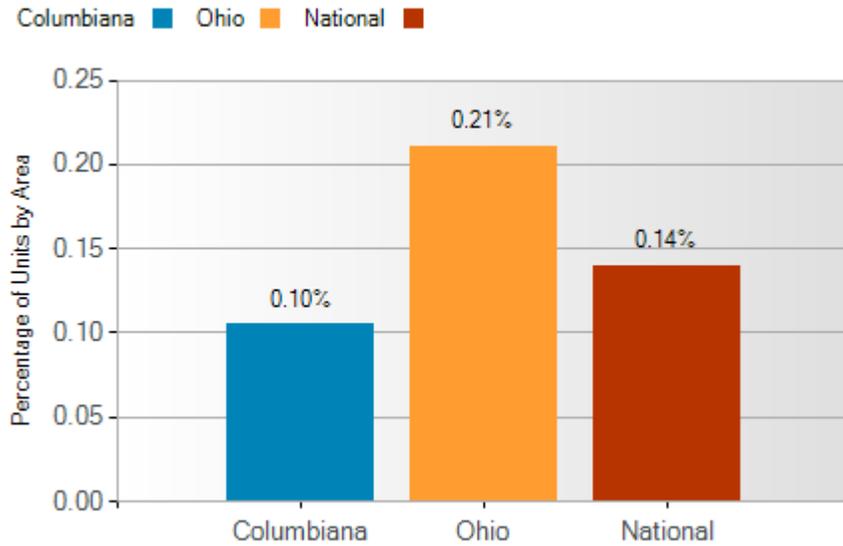


Date: January, 2013

Source: www.RealtyTrac.com

Since there are currently no foreclosures in Carroll County, there is no foreclosure activity graph to illustrate the locations of foreclosures.

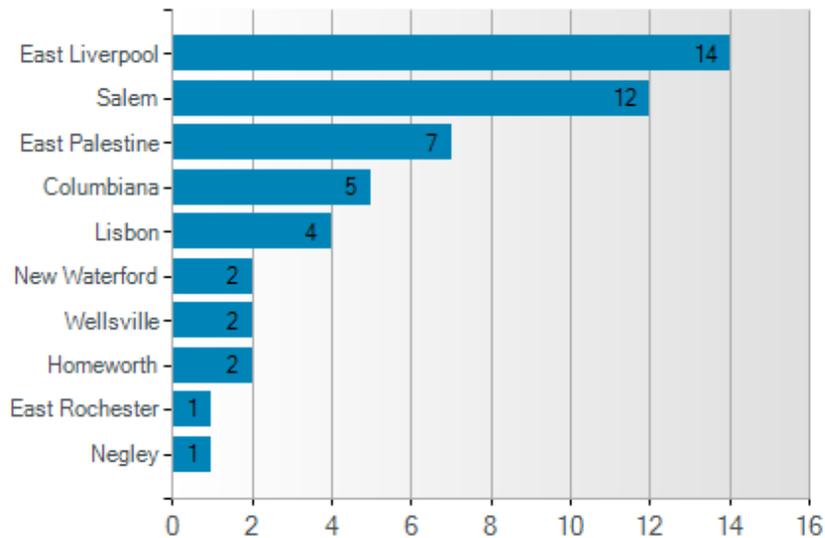
Columbiana County Geographic Foreclosure Comparison



Date: January, 2013

Source: www.RealtyTrac.com

Columbiana County Foreclosure Activity

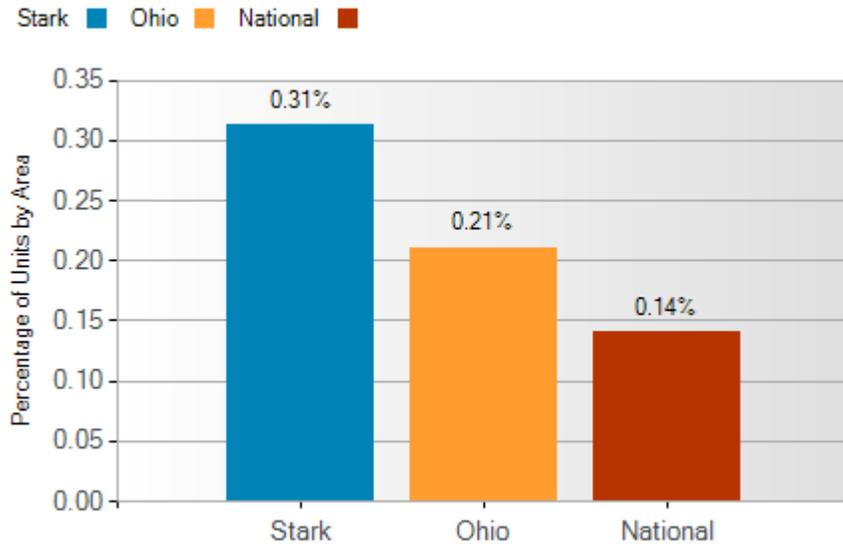


Date: January, 2013

Source: www.RealtyTrac.com

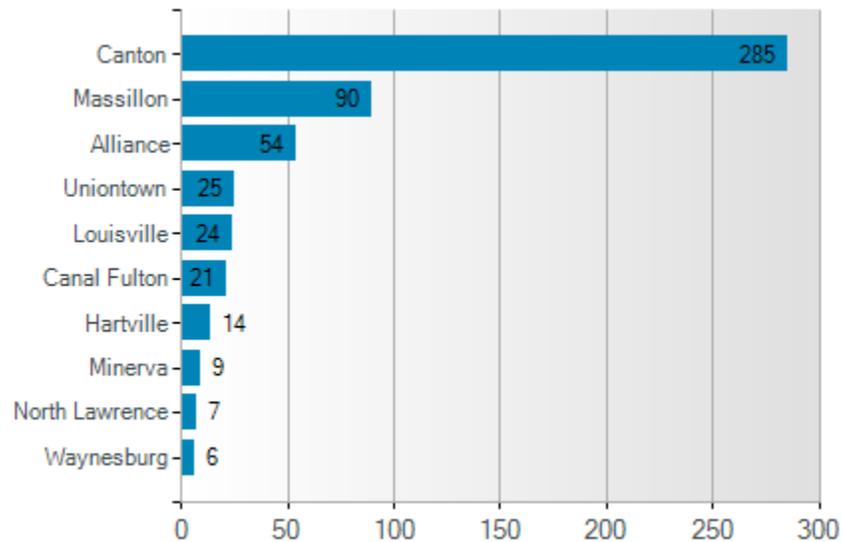
Columbiana County currently has a lower share of homes compared to Ohio in the foreclosure process. There are a total of 50 homes currently in the foreclosure process in the county.

Stark County Geographic Foreclosure Comparison



Date: January, 2013
Source: www.RealtyTrac.com

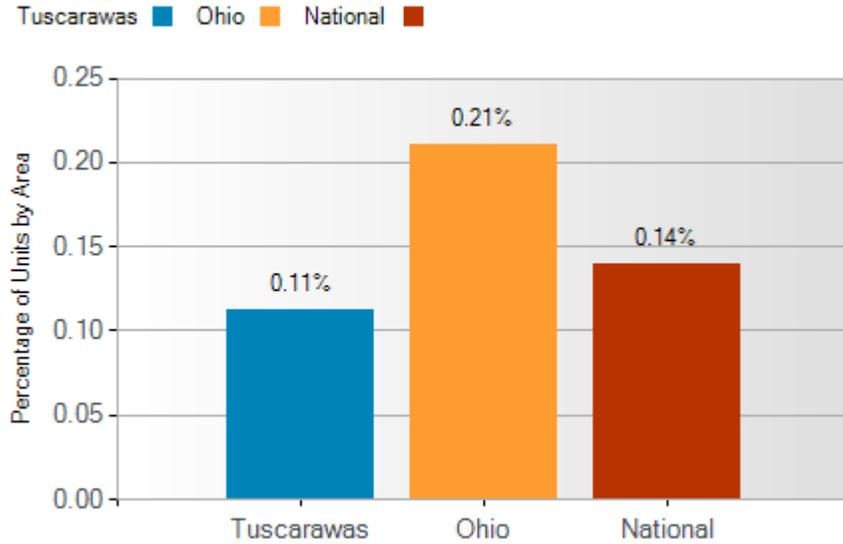
Stark County Foreclosure Activity



Date: January, 2013
Source: www.RealtyTrac.com

Stark County, specifically Canton, has a higher share of homes currently in the foreclosure process than compared to Ohio. There are a total of 521 homes currently in the foreclosure process in the county.

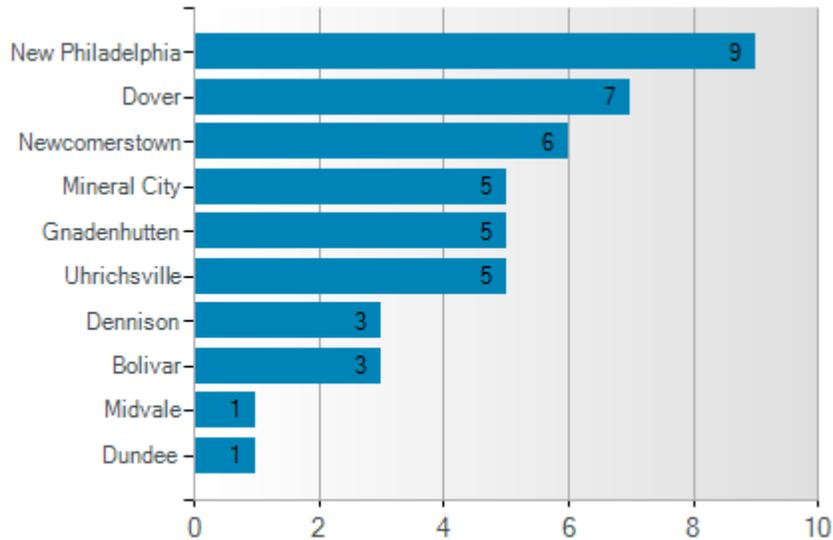
Tuscarawas County Geographic Foreclosure Comparison



Date: January, 2013

Source: www.RealtyTrac.com

Tuscarawas County Foreclosure Activity



Date: January, 2013

Source: www.RealtyTrac.com

Tuscarawas County currently has a lower share of homes in the foreclosure process than compared to the state. There are a total of 45 homes currently in the foreclosure process in the county.

E. For-Sale Homes and Sales Analysis

The following table illustrates the estimated monthly mortgage payment for typical owner-occupied homes in each of the four Study Areas counties.

Buy Versus Rent Analysis				
	Carroll County	Columbiana County	Stark County	Tuscarawas County
Median Home Price - ESRI	\$97,126	\$91,089	\$114,124	\$104,771
Mortgaged Value = 95% Of Median Home Price	\$92,270	\$86,535	\$108,418	\$99,532
Interest Rate - Bankrate.Com	5.0%	5.0%	5.0%	5.0%
Term	30	30	30	30
Monthly Principal & Interest	\$495	\$465	\$582	\$534
Estimated Taxes and Insurance*	\$124	\$116	\$146	\$134
Estimated Private Mortgage Insurance**	\$58	\$54	\$68	\$62
Estimated Monthly Mortgage Payment	\$677	\$635	\$795	\$730

*Estimated at 25% of principal and interest

**Estimated at 0.75% of mortgaged amount

Stark County has the highest estimated median home price, followed by Tuscarawas County, Carroll County and finally Columbiana County. According to Zillow.com, the following table illustrates the number of for-sale listings in each of the four counties, as well as the total number of homes sold in December 2012 and the median sales price of these homes.

Zillow.com Home Sales Statistics				
	Carroll County	Columbiana County	Stark County	Tuscarawas County
For Sale Listings on Zillow	158	539	2,410	455
Median List Price	\$129,900	\$89,900	\$109,600	\$109,000
Median Sales Price (December 2012)	\$63,400	\$54,200	\$106,000	\$93,900
Total Homes Sold (December 2012)	37	114	515	118

Source: Zillow.com

Stark County experienced the greatest number of home sales in December 2012, followed by Tuscarawas County, Columbiana County and finally Carroll County. Note the median sales price in Stark County was the highest of the four Study Area counties (\$106,000), followed closely by Tuscarawas County (\$93,900). However, Carroll and Columbiana counties had significantly lower median sales prices.

Based on statistics provided by Zillow.com, Stark County also had the closest median sales price to median list price, meaning that sales prices are approximately within less than 3.5% of the list prices. Conversely, according to Zillow.com, the greatest deviation in December 2012 was in Carroll County, as the median sales price of \$63,400 was approximately half of the median asking price of \$129,900. As demand for housing increases, sales prices will be discounted less.

VII. Interviews with Local Realtors and Government Representatives

Interviews with local realtors in the Study Area counties were conducted to identify the extent of recent changes in the single-family and mobile home rental markets. Specifically, the focus of the interviews was to determine whether or not the increase in oil and gas exploration in the eastern portion of Ohio has had a quantifiable impact on the housing in the region. The primary concern is that moderate- to high-earning energy workers will come into the area and increase the rental rates and demand for housing. This type of economic impact has caused other areas of the country to experience significant shortages in housing, increased housing costs, and in severe cases, homelessness.

The interviews with housing authority representatives were conducted at each of the four Study Area counties, as well as a sampling of realtors in each county. The housing authority representatives were interviewed to determine a perspective on the affordable housing demand in these areas and the potential impact caused by the increase in oil and gas exploration and energy workers in the region. The interviews with local realtors were conducted to determine whether they represent landlords and their properties and to discuss their experience with the recent change in demand for this type of housing. In addition, we requested information about the history of the availability of single-family/mobile home rentals and their current rents. The interviews identified the perceptions of these realtors regarding the impact that oil and gas employment has had on this segment of the market.

Overall, we conducted telephone interviews with five realtors in each of the four Study Area counties, as well as local housing authority representatives in each county. Among the 23 realtors and housing authority representatives, 17 (or nearly three-quarters) indicated that they believe there has been an increase in home sales activity in the past year as a result of the increased employment created by oil/gas exploration in the region (as opposed to improving economic conditions). In general, although the economy has been in a stage of recovery in most counties in Ohio over the past year, the positive economic increases in the eastern portion of the state have been greater than other areas of the state not impacted by the oil and gas exploration.

Those interviewed housing and government representatives who believed the sales activity has increased also reported that prices have increased by approximately 5%, on average. Based on the interviews with local realtors, the average reported increase in sales price is approximately 3% to 6%. While we can not definitely report this due to increase in oil and gas workers in the area. There are strong indications this is the case. However, it should be noted that over the past year, most Ohio areas have experienced at least some increases in sales and sales prices of for-sale housing units. Therefore, the estimated impact of the oil and gas exploration industry is not the sole cause for the improving housing markets in the Study Area counties. Zillow.com estimates that Ohio has experienced an increase in home prices of just 2.9% over the past year.

The following table illustrates the number of interviewed realtors in Carroll, Columbiana, Stark and Tuscarawas counties.

County	Number of Realtors and Government Representatives Interviewed	Increase in Home Sales*	Estimated Increase in Sales Prices**
Carroll County	5	4	2.5% - 10%
Columbiana County	6	5	5% - 15%
Stark County	6	3	5%
Tuscarawas County	6	5	2.5% - 5%
Total	23	17	2.5% - 15%

Source: Vogt Santer Insights

*Reflects those realtors responding to our interviews who indicated that home sales have increased over the past year

**For those who stated there has been an increase in sales prices, this is the estimated percentage increase

The majority of realtors interviewed believe that there has been increase in home sales activity, and the typical sales price has increased over the past year. This change is attributed to the increase in oil and gas exploration, the increase in the number of local workers and the increase in the potential for continued growth in this employment sector. Some realtors report investors have purchased single-family homes with the intention of leasing them to the increasing number of workers in the energy field.

The following is a summary of the interviews with representatives from the Columbia, Stark and Tuscarawas Metropolitan Housing Authorities.

Has there been an increase in housing demand activity in the past year due to the oil and gas exploration?		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Yes	No	No
Have home asking/sales priced increased over the past year?		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Yes	Unknown	No
Who is renting most of the single-family homes in the area? (families or oil/gas workers)		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Families	Unknown	Families
What kind of rental housing is in the highest demand? (single-family homes, mobile homes, apartments, etc.)		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Single-Family Homes	Unknown	Two-Bedroom Homes
Have people been displaced because of increasing rents and oil/gas workers and companies renting the majority of housing?		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Not yet, but it is a possibility in the near future	Not in Stark County, but in Carroll County, there have been some reports of this happening to a few families	Somewhat. Tenants have been displaced, but have found other housing
Have there been reports of tenants being displaced because landlords are making deals with oil/gas companies to rent a large number of units to these energy companies?		
Columbiana Metropolitan Housing Authority	Stark Metropolitan Housing Authority	Tuscarawas Metropolitan Housing Authority
Yes, rental rates are increasing	Not in Stark County, but yes in Carroll County	Yes, some small property/apartment owners have done this. However, there is still available rental housing in other properties

Based on our interviews with local housing authority representatives, the general conclusions are that Stark County has yet to see a notable impact. However, the other three smaller counties have started to see some impact on rental housing due to the increasing number of oil and gas workers. The general consensus among these three smaller counties is that rents are increasing and housing is becoming more scarce. However, at this point in time, renters that have been displaced have been able to find replacement housing. The supply of older, lower quality housing structures in these areas provides housing opportunities, even if they are of a lower quality than a renter's previous residence. Regardless, as the housing is being rented and oil/gas companies are renting housing units, the housing market will continue to tighten until the demand exceeds the supply. Currently, we anticipate a significant increase in rent rates, as the options for other housing opportunities will no longer exist. Considering the changes that have occurred in Carroll, Columbiana and Tuscarawas counties over the past year, it will likely be at least another year before the housing markets are significantly strained in these areas.

The following are Real Estate companies contacted and interviewed between December 2012 and February 2013 by Vogt Santer Insights:

Company Name	City	County	Phone Number
Sandy Valley Estates	Magnolia	Carroll	(330) 866-3873
HER Realtors	Carroll	Carroll	(740) 689-8333
BJ Gray Realty Co.	Carrollton	Carroll	(330) 627-3123
Re/Max	Malvern	Carroll	(330) 492-9278
Cutler Real Estate	Carrollton	Carroll	(330) 627-0727
Columbiana County	East Palestine	Carroll	(330) 426-6600
Columbiana Metropolitan Housing Authority	East Liverpool	Columbiana	(330) 386-5970
Professional Real Estate	Columbiana	Columbiana	(330) 482-1931
Northwood Realty	Salem	Columbiana	(330) 332-1522
Towne & Suburban Realty Inc.	Salem	Columbiana	(330) 332-0323
Geer Realty	East Liverpool	Columbiana	(330) 386-9066
Stark Metropolitan Housing Authority	Canton	Stark	(330) 454-8051
Croxton Realty Co.	Canton	Stark	(330) 492-1697
Hatfield Real Estate Inc.	Canal Fulton	Stark	(330) 854-4500
Re/Max Edge	Canton	Stark	(330) 236-5100
Howard Hanna	Uniontown	Stark	(330) 896-5225
Cutler Real Estate	North Canton	Stark	(330) 499-9922
Tuscarawas Metropolitan Housing Authority	New Philadelphia	Tuscarawas	(330) 308-8099
Kaufman Realty	New Philadelphia	Tuscarawas	(330) 602-4111
Experts Inc.	Dover	Tuscarawas	(330) 343-7355
The Barnett Realtors	New Philadelphia	Tuscarawas	(330) 339-1196
Miller-Kehl Realty	New Philadelphia	Tuscarawas	(330) 339-1158
Pissocra-Mathias Realty Inc.	New Philadelphia	Tuscarawas	(330) 364-7761

VIII. Qualifications

A. The Company

Vogt Santer Insights is a real estate research firm established to provide accurate and insightful market forecasts for a broad range client base. The principals of the firm, Robert Vogt and Chip Santer, have more than 60 years of combined real estate and market feasibility experience throughout the United States.

Serving real estate developers, syndicators, lenders, state housing finance agencies and the U.S. Department of Housing and Urban Development (HUD), the firm provides market feasibility studies for affordable housing, market-rate apartments, condominiums, senior housing, student housing and single-family developments.

B. The Staff

Robert Vogt has conducted and reviewed more than 5,000 market analyses over the past 30 years for market-rate and Low-Income Housing Tax Credit apartments as well as studies for single-family, golf course/residential, office, retail and elderly housing throughout the United States. Mr. Vogt is a founding member and the past chairman of the National Council of Housing Market Analysts (formerly known as the National Council of Affordable Housing Market Analysts), a group formed to bring standards and professional practices to market feasibility. He is a frequent speaker at many real estate and state housing conferences. Mr. Vogt has a bachelor's degree in finance, real estate and urban land economics from The Ohio State University.

Chip Santer has served as President and Chief Executive Officer of local, state and national entities involved in multifamily and single-family housing development, syndication, regulation and brokerage in both the for profit and not-for-profit sectors. As president and CEO of National Affordable Housing Trust, Mr. Santer led a turn-around operation affiliated with National Church Residences, Retirement Housing Foundation and Volunteers of America that developed and financed more than 3,000 units of housing throughout the United States with corporate and private funds, including a public fund with 1,100 investors. He was a former Superintendent and CEO of the Ohio Real Estate Commission, and serves on several boards and commissions. Mr. Santer is a graduate of Ohio University.

Andrew W. Mazak has over 10 years of experience in the real estate market research field. He has personally written more than 1,000 market feasibility studies in numerous markets throughout the United States, Canada and Puerto Rico. These studies include the analysis of Low-Income Housing Tax Credit apartments, market-rate apartments, government-subsidized apartments, student housing developments, farm-worker housing projects, condominium communities, single-family subdivisions and senior-living developments, as well as overall community-, city- and county-wide housing needs assessments. Mr. Mazak was also a Project Director at Vogt, Williams & Bowen, LLC (VWB Research). Mr. Mazak has a bachelor's degree in Business Management and Marketing from Capital University in Columbus, Ohio.

Brian Gault has conducted fieldwork and analyzed real estate markets for 12 years in more than 40 states and has authored more than 1,200 market studies. In this time, Mr. Gault has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, comprehensive community housing assessment, HOPE VI redevelopments, student housing analysis, condominium and/or single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Gault has a bachelor's degree in public relations from the E.W. Scripps School of Journalism, Ohio University.

Nancy Patzer has more than 15 years of experience in community development research, including securing grant financing for a variety of local governments and organizations and providing planning direction and motivation through research for United Way of Central Ohio and the City of Columbus. As a project director for Vogt Santer Insights Ms. Patzer has conducted market studies in the areas of housing, senior residential care, retail/commercial, comprehensive planning and redevelopment strategies, among others. Ms. Patzer has extensive experience working with a variety of state finance agencies as well as the U.S. Department of Housing and Urban Development's Federal Housing Administration. She has attended the most recent FHA LEAN Program training sessions. She holds a Bachelor of Science in Journalism from the E.W. Scripps School of Journalism, Ohio University.

Jim Beery has more than 20 years experience in the real estate market feasibility profession. He has written market studies for a variety of development projects, including multifamily apartments (market-rate, affordable housing, and government-subsidized), residential condominiums, hotels, office developments, retail centers, recreational facilities, commercial developments, single-family developments and assisted living properties for older adults. Other consulting assignments include numerous community redevelopment and commercial revitalization projects. Recently he attended the HUD MAP Training for industry partners in Washington D.C. in October 2009 and received continuing education certification from the Lender Qualification and Monitoring Division. Mr. Beery has a bachelor's degree in Business Administration (Finance major) from The Ohio State University.

Jennifer Tristano has been involved in the production of more than 2,000 market feasibility studies during the last several years. During her time as an editor, Ms. Tristano became well acquainted with the market study guidelines and requirements of state finance agencies as well as the U.S. Department of Housing and Urban Development's various programs. In addition, Ms. Tristano has researched market conditions for a variety of project types, including apartments (Tax Credit, subsidized and market-rate), senior residential care facilities, student housing developments and condominium communities. Ms. Tristano graduated summa cum laude from The Ohio State University.

Nathan Young has more than seven years of experience in the real estate profession. He has conducted field research and written market studies in hundreds of rural and urban markets throughout the United States. Mr. Young's real estate experience includes analysis of apartment (subsidized, Tax Credit and market-rate), senior housing (i.e. nursing homes, assisted living, etc.), student housing, condominium, retail, office, self-storage facilities and repositioning of assets to optimize feasibility. Mr. Young has experience in working with the U.S. Department of Housing and Urban Development and has attended FHA LEAN program training. Mr. Young has a bachelor's degree in Engineering (Civil) from The Ohio State University.

