



**Vogt Santer  
Insights**

**A Comprehensive Housing Study  
In The Greater Morgantown, West Virginia Area**

*for*

**Fairmont/Morgantown Housing Authority  
278 B Spruce Street  
Morgantown, WV 26505**

*Effective Date*

**August 1, 2011**

*Job Reference Number*

**7135BH**



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## Executive Summary

Vogt Santer Insights, Ltd. (VSI), a national real estate market research firm based in Columbus, Ohio, has completed a residential assessment of the Greater Morgantown area. The Study Area is approximately bound by state Route 100, the Monongahela River and Cheat Lake to the north; Interstate 68 and Brookhaven to the south; Brookhaven and Cheat Lake to the east; and Interstate 79 to the west. The purpose of this study is to evaluate the existing real estate market conditions within Greater Morgantown and provide a housing assessment for the region for the Fairmont/Morgantown Housing Authority and its project partners.

West Virginia University, a large land-grant university located on two campuses in the city of Morgantown's urban core, dominates the local economy and in turn, has a strong impact on housing development. Greater Morgantown is situated in the foothills of the Appalachian Mountains, which gives it a varied topography. The area is steeply sloped, which affects and limits site selection for housing developments. It also affects the delivery of public utilities and transportation services.

The city of Morgantown is divided into many different neighborhoods, all with their own set of unique characteristics and demographics. Some neighborhoods, such as Suncrest, South Park and Evansdale exhibit higher homeownership rates and median household income. Sunnyside, South Park and Wiles Hill have seen an expansion in the student population, which resulted in the conversion of traditional single-family housing stock into multi-student rentals. Other neighborhoods, like Jerome Park and Greenmont are dominated by rental and housing and have lower household incomes. The same thing can be said of the communities in Greater Morgantown that are located outside of the city of Morgantown. Brookhaven, Cheat Lake and Star City have the highest household incomes and homeownership rates in Greater Morgantown while Cassville, Granville and Westover have comparatively lower incomes with less homeowners.

The following is a summary of the report. Additional detail supporting each section can be found in the full report.

### **Demographics**

The Greater Morgantown population base increased by 3,622 between 1990 and 2000. This represents a 6.5% increase over the 1990 population, or an annual rate of 0.6%. The study area population bases for 1990, 2000, 2010 (estimated) and 2015 (projected) are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	55,833	59,455	66,041	68,922
POPULATION CHANGE	-	3,622	6,586	2,881
PERCENT CHANGE	-	6.5%	11.1%	4.4%

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

Between 2000 and 2010, the population increased by 6,586, or 11.1%. It is projected that the population will increase by 2,881, or 4.4%, between 2010 and 2015.

Within Greater Morgantown, households increased by 3,227 (14.6%) between 1990 and 2000. Household trends within the study area are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	22,036	25,264	26,904	28,081
HOUSEHOLD CHANGE	-	3,227	1,640	1,177
PERCENT CHANGE	-	14.6%	6.5%	4.4%
HOUSEHOLD SIZE	2.28	2.17	2.23	2.24

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

Between 2000 and 2010, households increased by 1,640 or 6.5%. By 2015, there will be 28,081 households, an increase of 1,177 households, or 4.4% over 2010 levels. This is an increase of 235 households annually over the next five years and reflects a need for additional housing.

The distribution of households by income within the Greater Morgantown Study Area is summarized as follows:

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	5,799	23.0%	4,570	17.0%	4,268	15.2%
\$10,000 TO \$19,999	4,504	17.8%	4,100	15.2%	3,936	14.0%
\$20,000 TO \$29,999	3,336	13.2%	3,000	11.2%	3,085	11.0%
\$30,000 TO \$39,999	2,696	10.7%	2,624	9.8%	2,524	9.0%
\$40,000 TO \$49,999	2,233	8.8%	2,291	8.5%	2,303	8.2%
\$50,000 TO \$59,999	1,446	5.7%	1,719	6.4%	1,898	6.8%
\$60,000 & OVER	5,249	20.8%	8,599	32.0%	10,066	35.8%
TOTAL	25,264	100.0%	26,904	100.0%	28,081	100.0%
MEDIAN INCOME	\$26,980		\$36,789		\$40,987	

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

In 2000, the median household income was \$26,980. This increased by 36.4% to \$36,789 in 2010. By 2015, it is projected that the median household income will be \$40,987, an increase of 11.4% over 2010.

### **Housing Demand**

The purpose of this portion of the analysis is to evaluate the need for additional housing in Greater Morgantown. For this analysis, we examined the market for multifamily rentals with 20 or more units and the market for new for-sale housing.

#### *Rental Demand*

We have forecasted the demand for rental housing over the next five years. Increased demand is calculated by projecting household growth for six different income brackets, based on the Area Median Household Income (AMHI). The supply is calculated by examining the existing product affordable to income-appropriate households and subtracting the percentage of the housing stock that will annually be removed from the local supply due to its functional obsolescence, which is defined as 2.5% of the housing stock building before 1970. Some demolitions are not regularly reported, this reasonably accounts for this share. Naturally it is possible households may continue to occupy this “substandard” housing. It should be noted that the student population represents a significant part of the population earning between 0% and 30% AMHI and has the potential to skew demand. These calculations provide an unfiltered analysis of the overall rental housing demand in the market, including the student population. Subsequently, the student population is removed from these calculations so that the balance of the rental market can be examined.