Jimmy Beery has analyzed real estate markets in more than 35 states. In this time, Mr. Beery has conducted a broad range of studies, including Low-Income Housing Tax Credit apartments, luxury market-rate apartments, student housing analysis, rent comparability studies, condominium and single-family home communities, mixed-use developments, lodging, retail and commercial space. Mr. Beery has a bachelor's degree in Human Ecology from The Ohio State University.

Field Staff – Vogt Santer Insights maintains a field staff of professionals experienced at collecting critical on-site real estate data. Each member has been fully trained to evaluate site attributes, area competitors, market trends, economic characteristics and a wide range of issues impacting the viability of real estate development.

A. Field Survey of Conventional Rentals: Carroll County, Ohio

The following section is a field 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 our own field inspection. The intent of this field 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.

The field 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.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, 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.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- 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.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

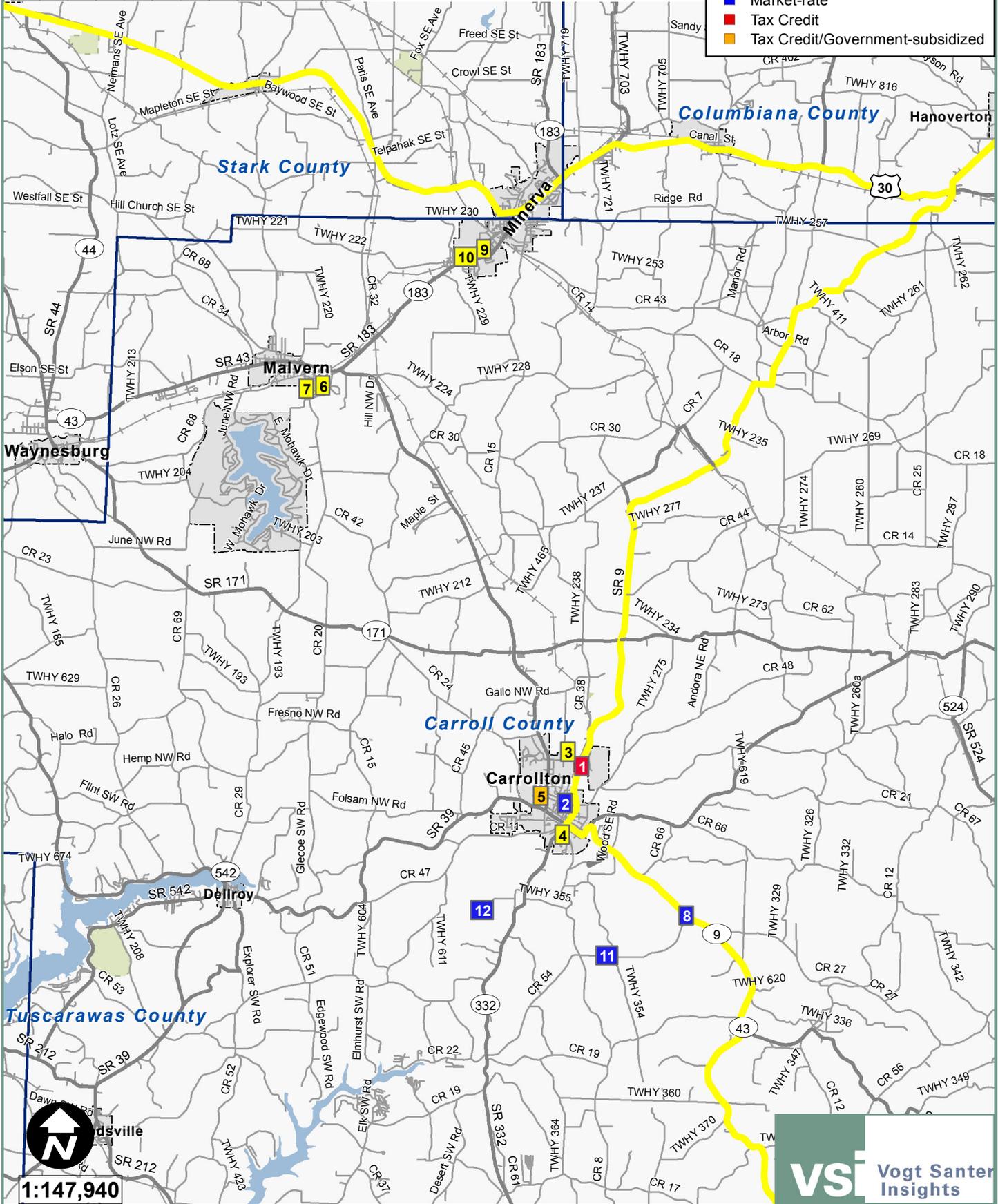
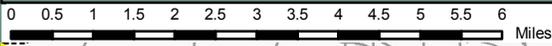
Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties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

Carroll County, OH Apartment Locations

Legend

Apartments Type

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



Map Identification List - Carroll County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
1	Kensington Greene	TAX	B+	2002	41	3	92.7%
2	559 Sterling Ave. NW	MRR	B	1952	1	0	100.0%
3	Carroll Court	GSS	B	1976	59	0	100.0%
4	Carroll Square	GSS	B+	1978	40	0	100.0%
5	Carrollton Crest Village	TGS	B	1979 / 2012	44	0	100.0%
6	Malvern Manor I Apts.	GSS	B	1985	24	0	100.0%
7	Malvern Manor II Apts.	GSS	B	1991	40	0	100.0%
8	5325 Steubenville Rd.	MRR	B+	1951	1	0	100.0%
9	Minerva Oaks Apts.	GSS	C	1986	24	0	100.0%
10	Terrace Apts.	GSS	B	1982	51	0	100.0%
11	1074 Canyon Rd. SE	MRR	B+	1956	1	0	100.0%
12	180 Emerald Rd. SW	MRR	C+	1969	1	0	100.0%

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	4	4	0	100.0%	0
TAX	1	41	3	92.7%	0
TGS	1	44	0	100.0%	0
GSS	6	238	0	100.0%	0

◆	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

QR - Quality Rating



Survey Date: January 2013

Distribution of Units - Carroll County, Ohio

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
2	1	1	25.0%	0	0.0%	\$1,091
3	1.5	1	25.0%	0	0.0%	\$1,692
3	2	1	25.0%	0	0.0%	\$992
3	3	1	25.0%	0	0.0%	\$1,792
TOTAL		4	100.0%	0	0.0%	
Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
2	1	8	19.5%	0	0.0%	\$671
3	1.5	15	36.6%	1	6.7%	\$728
4	2	8	19.5%	1	12.5%	\$929
4	2.5	10	24.4%	1	10.0%	\$929
TOTAL		41	100.0%	3	7.3%	
Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	16	36.4%	0	0.0%	N.A.
2	1	20	45.5%	0	0.0%	N.A.
3	1.5	8	18.2%	0	0.0%	N.A.
TOTAL		44	100.0%	0	0.0%	
Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	194	81.5%	0	0.0%	N.A.
2	1	44	18.5%	0	0.0%	N.A.
TOTAL		238	100.0%	0	0.0%	
Grand Total		327	-	3	0.9%	

Survey of Properties - Carroll County, Ohio

1 Kensington Greene			
	Address 216 Kensington Rd. Carrollton, OH 44615	Phone (330) 627-0401 (Contact in person)	Total Units 41
	Year Built 2002	Contact Leslie	Vacancies 3
Comments 50% & 60% AMHI; Single-family homes			Occupancy Rate 92.7%
			Floors 1,2
			Quality Rating B+
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

2 559 Sterling Ave. NW			
	Address 559 Sterling Ave. NW Carrollton, OH 44615	Phone (330) 376-7368 (Contact in person)	Total Units 1
	Year Built 1952	Contact Kelly	Vacancies 0
Comments Year built & square footage estimated			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B
			Waiting List None
			Single-Family Home

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

3 Carroll Court			
	Address 300 12th St. NW Carrollton, OH 44615	Phone (330) 627-2233 (Contact in person)	Total Units 59
	Year Built 1976	Contact Michelle	Vacancies 0
Comments HUD Section 8; 1 manager's unit not included in total units			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B
			Waiting List 25 households
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

4 Carroll Square			
	Address 90 3rd St. SE Carrollton, OH 44615	Phone (330) 627-7200 (Contact in person)	Total Units 40
	Year Built 1978	Contact Cheryl	Vacancies 0
Comments HUD Section 8			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B+
			Waiting List 10 households
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Carroll County, Ohio

5 Carrollton Crest Village			
	Address 525 Canton Rd. NW Carrollton, OH 44615	Phone (330) 627-7151 (Contact in person)	Total Units 44
	Year Built 1979 Renovated 2012	Contact Justine	Vacancies 0
Comments 60% AMHI & HUD Section 8			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List 60 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

6 Malvern Manor I Apts.			
	Address 709 Malvern Manor Dr. Malvern, OH 44644	Phone (330) 863-2674 (Contact in person)	Total Units 24
	Year Built 1985	Contact Lisa	Vacancies 0
Comments RD 515; Has RA (21 units)			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List 10 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

7 Malvern Manor II Apts.			
	Address 750 Malvern Manor Dr. Malvern, OH 44644	Phone (330) 863-0254 (Contact in person)	Total Units 40
	Year Built 1991	Contact Lisa	Vacancies 0
Comments RD 515; Has RA (33 units); Also serves disabled			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List None
			Senior Restricted (55+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

8 5325 Steubenville Rd.			
	Address 5325 Steubenville Rd. Carrollton, OH 44615	Phone (330) 376-7368 (Contact in person)	Total Units 1
	Year Built 1951	Contact Kelly	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B+
			Waiting List None
			Single-Family Home

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Carroll County, Ohio

9 Minerva Oaks Apts.			
	Address 350 Carolyn Ct. Minerva, OH 44657	Phone (740) 942-8885 (Contact in person)	Total Units 24
	Year Built 1986 Comments RD 515; Has RA (21 units); Square footage estimated by management	Contact Linn	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List 3 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

10 Terrace Apts.			
	Address 1200 Valley St. Minerva, OH 44657	Phone (740) 942-8885 (Contact in person)	Total Units 51
	Year Built 1982 Comments RD 515; Has RA (38 units); Square footage estimated by management; 1 2-br manager unit not included in total units	Contact Linn	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 3 months Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

11 1074 Canyon Rd. SE			
	Address 1074 Canyon Rd. SE Carrollton, OH 44615	Phone (330) 806-8345 (Contact in person)	Total Units 1
	Year Built 1956 Comments	Contact Star	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B+ Waiting List None Single-Family Home

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

12 180 Emerald Rd. SW			
	Address 180 Emerald Rd. SW Carrollton, OH 44615	Phone (330) 806-8345 (Contact in person)	Total Units 1
	Year Built 1969 Comments Manufactured home; Year built & square footage estimated	Contact Star	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating C+ Waiting List None Single-Family Home

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Collected Rents - Carroll County, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1							\$445	\$545	\$600
2			\$850						
8				\$1500					
11				\$1400					
12				\$700					

◆ 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: January 2013

Price Per Square Foot - Carroll County, Ohio

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Kensington Greene	1	850	\$630 to \$671	\$0.74 - \$0.79
2	559 Sterling Ave. NW	1	710	\$1091	\$1.54
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Kensington Greene	1.5	1,001	\$728 to \$824	\$0.73 - \$0.82
8	5325 Steubenville Rd.	3	1,425	\$1792	\$1.26
11	1074 Canyon Rd. SE	1.5	1,255	\$1692	\$1.35
12	180 Emerald Rd. SW	2	675	\$992	\$1.47
Four+ Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Kensington Greene	2 to 2.5	1,151	\$812 to \$929	\$0.71 - \$0.81

◆	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: January 2013

Average Gross Rent Per Square Foot - Carroll County, Ohio

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.00	\$1.54	\$1.36
Townhouse	\$0.00	\$0.00	\$0.00

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.00	\$0.00	\$0.00
Townhouse	\$0.00	\$0.77	\$0.77

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.00	\$1.54	\$1.36
Townhouse	\$0.00	\$0.77	\$0.77

Tax Credit Units - Carroll County, Ohio

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
5	Carrollton Crest Village	16	630	1	60%	\$504
Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
1	Kensington Greene	5	850	1	60%	\$445
1	Kensington Greene	3	850	1	50%	\$445
5	Carrollton Crest Village	20	893	1	60%	\$551
Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
1	Kensington Greene	6	1001	1.5	60%	\$545
1	Kensington Greene	9	1001	1.5	50%	\$545
5	Carrollton Crest Village	8	1173	1.5	60%	\$575
Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
1	Kensington Greene	15	1151	2 - 2.5	60%	\$600
1	Kensington Greene	3	1151	2 - 2.5	50%	\$600

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
50%							3	0	100.0%	9	0	100.0%	3	0	100.0%	15	0	100.0%
60%							5	0	100.0%	6	1	83.3%	15	2	86.7%	26	3	88.5%
Total							8	0	100.0%	15	1	93.3%	18	2	88.9%	41	3	92.7%

Quality Rating - Carroll County, Ohio

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
B+	2	2	0.0%				\$1,692	
B	1	1	0.0%			\$1,091		
C+	1	1	0.0%				\$992	

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
B+				2					
B			1						
C+				1					

Quality Rating - Carroll County, Ohio

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	MEDIAN GROSS RENT				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
B+	1	41	7.3%			\$671	\$728	\$929

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
B+							8	15	18

Year Built - Carroll County, Ohio *

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	4	4	0	0.0%	4	8.9%
1970 to 1979	0	0	0	0.0%	4	0.0%
1980 to 1989	0	0	0	0.0%	4	0.0%
1990 to 1999	0	0	0	0.0%	4	0.0%
2000 to 2004	1	41	3	7.3%	45	91.1%
2005	0	0	0	0.0%	45	0.0%
2006	0	0	0	0.0%	45	0.0%
2007	0	0	0	0.0%	45	0.0%
2008	0	0	0	0.0%	45	0.0%
2009	0	0	0	0.0%	45	0.0%
2010	0	0	0	0.0%	45	0.0%
2011	0	0	0	0.0%	45	0.0%
2012	0	0	0	0.0%	45	0.0%
2013*	0	0	0	0.0%	45	0.0%
Total	5	45	3	6.7%	45	100.0 %

* As of January 2013

Appliances and Unit Amenities - Carroll County, Ohio

Appliances			
Appliance	Projects	Percent	Units*
Range	5	100.0%	45
Refrigerator	5	100.0%	45
Icemaker	0	0.0%	
Dishwasher	1	20.0%	41
Disposal	1	20.0%	41
Microwave	0	0.0%	
Pantry	0	0.0%	
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	4	80.0%	44
AC - Window	0	0.0%	
Floor Covering	5	100.0%	45
Washer/Dryer	1	20.0%	1
Washer/Dryer Hook-Up	5	100.0%	45
Patio/Deck/Balcony	1	20.0%	41
Ceiling Fan	1	20.0%	41
Fireplace	0	0.0%	
Basement	0	0.0%	
Intercom System	0	0.0%	
Security System	0	0.0%	
Window Treatments	5	100.0%	45
Furnished Units	0	0.0%	
E-Call Button	0	0.0%	
Storage	0	0.0%	
Walk-In Closets	0	0.0%	

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

Project Amenities - Carroll County, Ohio

Project Amenities			
Amenity	Projects	Percent	Units
Pool	0	0.0%	
On-Site Mangement	1	20.0%	41
Laundry	0	0.0%	
Club House	1	20.0%	41
Community Space	0	0.0%	
Fitness Center	0	0.0%	
Jacuzzi/Sauna	0	0.0%	
Playground	1	20.0%	41
Computer/Business Center	0	0.0%	
Sports Court(s)	0	0.0%	
Storage	0	0.0%	
Water Features	0	0.0%	
Elevator	0	0.0%	
Security Gate	0	0.0%	
Car Wash Area	0	0.0%	
Picnic Area	0	0.0%	
Social Services/Activities	0	0.0%	
Library/DVD Library	0	0.0%	
Walking/Bike Trail	0	0.0%	

Distribution of Utilities - Carroll County, Ohio

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	2	99	30.3%
Tenant			
Electric	5	183	56.0%
Gas	5	45	13.8%
			100.0%
Cooking Fuel			
Landlord			
Electric	2	99	30.3%
Tenant			
Electric	10	228	69.7%
			100.0%
Hot Water			
Landlord			
Electric	2	99	30.3%
Tenant			
Electric	6	224	68.5%
Gas	4	4	1.2%
			100.0%
Electric			
Landlord	2	99	30.3%
Tenant	10	228	69.7%
			100.0%
Water			
Landlord	7	282	86.2%
Tenant	5	45	13.8%
			100.0%
Sewer			
Landlord	7	282	86.2%
Tenant	5	45	13.8%
Trash Pick-Up			
Landlord	8	323	98.8%
Tenant	4	4	1.2%
			100.0%

Utility Allowance - Carroll County, OH

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$35	\$43		\$86	\$7	\$11	\$6	\$7	\$23	\$22	\$41	\$16	\$20
1	Garden	\$46	\$57		\$113	\$9	\$15	\$7	\$9	\$29	\$32	\$48	\$16	\$20
1	Townhouse	\$43	\$53		\$106	\$9	\$15	\$7	\$9	\$29	\$32	\$48	\$16	\$20
2	Garden	\$62	\$75		\$151	\$12	\$19	\$10	\$11	\$39	\$42	\$56	\$19	\$20
2	Townhouse	\$59	\$72		\$144	\$12	\$19	\$10	\$11	\$39	\$42	\$56	\$19	\$20
3	Garden	\$76	\$93		\$186	\$15	\$24	\$12	\$14	\$49	\$54	\$65	\$19	\$20
3	Townhouse	\$73	\$90		\$179	\$15	\$24	\$12	\$14	\$49	\$54	\$65	\$19	\$20
4	Garden	\$92	\$112		\$224	\$19	\$30	\$15	\$18	\$60	\$62	\$70	\$21	\$20
4	Townhouse	\$89	\$109		\$217	\$19	\$30	\$15	\$18	\$60	\$62	\$70	\$21	\$20

OH-Carroll County (5/2010)

Survey Date: January 2013

B. Field Survey of Conventional Rentals: Columbiana County, Ohio

The following section is a field 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 our own field inspection. The intent of this field 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.

The field 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.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, 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.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- 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.
- 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.

Map Identification List - Columbiana County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
1	Continental Drive Apts.	MRR	B	1975	12	2	83.3%
2	972 N. Lincoln Ave.	MRR	C-	1982	8	0	100.0%
3	Briargate Place	TAX	B	1998	51	0	100.0%
4	Cedar Ridge	MRR	B	1980	32	4	87.5%
5	Evergreen Apts.	MRR	D	1972	18	2	88.9%
6	Grays Apts.	MRR	C	1962	7	1	85.7%
7	Jones	MRR	D	1968	16	1	93.8%
8	Laurel Courts Apts.	MRR	B	1975	45	0	100.0%
9	Lincoln Place I, II & III	TGS	B+	1980 / 1993	128	0	100.0%
10	Lincoln Terrace	MRR	B	1960	27	0	100.0%
11	Lionel Apts.	MRR	C	1940	4	0	100.0%
12	Wind Rose Apts.	TGS	A	1992	44	0	100.0%
13	Monroe Apts.	MRR	B	1978	108	2	98.1%
14	Santa Clara	MRR	B	1995	46	4	91.3%
15	Penn Square Apts.	GSS	B	1986	10	0	100.0%
16	Salem Acres	GSS	C	1985	45	0	100.0%
17	Salem Commons	GSS	B	1991	48	0	100.0%
18	Salem Manor	GSS	B	1990	48	0	100.0%
19	Salem Senior Housing	TAX	A	2006	48	0	100.0%
20	Smith Center	GSS	B	1976 / 2004	76	0	100.0%
21	Georgetown Apts.	MRR	C	1977	24	3	87.5%
22	Lantern Square Apts.	MRR	B+	1960	18	1	94.4%
23	East Liverpool Worker Housing	TAX	B	2001	16	0	100.0%
24	Town & Country Apts.	MRR	B-	1964	48	0	100.0%
25	Riverview Towers	GSS	C+	1981	68	0	100.0%
26	Odd Fellows Manor	TAX	B	1889 / 1999	40	0	100.0%
27	Brookview Apts.	GSS	B	1984	24	1	95.8%
28	Marshall Garden	MRR	B-	1978	25	1	96.0%
29	Highland Apts.	GSS	B	1985	48	0	100.0%
30	Heights Manor	GSS	B	1984	146	0	100.0%
31	Fawcett Apts.	GSS	C	1969	125	0	100.0%
32	Carriage Hill North	MRR	C+	1982	50	0	100.0%
33	Blossom Hill Apts.	TGS	B	1994	29	0	100.0%
34	Camelot Apts.	MRR	C-	1968	72	0	100.0%
35	324 Grant St.	MRR	B-	1926	2	0	100.0%
36	182 N. Union Ave.	MRR	D	1910	4	0	100.0%
37	Calcutta Commons	GSS	B-	1989	48	0	100.0%

◆	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

QR - Quality Rating



Survey Date: January 2013

Map Identification List - Columbiana County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
38	Calcutta Woods	GSS	B	1989	44	0	100.0%
39	156 Washington St.	MRR	C	1930	3	0	100.0%
40	Woodland Hills	GSS	C+	1970 / 2005	125	0	100.0%
41	657-B Continental Dr.	MRR	B	1990	2	0	100.0%
42	142-146 S. Union Ave.	MRR	D	1910	3	0	100.0%
43	927 W. Wilson St.	MRR	A	2005	3	0	100.0%
44	Roseland Apts.	GSS	B	1993	47	0	100.0%
45	Roseland Commons	GSS	B	1991	48	0	100.0%
46	Columbiana MHA Scattered Sites	GSS	C	1980	25	0	100.0%
47	Church Street Apts.	TGS	B+	1994	23	0	100.0%
48	1230 E. 11th St.	MRR	C+	1950	1	0	100.0%
49	Apple Grove Homes I	GSS	B	1994	20	0	100.0%
50	Apple Grove Homes II	GSS	A	2004	10	0	100.0%
51	Columbiana Manor Apts.	MRR	B	1970	188	3	98.4%
52	Harmony Village	GSS	C+	1983	48	0	100.0%
53	Independence Square I	GSS	C	1970	16	0	100.0%
54	Independence Square II	GSS	C	1970	45	0	100.0%
55	Waterford House Apts.	GSS	B	1975 / 2003	48	2	95.8%
56	Meadow Wood Apts.	MRR	A	2011	42	0	100.0%
57	102 Park Ct.	MRR	C+	1970	48	0	100.0%
58	Washingtonville Apts.	GSS	B-	1978	40	0	100.0%
59	William J. Shoub Towers	GSS	B	1978	52	0	100.0%
60	Salem 76 Apts.	GSS	B	1976	76	5	93.4%
61	Meadowview Apts.	GSS	B	1985	48	0	100.0%
62	Colonial Apts.	MRR	B	1960	21	2	90.5%

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	28	877	26	97.0%	0
TAX	4	155	0	100.0%	0
TGS	4	224	0	100.0%	0
GSS	26	1,378	8	99.4%	0

◆	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

QR - Quality Rating



Survey Date: January 2013

Distribution of Units - Columbiana County, Ohio

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	85	9.7%	2	2.4%	\$400
1	1	367	41.8%	7	1.9%	\$519
2	1	375	42.8%	13	3.5%	\$593
2	1.5	34	3.9%	4	11.8%	\$677
3	1.5	5	0.6%	0	0.0%	\$863
3	2	11	1.3%	0	0.0%	\$1,014
TOTAL		877	100.0%	26	3.0%	
Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	6	3.9%	0	0.0%	\$310
1	1	34	21.9%	0	0.0%	\$365
2	1	80	51.6%	0	0.0%	\$596
3	1	12	7.7%	0	0.0%	\$574
3	1.5	7	4.5%	0	0.0%	\$574
4	1.5	16	10.3%	0	0.0%	\$625
TOTAL		155	100.0%	0	0.0%	
Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	140	100.0%	0	0.0%	N.A.
TOTAL		140	100.0%	0	0.0%	
Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	77	5.3%	0	0.0%	N.A.
1	1	820	56.1%	4	0.5%	N.A.
2	1	422	28.9%	4	0.9%	N.A.
3	1	76	5.2%	0	0.0%	N.A.
3	1.5	37	2.5%	0	0.0%	N.A.
3	2	4	0.3%	0	0.0%	N.A.
4	1	18	1.2%	0	0.0%	N.A.
4	1.5	5	0.3%	0	0.0%	N.A.
5	2	3	0.2%	0	0.0%	N.A.
TOTAL		1,462	100.0%	8	0.5%	
Grand Total		2,634	-	34	1.3%	

Survey of Properties - Columbiana County, Ohio

1 Continental Drive Apts.			
	Address 595-607 Continental Dr. Salem, OH 44460	Phone (330) 692-0309 (Contact in person)	Total Units 12
	Year Built 1975	Contact Bob	Vacancies 2
Comments			Occupancy Rate 83.3%
			Floors 2
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

2 972 N. Lincoln Ave.			
	Address 972 N. Lincoln Ave. Salem, OH 44460	Phone (330) 337-8463 (Contact in person)	Total Units 8
	Year Built 1982	Contact Jim	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 2
			Quality Rating C-
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

3 Briargate Place			
	Address 1264 Southeast Blvd. Salem, OH 44460	Phone (330) 337-6219 (Contact in person)	Total Units 51
	Year Built 1998	Contact Carol	Vacancies 0
Comments 50% & 60% AMHI; Unit mix estimated; Accepts HCV (15 units)			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List 3 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

4 Cedar Ridge			
	Address 1264 Cedar Ridge Dr. Salem, OH 44460	Phone (330) 337-7773 (Contact in person)	Total Units 32
	Year Built 1980	Contact Mark	Vacancies 4
Comments Vacancies typical			Occupancy Rate 87.5%
			Floors 2
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

5 Evergreen Apts.			
	Address 701-737 E. Fifth St. Salem, OH 44460	Phone (330) 424-0211 (Contact in person)	Total Units 18
	Year Built 1972 Comments Vacancies attributed to quality	Contact Mark	Vacancies 2 Occupancy Rate 88.9% Floors 2.5 Quality Rating D Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
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6 Grays Apts.			
	Address 154 Benton Rd. Salem, OH 44460	Phone (330) 332-4155 (Contact in person)	Total Units 7
	Year Built 1962 Comments	Contact Susie	Vacancies 1 Occupancy Rate 85.7% Floors 1 Quality Rating C Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
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7 Jones			
	Address 226 Vine St. Salem, OH 44460	Phone (216) 526-2335 (Contact in person)	Total Units 16
	Year Built 1968 Comments	Contact Lynn	Vacancies 1 Occupancy Rate 93.8% Floors 2 Quality Rating D Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
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8 Laurel Courts Apts.			
	Address 437-449 Continental Dr. Salem, OH 44460	Phone (330) 332-8123 (Contact in person)	Total Units 45
	Year Built 1975 Comments Accepts HCV (11 units); Recently converted studio units into 1- & 2-br units; 2-br units have washer/dryer hookups	Contact Sharon	Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating B Waiting List 1 month

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher	<input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC	<input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
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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: January 2013

Survey of Properties - Columbiana County, Ohio

9		Lincoln Place I, II & III				
	Address	1378 S. Lincoln Pl. Salem, OH 44460	Phone (440) 526-2105 (Contact in person)	Total Units 128		
	Year Built	1980	Renovated 1993	Vacancies 0		
	Comments	60% AMHI & RD 515 (44 units); HUD Section 8 (48 units); RD 515 (36 units); Has RA (18 units phase II & 24 units phase III); Also serves disabled; RD 515 units have gas heat & hot water		Occupancy Rate 100.0%		
			Contact Lynn	Floors 1		
				Quality Rating B+		
				Waiting List 5-6 households		
				Senior Restricted (62+)		
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

10		Lincoln Terrace				
	Address	1080 N. Lincoln Ave. Salem, OH 44460	Phone (330) 332-0327 (Contact in person)	Total Units 27		
	Year Built	1960	Contact Janet	Vacancies 0		
	Comments	Accepts HCV		Occupancy Rate 100.0%		
				Floors 2		
				Quality Rating B		
				Waiting List None		
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

11		Lionel Apts.				
	Address	375 E. Fifth St. Salem, OH 44460	Phone (330) 501-7091 (Contact in person)	Total Units 4		
	Year Built	1940	Contact Mahlon	Vacancies 0		
	Comments	Accepts HCV (1 unit); 1 unit renovated 12/2012		Occupancy Rate 100.0%		
				Floors 2		
				Quality Rating C		
				Waiting List None		
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

12		Wind Rose Apts.				
	Address	200 Southern Ave. Columbiana, OH 44408	Phone (330) 482-1110 (Contact in person)	Total Units 44		
	Year Built	1992	Contact Susan	Vacancies 0		
	Comments	60% AMHI & RD 515; Accepts HCV; Has RA (35 units)		Occupancy Rate 100.0%		
				Floors 1		
				Quality Rating A		
				Waiting List 2 households		
				Senior Restricted (62+)		
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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 of Properties - Columbiana County, Ohio

13 Monroe Apts.			
	Address 2020 Monroe Ave. Salem, OH 44460	Phone (330) 853-5496 (Contact in person)	Total Units 108
	Year Built 1978	Contact Dorothy	Vacancies 2
	Comments		Occupancy Rate 98.1%
			Floors 2.5
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

14 Santa Clara			
	Address 14980 Sprucevale Rd. Calcutta, OH 43920	Phone (330) 385-6691 (Contact in person)	Total Units 46
	Year Built 1995	Contact No name given	Vacancies 4
	Comments Manufactured home community; Rent range based on phases; Information as of 1/2012		Occupancy Rate 91.3%
			Floors 1
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

15 Penn Square Apts.			
	Address 366 Penn Ave. Salem, OH 44460	Phone (330) 332-5915 (Contact in person)	Total Units 10
	Year Built 1986	Contact Kathleen	Vacancies 0
	Comments HUD Section 8 & RD 515		Occupancy Rate 100.0%
			Floors 1
			Quality Rating B
			Waiting List 6 households
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

16 Salem Acres			
	Address 1133 Prospect St. Salem, OH 44460	Phone (330) 332-8627 (Contact in person)	Total Units 45
	Year Built 1985	Contact Mary	Vacancies 0
	Comments HUD Section 8		Occupancy Rate 100.0%
			Floors 1
			Quality Rating C
			Waiting List 20-25 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

Project Type

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

Survey Date: January 2013

Survey of Properties - Columbiana County, Ohio

17 Salem Commons			
	Address 2551-2561 Lexington Ave. Salem, OH 44460	Phone (330) 332-0132 (Contact in person)	Total Units 48
	Year Built 1991 Comments RD 515; Has RA (24 units); Also serves disabled; Waitlist: 1-br/11 households & 2-br/20 households; E-call buttons in disabled units	Contact Denise	Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating B Waiting List 31 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

18 Salem Manor			
	Address 504 Continental Dr. Salem, OH 44460	Phone (330) 332-0619 (Contact in person)	Total Units 48
	Year Built 1990 Comments RD 515; Has RA (39 units)	Contact Denise	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 5 households Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

19 Salem Senior Housing			
	Address 996 W. Perry St. Salem, OH 44460	Phone (330) 337-0021 (Contact in person)	Total Units 48
	Year Built 2006 Comments 50% & 60% AMHI; Also serves disabled; Opened 11/2006	Contact Lisa	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating A Waiting List 8 households Senior Restricted (55+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

20 Smith Center			
	Address 500 E. 4th St. Salem, OH 44460	Phone (330) 332-5761 (Contact in person)	Total Units 76
	Year Built 1976 Renovated 2004 Comments HUD Section 8; Also serves disabled	Contact Maureen	Vacancies 0 Occupancy Rate 100.0% Floors 4 Quality Rating B Waiting List 1 year Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013



Survey of Properties - Columbiana County, Ohio

21 Georgetown Apts.			
	Address 1129 W. Perry St. Salem, OH 44460	Phone (330) 337-7773 (Contact in person)	Total Units 24
	Year Built 1977	Contact Mark	Vacancies 3
	Comments Accepts HCV (3 units); Vacancies attributed to other competitive properties in the area		Occupancy Rate 87.5%
			Floors 2.5
			Quality Rating C
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

22 Lantern Square Apts.			
	Address 343 Main St. Columbiana, OH 44408	Phone (330) 757-2143 (Contact in person)	Total Units 18
	Year Built 1960	Contact John	Vacancies 1
	Comments		Occupancy Rate 94.4%
			Floors 2.5
			Quality Rating B+
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

23 East Liverpool Worker Housing			
	Address 1106 St. Clair Ave. & 507 Maryland St. East Liverpool, OH 43920	Phone (740) 282-4530 (Contact in person)	Total Units 16
	Year Built 2001	Contact Sheryl	Vacancies 0
	Comments 60% AMHI; Accepts HCV (6 units); Scattered sites; Square footage estimated by management; 2 ranch units are handicap-accessible; Single-family homes		Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B
			Waiting List 5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

24 Town & Country Apts.			
	Address 813 Lang St. East Liverpool, OH 43920	Phone (330) 385-1330 (Contact in person)	Total Units 48
	Year Built 1964	Contact Kim	Vacancies 0
	Comments Does not accept HCV		Occupancy Rate 100.0%
			Floors 2.5,3
			Quality Rating B-
			Waiting List 6-8 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

25 Riverview Towers																					
	<p>Address 650 E. 4th St. East Liverpool, OH 43920</p> <p>Year Built 1981</p> <p>Comments Public Housing; Also serves disabled; Landlord pays electricity Nov.-April, tenant pays May-Oct. (\$15 per month)</p>	<p>Phone (330) 385-6022 (Contact in person)</p> <p>Contact Claudia</p>	<p>Total Units 68</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 5</p> <p>Quality Rating C+</p> <p>Waiting List 6-12 months</p> <p>Senior Restricted (55+)</p>																		
	<table border="0"> <tr> <td>Key Appliances & Amenities</td> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator		<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse															
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator															
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center															

26 Odd Fellows Manor																					
	<p>Address 120 W. 6th St. East Liverpool, OH 43920</p> <p>Year Built 1889 Renovated 1999</p> <p>Comments 50% AMHI; Square footage estimated by management; Waitlist is for 1st-floor units</p>	<p>Phone (330) 382-9755 (Contact in person)</p> <p>Contact Noel</p>	<p>Total Units 40</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 5</p> <p>Quality Rating B</p> <p>Waiting List 2 households</p> <p>Senior Restricted (55+)</p>																		
	<table border="0"> <tr> <td>Key Appliances & Amenities</td> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator		<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse															
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator															
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center															

27 Brookview Apts.																					
	<p>Address 42 Washington St. Salineville, OH 43945</p> <p>Year Built 1984</p> <p>Comments RD 515; Has RA (21 units)</p>	<p>Phone (330) 679-2592 (Contact in person)</p> <p>Contact Mary Lou</p>	<p>Total Units 24</p> <p>Vacancies 1</p> <p>Occupancy Rate 95.8%</p> <p>Floors 1,2</p> <p>Quality Rating B</p> <p>Waiting List None</p>																		
	<table border="0"> <tr> <td>Key Appliances & Amenities</td> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator		<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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28 Marshall Garden																					
	<p>Address Broadway & St. Clair Ave. East Liverpool, OH 43920</p> <p>Year Built 1978</p> <p>Comments</p>	<p>Phone (330) 385-6933 (Contact in person)</p> <p>Contact Rich Brooks</p>	<p>Total Units 25</p> <p>Vacancies 1</p> <p>Occupancy Rate 96.0%</p> <p>Floors 2,2.5,3</p> <p>Quality Rating B-</p> <p>Waiting List None</p>																		
	<table border="0"> <tr> <td>Key Appliances & Amenities</td> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse		<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator		<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse															
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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: January 2013

Survey of Properties - Columbiana County, Ohio

29 Highland Apts.			
	Address 15511 Summit Dr. East Liverpool, OH 43920 Year Built 1985 Comments RD 515; Has RA (25 units)	Phone (330) 385-6382 (Contact in person) Contact Kathy	Total Units 48 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating B Waiting List 18 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

30 Heights Manor			
	Address 325 N. Shadylane Dr. East Liverpool, OH 43920 Year Built 1984 Comments HUD Section 8; Waitlist: 1- & 2-br/3-6 months & 3-br/6 months	Phone (330) 385-4047 (Contact in person) Contact Kathy	Total Units 146 Vacancies 0 Occupancy Rate 100.0% Floors 2,2,5 Quality Rating B Waiting List 3-6 months
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

31 Fawcett Apts.			
	Address 325 Moore St. East Liverpool, OH 43920 Year Built 1969 Comments Public Housing; Also serves disabled; \$300 pet deposit	Phone (330) 386-5970 (Contact in person) Contact Claudia	Total Units 125 Vacancies 0 Occupancy Rate 100.0% Floors 11 Quality Rating C Waiting List 6-12 months Senior Restricted (55+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

32 Carriage Hill North			
	Address 49200 Purinton Ave. East Liverpool, OH 43920 Year Built 1982 Comments Year built estimated; Higher rent units are end units	Phone (330) 386-4004 (Contact in person) Contact Carolyn	Total Units 50 Vacancies 0 Occupancy Rate 100.0% Floors 2,5 Quality Rating C+ Waiting List 2 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

Project Type

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

Survey Date: January 2013

Survey of Properties - Columbiana County, Ohio

33 Blossom Hill Apts.			
	Address 300 Wilbert Ave. East Liverpool, OH 43920 Year Built 1994 Comments 60% AMHI & RD 515; Also serves disabled; Has RA (27 units)	Phone (330) 385-4310 (Contact in person) Contact Noel	Total Units 29 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 3 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

34 Camelot Apts.			
	Address 21 Camelot Dr. Columbiana, OH 44408 Year Built 1968 Comments	Phone (330) 482-3334 (Contact in person) Contact Wendy	Total Units 72 Vacancies 0 Occupancy Rate 100.0% Floors 2,2.5 Quality Rating C- Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

35 324 Grant St.			
	Address 324 Grant St. East Liverpool, OH 43920 Year Built 1926 Comments Square footage & year built estimated	Phone (330) 385-2287 (Contact in person) Contact Eleanor	Total Units 2 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B- Waiting List None
	Key Appliances & Amenities <input type="checkbox"/> Range <input type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

36 182 N. Union Ave.			
	Address 182 N. Union Ave. Salem, OH 44460 Year Built 1910 Comments Square footage estimated by management	Phone (330) 692-1570 (Contact in person) Contact Mark	Total Units 4 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating D Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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

Survey Date: January 2013

Survey of Properties - Columbiana County, Ohio

37		Calcutta Commons				
	Address	15390 Pugh Rd. Calcutta, OH 43920	Phone (330) 385-8425 (Contact in person)			
	Year Built	1989	Contact Kathy			
Comments		RD 515; Also serves disabled; Has RA (30 units)				
		Total Units	48			
		Vacancies	0			
		Occupancy Rate	100.0%			
		Floors	1,2			
		Quality Rating	B-			
		Waiting List	18 households			
		Senior Restricted (62+)				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

38		Calcutta Woods				
	Address	15172 Sprucevale Rd. Calcutta, OH 43920	Phone (330) 385-7749 (Contact in person)			
	Year Built	1989	Contact Kathy			
Comments		RD 515; Square footage estimated; Has RA (27 units)				
		Total Units	44			
		Vacancies	0			
		Occupancy Rate	100.0%			
		Floors	1,2			
		Quality Rating	B			
		Waiting List	18 households			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

39		156 Washington St.				
	Address	156 Washington St. Salem, OH 44460	Phone (330) 770-9171 (Contact in person)			
	Year Built	1930	Contact Jansen			
Comments		Square footage estimated by management				
		Total Units	3			
		Vacancies	0			
		Occupancy Rate	100.0%			
		Floors	3			
		Quality Rating	C			
		Waiting List	None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

40		Woodland Hills				
	Address	701 Wilbert Ave. East Liverpool, OH 43920	Phone (330) 385-6662 (Contact in person)			
	Year Built	1970	Renovated 2005			
Comments		Public Housing; Program for adults & children ages 1-3; 1-br & some 2-br units heat is included in rent				
		Total Units	125			
		Vacancies	0			
		Occupancy Rate	100.0%			
		Floors	2			
		Quality Rating	C+			
		Waiting List	1 year			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

41 657-B Continental Dr.			
	Address 657-B Continental Dr. Salem, OH 44460	Phone (330) 692-6650 (Contact in person)	Total Units 2
	Year Built 1990 Comments Year built estimated	Contact Mike	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B Waiting List 5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

42 142-146 S. Union Ave.			
	Address 142-146 S. Union Ave. Salem, OH 44460	Phone (330) 332-5433 (Contact in person)	Total Units 3
	Year Built 1910 Comments Does not accept HCV	Contact Jerry	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating D Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

43 927 W. Wilson St.			
	Address 927 W. Wilson St. Salem, OH 44460	Phone (330) 337-7773 (Contact in person)	Total Units 3
	Year Built 2005 Comments	Contact Mark	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating A Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

44 Roseland Apts.			
	Address 7632 Rose Dr. Lisbon, OH 44432	Phone (330) 424-0204 (Contact in person)	Total Units 47
	Year Built 1993 Comments RD 515; Also serves disabled; Has RA (34 units)	Contact Susan	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 2 households Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

45 Roseland Commons			
	Address 7574 Rose Dr. Lisbon, OH 44432	Phone (330) 424-0121 (Contact in person)	Total Units 48
	Year Built 1991 Comments RD 515; Has RA (33 units)	Contact Debbie	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B Waiting List 6 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

46 Columbiana MHA Scattered Sites			
	Address 230 Erie Alley Wellsville, OH 43968	Phone (330) 532-4006 (Contact in person)	Total Units 25
	Year Built 1980 Comments HUD Section 8	Contact Name not given	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

47 Church Street Apts.			
	Address 46730 Church St. New Waterford, OH 44445	Phone (330) 457-0805 (Contact in person)	Total Units 23
	Year Built 1994 Comments 30% AMHI & RD 515; Has RA (18 units); Accepts HCV (1 unit); Also serves disabled; One 2-br unit reserved for management, not included in total	Contact Susan	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B+ Waiting List 2 households Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

48 1230 E. 11th St.			
	Address 1230 E. 11th St. Salem, OH 44460	Phone (330) 692-1570 (Contact in person)	Total Units 1
	Year Built 1950 Comments Square footage estimated	Contact Mark	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C+ Waiting List None Single-Family Home

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

49 Apple Grove Homes I			
	Address 38867 Saltwell Rd. Lisbon, OH 44432	Phone (330) 424-1553 (Contact in person)	Total Units 20
	Year Built 1994 Comments PRAC 811; 100% disabled	Contact Terrie	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 7 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

50 Apple Grove Homes II			
	Address 38867 Saltwell Rd. Lisbon, OH 44432	Phone (330) 424-1553 (Contact in person)	Total Units 10
	Year Built 2004 Comments PRAC 811; 100% disabled	Contact Terrie	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating A Waiting List 10 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

51 Columbiana Manor Apts.			
	Address 337 W. Salem St. Columbiana, OH 44408	Phone (330) 482-9323 (Contact in person)	Total Units 188
	Year Built 1970 Comments Year built estimated	Contact Tammy	Vacancies 3 Occupancy Rate 98.4% Floors 2.5 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

52 Harmony Village			
	Address 901 S. Main St. Columbiana, OH 44408	Phone (330) 482-3430 (Contact in person)	Total Units 48
	Year Built 1983 Comments HUD Section 8; 1-br rent range based on handicap-accessible units; 2 units reserved for management & maintenance, not included in total units	Contact Cheryl	Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating C+ Waiting List 3-6 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

53 Independence Square I			
	Address 147 Independence Sq. Wellsville, OH 43968 Year Built 1970 Comments Public Housing	Phone (330) 532-4006 (Contact in person) Contact Name not given	Total Units 16 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

54 Independence Square II			
	Address 102 Independence Sq. Wellsville, OH 43968 Year Built 1970 Comments Public Housing	Phone (330) 532-4006 (Contact in person) Contact Name not given	Total Units 45 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

55 Waterford House Apts.			
	Address 3393 Pinewood Dr., Apt. 102 New Waterford, OH 44445 Year Built 1975 Renovated 2003 Comments RD 515	Phone (330) 457-7200 (Contact in person) Contact June	Total Units 48 Vacancies 2 Occupancy Rate 95.8% Floors 2 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

56 Meadow Wood Apts.			
	Address 60-164 Meadow Wood Dr. Salem, OH 44460 Year Built 2011 Comments Accepts HCV	Phone (330) 705-5417 (Contact in person) Contact Kevin	Total Units 42 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating A Waiting List 2-5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

57 102 Park Ct.			
	Address 102 Park Ct. Columbiana, OH 44408	Phone (330) 549-3431 (Contact in person)	Total Units 48
	Year Built 1970	Contact Name not given	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 2
			Quality Rating C+
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

58 Washingtonville Apts.			
	Address 185 Chris Ave. Washingtonville, OH 44490	Phone (330) 427-2244 (Contact in person)	Total Units 40
	Year Built 1978	Contact Ralph	Vacancies 0
Comments RD 515; Has RA (4 units)			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B-
			Waiting List 6-12 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

59 William J. Shoub Towers			
	Address 500 Main St. Wellsville, OH 43968	Phone (330) 532-4006 (Contact in person)	Total Units 52
	Year Built 1978	Contact Name not given	Vacancies 0
Comments HUD Section 8			Occupancy Rate 100.0%
			Floors 5
			Quality Rating B
			Waiting List None
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

60 Salem 76 Apts.			
	Address 500 E. 4th St. Salem, OH 44460	Phone (330) 332-5761 (Contact in person)	Total Units 76
	Year Built 1976	Contact Rhonda	Vacancies 5
Comments HUD Section 8; Also serves disabled			Occupancy Rate 93.4%
			Floors 4
			Quality Rating B
			Waiting List None
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Columbiana County, Ohio

61 Meadowview Apts.												
	Address 66 S. Washington St. East Palestine, OH 44413			Phone (330) 426-3537 (Contact in person)			Total Units 48					
	Year Built 1985			Contact Cindy			Vacancies 0					
Comments RD 515; Accepts HCV (2 units); Has RA (34 units)												
Occupancy Rate 100.0%												
Floors 1,2												
Quality Rating B												
Waiting List 50 households												
Key Appliances & Amenities	<input type="checkbox"/>	Range	<input checked="" type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input checked="" type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

62 Colonial Apts.												
	Address 35 Colonial Dr. Columbiana, OH 44408			Phone (330) 482-4871 (Contact in person)			Total Units 21					
	Year Built 1960			Contact Jerry			Vacancies 2					
Comments Accepts HCV (1 unit); Square footage estimated by management; Information as of 1/2012												
Occupancy Rate 90.5%												
Floors 1.5												
Quality Rating B												
Waiting List None												
Senior Restricted (62+)												
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input checked="" type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input checked="" type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

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: January 2013

Collected Rents - Columbiana County, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
1		\$475	\$525						
2			\$495						
3			\$405	\$455				\$455	
4							\$560		
5		\$495					\$550		
6	\$435	\$475	\$550						
7		\$450	\$500						
8		\$425	\$550						
10	\$390	\$435	\$550						
11		\$450							
13		\$585	\$625						
14			\$232 to \$252						
19			\$471 to \$525						
21			\$500						
22			\$560						
23					\$417 to \$525				\$402 to \$525
24		\$550	\$650						
26	\$310	\$365							
28			\$435						
32	\$349	\$420 to \$450							
34		\$425	\$525						
35							\$350		
36		\$350							
39	\$375	\$475	\$475						
41								\$680	
42							\$495		
43								\$675	
48								\$850	
51	\$400 to \$440	\$500	\$615						
56			\$675	\$895				\$950	
57		\$410	\$460						
62		\$375	\$450						

◆ 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: January 2013



Price Per Square Foot - Columbiana County, Ohio

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
6	Grays Apts.	1	440	\$435	\$0.99
10	Lincoln Terrace	1	480	\$419	\$0.87
26	Odd Fellows Manor	1	260	\$310	\$1.19
32	Carriage Hill North	1	400 to 605	\$432	\$0.71 - \$1.08
39	156 Washington St.	1	450	\$462	\$1.03
51	Columbiana Manor Apts.	1	338 to 477	\$360 to \$400	\$0.84 - \$1.07
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Continental Drive Apts.	1	590	\$577	\$0.98
5	Evergreen Apts.	1	510	\$526	\$1.03
6	Grays Apts.	1	595	\$475	\$0.80
7	Jones	1	510	\$481	\$0.94
8	Laurel Courts Apts.	1	535	\$527	\$0.99
10	Lincoln Terrace	1	570	\$466	\$0.82
11	Lionel Apts.	1	640	\$507	\$0.79
13	Monroe Apts.	1	575	\$616	\$1.07
24	Town & Country Apts.	1	650	\$652	\$1.00
26	Odd Fellows Manor	1	399	\$365	\$0.91
32	Carriage Hill North	1	675 to 750	\$522 to \$552	\$0.74 - \$0.77
34	Camelot Apts.	1	580	\$519	\$0.89
36	182 N. Union Ave.	1	700	\$444	\$0.63
39	156 Washington St.	1	500	\$569	\$1.14
51	Columbiana Manor Apts.	1	640	\$460	\$0.72
57	102 Park Ct.	1	610	\$504	\$0.83
62	Colonial Apts.	1	600	\$406	\$0.68
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
1	Continental Drive Apts.	1	750	\$633	\$0.84
2	972 N. Lincoln Ave.	1	825	\$528	\$0.64
3	Briargate Place	1	795	\$513	\$0.65
4	Cedar Ridge	1.5	875	\$677	\$0.77
5	Evergreen Apts.	1	820	\$583	\$0.71
6	Grays Apts.	1	635	\$550	\$0.87
7	Jones	1	695	\$533	\$0.77
8	Laurel Courts Apts.	1	720	\$658	\$0.91
10	Lincoln Terrace	1	765	\$583	\$0.76

◆	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: January 2013

Price Per Square Foot - Columbiana County, Ohio

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
13	Monroe Apts.	1	750	\$658	\$0.88
14	Santa Clara	1	600 to 800	\$340 to \$360	\$0.45 - \$0.57
19	Salem Senior Housing	1	855	\$596 to \$658	\$0.70 - \$0.77
21	Georgetown Apts.	1	790	\$608	\$0.77
22	Lantern Square Apts.	1	950	\$593	\$0.62
24	Town & Country Apts.	1	750	\$758	\$1.01
28	Marshall Garden	1	810 to 840	\$543	\$0.65 - \$0.67
34	Camelot Apts.	1	795	\$633	\$0.80
35	324 Grant St.	1.5	1,290	\$501	\$0.39
39	156 Washington St.	1	500	\$583	\$1.17
42	142-146 S. Union Ave.	1	700	\$646	\$0.92
51	Columbiana Manor Apts.	1	860	\$575	\$0.67
56	Meadow Wood Apts.	1	950	\$783	\$0.82
57	102 Park Ct.	1	805	\$568	\$0.71
62	Colonial Apts.	1	700	\$483	\$0.69
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
3	Briargate Place	1	1,075	\$574	\$0.53
		1.5	1,075	\$574	\$0.53
41	657-B Continental Dr.	1.5	1,400	\$868	\$0.62
43	927 W. Wilson St.	1.5	1,300	\$863	\$0.66
48	1230 E. 11th St.	2	1,250	\$1038	\$0.83
56	Meadow Wood Apts.	2	1,600 to 1,800	\$1014 to \$1069	\$0.59 - \$0.63
Four+ Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
23	East Liverpool Worker Housing	1.5	1,400	\$610 to \$733	\$0.44 - \$0.52

◆	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: January 2013

Average Gross Rent Per Square Foot - Columbiana County, Ohio

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.86	\$0.75	\$0.63
Townhouse	\$0.00	\$0.75	\$0.64

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.91	\$0.70	\$0.53
Townhouse	\$0.00	\$0.00	\$0.53

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.87	\$0.74	\$0.57
Townhouse	\$0.00	\$0.75	\$0.60

Tax Credit Units - Columbiana County, Ohio

Studio Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 26	Odd Fellows Manor	6	260	1	50%	\$310
One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 9	Lincoln Place I, II & III	44	600	1	60%	\$270 - \$434
◆ 12	Wind Rose Apts.	44	649	1	60%	\$325 - \$449
◆ 47	Church Street Apts.	23	650	1	30%	\$352 - \$492
◆ 26	Odd Fellows Manor	34	399	1	50%	\$365
◆ 33	Blossom Hill Apts.	29	607	1	60%	\$447 - \$592
Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
3	Briargate Place	13	795	1	60%	\$405
3	Briargate Place	19	795	1	50%	\$405
◆ 19	Salem Senior Housing	17	855	1	50%	\$471
◆ 19	Salem Senior Housing	31	855	1	60%	\$525
Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
3	Briargate Place	5	1075	1	60%	\$455
3	Briargate Place	7	1075	1	50%	\$455
3	Briargate Place	4	1075	1.5	50%	\$455
3	Briargate Place	3	1075	1.5	60%	\$455
Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
23	East Liverpool Worker Housing	13	1400	1.5	60%	\$402 - \$525
23	East Liverpool Worker Housing	3	1400	1.5	60%	\$417 - \$525

Summary of Occupancies By Bedroom Type and AMHI Level																		
AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
50%	6	0	100.0%	34	0	100.0%	36	0	100.0%	11	0	100.0%			100.0%	87	0	100.0%
60%							44	0	100.0%	8	0	100.0%	16	0	100.0%	68	0	100.0%
Total	6	0	100.0%	34	0	100.0%	80	0	100.0%	19	0	100.0%	16	0	100.0%	155	0	100.0%

◆ - Senior Restricted



Quality Rating - Columbiana County, Ohio

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	2	45	0.0%			\$783	\$1,014	
B+	1	18	5.6%			\$593		
B	9	481	3.5%	\$360	\$466	\$633	\$868	
B-	3	75	1.3%		\$652	\$543		
C+	3	99	0.0%	\$432	\$522	\$568	\$1,038	
C	4	38	10.5%	\$435	\$507	\$608		
C-	2	80	0.0%		\$519	\$633		
D	4	41	7.3%		\$481	\$583		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A			32	6				7	
B+			18						
B	76	207	164				32	2	
B-		24	49				2		
C+	6	68	24					1	
C	3	9	26						
C-		40	40						
D		19	8				14		

Quality Rating - Columbiana County, Ohio

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	MEDIAN GROSS RENT				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	1	48	0.0%			\$658		
B	3	107	0.0%	\$310	\$365	\$513	\$574	\$625

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A			48						
B	6	34	32	12	3			7	13

Year Built - Columbiana County, Ohio *

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	14	266	5	1.9%	266	25.8%
1970 to 1979	8	468	13	2.8%	734	45.3%
1980 to 1989	3	90	4	4.4%	824	8.7%
1990 to 1999	3	99	4	4.0%	923	9.6%
2000 to 2004	1	16	0	0.0%	939	1.6%
2005	1	3	0	0.0%	942	0.3%
2006	1	48	0	0.0%	990	4.7%
2007	0	0	0	0.0%	990	0.0%
2008	0	0	0	0.0%	990	0.0%
2009	0	0	0	0.0%	990	0.0%
2010	0	0	0	0.0%	990	0.0%
2011	1	42	0	0.0%	1032	4.1%
2012	0	0	0	0.0%	1032	0.0%
2013*	0	0	0	0.0%	1032	0.0%
Total	32	1032	26	2.5%	1032	100.0 %

Year Renovated - Columbiana County, Ohio

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	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	40	0	0.0%	40	100.0%
2000 to 2004	0	0	0	0.0%	40	0.0%
2005	0	0	0	0.0%	40	0.0%
2006	0	0	0	0.0%	40	0.0%
2007	0	0	0	0.0%	40	0.0%
2008	0	0	0	0.0%	40	0.0%
2009	0	0	0	0.0%	40	0.0%
2010	0	0	0	0.0%	40	0.0%
2011	0	0	0	0.0%	40	0.0%
2012	0	0	0	0.0%	40	0.0%
2013*	0	0	0	0.0%	40	0.0%
Total	1	40	0	0.0%	40	100.0 %

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

* As of January 2013



Appliances and Unit Amenities - Columbiana County, Ohio

Appliances			
Appliance	Projects	Percent	Units*
Range	31	96.9%	1,030
Refrigerator	31	96.9%	1,030
Icemaker	0	0.0%	
Dishwasher	8	25.0%	175
Disposal	11	34.4%	521
Microwave	2	6.3%	21
Pantry	0	0.0%	
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	9	28.1%	342
AC - Window	16	50.0%	556
Floor Covering	32	100.0%	1,032
Washer/Dryer	2	6.3%	7
Washer/Dryer Hook-Up	11	34.4%	198
Patio/Deck/Balcony	19	59.4%	736
Ceiling Fan	8	25.0%	279
Fireplace	2	6.3%	5
Basement	5	15.6%	26
Intercom System	4	12.5%	135
Security System	1	3.1%	27
Window Treatments	25	78.1%	842
Furnished Units	0	0.0%	
E-Call Button	1	3.1%	48
Storage	0	0.0%	
Walk-In Closets	1	3.1%	4

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

Project Amenities - Columbiana County, Ohio

Project Amenities			
Amenity	Projects	Percent	Units
Pool	2	6.3%	236
On-Site Mangement	10	31.3%	615
Laundry	17	53.1%	667
Club House	1	3.1%	48
Community Space	1	3.1%	46
Fitness Center	1	3.1%	40
Jacuzzi/Sauna	0	0.0%	
Playground	3	9.4%	145
Computer/Business Center	0	0.0%	
Sports Court(s)	3	9.4%	287
Storage	0	0.0%	
Water Features	0	0.0%	
Elevator	1	3.1%	40
Security Gate	0	0.0%	
Car Wash Area	0	0.0%	
Picnic Area	2	6.3%	236
Social Services/Activities	0	0.0%	
Library/DVD Library	0	0.0%	
Walking/Bike Trail	0	0.0%	

Distribution of Utilities - Columbiana County, Ohio

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	3	312	11.8%
Gas	13	450	17.1%
Other	2	116	4.4%
Tenant			
Electric	28	1,203	45.7%
Gas	16	553	21.0%
			100.0%
Cooking Fuel			
Landlord			
Electric	10	658	25.0%
Tenant			
Electric	50	1,958	74.3%
Gas	2	18	0.7%
			100.0%
Hot Water			
Landlord			
Electric	2	236	9.0%
Gas	14	647	24.6%
Other	2	116	4.4%
Tenant			
Electric	28	1,203	45.7%
Gas	16	432	16.4%
			100.0%
Electric			
Landlord	10	658	25.0%
Tenant	52	1,976	75.0%
			100.0%
Water			
Landlord	54	2,527	95.9%
Tenant	8	107	4.1%
			100.0%
Sewer			
Landlord	55	2,559	97.2%
Tenant	7	75	2.8%
Trash Pick-Up			
Landlord	56	2,607	99.0%
Tenant	6	27	1.0%
			100.0%

Utility Allowance - Columbiana County, OH

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$36	\$36		\$23	\$22	\$18	\$13	\$13	\$16	\$4	\$9	\$18	\$20
1	Garden	\$37	\$50		\$28	\$26	\$21	\$14	\$14	\$17	\$6	\$11	\$18	\$20
1	Townhouse	\$37	\$50		\$28	\$26	\$21	\$14	\$14	\$17	\$6	\$11	\$18	\$20
2	Garden	\$45	\$55		\$38	\$30	\$20	\$15	\$15	\$18	\$9	\$16	\$18	\$20
2	Townhouse	\$45	\$55		\$38	\$30	\$20	\$15	\$15	\$18	\$9	\$16	\$18	\$20
3	Garden	\$49	\$60		\$43	\$34	\$28	\$16	\$16	\$20	\$19	\$32	\$18	\$20
3	Townhouse	\$49	\$60		\$43	\$34	\$28	\$16	\$16	\$20	\$19	\$32	\$18	\$20
4	Garden	\$55	\$65		\$54	\$38	\$32	\$17	\$17	\$21	\$21	\$38	\$18	\$20
4	Townhouse	\$55	\$65		\$54	\$38	\$32	\$17	\$17	\$21	\$21	\$38	\$18	\$20

C. Field Survey of Conventional Rentals: Stark County, Ohio

The following section is a field 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 our own field inspection. The intent of this field 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.

The field 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.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, 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.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- 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.
- 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.

Map Identification List - Stark County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
1	Alliance Towers	GSS	B-	1978	100	0	100.0%
2	Carriage Hill West	MRR	B	1970	72	3	95.8%
3	Liberty Heights	MRR	B	1968	143	13	90.9%
4	Lionel H. Newsom Tower	GSS	B-	1925 / 1991	50	22	56.0%
5	Nantucket Circle Apts.	GSS	C-	1971	60	0	100.0%
6	Potters Creek Apts.	MRR	A	2000	151	3	98.0%
7	Sierra Apts.	MRR	C+	1968	50	0	100.0%
8	Hart Building	GSS	B	1990	186	0	100.0%
9	W.L. Hart Apts.	GSS	C	1974	105	0	100.0%
10	Vienna Woods I & II	MRT	A	2000	135	0	100.0%
11	Somerset I-IV	GSS	B-	1964	276	16	94.2%
12	Mayfield Manor	GSS	B	1983	144	0	100.0%
13	Margate	GSS	B-	1965 / 1994	70	5	92.9%
14	Linwood Acres	GSS	B-	1971	112	0	100.0%
15	Kingston	GSS	B-	1965 / 1994	70	3	95.7%
16	Diblasio/Olanda Arms	MRR	C+	1958	68	3	95.6%
17	ABCD Homes I & II	TAX	B+	1997	78	0	100.0%
18	Amherst Meadow Apts.	MRR	B	1978 / 2000	150	6	96.0%
19	Bender Woods	GSS	B-	1982	50	0	100.0%
20	Deville Grandeur	MRR	A-	1992	125	1	99.2%
21	Deville Village/Manor	MRR	C	1973	52	0	100.0%
22	Green Acres Twnhms.	MRR	C+	1980	84	3	96.4%
23	Lincoln Apts.	GSS	C-	1971	105	0	100.0%
24	Quail Hollow Apts.	MRR	B-	1978	120	0	100.0%
25	Stonehenge	MRR	B	1985	60	4	93.3%
26	Wales Ridge Apts.	MRR	B-	1979	64	0	100.0%
27	Peppertree Village	MRR	C	1977	84	0	100.0%
28	White Oaks	MRR	B-	1974 / 2003	60	1	98.3%
29	Massillon Homes	TAX	A-	2006	80	0	100.0%
30	Abbingtion at the Park	TAX	A	2010	56	1	98.2%
31	Bob-o-Link Manor	MRR	B-	1968	162	0	100.0%
32	Remington Station	MRR	B	1991	144	0	100.0%
33	Versailles Gardens Luxury Apts.	MRR	B+	1989	192	0	100.0%
34	Victory Square Apts.	GSS	B	1970	81	0	100.0%
35	Carriage Hill	MRR	B	1970	132	11	91.7%
36	Lake Cable Village Apts.	MRR	B-	1967 / 2011	597	11	98.2%
37	London Square Apts.	MRR	B	1974	224	4	98.2%

◆	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

QR - Quality Rating

DTS - Drive Distance To Site (Miles)



Map Identification List - Stark County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
38	Ridgewood Castle Apts.	MRR	B	1974 / 2006	180	1	99.4%
39	Perry Hills Colony Apts.	MRR	B	1977 / 2002	152	1	99.3%
40	St. Charles Court	MRR	B-	1967	96	12	87.5%
41	Shakertown Apts.	MRR	B	1989 / 2005	186	8	95.7%
42	St. Paul's Senior Housing	GSS	B	1986	65	0	100.0%
43	Woodlawn Village Apts.	MRR	B	1970	288	11	96.2%
44	Canterbury Commons	MRR	B+	1976	103	2	98.1%
45	Beckford Place Apts.	MRR	B-	1984	118	7	94.1%
46	Northrup Court Apts.	MRR	C+	1985	89	6	93.3%
47	Windsor Place Apts.	MRR	C+	1981	120	0	100.0%
48	Villas at Prestwick	MRR	B+	2000	78	0	100.0%
49	Sherrick-Jackson (Family)	GSS	C+	1969	306	0	100.0%
50	High Point Apts.	MRR	B-	1981	90	8	91.1%
51	Briarwood Estates	GSS	B-	1980	124	0	100.0%
52	Heritage House	MRR	B	1976	100	0	100.0%
53	Glen Eagles Apts.	MRR	B	1979	106	0	100.0%
54	Diantonic Apts.	MRR	D	1968	56	0	100.0%
55	Brookshire Hills Apts.	MRR	A	1988	61	2	96.7%
56	Centre Court Apts.	MRR	C	1985	64	3	95.3%
57	Bradley Place	TAX	A	2011	52	0	100.0%
58	East Avondale Twnhms.	MRR	C	1968	80	0	100.0%
59	Canton Towers	GSS	B	1978	199	0	100.0%
60	Williamsburg Suites	MRR	B	1987	100	2	98.0%
61	Village Tower	GSS	C	1973	100	0	100.0%
62	Englewood Manor	MRR	C	1972	72	0	100.0%
63	Yorkview Estates	GSS	C+	1978	50	0	100.0%
64	Glenwood Twnhms.	MRR	C	1968	58	0	100.0%
65	Chapel Square Twnhms. & Duplexes	MRR	B-	1983	64	5	92.2%
66	The Downtowner	GSS	B-	1977	118	0	100.0%
67	Girard Gardens	GSS	C+	1970	100	0	100.0%
68	Foxhaven Apts.	MRR	B	1982	107	5	95.3%
69	McKinley Park Apts.	GSS	C	1967	81	0	100.0%
70	Cherrie Turner Tower	GSS	B-	1972 / 1994	134	0	100.0%
71	Chip Twnhms. I & II	GSS	C-	1922	150	0	100.0%
72	Wayview Estates	MRR	C+	1968	53	2	96.2%
73	Amberwood Apts.	MRR	B	1989	63	3	95.2%
74	Ellisdale Apts.	GSS	C	1970	141	0	100.0%

◆	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

QR - Quality Rating

DTS - Drive Distance To Site (Miles)



Map Identification List - Stark County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/Renovated	Total Units	Vacant	Occupancy Rate
75	Gage Gardens Apts.	GSS	C	1974	54	0	100.0%
76	Leshdale	GSS	C	1974	62	0	100.0%
77	Mahoning Manor Apts.	GSS	C+	1972	82	0	100.0%
78	Market Ridge Apts.	MRR	C+	1968	114	1	99.1%
79	Washington Rehab	GSS	B+	1976 / 2011	229	0	100.0%
80	Kings Creek	MRR	B+	1995	104	0	100.0%
81	Legends Pointe	MRR	B-	1970	60	0	100.0%
82	Oak Glen Apts.	MRR	B	1981	96	1	99.0%
83	Rachel Woods Apts.	MRR	B-	1982	108	1	99.1%
84	Woodside Terrace Apts.	MRR	C	1970	239	0	100.0%
◆ 85	Quarry Ridge	GSS	A	1998	54	0	100.0%
◆ 86	Riverview Towers Sr. Citizens	GSS	C+	1979	98	0	100.0%
87	Colonial Club	MRR	C	1972	160	0	100.0%
88	Bexley Twnhms.	MRR	C	1968	72	0	100.0%
◆ 89	Plaza Terrace	GSS	B	1974	105	0	100.0%
◆ 90	Duncan Senior Apts.	TAX	B	1994	66	10	84.8%

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	52	6,171	144	97.7%	0
MRT	1	135	0	100.0%	0
TAX	5	332	11	96.7%	0
GSS	32	3,661	46	98.7%	0

◆	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

QR - Quality Rating

DTS - Drive Distance To Site (Miles)



Distribution of Units - Stark County, Ohio

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	154	2.5%	7	4.5%	\$464
1	1	2,054	33.2%	46	2.2%	\$583
1	2	31	0.5%	0	0.0%	\$717
2	1	2,493	40.3%	67	2.7%	\$687
2	1.5	689	11.2%	13	1.9%	\$782
2	2	521	8.4%	10	1.9%	\$916
2	2.5	36	0.6%	0	0.0%	\$1,111
3	1.5	122	2.0%	1	0.8%	\$826
3	2	17	0.3%	0	0.0%	\$950
3	2.5	54	0.9%	0	0.0%	\$1,240
4	2	8	0.1%	0	0.0%	\$1,054
TOTAL		6,179	100.0%	144	2.3%	
Tax Credit, Non-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	66	14.4%	10	15.2%	\$400
2	1	108	23.5%	1	0.9%	\$630
3	1.5	23	5.0%	0	0.0%	\$653
3	2	41	8.9%	0	0.0%	\$612
4	2	221	48.1%	0	0.0%	\$735
TOTAL		459	100.0%	11	2.4%	
Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	280	7.6%	8	2.9%	N.A.
1	1	1,537	42.0%	22	1.4%	N.A.
2	1	958	26.2%	12	1.3%	N.A.
2	1.5	56	1.5%	0	0.0%	N.A.
3	1	571	15.6%	4	0.7%	N.A.
3	1.5	142	3.9%	0	0.0%	N.A.
4	1	43	1.2%	0	0.0%	N.A.
4	1.5	41	1.1%	0	0.0%	N.A.
5	1	2	0.1%	0	0.0%	N.A.
5	1.5	22	0.6%	0	0.0%	N.A.
5	2	9	0.2%	0	0.0%	N.A.
TOTAL		3,661	100.0%	46	1.3%	
Grand Total		10,299	-	201	2.0%	

Survey of Properties - Stark County, Ohio

1 Alliance Towers																		
	<p>Address 350 S. Arch Ave. Alliance, OH 44601</p> <p>Year Built 1978</p> <p>Comments HUD Section 8; Also serves disabled; One unit occupied by on-site maintenance & not included in total</p>	<p>Phone (630) 627-3103 (Contact in person)</p> <p>Contact Robert</p>	<p>Total Units 100</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 7</p> <p>Quality Rating B-</p> <p>Waiting List 14 households</p> <p>Senior Restricted (62+)</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse													
<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator													
<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

2 Carriage Hill West																		
	<p>Address 1780-1843 Carriage Ln. Alliance, OH 44601</p> <p>Year Built 1970</p> <p>Comments Higher rent units are on the top floor; Does not accept HCV</p>	<p>Phone (330) 206-3450 (Contact in person)</p> <p>Contact Sherry</p>	<p>Total Units 72</p> <p>Vacancies 3</p> <p>Occupancy Rate 95.8%</p> <p>Floors 2.5</p> <p>Quality Rating B</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input checked="" type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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3 Liberty Heights																		
	<p>Address 984 Mill Cir. Alliance, OH 44601</p> <p>Year Built 1968</p> <p>Comments Second & third floor units have higher rent due to balcony; Larger 2-br units have den; Does not accept HCV</p>	<p>Phone (330) 821-9933 (Contact in person)</p> <p>Contact Linda</p>	<p>Total Units 143</p> <p>Vacancies 13</p> <p>Occupancy Rate 90.9%</p> <p>Floors 2.5</p> <p>Quality Rating B</p> <p>Waiting List None</p>															
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4 Lionel H. Newsom Tower																		
	<p>Address 449 E. Main St. Alliance, OH 44601</p> <p>Year Built 1925 Renovated 1991</p> <p>Comments HUD Sections 202 & 8; Also serves disabled; Vacancies due to planned renovations; One 1-br unit is a non-revenue producing manager unit</p>	<p>Phone (330) 823-4004 (Contact in person)</p> <p>Contact Tana</p>	<p>Total Units 50</p> <p>Vacancies 22</p> <p>Occupancy Rate 56.0%</p> <p>Floors 8</p> <p>Quality Rating B-</p> <p>Waiting List None</p> <p>Senior Restricted (62+)</p>															
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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: January 2013

Survey of Properties - Stark County, Ohio

5 Nantucket Circle Apts.			
	Address 965 Nantucket Cir. Alliance, OH 44601	Phone (330) 823-9550 (Contact in person)	Total Units 60
	Year Built 1971 Comments HUD Section 8	Contact Sandra	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C- Waiting List 6-12 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

6 Potters Creek Apts.			
	Address 2300-2400 Brayton Ave. Alliance, OH 44601	Phone (330) 821-4363 (Contact in person)	Total Units 151
	Year Built 2000 Comments 10% student, not designated; Does not accept HCV	Contact Lynne	Vacancies 3 Occupancy Rate 98.0% Floors 2 Quality Rating A Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

7 Sierra Apts.			
	Address 1861 Sawburg Rd. Alliance, OH 44601	Phone (330) 823-4412 (Contact in person)	Total Units 50
	Year Built 1968 Comments 2-br unit mix & square footage estimated by management; 18% student, not designated; Does not accept HCV	Contact Joanne	Vacancies 0 Occupancy Rate 100.0% Floors 2.5 Quality Rating C+ Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

8 Hart Building			
	Address East Pike St. Alliance, OH 44601	Phone (330) 821-7965 (Contact in person)	Total Units 186
	Year Built 1990 Comments Public Housing; Scattered sites; Amenities vary, some have gas heat & hot water	Contact Nelma	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B Waiting List 6-12 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
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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: January 2013

Survey of Properties - Stark County, Ohio

9 W.L. Hart Apts.			
	Address 125 E. Simpson St. Alliance, OH 44601	Phone (330) 821-7965 (Contact in person)	Total Units 105
	Year Built 1974 Comments Public Housing; Some units have tile flooring	Contact Nelma	Vacancies 0 Occupancy Rate 100.0% Floors 6 Quality Rating C Waiting List 6-12 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center

10 Vienna Woods I & II			
	Address 2920 Vienna Woods Ave. SW Canton, OH 44707	Phone (330) 484-3212 (Contact in person)	Total Units 135
	Year Built 2000 Comments Market-rate (8 units); 40%, 50% & 60% AMHI (127 units); Rent range based on phase; Single-family home development; Accepts HCV (25 units)	Contact Cleo	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating A Waiting List 5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
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11 Somerset I-IV			
	Address 712 Alan Page Dr. SE Canton, OH 44707	Phone (330) 456-7237 (Contact in person)	Total Units 276
	Year Built 1964 Comments HUD Section 8; Formerly Skyline Terrace	Contact Jackie	Vacancies 16 Occupancy Rate 94.2% Floors 2,3 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

12 Mayfield Manor			
	Address 3844 11th St. SW Canton, OH 44710	Phone (330) 478-0055 (Contact in person)	Total Units 144
	Year Built 1983 Comments HUD Section 8	Contact Candace	Vacancies 0 Occupancy Rate 100.0% Floors 6 Quality Rating B Waiting List None Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

13 Margate			
	Address 635 Alan Page Dr. SE Canton, OH 44707	Phone (330) 456-7237 (Contact in person)	Total Units 70
	Year Built 1965 Renovated 1994	Contact Jackie	Vacancies 5
Comments HUD Section 8; Formerly part of Skyline Terrace			Occupancy Rate 92.9%
			Floors 2,3
			Quality Rating B-
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

14 Linwood Acres			
	Address 3331 14th Ave. SW Canton, OH 44710	Phone (330) 479-1905 (Contact in person)	Total Units 112
	Year Built 1971	Contact Vernita	Vacancies 0
Comments Public Housing; Stark Metropolitan Housing Authority waitlist			Occupancy Rate 100.0%
			Floors 2
			Quality Rating B-
			Waiting List 1,000+ households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

15 Kingston			
	Address 802 Alan Page Dr. SE Canton, OH 44707	Phone (330) 456-7237 (Contact in person)	Total Units 70
	Year Built 1965 Renovated 1994	Contact Jackie	Vacancies 3
Comments HUD Section 8			Occupancy Rate 95.7%
			Floors 2,3
			Quality Rating B-
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

16 Diblasio/Olanda Arms			
	Address 113 Harter Ave. Canton, OH 44708	Phone (330) 477-3095 (Contact in person)	Total Units 68
	Year Built 1958	Contact Sienna	Vacancies 3
Comments Accepts HCV (8 units)			Occupancy Rate 95.6%
			Floors 2,5
			Quality Rating C+
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
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Project Type

■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
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Survey Date: January 2013

Survey of Properties - Stark County, Ohio

17 ABCD Homes I & II			
	Address 902 9th St./1026 Gibbs Ave. NE Canton, OH 44702	Phone (330) 438-1795 (Contact in person)	Total Units 78
	Year Built 1997	Contact Rita	Vacancies 0
Comments 60% AMHI; Rent range based on unit location; Lease purchase program; Single-family homes; Accepts HCV (9 units)			Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating B+
			Waiting List 30 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

18 Amherst Meadow Apts.			
	Address 1602 1st St. NE Massillon, OH 44646	Phone (330) 833-0610 (Contact in person)	Total Units 150
	Year Built 1978 Renovated 2000	Contact Victoria	Vacancies 6
Comments Accepts HCV (5 units)			Occupancy Rate 96.0%
			Floors 1,2
			Quality Rating B
			Waiting List None
			Senior Restricted (55+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

19 Bender Woods			
	Address 420 23rd St. NE Massillon, OH 44646	Phone (330) 830-0260 (Contact in person)	Total Units 50
	Year Built 1982	Contact Tina	Vacancies 0
Comments HUD Section 8; Also serves disabled			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B-
			Waiting List 20 households
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

20 Deville Grandeur			
	Address 2100 Tennyson Ave. NE Massillon, OH 44646	Phone (330) 834-1396 (Contact in person)	Total Units 125
	Year Built 1992	Contact Pat	Vacancies 1
Comments Landlord pays trash for most units; Does not accept HCV			Occupancy Rate 99.2%
			Floors 2,5,3
			Quality Rating A-
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
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Project Type

■ Market-rate
■ Market-rate/Tax Credit
■ Market-rate/Government-subsidized
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Survey Date: January 2013

Survey of Properties - Stark County, Ohio

21 Deville Village/Manor			
	Address 268 Underhill Dr. SE Massillon, OH 44646 Year Built 1973 Comments Does not accept HCV; Unit mix estimated; Twnhms. have washer/dryer hookups, basements & patios; 1-br units are all electric; 2-br/1-bath units have central A/C; Tenant pays for trash collection in 2-br units	Phone (330) 834-1396 (Contact in person) Contact Pat	Total Units 52 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating C Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

22 Green Acres Twnhms.			
	Address 3536 Lincoln Way E Massillon, OH 44646 Year Built 1980 Comments Square footage estimated; Does not accept HCV	Phone (330) 833-1576 (Contact in person) Contact Pam	Total Units 84 Vacancies 3 Occupancy Rate 96.4% Floors 2 Quality Rating C+ Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

23 Lincoln Apts.			
	Address 815 Lincoln Way E Massillon, OH 44646 Year Built 1971 Comments Public Housing; Square footage estimated; Waitlist from housing authority	Phone (330) 493-8395 (Contact in person) Contact Megan	Total Units 105 Vacancies 0 Occupancy Rate 100.0% Floors 6 Quality Rating C- Waiting List 1 year
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

24 Quail Hollow Apts.			
	Address 7453 Quail Hollow St. NW Massillon, OH 44646 Year Built 1978 Comments Unit mix & year built estimated	Phone (330) 833-6058 (Contact in person) Contact Diana	Total Units 120 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B- Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input checked="" type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013

Survey of Properties - Stark County, Ohio

25 Stonehenge			
	Address 799 17th St. NW Massillon, OH 44647	Phone (330) 236-3703 (Contact in person)	Total Units 60
	Year Built 1985 Comments Studio units come furnished; Furnished 1-br option is additional \$440 per month; 2-br square footage estimated by management; Accepts HCV	Contact Valerie	Vacancies 4 Occupancy Rate 93.3% Floors 1 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

26 Wales Ridge Apts.			
	Address 3544 Wales Ave. NW Massillon, OH 44646	Phone (330) 833-1188 (Contact in person)	Total Units 64
	Year Built 1979 Comments Square footage & year built estimated	Contact John	Vacancies 0 Occupancy Rate 100.0% Floors 1.5,2 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

27 Peppertree Village			
	Address 1767 Westwood Ave. Alliance, OH 44601	Phone (330) 829-9555 (Contact in person)	Total Units 84
	Year Built 1977 Comments 2-br units have washer/dryer hookups; ~10% student, not designated	Contact David	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating C Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

28 White Oaks			
	Address 2851 Lincoln Way E Massillon, OH 44646	Phone (330) 832-7431 (Contact in person)	Total Units 60
	Year Built 1974 Renovated 2003 Comments Square footage & year built estimated; Rent range based on renovated units	Contact Jamie	Vacancies 1 Occupancy Rate 98.3% Floors 2.5 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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 of Properties - Stark County, Ohio

29 Massillon Homes			
	Address	1700 15th St. SE Massillon, OH 44646	Phone (330) 438-1795 (Contact in person)
	Year Built	2006	Contact Rita
	Comments	30%, 50% & 60% AMHI; Accepts HCV (22 units); Single-family homes	
	Total Units	80	Vacancies 0
	Occupancy Rate	100.0%	
	Floors	2	
	Quality Rating	A-	
	Waiting List	30 households	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

30 Abbington at the Park			
	Address	1850 Seneca Ave. Alliance, OH 44601	Phone (330) 823-6322 (Contact in person)
	Year Built	2010	Contact Kris
	Comments	35%, 50%, & 60% AMHI; Preleasing began 12/2009; Opened 2/2010; Accepts HCV (2 units)	
	Total Units	56	Vacancies 1
	Occupancy Rate	98.2%	
	Floors	3	
	Quality Rating	A	
	Waiting List	None	
		Senior Restricted (55+)	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center

31 Bob-o-Link Manor			
	Address	2255 Applegrove St. NW North Canton, OH 44720	Phone (330) 494-0535 (Contact in person)
	Year Built	1968	Contact Sally, Paula
	Comments	Townhomes have basement; Most townhomes have fireplace & walk-in closet; Does not accept HCV	
	Total Units	162	Vacancies 0
	Occupancy Rate	100.0%	
	Floors	2	
	Quality Rating	B-	
	Waiting List	6-12 months	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

32 Remington Station			
	Address	5101 Quail Hill St. NW North Canton, OH 44720	Phone (330) 497-6565 (Contact in person)
	Year Built	1991	Contact Mindy
	Comments		
	Total Units	144	Vacancies 0
	Occupancy Rate	100.0%	
	Floors	2	
	Quality Rating	B	
	Waiting List	7 households	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

Project Type

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

Survey Date: January 2013

Survey of Properties - Stark County, Ohio

33 Versailles Gardens Luxury Apts.			
	Address 171 Applegrove St. NE North Canton, OH 44720 Year Built 1989 Comments Does not accept HCV; Units close to laundry facility do not have washer/dryer hookups	Phone (330) 966-1150 (Contact in person) Contact Wendy	Total Units 192 Vacancies 0 Occupancy Rate 100.0% Floors 2,2,5 Quality Rating B+ Waiting List 19 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

34 Victory Square Apts.			
	Address 1206 Lippert Rd. NE Canton, OH 44705 Year Built 1970 Comments HUD Section 8; Wait: 2-br/12 households & 1-br/30 households	Phone (330) 455-8035 (Contact in person) Contact Leslie	Total Units 81 Vacancies 0 Occupancy Rate 100.0% Floors 2,5,3 Quality Rating B Waiting List 42 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

35 Carriage Hill			
	Address 5228 Everhard Rd. NW Canton, OH 44718 Year Built 1970 Comments 95% senior, not designated; Does not accept HCV; Unit mix & square footage estimated	Phone (330) 492-2377 (Contact in person) Contact Nicki	Total Units 132 Vacancies 11 Occupancy Rate 91.7% Floors 2,5 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

36 Lake Cable Village Apts.			
	Address 4784 South Blvd. NW Canton, OH 44718 Year Built 1967 Renovated 2011 Comments 3-br square footage estimated by manager; Rent range due to location & updates; Does not accept HCV	Phone (330) 493-8585 (Contact in person) Contact Pat	Total Units 597 Vacancies 11 Occupancy Rate 98.2% Floors 2,5,3 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

37 London Square Apts.			
	Address 2740 Shaftesbury Dr. NW Canton, OH 44708	Phone (330) 477-6717 (Contact in person)	Total Units 224
	Year Built 1974	Contact Crystal	Vacancies 4
Comments Stackable washer/dryer in select garden units; Townhomes have washer/dryer hookups; Does not accept HCV			Occupancy Rate 98.2%
			Floors 2,3
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

38 Ridgewood Castle Apts.			
	Address 1709 Market Ave. N Canton, OH 44714	Phone (330) 456-7572 (Contact in person)	Total Units 180
	Year Built 1974 Renovated 2006	Contact Carmen	Vacancies 1
Comments Formerly The Aristocrat; Select 2-br units have dishwashers; Unit mix estimated; Accepts HCV (15 units)			Occupancy Rate 99.4%
			Floors 2.5
			Quality Rating B
			Waiting List 2-br: 10 HH

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

39 Perry Hills Colony Apts.			
	Address 2872 Colony Wood Cir. Canton, OH 44706	Phone (330) 478-2246 (Contact in person)	Total Units 152
	Year Built 1977 Renovated 2002	Contact Tiffany	Vacancies 1
Comments Townhomes have basements, patios/decks & washer/dryer hookups; Select townhomes have ceiling fans; Does not accept HCV; Select units all electric			Occupancy Rate 99.3%
			Floors 2
			Quality Rating B
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

40 St. Charles Court			
	Address 1807 Spring Ave. NE Canton, OH 44714	Phone (330) 453-4081 (Contact in person)	Total Units 96
	Year Built 1967	Contact Jeannie	Vacancies 12
Comments Accepts HCV (14 units); Vacancies attributed to evictions			Occupancy Rate 87.5%
			Floors 2.5
			Quality Rating B-
			Waiting List None
Incentives 1st month free with 12-month lease			

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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 of Properties - Stark County, Ohio

41 Shakertown Apts.			
	Address 5902 Shakertown Dr. NW Canton, OH 44718	Phone (330) 494-6596 (Contact in person)	Total Units 186
	Year Built 1989 Renovated 2005 Contact Sherry	Vacancies 8	
Comments Unit mix estimated by management; 2-br units have dishwashers; Vaulted ceilings on 3rd floor; Select 1- & 2-br units have fireplaces; Does not accept HCV		Occupancy Rate 95.7%	
		Floors 2.5,3	
		Quality Rating B	
		Waiting List None	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

42 St. Paul's Senior Housing			
	Address 1732 Market Ave. N Canton, OH 44714	Phone (330) 455-9006 (Contact in person)	Total Units 65
	Year Built 1986 Contact Betty	Vacancies 0	
Comments HUD Sections 8 & 202; Also serves disabled		Occupancy Rate 100.0%	
		Floors 2	
		Quality Rating B	
		Waiting List 32 households	
		Senior Restricted (62+)	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input checked="" type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

43 Woodlawn Village Apts.			
	Address 2601 Woodlawn Cir. NW Canton, OH 44708	Phone (330) 478-1466 (Contact in person)	Total Units 288
	Year Built 1970 Contact Julie	Vacancies 11	
Comments 2-br unit mix estimated by management; Select units have half of utility costs paid; Does not accept HCV		Occupancy Rate 96.2%	
		Floors 2	
		Quality Rating B	
		Waiting List None	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

44 Canterbury Commons			
	Address 7036 Hills and Dales Rd. N. Canton, OH 44708	Phone (330) 833-9936 (Contact in person)	Total Units 103
	Year Built 1976 Contact Jill	Vacancies 2	
Comments 1- & 2-br units have disposal; 2-br units have dishwasher; Does not accept HCV		Occupancy Rate 98.1%	
		Floors 2.5,3	
		Quality Rating B+	
		Waiting List None	

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

45 Beckford Place Apts.	
	Address 1113 N. Main St. North Canton, OH 44720 Phone (330) 526-8923 (Contact in person) Year Built 1984 Contact Emily Comments Studio units are furnished; Select 1- & 2-br units have dishwasher; 1- & 2-br units have washer/dryer hookups
	Total Units 118 Vacancies 7 Occupancy Rate 94.1% Floors 1 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

46 Northrup Court Apts.	
	Address 805 Applegrove St. NW North Canton, OH 44720 Phone (330) 499-2787 (Contact in person) Year Built 1985 Contact Paula Comments 1- & 2-br units have dishwasher & washer/dryer hookups; Does not accept HCV
	Total Units 89 Vacancies 6 Occupancy Rate 93.3% Floors 1 Quality Rating C+ Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

47 Windsor Place Apts.	
	Address 4100 Independence Cir. NW North Canton, OH 44720 Phone (330) 499-8884 (Contact in person) Year Built 1981 Contact Alina Comments Does not accept HCV; Water, sewer & trash fee: 1-br/\$20 & 2-br/\$25
	Total Units 120 Vacancies 0 Occupancy Rate 100.0% Floors 2.5 Quality Rating C+ Waiting List 6 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

48 Villas at Prestwick	
	Address 4060 Sara Dr. Uniontown, OH 44685 Phone (330) 699-8280 (Contact in person) Year Built 2000 Contact Lindsey, Tama Comments 2-br units have fireplace; 2-br garden units have exterior storage; Water: \$20 per month; Rent range based on location & view
	Total Units 78 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B+ Waiting List 2 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

49 Sherrick-Jackson (Family)			
	Address 1315 Gonder Ave. SE Canton, OH 44714	Phone (330) 580-9014 (Contact in person)	Total Units 306
	Year Built 1969	Contact Jacque	Vacancies 0
	Comments Public Housing; Stark Metropolitan Housing Authority waitlist; Information as of 11/2011		Occupancy Rate 100.0%
			Floors 1,2
			Quality Rating C+
			Waiting List 1,020 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

50 High Point Apts.			
	Address 2701 Harrison Ave. NW Canton, OH 44709	Phone (330) 353-4056 (Contact in person)	Total Units 90
	Year Built 1981	Contact Keary	Vacancies 8
	Comments Does not accept HCV		Occupancy Rate 91.1%
			Floors 2,5
			Quality Rating B-
			Waiting List None
	Incentives 1-br:1st month \$99		

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

51 Briarwood Estates			
	Address 3969 Mayfair Rd. Uniontown, OH 44685	Phone (330) 699-0737 (Contact in person)	Total Units 124
	Year Built 1980	Contact Toni	Vacancies 0
	Comments HUD Section 8; Waitlist: 2-br/1 year & 3-br/3-4 years		Occupancy Rate 100.0%
			Floors 2
			Quality Rating B-
			Waiting List 1-4 years

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

52 Heritage House			
	Address 200 High Ave. NW Canton, OH 44714	Phone (330) 966-8800 (Contact in person)	Total Units 100
	Year Built 1976	Contact Brian	Vacancies 0
	Comments Does not accept HCV		Occupancy Rate 100.0%
			Floors 8
			Quality Rating B
			Waiting List 15 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

53 Glen Eagles Apts.			
	Address 3811 Glen Eagles Blvd. Uniontown, OH 44685	Phone (330) 699-5830 (Contact in person)	Total Units 106
	Year Built 1979	Contact Adebo	Vacancies 0
Comments Approximately 70% senior, not designated; Discounted golf at adjacent golf course; Accepts HCV (5 units)			Occupancy Rate 100.0%
			Floors 3
			Quality Rating B
			Waiting List 12 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

54 Diantonic Apts.			
	Address 1622 26th St. NW Canton, OH 44708	Phone (330) 477-6948 (Contact in person)	Total Units 56
	Year Built 1968	Contact Lewis	Vacancies 0
Comments Accepts HCV (2 units)			Occupancy Rate 100.0%
			Floors 2.5
			Quality Rating D
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

55 Brookshire Hills Apts.			
	Address 6373 Groten St. NW North Canton, OH 44708	Phone (330) 305-1751 (Contact in person)	Total Units 61
	Year Built 1988	Contact Leslie	Vacancies 2
Comments Does not accept HCV			Occupancy Rate 96.7%
			Floors 2
			Quality Rating A
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

56 Centre Court Apts.			
	Address 113 Holl Rd. NE North Canton, OH 44720	Phone (330) 494-7804 (Contact in person)	Total Units 64
	Year Built 1985	Contact Shelly	Vacancies 3
Comments Year built & square footage estimated; Does not accept HCV			Occupancy Rate 95.3%
			Floors 2
			Quality Rating C
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Stark County, Ohio

57 Bradley Place			
	Address 125 David Canary Dr. SW Massillon, OH 44647 Year Built 2011 Comments 35%, 50% & 60% AMHI	Phone (330) 832-5892 (Contact in person) Contact Cindy	Total Units 52 Vacancies 0 Occupancy Rate 100.0% Floors 4 Quality Rating A Waiting List 22 households Senior Restricted (55+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center		

58 East Avondale Twnhms.			
	Address 2722 Inglewood Ave. NW Canton, OH 44718 Year Built 1968 Comments Some 3-br units have a fireplace	Phone (330) 492-9517 (Contact in person) Contact Elaine	Total Units 80 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating C Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input checked="" type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

59 Canton Towers			
	Address 131 Fifth St. NE Canton, OH 44714 Year Built 1978 Comments HUD Section 8; Also serves disabled	Phone (330) 456-7847 (Contact in person) Contact Jo	Total Units 199 Vacancies 0 Occupancy Rate 100.0% Floors 11 Quality Rating B Waiting List 77 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

60 Williamsburg Suites			
	Address 285 Wilber Dr. NE North Canton, OH 44720 Year Built 1987 Comments Unit mix estimated	Phone (330) 497-6565 (Contact in person) Contact Wendy	Total Units 100 Vacancies 2 Occupancy Rate 98.0% Floors 2.5 Quality Rating B Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input checked="" type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013



Survey of Properties - Stark County, Ohio

61 Village Tower			
	Address 4955 Higbee Ave. NW Canton, OH 44718 Year Built 1973 Comments HUD Section 8; Also serves disabled; Square footage estimated	Phone (330) 493-3763 (Contact in person) Contact Joyce	Total Units 100 Vacancies 0 Occupancy Rate 100.0% Floors 6 Quality Rating C Waiting List 35 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

62 Englewood Manor			
	Address 7300 Beverly Ave. Canton, OH 44721 Year Built 1972 Comments Does not accept HCV	Phone (330) 492-2377 (Contact in person) Contact Nicki	Total Units 72 Vacancies 0 Occupancy Rate 100.0% Floors 2,5,3 Quality Rating C Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

63 Yorkview Estates			
	Address 2198 Harsh Ave. SE Massillon, OH 44646 Year Built 1978 Comments HUD Section 8; Square footage estimated; Information as of 4/2010	Phone (330) 833-1429 (Contact in person) Contact Sandra	Total Units 50 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C+ Waiting List 6-12 months
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

64 Glenwood Twnhms.			
	Address 841 44th St. NW Canton, OH 44709 Year Built 1968 Comments Some 3-br units have a fireplace	Phone (330) 492-9517 (Contact in person) Contact Elaine	Total Units 58 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013

Survey of Properties - Stark County, Ohio

65 Chapel Square Twnhms. & Duplexes	
	Address 300 Chapel Square Cir. Louisville, OH 44641 Phone (330) 875-4382 (Contact in person) Year Built 1983 Contact Karen Comments Square footage estimated; Tenant pays water, sewer & trash in duplex units; Duplexes have an attached garage; Townhouse units have a carport
	Total Units 64 Vacancies 5 Occupancy Rate 92.2% Floors 2 Quality Rating B- Waiting List None
Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

66 The Downtowner	
	Address 621 Market Ave. N Canton, OH 44702 Phone (330) 453-4048 (Contact in person) Year Built 1977 Contact Norma Comments HUD Section 8; Many tenants are seniors or are disabled, but property is not restricted in any way; Optional resident lunch program: \$83 monthly
	Total Units 118 Vacancies 0 Occupancy Rate 100.0% Floors 4 Quality Rating B- Waiting List 25 households
Key Appliances & Amenities <input type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

67 Girard Gardens	
	Address 2215 Tuscarawas St. E Canton, OH 44702 Phone (330) 454-8051 (Contact in person) Year Built 1970 Contact Veda Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority
	Total Units 100 Vacancies 0 Occupancy Rate 100.0% Floors 6 Quality Rating C+ Waiting List 918 households
Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

68 Foxhaven Apts.	
	Address 4171 Foxhaven Ave. NW Canton, OH 44718 Phone (330) 493-2787 (Contact in person) Year Built 1982 Contact Vicki Comments
	Total Units 107 Vacancies 5 Occupancy Rate 95.3% Floors 1 Quality Rating B Waiting List None
Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

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: January 2013

Survey of Properties - Stark County, Ohio

69 McKinley Park Apts.		
	Address 510 High Ave. SW Canton, OH 44714 Phone (330) 454-8051 (Contact in person) Year Built 1967 Contact Veda Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Total Units 81 Vacancies 0 Occupancy Rate 100.0% Floors 11 Quality Rating C Waiting List 918 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

70 Cherrie Turner Tower		
	Address 700 Mckinley Ave. NW Canton, OH 44714 Phone (330) 454-8051 (Contact in person) Year Built 1972 Renovated 1994 Contact Veda Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Total Units 134 Vacancies 0 Occupancy Rate 100.0% Floors 8 Quality Rating B- Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

71 Chip Twnhms. I & II		
	Address 2900 Willowrow Ave. Canton, OH 44705 Phone (330) 454-1114 (Contact in person) Year Built 1922 Contact Jodi Comments Public Housing	Total Units 150 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C- Waiting List 81 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

72 Wayview Estates		
	Address 7320 Sunset Strip Ave. NW North Canton, OH 44720 Phone (330) 491-3700 (Contact in person) Year Built 1968 Contact Kerry Comments Townhomes have central A/C & washer/dryer hookups	Total Units 53 Vacancies 2 Occupancy Rate 96.2% Floors 2 Quality Rating C+ Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

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: January 2013

Survey of Properties - Stark County, Ohio

73 Amberwood Apts.			
	Address 3648 Wales Ave. NW Massillon, OH 44646 Year Built 1989 Comments 1- & 2-br units have washer/dryer hookups; Accepts HCV	Phone (330) 833-3233 (Contact in person) Contact Diane	Total Units 63 Vacancies 3 Occupancy Rate 95.2% Floors 1 Quality Rating B Waiting List 2-br: 6 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

74 Ellisdale Apts.			
	Address 3809 31st St. NE Canton, OH 44705 Year Built 1970 Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Phone (330) 454-8051 (Contact in person) Contact Veda	Total Units 141 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

75 Gage Gardens Apts.			
	Address 2415 Edith Ct. NE Canton, OH 44705 Year Built 1974 Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Phone (330) 454-8051 (Contact in person) Contact Veda	Total Units 54 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

76 Leshdale			
	Address 3637 Ellis St. NE Canton, OH 44705 Year Built 1974 Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Phone (330) 454-8051 (Contact in person) Contact Veda	Total Units 62 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: January 2013

Survey of Properties - Stark County, Ohio

77 Mahoning Manor Apts.			
	Address 1800 Regent St. NE Canton, OH 44705 Year Built 1972 Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority	Phone (330) 454-8051 (Contact in person) Contact Veda	Total Units 82 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C+ Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

78 Market Ridge Apts.			
	Address 132 25th St. NW Canton, OH 44709 Year Built 1968 Comments Accepts HCV (40 units); Boiler heat; Select 1-br units have balconies	Phone (330) 588-2282 (Contact in person) Contact Paula	Total Units 114 Vacancies 1 Occupancy Rate 99.1% Floors 2,5,3 Quality Rating C+ Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input checked="" type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

79 Washington Rehab			
	Address 9th St. NE & Lippert Rd. NE Canton, OH 44704 Year Built 1976 Renovated 2011 Comments Public Housing; Waiting list administered by Stark Metropolitan Housing Authority; Scattered site duplexes & single-family homes; Rents vary	Phone (330) 454-8051 (Contact in person) Contact Veda	Total Units 229 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B+ Waiting List 918 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

80 Kings Creek			
	Address 700 W. Commons St. NW Canton, OH 44721 Year Built 1995 Comments Does not accept HCV	Phone (330) 205-1700 (Contact by phone) Contact Joyce	Total Units 104 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B+ Waiting List 6 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input checked="" type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

Project Type

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

Survey Date: January 2013

Survey of Properties - Stark County, Ohio

81 Legends Pointe			
	Address	1801 Trinity Place NW Canton, OH 44709	Phone (866) 373-8584 (Contact in person)
	Year Built	1970	Contact Justin
Comments			Total Units 60 Vacancies 0 Occupancy Rate 100.0% Floors 2.5 Quality Rating B- Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

82 Oak Glen Apts.			
	Address	4725 Cleveland Ave. NW Canton, OH 44709	Phone (330) 494-6500 (Contact in person)
	Year Built	1981	Contact Steve
Comments		Accepts HCV (4 units); Rent range based on floor level; Studio & 1-br unit mix estimated	
			Total Units 96 Vacancies 1 Occupancy Rate 99.0% Floors 2.5 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

83 Rachel Woods Apts.			
	Address	1459 Rachel St. NW Canton, OH 44709	Phone (330) 493-9122 (Contact in person)
	Year Built	1982	Contact Nicole
Comments		Accepts HCV (7 units)	
			Total Units 108 Vacancies 1 Occupancy Rate 99.1% Floors 2.5 Quality Rating B- Waiting List 2-br: 2 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

84 Woodside Terrace Apts.			
	Address	2901 Parklane NW Canton, OH 44709	Phone (330) 499-7241 (Contact in person)
	Year Built	1970	Contact Mary
Comments		Does not accept HCV; Townhomes have fireplaces; Furnished corporate suites available	
			Total Units 239 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating C Waiting List 14 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input checked="" type="checkbox"/> Computer Center

Project Type

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■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
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Survey Date: January 2013

Survey of Properties - Stark County, Ohio

85 Quarry Ridge																		
	<p>Address 1280 Cherry Rd. NW Massillon, OH 44647</p> <p>Year Built 1998</p> <p>Comments HUD Section 202; Square footage estimated</p>	<p>Phone (330) 830-1033 (Contact in person)</p> <p>Contact Eric</p>	<p>Total Units 54</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 3</p> <p>Quality Rating A</p> <p>Waiting List 33 households</p> <p>Senior Restricted (62+)</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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86 Riverview Towers Sr. Citizens																		
	<p>Address 223 2nd St. SW Massillon, OH 44646</p> <p>Year Built 1979</p> <p>Comments HUD Section 8; Also serves disabled; One-time \$300 pet fee; 1/2 of units have balconies; Boiler heat; Tenants provide window A/C</p>	<p>Phone (330) 837-4728 (Contact in person)</p> <p>Contact Mary Ann</p>	<p>Total Units 98</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 6</p> <p>Quality Rating C+</p> <p>Waiting List 6-12 months</p> <p>Senior Restricted (62+)</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input checked="" type="checkbox"/> Elevator</td> </tr> <tr> <td><input type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input type="checkbox"/> Central AC</td> <td><input type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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87 Colonial Club																		
	<p>Address 4842 Cranberry Ave. Canton, OH 44709</p> <p>Year Built 1972</p> <p>Comments Tenant pays water, sewer & trash in townhouse units; Townhouse units have washer/dryer hookups & a basement</p>	<p>Phone (330) 499-7658 (Contact in person)</p> <p>Contact Michelle</p>	<p>Total Units 160</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 2</p> <p>Quality Rating C</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input checked="" type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input checked="" type="checkbox"/> Pool</td> <td><input checked="" type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input checked="" type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input checked="" type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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88 Bexley Twnhms.																		
	<p>Address 3600 Martindale Rd. NE Canton, OH 44714</p> <p>Year Built 1968</p> <p>Comments Some 3-br units have a fireplace</p>	<p>Phone (330) 492-9517 (Contact in person)</p> <p>Contact Joe</p>	<p>Total Units 72</p> <p>Vacancies 0</p> <p>Occupancy Rate 100.0%</p> <p>Floors 2</p> <p>Quality Rating C</p> <p>Waiting List None</p>															
	<p>Key Appliances & Amenities</p> <table border="0"> <tr> <td><input checked="" type="checkbox"/> Range</td> <td><input type="checkbox"/> Microwave</td> <td><input type="checkbox"/> Parking Garage</td> <td><input type="checkbox"/> Window AC</td> <td><input type="checkbox"/> Pool</td> <td><input type="checkbox"/> Clubhouse</td> </tr> <tr> <td><input checked="" type="checkbox"/> Refrigerator</td> <td><input type="checkbox"/> Garage(Att)</td> <td><input checked="" type="checkbox"/> Carport</td> <td><input type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input type="checkbox"/> Elevator</td> </tr> <tr> <td><input checked="" type="checkbox"/> Dishwasher</td> <td><input type="checkbox"/> Garage(Det)</td> <td><input checked="" type="checkbox"/> Central AC</td> <td><input checked="" type="checkbox"/> W/D Hook-up</td> <td><input type="checkbox"/> Laundry Room</td> <td><input type="checkbox"/> Computer Center</td> </tr> </table>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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■ Market-rate/Tax Credit/Government-subsidized
■ Tax Credit
■ Tax Credit/Government-subsidized
■ Government-subsidized

Survey Date: January 2013

Survey of Properties - Stark County, Ohio

89		Plaza Terrace				
	Address	716 30th St. Canton, OH 44709	Phone (330) 454-8051 (Contact in person)			
	Year Built	1974	Contact Name not given			
Comments		Public Housing; Information as of 11/2011				
		Total Units	105			
		Vacancies	0			
		Occupancy Rate	100.0%			
		Floors	5			
		Quality Rating	B			
		Waiting List	4,000 households			
		Senior Restricted (62+)				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

90		Duncan Senior Apts.				
	Address	59 Lincoln Wy. E Massillon, OH 44646	Phone (330) 830-5259 (Contact in person)			
	Year Built	1994	Contact Name not given			
Comments		50% & 60% AMHI; Property going into foreclosure, unable to reach owner/management; Out of Tax Credit compliance period				
		Total Units	66			
		Vacancies	10			
		Occupancy Rate	84.8%			
		Floors	9			
		Quality Rating	B			
		Waiting List	None			
		Senior Restricted (55+)				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Collected Rents - Stark County, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
2		\$415 to \$445	\$510 to \$540						
3		\$530 to \$590	\$600 to \$680						
6		\$639	\$699 to \$729	\$859 to \$889					
7		\$325	\$450 to \$475						
10					\$410 to \$900				
16		\$495							
17								\$443 to \$472	\$484 to \$530
18		\$500	\$550				\$580		
20		\$530 to \$580	\$560 to \$680				\$655 to \$745		
21		\$415	\$455 to \$480				\$510		
22							\$495 to \$550		
24		\$475	\$545						
25	\$440	\$505	\$660 to \$690						
26		\$425	\$525						
27		\$369	\$489						
28		\$550	\$750						
29								\$281 to \$681	\$314 to \$695
30			\$371 to \$599						
31			\$775 to \$815				\$1080	\$1120	
32							\$780 to \$810		
33		\$625 to \$660	\$695 to \$850						
35		\$600	\$660 to \$725						
36		\$515	\$565	\$775 to \$925					
37		\$715 to \$740	\$825 to \$845				\$995		
38	\$435	\$465 to \$585	\$595 to \$655						
39		\$440 to \$460	\$535 to \$550				\$590 to \$620		
40		\$459	\$539						
41	\$410	\$510 to \$625	\$525 to \$645						
43		\$705 to \$720	\$860 to \$1100				\$1015 to \$1040	\$1100 to \$1125	
44	\$390	\$475	\$565						
45	\$375	\$475	\$575 to \$585						
46	\$360	\$435	\$615						
47		\$489 to \$529	\$719						
48		\$640 to \$670	\$750 to \$775				\$745 to \$780		
50		\$425 to \$445	\$485 to \$525						
52	\$209	\$245	\$285						

◆ 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: January 2013



Collected Rents - Stark County, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
53	\$525	\$615 to \$635	\$735 to \$850						
54		\$400	\$475						
55		\$589 to \$619	\$639 to \$679						
56							\$525 to \$650		
57			\$364 to \$629						
58							\$685 to \$715	\$715 to \$735	
60		\$560 to \$625	\$670 to \$710						
62		\$500 to \$540	\$540 to \$570						
64							\$645 to \$695		
65			\$575	\$625			\$475 to \$575	\$625	
68	\$409 to \$449	\$499 to \$549	\$669 to \$709						
72		\$450	\$495				\$550 to \$565		
73	\$460	\$550	\$689 to \$706						
78		\$415 to \$495	\$565 to \$595						
80		\$639 to \$669	\$709 to \$769						
81		\$465 to \$535	\$595						
82	\$425	\$435 to \$515	\$515 to \$545						
83		\$465 to \$525	\$595 to \$625						
84	\$479	\$539 to \$635	\$654 to \$945				\$945	\$929 to \$1099	
87		\$570 to \$590	\$635 to \$675				\$735 to \$745	\$785 to \$795	
88							\$635	\$685	
90		\$440 to \$485							

◆	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: January 2013

Price Per Square Foot - Stark County, Ohio

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
25	Stonehenge	1	288	\$530	\$1.84
38	Ridgewood Castle Apts.	1	556	\$490	\$0.88
41	Shakertown Apts.	1	378	\$465	\$1.23
44	Canterbury Commons	1	400	\$445	\$1.11
45	Beckford Place Apts.	1	288	\$465	\$1.61
46	Northrup Court Apts.	1	500	\$415	\$0.83
52	Heritage House	1	375	\$264	\$0.70
53	Glen Eagles Apts.	1	507 to 576	\$562	\$0.98 - \$1.11
68	Foxhaven Apts.	1	288	\$464 to \$504	\$1.61 - \$1.75
73	Amberwood Apts.	1	288	\$550	\$1.91
82	Oak Glen Apts.	1	425 to 512	\$450	\$0.88 - \$1.06
84	Woodside Terrace Apts.	1	595	\$534	\$0.90
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
2	Carriage Hill West	1	525	\$444 to \$474	\$0.85 - \$0.90
3	Liberty Heights	1	632	\$567 to \$627	\$0.90 - \$0.99
6	Potters Creek Apts.	1	850	\$696	\$0.82
7	Sierra Apts.	1	425	\$410	\$0.96
16	Diblasio/Olanda Arms	1	675	\$552	\$0.82
18	Amherst Meadow Apts.	1	650	\$585	\$0.90
20	Deville Grandeur	1	749 to 846	\$623 to \$673	\$0.80 - \$0.83
21	Deville Village/Manor	1	480	\$480	\$1.00
24	Quail Hollow Apts.	1	660	\$482	\$0.73
25	Stonehenge	1	576	\$626	\$1.09
26	Wales Ridge Apts.	1	700	\$510	\$0.73
27	Peppertree Village	1	566	\$454	\$0.80
28	White Oaks	1	695	\$550	\$0.79
33	Versailles Gardens Luxury Apts.	1 to 2	600 to 1,308	\$682 to \$717	\$0.55 - \$1.14
35	Carriage Hill	1	650	\$685	\$1.05
36	Lake Cable Village Apts.	1	735	\$583	\$0.79
37	London Square Apts.	1	841 to 979	\$732 to \$757	\$0.77 - \$0.87
38	Ridgewood Castle Apts.	1	600 to 750	\$550 to \$670	\$0.89 - \$0.92
39	Perry Hills Colony Apts.	1	563 to 693	\$492 to \$512	\$0.74 - \$0.87
40	St. Charles Court	1	525	\$506	\$0.96
41	Shakertown Apts.	1	679 to 807	\$595 to \$710	\$0.88 - \$0.88
43	Woodlawn Village Apts.	1	612 to 730	\$798 to \$813	\$1.11 - \$1.30

◆	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: January 2013

Price Per Square Foot - Stark County, Ohio

One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
44	Canterbury Commons	1	650	\$560	\$0.86
45	Beckford Place Apts.	1	576	\$596	\$1.03
46	Northrup Court Apts.	1	650	\$520	\$0.80
47	Windsor Place Apts.	1	650	\$610 to \$650	\$0.94 - \$1.00
48	Villas at Prestwick	1	750	\$705 to \$735	\$0.94 - \$0.98
50	High Point Apts.	1	451 to 483	\$483 to \$503	\$1.04 - \$1.07
52	Heritage House	1	450	\$330	\$0.73
53	Glen Eagles Apts.	1	572 to 663	\$665 to \$685	\$1.03 - \$1.16
54	Diantonic Apts.	1	490	\$485	\$0.99
55	Brookshire Hills Apts.	1	864	\$674 to \$704	\$0.78 - \$0.81
60	Williamsburg Suites	1	669 to 827	\$612 to \$677	\$0.82 - \$0.91
62	Englewood Manor	1	750	\$585 to \$625	\$0.78 - \$0.83
68	Foxhaven Apts.	1	576	\$584 to \$634	\$1.01 - \$1.10
72	Wayview Estates	1	630	\$571	\$0.91
73	Amberwood Apts.	1	576	\$671	\$1.16
78	Market Ridge Apts.	1	443 to 847	\$452 to \$532	\$0.63 - \$1.02
80	Kings Creek	1	804 to 925	\$696 to \$726	\$0.78 - \$0.87
81	Legends Pointe	1	512	\$550 to \$620	\$1.07 - \$1.21
82	Oak Glen Apts.	1	631 to 693	\$472 to \$552	\$0.75 - \$0.80
83	Rachel Woods Apts.	1	450 to 650	\$550 to \$610	\$0.94 - \$1.22
84	Woodside Terrace Apts.	1	695	\$624 to \$720	\$0.90 - \$1.04
87	Colonial Club	1	661	\$655 to \$675	\$0.99 - \$1.02
90	Duncan Senior Apts.	1	500 to 782	\$400 to \$445	\$0.57 - \$0.80
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
2	Carriage Hill West	1	650	\$550 to \$580	\$0.85 - \$0.89
3	Liberty Heights	1	816 to 912	\$651 to \$731	\$0.80 - \$0.80
6	Potters Creek Apts.	1 to 2	1,045 to 1,077	\$774 to \$804	\$0.74 - \$0.75
7	Sierra Apts.	1	750	\$567	\$0.76
		2	800	\$592	\$0.74
18	Amherst Meadow Apts.	1	760	\$667	\$0.88
		1.5	1,095	\$697	\$0.64
20	Deville Grandeur	1	922 to 1,115	\$687 to \$792	\$0.71 - \$0.75
		1.5	896 to 1,224	\$687 to \$872	\$0.71 - \$0.77
21	Deville Village/Manor	1	676 to 832	\$540 to \$595	\$0.72 - \$0.80
22	Green Acres Twnhms.	1.5	1,150	\$605 to \$660	\$0.53 - \$0.57

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

Survey Date: January 2013

Price Per Square Foot - Stark County, Ohio

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
24	Quail Hollow Apts.	1	800	\$570	\$0.71
25	Stonehenge	1	900	\$849	\$0.94
		2	800	\$819	\$1.02
26	Wales Ridge Apts.	1	875	\$642	\$0.73
27	Peppertree Village	1	734	\$606	\$0.83
28	White Oaks	2	970	\$750	\$0.77
◆ 30	Abbingtion at the Park	1	855	\$441 to \$674	\$0.52 - \$0.79
31	Bob-o-Link Manor	1	1,000 to 1,200	\$806 to \$846	\$0.71 - \$0.81
		1.5 to 2.5	1,800	\$1111	\$0.62
32	Remington Station	1.5 to 2	1,039	\$855 to \$885	\$0.82 - \$0.85
33	Versailles Gardens Luxury Apts.	1 to 2	858 to 1,308	\$770 to \$925	\$0.71 - \$0.90
35	Carriage Hill	1	900 to 950	\$774 to \$839	\$0.86 - \$0.88
36	Lake Cable Village Apts.	1	835	\$665	\$0.80
37	London Square Apts.	1	979 to 1,131	\$856 to \$876	\$0.77 - \$0.87
		2	1,266	\$1026	\$0.81
38	Ridgewood Castle Apts.	1 to 2	850 to 1,050	\$712 to \$772	\$0.74 - \$0.84
39	Perry Hills Colony Apts.	1	794 to 872	\$603 to \$688	\$0.76 - \$0.79
40	St. Charles Court	1	675	\$611	\$0.91
41	Shakertown Apts.	1	807 to 982	\$642 to \$762	\$0.78 - \$0.80
43	Woodlawn Village Apts.	1 to 2	1,020 to 1,260	\$977 to \$1217	\$0.96 - \$0.97
		1.5 to 2	1,120 to 1,260	\$1132 to \$1157	\$0.92 - \$1.01
44	Canterbury Commons	1	740	\$682	\$0.92
45	Beckford Place Apts.	1	864	\$734	\$0.85
		2	864	\$744	\$0.86
46	Northrup Court Apts.	1 to 2	750	\$732	\$0.98
47	Windsor Place Apts.	1	825	\$878	\$1.06
48	Villas at Prestwick	1.5 to 2.5	1,010 to 1,052	\$830 to \$865	\$0.82 - \$0.82
		2	950	\$835 to \$860	\$0.88 - \$0.91
50	High Point Apts.	1	702	\$602 to \$642	\$0.86 - \$0.91
52	Heritage House	1	565	\$402	\$0.71
53	Glen Eagles Apts.	1.5 to 2	950 to 1,225	\$801 to \$916	\$0.75 - \$0.84
54	Diantonic Apts.	1	600	\$592	\$0.99
55	Brookshire Hills Apts.	1	922	\$756 to \$796	\$0.82 - \$0.86
56	Centre Court Apts.	1	1,100	\$642 to \$767	\$0.58 - \$0.70
◆ 57	Bradley Place	1	851	\$432 to \$697	\$0.51 - \$0.82
58	East Avondale Twnhms.	1.5	1,475	\$760 to \$790	\$0.52 - \$0.54

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

Survey Date: January 2013

Price Per Square Foot - Stark County, Ohio

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
60	Williamsburg Suites	1	805 to 1,126	\$738 to \$778	\$0.69 - \$0.92
62	Englewood Manor	1	900	\$657 to \$687	\$0.73 - \$0.76
64	Glenwood Twnhms.	1.5	1,475 to 1,525	\$720 to \$770	\$0.49 - \$0.50
65	Chapel Square Twnhms. & Duplexes	1.5	950 to 1,200	\$550 to \$650	\$0.54 - \$0.58
		2	1,000	\$650	\$0.65
68	Foxhaven Apts.	1	864	\$786 to \$816	\$0.91 - \$0.94
		2	864	\$796 to \$826	\$0.92 - \$0.96
72	Wayview Estates	1	700	\$654	\$0.93
		1.5	970 to 1,050	\$709 to \$724	\$0.69 - \$0.73
73	Amberwood Apts.	1 to 2	864	\$848 to \$865	\$0.98 - \$1.00
78	Market Ridge Apts.	1	714 to 1,115	\$616 to \$646	\$0.58 - \$0.86
80	Kings Creek	1	1,008 to 1,152	\$784 to \$844	\$0.73 - \$0.78
81	Legends Pointe	1	724	\$712	\$0.98
82	Oak Glen Apts.	1	724	\$566 to \$596	\$0.78 - \$0.82
83	Rachel Woods Apts.	1	700 to 710	\$712 to \$742	\$1.02 - \$1.05
84	Woodside Terrace Apts.	1 to 1.5	685 to 1,360	\$771 to \$1062	\$0.78 - \$1.13
87	Colonial Club	1	790 to 879	\$752 to \$792	\$0.90 - \$0.95
		1.5	1,208	\$852 to \$862	\$0.71 - \$0.71
88	Bexley Twnhms.	1.5	1,475	\$710	\$0.48
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
6	Potters Creek Apts.	2	1,500	\$950 to \$980	\$0.63 - \$0.65
17	ABCD Homes I & II	2	1,058 to 1,200	\$583 to \$612	\$0.51 - \$0.55
29	Massillon Homes	1.5	1,264 to 1,296	\$413 to \$813	\$0.33 - \$0.63
31	Bob-o-Link Manor	2.5	1,800	\$1163	\$0.65
36	Lake Cable Village Apts.	2	1,600	\$904 to \$1054	\$0.57 - \$0.66
43	Woodlawn Village Apts.	2.5	1,560 to 1,716	\$1240 to \$1265	\$0.74 - \$0.79
58	East Avondale Twnhms.	1.5	1,525	\$806 to \$826	\$0.53 - \$0.54
65	Chapel Square Twnhms. & Duplexes	1.5	1,250 to 1,300	\$716	\$0.55 - \$0.57
84	Woodside Terrace Apts.	1.5 to 2.5	1,850	\$1075 to \$1245	\$0.58 - \$0.67
87	Colonial Club	1.5	1,598	\$931 to \$941	\$0.58 - \$0.59
88	Bexley Twnhms.	1.5	1,525	\$776	\$0.51
Four+ Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
10	Vienna Woods I & II	2	1,253	\$564 to \$1054	\$0.45 - \$0.84
17	ABCD Homes I & II	2	1,300 to 1,400	\$647 to \$693	\$0.50 - \$0.50

◆	Senior Restricted
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Survey Date: January 2013

Price Per Square Foot - Stark County, Ohio

Four+ Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
29	Massillon Homes	2	1,440 to 1,504	\$468 to \$849	\$0.33 - \$0.56

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

Survey Date: January 2013

Average Gross Rent Per Square Foot - Stark County, Ohio

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.91	\$0.84	\$0.63
Townhouse	\$0.00	\$0.71	\$0.59

Tax Credit (Non-Subsidized)			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.69	\$0.73	\$0.00
Townhouse	\$0.00	\$0.00	\$0.52

Combined			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$0.90	\$0.84	\$0.63
Townhouse	\$0.00	\$0.71	\$0.57

Tax Credit Units - Stark County, Ohio

One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 90	Duncan Senior Apts.	55	500 - 782	1	60%	\$440 - \$485
◆ 90	Duncan Senior Apts.	11	500 - 782	1	50%	\$440 - \$485
Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 57	Bradley Place	6	851	1	35%	\$364
◆ 30	Abbingtion at the Park	6	855	1	35%	\$371
◆ 30	Abbingtion at the Park	28	855	1	50%	\$525
◆ 57	Bradley Place	26	851	1	50%	\$570
◆ 30	Abbingtion at the Park	22	855	1	60%	\$599
◆ 57	Bradley Place	20	851	1	60%	\$629
Three-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
29	Massillon Homes	5	1264	1.5	30%	\$281
17	ABCD Homes I & II	41	1058 - 1200	2	60%	\$443 - \$472
29	Massillon Homes	10	1296	1.5	50%	\$521
29	Massillon Homes	8	1296	1.5	60%	\$569 - \$681
Four-Bedroom						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
29	Massillon Homes	3	1440	2	30%	\$314
10	Vienna Woods I & II	17	1253	2	40%	\$410
17	ABCD Homes I & II	37	1300 - 1400	2	60%	\$484 - \$530
10	Vienna Woods I & II	81	1253	2	50%	\$577 - \$790
29	Massillon Homes	20	1447 - 1504	2	50%	\$581
29	Massillon Homes	34	1447 - 1504	2	60%	\$623 - \$695
10	Vienna Woods I & II	29	1253	2	60%	\$757

Summary of Occupancies By Bedroom Type and AMHI Level

AMHI Level	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate	Units	Vacant	Occ Rate
30%									0.0%	5	0	100.0%	3	0	100.0%	8	0	100.0%
35%							12	0	100.0%						100.0%	12	0	100.0%
40%									0.0%				17	0	100.0%	17	0	100.0%
50%				11	2	81.8%	54	0	100.0%	10	0	100.0%	101	0	100.0%	176	2	98.9%
60%				55	8	85.5%	42	1	97.6%	49	0	100.0%	100	0	100.0%	246	9	96.3%
Total				66	10	84.8%	108	1	99.1%	64	0	100.0%	221	0	100.0%	459	11	97.6%

◆ - Senior Restricted



Quality Rating - Stark County, Ohio

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	3	220	2.3%		\$696	\$774	\$950	\$1,054
A-	1	125	0.8%		\$623	\$792		
B+	4	477	0.4%	\$445	\$682	\$830		
B	17	2,303	3.2%	\$464	\$612	\$801	\$1,240	
B-	11	1,539	2.9%	\$465	\$550	\$665	\$1,163	
C+	7	578	2.6%	\$415	\$552	\$654		
C	9	881	0.3%	\$534	\$624	\$767	\$826	
D	1	56	0.0%		\$485	\$592		

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A		35	163	14	8				
A-		15	53				57		
B+	8	147	290				32		
B	101	824	989				371	18	
B-	11	532	870	4			96	26	
C+	25	321	130				102		
C	9	203	186				352	131	
D		8	48						

Quality Rating - Stark County, Ohio

Tax Credit Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	MEDIAN GROSS RENT				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
A	3	235	0.4%			\$630		\$812
A-	1	80	0.0%				\$653	\$777
B+	1	78	0.0%				\$612	\$693
B	1	66	15.2%		\$400			

Tax Credit Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
A			108		127				
A-								23	57
B+								41	37
B		66							

Year Built - Stark County, Ohio *

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	12	1549	42	2.7%	1549	23.3%
1970 to 1979	19	2418	40	1.7%	3967	36.4%
1980 to 1989	16	1602	58	3.6%	5569	24.1%
1990 to 1999	5	517	11	2.1%	6086	7.8%
2000 to 2004	3	364	3	0.8%	6450	5.5%
2005	0	0	0	0.0%	6450	0.0%
2006	1	80	0	0.0%	6530	1.2%
2007	0	0	0	0.0%	6530	0.0%
2008	0	0	0	0.0%	6530	0.0%
2009	0	0	0	0.0%	6530	0.0%
2010	1	56	1	1.8%	6586	0.8%
2011	1	52	0	0.0%	6638	0.8%
2012	0	0	0	0.0%	6638	0.0%
2013*	0	0	0	0.0%	6638	0.0%
Total	58	6638	155	2.3%	6638	100.0 %

Year Renovated - Stark County, Ohio

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	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	0	0	0	0.0%	0	0.0%
2000 to 2004	3	362	8	2.2%	362	27.3%
2005	1	186	8	4.3%	548	14.0%
2006	1	180	1	0.6%	728	13.6%
2007	0	0	0	0.0%	728	0.0%
2008	0	0	0	0.0%	728	0.0%
2009	0	0	0	0.0%	728	0.0%
2010	0	0	0	0.0%	728	0.0%
2011	1	597	11	1.8%	1325	45.1%
2012	0	0	0	0.0%	1325	0.0%
2013*	0	0	0	0.0%	1325	0.0%
Total	6	1325	28	2.1%	1325	100.0 %

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

* As of January 2013



Appliances and Unit Amenities - Stark County, Ohio

Appliances			
Appliance	Projects	Percent	Units*
Range	58	100.0%	6,638
Refrigerator	58	100.0%	6,638
Icemaker	2	3.4%	130
Dishwasher	40	69.0%	5,083
Disposal	39	67.2%	4,783
Microwave	7	12.1%	1,002
Pantry	2	3.4%	160
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	35	60.3%	4,412
AC - Window	25	43.1%	2,420
Floor Covering	57	98.3%	6,478
Washer/Dryer	4	6.9%	510
Washer/Dryer Hook-Up	31	53.4%	3,293
Patio/Deck/Balcony	44	75.9%	5,119
Ceiling Fan	22	37.9%	3,006
Fireplace	16	27.6%	1,993
Basement	11	19.0%	1,124
Intercom System	14	24.1%	1,421
Security System	2	3.4%	108
Window Treatments	50	86.2%	5,782
Furnished Units	2	3.4%	178
E-Call Button	1	1.7%	66
Storage	1	1.7%	78
Walk-In Closets	4	6.9%	386

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

Project Amenities - Stark County, Ohio

Project Amenities			
Amenity	Projects	Percent	Units
Pool	14	24.1%	2,030
On-Site Mangement	47	81.0%	5,731
Laundry	37	63.8%	4,774
Club House	12	20.7%	1,925
Community Space	4	6.9%	712
Fitness Center	12	20.7%	1,741
Jacuzzi/Sauna	2	3.4%	275
Playground	9	15.5%	1,332
Computer/Business Center	4	6.9%	447
Sports Court(s)	5	8.6%	1,396
Storage	3	5.2%	301
Water Features	1	1.7%	104
Elevator	5	8.6%	380
Security Gate	0	0.0%	
Car Wash Area	1	1.7%	152
Picnic Area	16	27.6%	2,561
Social Services/Activities	3	5.2%	258
Library/DVD Library	1	1.7%	52
Walking/Bike Trail	1	1.7%	64

Distribution of Utilities - Stark County, Ohio

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	12	1,172	11.4%
Gas	22	2,660	25.8%
Other	3	312	3.0%
Tenant			
Electric	30	3,697	35.9%
Gas	23	2,458	23.9%
			100.0%
Cooking Fuel			
Landlord			
Electric	22	2,079	20.2%
Gas	7	858	8.3%
Tenant			
Electric	55	6,759	65.6%
Gas	6	603	5.9%
			100.0%
Hot Water			
Landlord			
Electric	12	1,172	11.4%
Gas	25	2,978	28.9%
Other	1	100	1.0%
Tenant			
Electric	30	3,697	35.9%
Gas	21	2,208	21.4%
Other	1	144	1.4%
			100.0%
Electric			
Landlord	20	2,006	19.5%
Tenant	70	8,293	80.5%
			100.0%
Water			
Landlord	77	8,965	87.0%
Tenant	13	1,334	13.0%
			100.0%
Sewer			
Landlord	80	9,220	89.5%
Tenant	10	1,079	10.5%
Trash Pick-Up			
Landlord	80	9,220	89.5%
Tenant	10	1,079	10.5%
			100.0%

Utility Allowance - Stark County, OH

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$12	\$18		\$45	\$4	\$12	\$2	\$6	\$19	\$7	\$10	\$18	\$20
1	Garden	\$13	\$29		\$52	\$7	\$19	\$3	\$8	\$29	\$8	\$10	\$18	\$20
1	Townhouse	\$13	\$29		\$52	\$7	\$19	\$3	\$8	\$29	\$8	\$10	\$18	\$20
2	Garden	\$15	\$40		\$59	\$9	\$26	\$4	\$11	\$40	\$10	\$14	\$18	\$20
2	Townhouse	\$15	\$40		\$59	\$9	\$26	\$4	\$11	\$40	\$10	\$14	\$18	\$20
3	Garden	\$17	\$51		\$69	\$11	\$32	\$5	\$13	\$50	\$13	\$18	\$18	\$20
3	Townhouse	\$17	\$51		\$69	\$11	\$32	\$5	\$13	\$50	\$13	\$18	\$18	\$20
4	Garden	\$19	\$61		\$76	\$14	\$39	\$6	\$15	\$60	\$16	\$21	\$18	\$20
4	Townhouse	\$19	\$61		\$76	\$14	\$39	\$6	\$15	\$60	\$16	\$21	\$18	\$20

OH-Stark County (4/2012)

Survey Date: January 2013

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D. Field Survey of Conventional Rentals: Tuscarawas County, Ohio

The following section is a field 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 our own field inspection. The intent of this field 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.

The field 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.
- Distribution of non-subsidized and subsidized units and vacancies in properties surveyed.
- Properties surveyed by name, address, telephone number, project type, key amenities, 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.
- A rent distribution is provided for all market-rate and non-subsidized Tax Credit units by unit type and bedroom.
- Calculations of rent per square foot (all utilities are adjusted to reflect similar utility responsibility). Data is summarized by unit type.
- The distribution of market-rate and non-subsidized Tax Credit units are provided by quality rating, unit type and number of bedrooms. The median rent by quality ratings and bedrooms is also reported. Note that rents are adjusted to reflect common utility responsibility.
- 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.
- Aggregation of projects by utility responsibility (market-rate and non-subsidized Tax Credit only).
- A utility allowance worksheet.

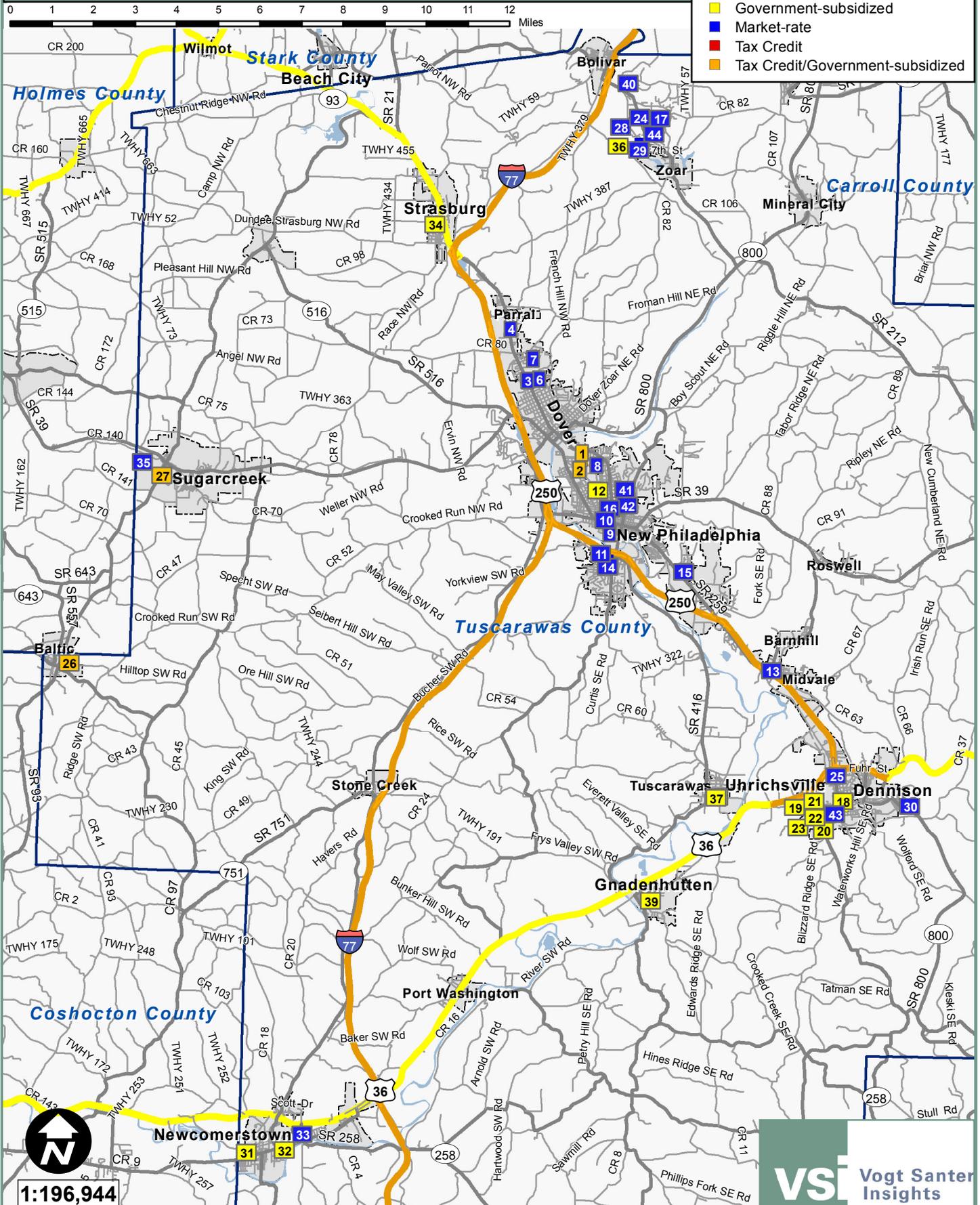
Note that other than the property listing following the map, data is organized by project types. Market-rate properties (blue designation) are first followed by variations of market-rate and Tax Credit properties. Non-government subsidized Tax Credit properties are red and government-subsidized properties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

Tuscarawas County, OH Apartment Locations

Legend

Apartments Type

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



Map Identification List - Tuscarawas County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
◆ 1	Seton Dover II	TGS	B	1990	40	0	100.0%
◆ 2	Seton Square Dover	TGS	B	1980 / 2010	50	0	100.0%
3	Parkside Apts.	MRR	B	1978	42	0	100.0%
4	Lyons Apts.	MRR	D	1971	15	0	100.0%
5	Heritage Village	MRR	B+	1978	56	0	100.0%
6	Heritage Village East	MRR	B+	1978	60	0	100.0%
7	Candlelight Villas	MRR	B+	1970	54	0	100.0%
8	405-421 Monroe St.	MRR	B-	1972	11	0	100.0%
9	241 & 245 3rd St. SW	MRR	D	1900 / 1981	4	0	100.0%
10	Wedgewood Apts.	MRR	C-	1977	23	0	100.0%
11	Quaker Court	MRR	C-	1987	36	0	100.0%
12	Jaycee Horizons	GSS	C+	1976	40	0	100.0%
13	4444 State St. SE	MRR	B+	1995	14	0	100.0%
14	747 3rd St. SW	MRR	B-	1970	12	0	100.0%
15	Beaver Creek	MRR	B	1979	32	1	96.9%
16	336 4th St. NW	MRR	B-	1982	16	1	93.8%
17	Sims Apts.	MRR	C-	1977	6	0	100.0%
◆ 18	Buckeye House	GSS	B+	1928 / 1997	24	2	91.7%
19	Clay Village Apts.	GSS	B	1987	40	0	100.0%
20	Jaycee Valley	GSS	B	1995	24	0	100.0%
◆ 21	Jaycee View	GSS	B	1996	19	0	100.0%
◆ 22	Jaycee Villa	GSS	B	1981	50	0	100.0%
23	Jaycee Village	GSS	B-	1974	104	0	100.0%
24	H. Dieta Sims Apts.	MRR	C-	1979	8	0	100.0%
25	115 E. 12th St.	MRR	B-	1930 / 1997	1	0	100.0%
26	Schoenbrunn Greene Baltic	TGS	B	1987 / 2013	8	0	100.0%
◆ 27	Schoenbrunn Greene Sugarcreek	TGS	B	1987 / 2013	18	1	94.4%
28	Georgetown South Apts.	MRR	B	1975	48	5	89.6%
29	Riverbluff Apts.	MRR	C+	1975	46	0	100.0%
30	Timber Trail Twnhms.	MRR	C+	1975	48	1	97.9%
◆ 31	Buckhorn Village	GSS	B-	1983	49	0	100.0%
32	Oxford Square Apts.	GSS	B+	1975 / 2005	48	0	100.0%
33	Riverside Apts.	MRR	B	1987	25	1	96.0%
◆ 34	Franklin Terrace	GSS	A-	1978 / 2007	76	0	100.0%
35	Autumn Chase Town Homes	MRR	B-	1976	32	0	100.0%
36	Bolivar Terrace Apts.	GSS	B	1982	36	2	94.4%
◆ 37	Lions Manor	GSS	B	2003	15	0	100.0%

◆	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

QR - Quality Rating

DTS - Drive Distance To Site (Miles)



Survey Date: January 2013

Map Identification List - Tuscarawas County, Ohio

Map ID	Project Name	Project Type	QR	Year Built/ Renovated	Total Units	Vacant	Occupancy Rate
◆ 38	Warwick Manor	GSS	B	2000	13	0	100.0%
◆ 39	Tents of Grace Manor	GSS	B+	2006	13	0	100.0%
40	Orchard Village I & II	MRR	B+	1995	12	0	100.0%
41	Atwood Terrace Apts.	MRR	C-	1968 / 1989	36	1	97.2%
42	Ivanhoe Estates	MRR	C-	1968 / 1989	40	0	100.0%
43	514 Trenton Ave.	MRR	B+	1915 / 2006	5	0	100.0%
44	Countryside Apts.	MRR	C	1975	42	2	95.2%

Project Type	Projects Surveyed	Total Units	Vacant	Occupancy Rate	U/C
MRR	26	724	12	98.3%	2
TGS	4	116	1	99.1%	14
GSS	14	551	4	99.3%	0

Total units do 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

QR - Quality Rating

DTS - Drive Distance To Site (Miles)



Survey Date: January 2013

Distribution of Units - Tuscarawas County, Ohio

Market-Rate						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	6	0.8%	0	0.0%	\$462
1	1	181	25.0%	5	2.8%	\$564
1	2	1	0.1%	0	0.0%	\$695
2	1	319	44.1%	7	2.2%	\$616
2	1.5	149	20.6%	0	0.0%	\$840
2	2	21	2.9%	0	0.0%	\$643
3	1	14	1.9%	0	0.0%	\$695
3	1.5	20	2.8%	0	0.0%	\$770
3	2	13	1.8%	0	0.0%	\$851
TOTAL		724	100.0%	12	1.7%	
2 Units Under Construction						
Tax Credit, Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
0	1	8	6.9%	0	0.0%	N.A.
1	1	105	90.5%	1	1.0%	N.A.
2	1	3	2.6%	0	0.0%	N.A.
TOTAL		116	100.0%	1	0.9%	
14 Units Under Construction						
Government-Subsidized						
Bedrooms	Baths	Units	Distribution	Vacant	Vacancy Rate	Median Gross Rent
1	1	412	74.8%	2	0.5%	N.A.
2	1	98	17.8%	1	1.0%	N.A.
3	1	41	7.4%	1	2.4%	N.A.
TOTAL		551	100.0%	4	0.7%	
Grand Total		1,391	-	17	1.2%	

Survey of Properties - Tuscarawas County, Ohio

1 Seton Dover II			
	Address 139 Fillmore Ave. Dover, OH 44622 Year Built 1990 Comments 60% AMHI & HUD Sections 8 & 202; Also serves disabled	Phone (614) 451-8750 (Contact in person) Contact Cindy	Total Units 40 Vacancies 0 Occupancy Rate 100.0% Floors 3 Quality Rating B Waiting List 1+ year Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

2 Seton Square Dover			
	Address 501 James St. Dover, OH 44622 Year Built 1980 Renovated 2010 Comments 60% AMHI & HUD Sections 8 & 202; Also serves disabled	Phone (614) 451-8750 (Contact in person) Contact Cindy, Bob	Total Units 50 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B Waiting List 1+ year Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

3 Parkside Apts.			
	Address 1 Candlelight Ln. Dover, OH 44622 Year Built 1978 Comments	Phone (330) 364-6425 (Contact in person) Contact Sabrina	Total Units 42 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 5 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

4 Lyons Apts.			
	Address 5225 N. Wooster Ave. Dover, OH 44622 Year Built 1971 Comments Information as of 7/2011	Phone (330) 364-6904 (Contact in person) Contact Name not given	Total Units 15 Vacancies 0 Occupancy Rate 100.0% Floors 1,2 Quality Rating D Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

5 Heritage Village			
	Address 101 Brookside Dr. Dover, OH 44622	Phone (330) 364-6425 (Contact in person)	Total Units 56
	Year Built 1978	Contact Sabrina	Vacancies 0
Comments Largest 2-br units have attached garage & full basement with additional half bath			Occupancy Rate 100.0%
			Floors 2
			Quality Rating B+
			Waiting List 5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

6 Heritage Village East			
	Address 210 E. 18th St. Dover, OH 44622	Phone (330) 364-6425 (Contact in person)	Total Units 60
	Year Built 1978	Contact Sabrina	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 2.5
			Quality Rating B+
			Waiting List 5 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

7 Candlelight Villas			
	Address 117 Candlelight Ln. Dover, OH 44622	Phone (330) 343-3616 (Contact in person)	Total Units 54
	Year Built 1970	Contact Joyce	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B+
			Waiting List 1 household

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

8 405-421 Monroe St.			
	Address 405-421 Monroe St. Dover, OH 44622	Phone (330) 364-5454 (Contact in person)	Total Units 11
	Year Built 1972	Contact Julie	Vacancies 0
Comments			Occupancy Rate 100.0%
			Floors 2
			Quality Rating B-
			Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

9 241 & 245 3rd St. SW									
	Address 241 & 245 3rd St. SW New Philadelphia, OH 44663			Phone (330) 364-5454 (Contact in person)			Total Units 4		
	Year Built 1900 Renovated 1981			Contact Julie			Vacancies 0		
Comments						Occupancy Rate 100.0%			
						Floors 2			
						Quality Rating D			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

10 Wedgewood Apts.									
	Address 439 W. High St. New Philadelphia, OH 44663			Phone (330) 364-1019 (Contact in person)			Total Units 23		
	Year Built 1977			Contact Name not given			Vacancies 0		
Comments Square footage estimated by manager						Occupancy Rate 100.0%			
						Floors 1,2			
						Quality Rating C-			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

11 Quaker Court									
	Address 739 5th St. SW New Philadelphia, OH 44663			Phone (330) 343-8868 (Contact in person)			Total Units 36		
	Year Built 1987			Contact Yvonne			Vacancies 0		
Comments						Occupancy Rate 100.0%			
						Floors 2			
						Quality Rating C-			
						Waiting List 1 month			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

12 Jaycee Horizons									
	Address 942 Jaycee St. NW New Philadelphia, OH 44663			Phone (330) 343-3247 (Contact in person)			Total Units 40		
	Year Built 1976			Contact Belinda			Vacancies 0		
Comments HUD Section 8						Occupancy Rate 100.0%			
						Floors 1			
						Quality Rating C+			
						Waiting List 6 months			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

13		4444 State St. SE				
	Address	4444 State St. SE Midvale, OH 44663	Phone (Contact in person)			
	Year Built	1995	Contact Name not given			
	Comments	Square footage estimated				
	Total Units	14	Vacancies			
		0	Occupancy Rate			
		100.0%	Floors			
		2	Quality Rating			
		B+	Waiting List			
		None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input checked="" type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

14		747 3rd St. SW				
	Address	747 3rd St. SW New Philadelphia, OH 44663	Phone (330) 691-0153 (Contact in person)			
	Year Built	1970	Contact Rob			
	Comments	2-br units have washer/dryer hookups				
	Total Units	12	Vacancies			
		0	Occupancy Rate			
		100.0%	Floors			
		1	Quality Rating			
		B-	Waiting List			
		None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

15		Beaver Creek				
	Address	18th St./Goette Ave. New Philadelphia, OH 44663	Phone (330) 339-3469 (Contact in person)			
	Year Built	1979	Contact Pat			
	Comments					
	Total Units	32	Vacancies			
		1	Occupancy Rate			
		96.9%	Floors			
		2	Quality Rating			
		B	Waiting List			
		None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

16		336 4th St. NW				
	Address	336 4th St. NW New Philadelphia, OH 44663	Phone (330) 934-0670 (Contact in person)			
	Year Built	1982	Contact Nick			
	Comments					
	Total Units	16	Vacancies			
		1	Occupancy Rate			
		93.8%	Floors			
		2	Quality Rating			
		B-	Waiting List			
		None				
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

17 Sims Apts.			
	Address 10148 Hess Mill Rd. NE Bolivar, OH 44612	Phone (440) 286-9778 (Contact in person)	Total Units 6
	Year Built 1977	Contact Name not given	Vacancies 0
Comments Square footage estimated; Information as of 7/2011			Occupancy Rate 100.0%
			Floors 2.5
			Quality Rating C-
			Waiting List 1 month

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input checked="" type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

18 Buckeye House			
	Address 201 E. 3rd St. Uhrichsville, OH 44683	Phone (740) 922-6358 (Contact in person)	Total Units 24
	Year Built 1928 Renovated 1997	Contact Carolyn	Vacancies 2
Comments RD 515; Has RA (22 units); Property will soon be for sale			Occupancy Rate 91.7%
			Floors 4
			Quality Rating B+
			Waiting List None
			Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input checked="" type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input checked="" type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

19 Clay Village Apts.			
	Address 432 McConnell St. Uhrichsville, OH 44683	Phone (740) 922-0086 (Contact in person)	Total Units 40
	Year Built 1987	Contact Larry	Vacancies 0
Comments RD 515; Has RA (24 units)			Occupancy Rate 100.0%
			Floors 2
			Quality Rating B
			Waiting List 3 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

20 Jaycee Valley			
	Address 600 Holiday Ave. Uhrichsville, OH 44683	Phone (740) 922-0310 (Contact in person)	Total Units 24
	Year Built 1995	Contact Pam	Vacancies 0
Comments HUD Section 811 PRAC; 100% disabled; Square footage estimated by management			Occupancy Rate 100.0%
			Floors 1
			Quality Rating B
			Waiting List 1-3 months

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

21 Jaycee View												
	Address 300 Jaycee Dr. Uhrichville, OH 44683			Phone (740) 922-3257 (Contact in person)			Total Units 19					
	Year Built 1996			Contact Pam			Vacancies 0					
Comments HUD Section 202 PRAC; Square footage estimated by management; 1 2-br manager's unit not included in total units												
Occupancy Rate 100.0%												
Floors 1												
Quality Rating B												
Waiting List 4 households												
Senior Restricted (62+)												
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input checked="" type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

22 Jaycee Villa												
	Address 2000 Claymont Dr. Uhrichville, OH 44683			Phone (740) 922-3284 (Contact in person)			Total Units 50					
	Year Built 1981			Contact Pam			Vacancies 0					
Comments HUD Sections 8 & 202												
Occupancy Rate 100.0%												
Floors 3												
Quality Rating B												
Waiting List 1-3 months												
Senior Restricted (62+)												
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input checked="" type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	On-Site Mgmt	<input checked="" type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input checked="" type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

23 Jaycee Village												
	Address 1000 Claymont Dr. Uhrichville, OH 44683			Phone (740) 922-5307 (Contact in person)			Total Units 104					
	Year Built 1974			Contact Pam			Vacancies 0					
Comments HUD Section 8; Square footage estimated by management; 1 2-br garden unit & 1 3-br twnhm. reserved for management & not included in total units												
Occupancy Rate 100.0%												
Floors 2,2,5												
Quality Rating B-												
Waiting List 1-3 months												
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input checked="" type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input checked="" type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

24 H. Dieta Sims Apts.												
	Address 10283 St. Rt. 212 Bolivar, OH 44612			Phone (330) 874-2561 (Contact in person)			Total Units 8					
	Year Built 1979			Contact Name not given			Vacancies 0					
Comments Square footage estimated												
Occupancy Rate 100.0%												
Floors 2												
Quality Rating C-												
Waiting List None												
Key Appliances & Amenities	<input checked="" type="checkbox"/>	Range	<input type="checkbox"/>	Microwave	<input type="checkbox"/>	Parking Garage	<input checked="" type="checkbox"/>	Window AC	<input type="checkbox"/>	Pool	<input type="checkbox"/>	Clubhouse
	<input checked="" type="checkbox"/>	Refrigerator	<input type="checkbox"/>	Garage(Att)	<input checked="" type="checkbox"/>	Carport	<input type="checkbox"/>	Washer/Dryer	<input checked="" type="checkbox"/>	On-Site Mgmt	<input type="checkbox"/>	Elevator
	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	Garage(Det)	<input type="checkbox"/>	Central AC	<input type="checkbox"/>	W/D Hook-up	<input checked="" type="checkbox"/>	Laundry Room	<input type="checkbox"/>	Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

25		115 E. 12th St.				
	Address 115 E. 12th St. Uhrichsville, OH 44683	Phone (330) 364-5454 (Contact in person)	Total Units 1			
	Year Built 1930 Renovated 1997	Contact Julie	Vacancies 0			
Comments Unit has loft with bedroom & bath			Occupancy Rate 100.0%			
			Floors 1			
			Quality Rating B-			
			Waiting List None			
			Single-Family Home			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input checked="" type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input checked="" type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

26		Schoenbrunn Greene Baltic				
	Address 103 Baltic Haus Dr. Baltic, OH 43804	Phone (330) 897-4790 (Contact in person)	Total Units 8			
	Year Built 1987 Renovated 2013	Contact Angela	Vacancies 0			
Comments 60% AMHI & RD 515; Has RA (8 units); 8 units under renovation, expected completion 8/2013; Landlord may pay water & sewer after renovations are completed; SEA Bus pick-up to senior center			Occupancy Rate 100.0%			
			Floors 1,2			
			Quality Rating B			
			Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

27		Schoenbrunn Greene Sugarcreek				
	Address 420 Zurich St. SW Sugarcreek, OH 44681	Phone (330) 852-1812 (Contact in person)	Total Units 18			
	Year Built 1987 Renovated 2013	Contact Angela	Vacancies 1			
Comments 60% AMHI & RD 515; Has RA (8 units); Square footage estimated; Higher rent units are end units; 6 units under renovation, expected completion 8/2013; SEA Bus pick-up to senior center			Occupancy Rate 94.4%			
			Floors 1,2			
			Quality Rating B			
			Waiting List None			
			Senior Restricted (62+)			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input checked="" type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input checked="" type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

28		Georgetown South Apts.				
	Address 761 Gaberdale Sq. NE Bolivar, OH 44612	Phone (330) 874-3405 (Contact in person)	Total Units 48			
	Year Built 1975	Contact Glen	Vacancies 5			
Comments Accepts HCV; Vacancies typical according to management; Some units built in 1978			Occupancy Rate 89.6%			
			Floors 1			
			Quality Rating B			
			Waiting List None			
Incentives \$100 off first month's rent with good credit score						
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

29 Riverbluff Apts.			
	Address 926 Garberdale Sq. NE Bolivar, OH 44612 Year Built 1975 Comments 2 units under renovation, expected completion unknown	Phone (330) 874-2711 (Contact in person) Contact Phil	Total Units 46 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating C+ Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

30 Timber Trail Twnhms.			
	Address 608 Dennison Woods Ave. Dennison, OH 44621 Year Built 1975 Comments	Phone (740) 922-5228 (Contact in person) Contact Susan	Total Units 48 Vacancies 1 Occupancy Rate 97.9% Floors 2 Quality Rating C+ Waiting List None
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

31 Buckhorn Village			
	Address 814 Mill Alley Newcomerstown, OH 43832 Year Built 1983 Comments HUD Sections 8 & 202; Also serves disabled; One 2-br manager unit not reported in total units	Phone (740) 498-7838 (Contact in person) Contact Linda	Total Units 49 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B- Waiting List 19 households Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

32 Oxford Square Apts.			
	Address 529 Oxford Dr. Newcomerstown, OH 43832 Year Built 1975 Renovated 2005 Comments RD 515; Has RA (34 units)	Phone (740) 498-7070 (Contact in person) Contact Tara	Total Units 48 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B+ Waiting List 5 households
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

33 Riverside Apts.			
	Address 1100 E. State Rd. Newcomerstown, OH 43832	Phone (740) 498-8495 (Contact in person)	Total Units 25
	Year Built 1987 Comments Square footage estimated by management	Contact Karen	Vacancies 1 Occupancy Rate 96.0% Floors 2 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

34 Franklin Terrace			
	Address 316 Bodmer Ave. S Strasburg, OH 44680	Phone (330) 878-5665 (Contact in person)	Total Units 76
	Year Built 1978 Renovated 2007 Comments HUD Section 8; Former RD 515 project	Contact John	Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating A- Waiting List 3-6 months Senior Restricted (62+)

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

35 Autumn Chase Town Homes			
	Address 1541 Engadine Ct. SW Sugar creek, OH 44681	Phone (330) 852-4717 (Contact in person)	Total Units 32
	Year Built 1976 Comments Square footage estimated; Rent range based on unit location	Contact Jenna	Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B- Waiting List 8 households

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

36 Bolivar Terrace Apts.			
	Address 738 Garberdale Sq. NE Bolivar, OH 44612	Phone (330) 874-2711 (Contact in person)	Total Units 36
	Year Built 1982 Comments RD 515; Has RA (29 units)	Contact Phil	Vacancies 2 Occupancy Rate 94.4% Floors 1,2 Quality Rating B Waiting List None

Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input checked="" type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

37 Lions Manor			
	Address 350 E. Cherry St. Tuscarawas, OH 44682 Year Built 2003 Comments HUD Section 202 PRAC; Square footage estimated by management	Phone (740) 922-0310 (Contact in person) Contact Pam	Total Units 15 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 1-3 months Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

38 Warwick Manor			
	Address 416 Cherry St. Tuscarawas, OH 44682 Year Built 2000 Comments HUD Section 202 PRAC; Square footage estimated by management	Phone (740) 922-0310 (Contact in person) Contact Pam	Total Units 13 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B Waiting List 1-3 months Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

39 Tents of Grace Manor			
	Address 437 E. Indian St. Gnadenhutten, OH 44269 Year Built 2006 Comments HUD Section 202 PRAC; Square footage estimated	Phone (740) 254-9438 (Contact in person) Contact Pam	Total Units 13 Vacancies 0 Occupancy Rate 100.0% Floors 1 Quality Rating B+ Waiting List 1-3 months Senior Restricted (62+)
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input type="checkbox"/> Central AC <input checked="" type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

40 Orchard Village I & II			
	Address 409 N. Orchard Rd. NE Bolivar, OH 44612 Year Built 1995 Comments Select 2-br units have ceiling fans; Garage is 2-car	Phone (330) 874-4631 (Contact in person) Contact Sandy	Total Units 12 Vacancies 0 Occupancy Rate 100.0% Floors 2 Quality Rating B+ Waiting List 6-12 months
	Key Appliances & Amenities <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Microwave <input checked="" type="checkbox"/> Garage(Att) <input type="checkbox"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

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: January 2013

Survey of Properties - Tuscarawas County, Ohio

41 Atwood Terrace Apts.									
	Address 505 N. Broadway St. New Philadelphia, OH 44663			Phone (330) 340-8109 (Contact in person)			Total Units 36		
	Year Built 1968 Renovated 1989			Contact Pat			Vacancies 1		
Comments						Occupancy Rate 97.2%			
						Floors 2,2.5			
						Quality Rating C-			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
42 Ivanhoe Estates									
	Address 477 N. Broadway St. New Philadelphia, OH 44663			Phone (330) 339-3469 (Contact in person)			Total Units 40		
	Year Built 1968 Renovated 1989			Contact Pat			Vacancies 0		
Comments						Occupancy Rate 100.0%			
						Floors 1			
						Quality Rating C-			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
43 514 Trenton Ave.									
	Address 514 Trenton Ave. Uhrichsville, OH 44683			Phone (740) 922-8887 (Contact in person)			Total Units 5		
	Year Built 1915 Renovated 2006			Contact Ken			Vacancies 0		
Comments Square footage estimated by management; Information as of 7/2011						Occupancy Rate 100.0%			
						Floors 2			
						Quality Rating B+			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			
44 Countryside Apts.									
	Address 10236 St. Rt. 212 Bolivar, OH 44612			Phone (330) 339-3469 (Contact in person)			Total Units 42		
	Year Built 1975			Contact Pat			Vacancies 2		
Comments						Occupancy Rate 95.2%			
						Floors 2.5			
						Quality Rating C			
						Waiting List None			
Key Appliances & Amenities	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input type="checkbox"/> Parking Garage	<input checked="" type="checkbox"/> Window AC	<input type="checkbox"/> Pool	<input type="checkbox"/> Clubhouse			
	<input checked="" type="checkbox"/> Refrigerator	<input type="checkbox"/> Garage(Att)	<input type="checkbox"/> Carport	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> On-Site Mgmt	<input type="checkbox"/> Elevator			
	<input type="checkbox"/> Dishwasher	<input type="checkbox"/> Garage(Det)	<input type="checkbox"/> Central AC	<input type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center			

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: January 2013

Collected Rents - Tuscarawas County, Ohio

Map ID	Garden Units					Townhouse Units			
	Studio	1-Br	2-Br	3-Br	4 Br+	1-Br	2-Br	3-Br	4 Br+
3		\$550	\$624						
4	\$385	\$400							
5			\$705 to \$865						
6		\$580	\$775						
7		\$525	\$625						
8							\$640		
9			\$465	\$600					
10		\$375					\$495		
11							\$450 to \$500	\$600	
13								\$600	
14		\$350	\$450						
15		\$395							
16			\$500	\$525					
17			\$500						
24		\$460	\$480						
25		\$565							
28		\$380	\$450 to \$470						
29							\$384		
30							\$405		
33	\$876	\$1040	\$1581						
35							\$470 to \$500		
40							\$575	\$690	
41		\$395	\$495						
42		\$395	\$495						
43								\$410	
44		\$395	\$495						

◆ 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: January 2013

Price Per Square Foot - Tuscarawas County, Ohio

Studio Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
4	Lyons Apts.	1	388	\$462	\$1.19
33	Riverside Apts.	1	500	\$876	\$1.75
One-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
3	Parkside Apts.	1	576	\$702	\$1.22
4	Lyons Apts.	1	429	\$508	\$1.18
6	Heritage Village East	1	640	\$693	\$1.08
7	Candlelight Villas	1	800	\$631	\$0.79
10	Wedgewood Apts.	1	500	\$483	\$0.97
14	747 3rd St. SW	1	550	\$519	\$0.94
15	Beaver Creek	1	550	\$547	\$0.99
24	H. Dieta Sims Apts.	1	550	\$568	\$1.03
25	115 E. 12th St.	2	960	\$695	\$0.72
28	Georgetown South Apts.	1	576	\$480	\$0.83
33	Riverside Apts.	1	700	\$1040	\$1.49
41	Atwood Terrace Apts.	1	550	\$564	\$1.03
42	Ivanhoe Estates	1	550	\$564	\$1.03
44	Countryside Apts.	1	576	\$489	\$0.85
Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
3	Parkside Apts.	1 to 1.5	864	\$809	\$0.94
5	Heritage Village	1.5	996 to 1,990	\$840 to \$1000	\$0.50 - \$0.84
6	Heritage Village East	1.5	1,034	\$910	\$0.88
7	Candlelight Villas	1	1,000	\$751	\$0.75
8	405-421 Monroe St.	1.5	620	\$640	\$1.03
9	241 & 245 3rd St. SW	1	815	\$617	\$0.76
10	Wedgewood Apts.	1 to 1.5	600	\$634	\$1.06
11	Quaker Court	1	585	\$593	\$1.01
		2	732	\$643	\$0.88
14	747 3rd St. SW	1	650	\$652	\$1.00
16	336 4th St. NW	1	900	\$639	\$0.71
17	Sims Apts.	1	750	\$639	\$0.85
24	H. Dieta Sims Apts.	1	750	\$619	\$0.83
28	Georgetown South Apts.	1	864	\$581	\$0.67
		2	805	\$609	\$0.76
29	Riverbluff Apts.	1	950	\$523	\$0.55

◆	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: January 2013

Price Per Square Foot - Tuscarawas County, Ohio

Two-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
30	Timber Trail Twnhms.	1	1,100	\$544	\$0.49
33	Riverside Apts.	1	875	\$1581	\$1.81
35	Autumn Chase Town Homes	1	775	\$609 to \$639	\$0.79 - \$0.82
40	Orchard Village I & II	2	900	\$718	\$0.80
41	Atwood Terrace Apts.	1	750	\$697	\$0.93
42	Ivanhoe Estates	1	750	\$697	\$0.93
44	Countryside Apts.	1	864	\$616	\$0.71
Three-Bedroom Units					
Map ID	Project Name	Baths	Unit Size	Gross Rent	\$ / Square Foot
9	241 & 245 3rd St. SW	1	895	\$772	\$0.86
11	Quaker Court	1.5 to 2	804 to 896	\$761	\$0.85 - \$0.95
13	4444 State St. SE	1.5	1,050	\$770	\$0.73
16	336 4th St. NW	1	1,050	\$695	\$0.66
40	Orchard Village I & II	2	1,500	\$851	\$0.57
43	514 Trenton Ave.	1	1,500	\$565	\$0.38

◆	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: January 2013

Average Gross Rent Per Square Foot - Tuscarawas County, Ohio

Market-Rate			
Unit Type	One-Br	Two-Br	Three-Br
Garden	\$1.02	\$0.83	\$0.68
Townhouse	\$0.00	\$0.72	\$0.71

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	\$1.02	\$0.83	\$0.68
Townhouse	\$0.00	\$0.72	\$0.71

Tax Credit Units - Tuscarawas County, Ohio

Studio Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 1	Seton Dover II	8	431	1	60%	\$635
One-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
◆ 27	Schoenbrunn Greene Sugarcreek	12	550	1	60%	\$295 - \$520
◆ 27	Schoenbrunn Greene Sugarcreek	6	575	1	60%	\$322 - \$547
26	Schoenbrunn Greene Baltic	5	610	1	60%	\$334 - \$469
◆ 2	Seton Square Dover	50	600	1	60%	\$621
◆ 1	Seton Dover II	32	573	1	60%	\$699
Two-Bedroom Units						
Map ID	Project Name	Units	Square Feet	Baths	% AMHI	Collected Rent
26	Schoenbrunn Greene Baltic	3	913	1	60%	\$377 - \$382

◆ - Senior Restricted



Quality Rating - Tuscarawas County, Ohio

Market-Rate Projects and Units								
Quality Rating	Projects	Total Units	Vacancy Rate	Median Gross Rent				
				Studios	One-Br	Two-Br	Three-Br	Four-Br
B+	6	201	0.0%		\$631	\$860	\$770	
B	4	147	4.8%	\$876	\$547	\$809		
B-	5	72	1.4%		\$519	\$639	\$695	
C+	2	94	1.1%			\$544		
C	1	42	4.8%		\$489	\$616		
C-	6	149	0.7%		\$564	\$643	\$761	
D	2	19	0.0%	\$462	\$508	\$617	\$772	

Market-Rate Units by Bedroom, Type and Quality Rating									
Quality Rating	Garden Style Units					Townhome Units			
	Studios	One-Br	Two-Br	Three-Br	Four-Br	One-Br	Two-Br	Three-Br	Four-Br
B+		34	136				5	26	
B	1	76	70						
B-		7	14	8			43		
C+							94		
C		17	25						
C-		38	58				41	12	
D	5	10	3	1					

Year Built - Tuscarawas County, Ohio *

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	Total Units	Distribution
Before 1970	5	86	1	1.2%	86	11.9%
1970 to 1979	16	535	9	1.7%	621	73.9%
1980 to 1989	3	77	2	2.6%	698	10.6%
1990 to 1999	2	26	0	0.0%	724	3.6%
2000 to 2004	0	0	0	0.0%	724	0.0%
2005	0	0	0	0.0%	724	0.0%
2006	0	0	0	0.0%	724	0.0%
2007	0	0	0	0.0%	724	0.0%
2008	0	0	0	0.0%	724	0.0%
2009	0	0	0	0.0%	724	0.0%
2010	0	0	0	0.0%	724	0.0%
2011	0	0	0	0.0%	724	0.0%
2012	0	0	0	0.0%	724	0.0%
2013*	0	0	0	0.0%	724	0.0%
Total	26	724	12	1.7%	724	100.0 %

Year Renovated - Tuscarawas County, Ohio

Market-rate and Non-Subsidized Tax Credit						
Year Range	Projects	Units	Vacant	Vacancy Rate	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	3	80	1	1.3%	80	93.0%
1990 to 1999	1	1	0	0.0%	81	1.2%
2000 to 2004	0	0	0	0.0%	81	0.0%
2005	0	0	0	0.0%	81	0.0%
2006	1	5	0	0.0%	86	5.8%
2007	0	0	0	0.0%	86	0.0%
2008	0	0	0	0.0%	86	0.0%
2009	0	0	0	0.0%	86	0.0%
2010	0	0	0	0.0%	86	0.0%
2011	0	0	0	0.0%	86	0.0%
2012	0	0	0	0.0%	86	0.0%
2013*	0	0	0	0.0%	86	0.0%
Total	5	86	1	1.2%	86	100.0 %

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

* As of January 2013



Appliances and Unit Amenities - Tuscarawas County, Ohio

Appliances			
Appliance	Projects	Percent	Units*
Range	26	100.0%	724
Refrigerator	26	100.0%	724
Icemaker	1	3.8%	42
Dishwasher	6	23.1%	235
Disposal	18	69.2%	532
Microwave	0	0.0%	
Pantry	0	0.0%	
Unit Amenities			
Amenity	Projects	Percent	Units*
AC - Central	11	42.3%	314
AC - Window	12	46.2%	345
Floor Covering	26	100.0%	724
Washer/Dryer	2	7.7%	5
Washer/Dryer Hook-Up	12	46.2%	316
Patio/Deck/Balcony	16	61.5%	503
Ceiling Fan	3	11.5%	31
Fireplace	0	0.0%	
Basement	2	7.7%	61
Intercom System	0	0.0%	
Security System	0	0.0%	
Window Treatments	23	88.5%	672
Furnished Units	0	0.0%	
E-Call Button	1	3.8%	25
Storage	1	3.8%	1
Walk-In Closets	0	0.0%	

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

Project Amenities - Tuscarawas County, Ohio

Project Amenities			
Amenity	Projects	Percent	Units
Pool	0	0.0%	
On-Site Mangement	10	38.5%	365
Laundry	17	65.4%	581
Club House	2	7.7%	102
Community Space	1	3.8%	25
Fitness Center	0	0.0%	
Jacuzzi/Sauna	0	0.0%	
Playground	1	3.8%	48
Computer/Business Center	0	0.0%	
Sports Court(s)	0	0.0%	
Storage	4	15.4%	88
Water Features	0	0.0%	
Elevator	0	0.0%	
Security Gate	0	0.0%	
Car Wash Area	0	0.0%	
Picnic Area	0	0.0%	
Social Services/Activities	1	3.8%	25
Library/DVD Library	0	0.0%	
Walking/Bike Trail	0	0.0%	

Distribution of Utilities - Tuscarawas County, Ohio

Utility (Responsibility)	Number of Projects	Number of Units	Distribution of Units
Heat			
Landlord			
Electric	6	254	18.3%
Gas	7	174	12.5%
Tenant			
Electric	23	735	52.8%
Gas	8	228	16.4%
100.0%			
Cooking Fuel			
Landlord			
Electric	13	428	30.8%
Tenant			
Electric	27	821	59.0%
Gas	4	142	10.2%
100.0%			
Hot Water			
Landlord			
Electric	4	180	12.9%
Gas	9	248	17.8%
Tenant			
Electric	21	653	46.9%
Gas	10	310	22.3%
100.0%			
Electric			
Landlord	13	428	30.8%
Tenant	31	963	69.2%
100.0%			
Water			
Landlord	30	993	71.4%
Tenant	14	398	28.6%
100.0%			
Sewer			
Landlord	30	993	71.4%
Tenant	14	398	28.6%
Trash Pick-Up			
Landlord	37	1,250	89.9%
Tenant	7	141	10.1%
100.0%			

Utility Allowance - Tuscarawas, OH

Br	Unit Type	Heating				Hot Water		Cooking		Electric	Water	Sewer	Trash	Cable
		Gas	Electric	Steam	Other	Gas	Electric	Gas	Electric					
0	Garden	\$20	\$38		\$65	\$6	\$16	\$2	\$7	\$16	\$20	\$22	\$17	\$20
1	Garden	\$28	\$53		\$90	\$8	\$22	\$3	\$10	\$23	\$21	\$23	\$17	\$20
1	Townhouse	\$28	\$53		\$90	\$8	\$22	\$3	\$10	\$23	\$21	\$23	\$17	\$20
2	Garden	\$36	\$68		\$116	\$10	\$28	\$4	\$13	\$30	\$22	\$24	\$17	\$20
2	Townhouse	\$36	\$68		\$116	\$10	\$28	\$4	\$13	\$30	\$22	\$24	\$17	\$20
3	Garden	\$43	\$83		\$142	\$12	\$35	\$5	\$16	\$36	\$23	\$25	\$17	\$20
3	Townhouse	\$43	\$83		\$142	\$12	\$35	\$5	\$16	\$36	\$23	\$25	\$17	\$20
4	Garden	\$55	\$106		\$180	\$16	\$44	\$7	\$20	\$46	\$25	\$29	\$17	\$20
4	Townhouse	\$55	\$106		\$180	\$16	\$44	\$7	\$20	\$46	\$25	\$29	\$17	\$20

OH-Tuscarawas (1/2013)

Survey Date: January 2013

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