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Note that this calculation only represents the *required* demand and not *desired* demand. Overall desired demand is likely higher as it involves emotional choices that cannot be quantified.

#### *Rental Demand Excluding Students*

After removing the student population from the calculations, we re-calculated demand while still considering new income-appropriate household growth and replacement or renovation of existing product.

Our analysis suggests that over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

### *Single-Family Homes*

Based on our evaluation of the characteristics of Greater Morgantown and historical sales volume of single-family homes within the area, we estimate the area could generate up to 114 *new* home sales annually in the near term. Note that to achieve maximum levels in various sale price categories requires the market to offer all price points, locations and product alternatives. For this reason, the actual sales by price point rarely exceed the projection of support, except when supply exceeds demand.

It should also be noted that annual support levels are generally not cumulative. In most markets, if there is support for new single-family homes at a particular price point or concept and they are not offered in a specific area, households may leave the area seeking this housing alternative, defer their purchase decision or seek another housing alternative. We anticipate many potential buyers who would be attracted to a proposed concept have either delayed their purchases (reflecting pent-up demand) or opted for an existing single-family home alternative offered in the market. This is particularly true during the recession, where many new home purchases have been deferred due to economic reasons.

### *Condominiums*

Based on our evaluation of the demographic characteristics of Greater Morgantown and historical absorption trends, the area has the potential to absorb up to 133 new condominium units with sales prices ranging from less than \$140,000 to more than \$400,000. It is important to note that this *potential* demand includes the entire survey area. These figures also assume a wide variety of condominium housing choices exist, including price, location and concept. The optimal support figure of 133 units can only be achieved in an overbuilt market. The projection of 133 units is indicative of the historic housing slump in the U.S. as well as reflecting the current sales performance of new condominiums in Greater Morgantown.

## Additional Conditions

### *Zoning*

The city of Morgantown's primary zoning districts serve as a typical example of Standard Euclidian zoning. First adopted in the city of Euclid, Ohio, Standard Euclidian zoning is the most common in the United States and is exemplified by the division of land uses into geographic districts designed to discourage or forbid other "non-conforming" uses. The overly districts are examples of Form Based zoning, which is a style of zoning that allows for unique standards to be implemented in a sub-district of a municipally. The Morgantown zoning code may wish to consider adding two Standard Euclidian districts and one Form Based district, in order to allow for greater specificity in the code.

1. **Institutional (Euclidian)** – This zoning is usually reserved for tax exempt or public entities, such as churches, local schools, fire station, police station, museums, post offices, hospitals, pubic parks, playgrounds and utility stations.
2. **University/Research (Euclidian)** – This type of land use allows a wide range of use types and development standards tailored to meet the needs of a large educational research complex and its surrounding environment. This would not only include the university proper, but associated warehousing, manufacturing, office space, laboratories and dwelling units.
3. **Urban overlay (Form Based)** – This classification may work best as an overlay and would be similar in design to the Sunnyside overlay districts in regard to fenestration, setback, parking requirements, etc. Creation of a universal urban overlay would eliminate the need for specific neighborhood commercial overlays.

The balance of the Greater Morgantown study area falls under the zoning authority of the Monongalia County Planning Commission. These zoning classifications are strictly adherent to the Standard Euclidian zoning philosophy, which is a proven methodology employed by thousands of municipalities across the United States. These standards can easily be applied to both rural and urban areas, such as the area overseen by Monongalia County Planning Commission. As a result, they are reasonable and adequate for the area.

### *Foreclosures*

As part of the Financial Crisis of 2007 to 2010, sometimes referred to as the Great Recession, housing markets across the United States experienced a significant increase in the number of foreclosed homes.

According to most economists, this occurred for a variety of reasons, including unsustainable lending practices, an overbuilding of housing product, over extending personal household credit and an over-valuation of housing value. However, Morgantown and Monongalia County have a foreclosure rate six times less than the national average, with 0.03% of housing units being foreclosed upon. The state of West Virginia's foreclosure rate is nine times lower than the national average at 0.02%. Greater Morgantown, and West Virginia as a whole, remains somewhat insulated from housing crisis due to its slow, stable growth and limited subprime mortgage lending.

There were a total of 46 foreclosures over the past 12 months, or 3.8 per month. In a market with just under 31,000 housing units, this number is statistically insignificant.

### *Housing Values*

Arm's length sales data from 2005 to the end of the third quarter of 2011 were collected from the Monongalia County Recorder's office. Transaction information from 2004 and earlier was not available. County-wide, there were 2,440 arm's length transactions, or approximately 361.5 per year. Since nearly 40% of these transactions (928) are located in the city of Morgantown and delineated by Ward, they will be analyzed separately from the sales in the balance of the county.

### *City of Morgantown*

Ward 7 is the best performing geography with annual median sales consistently \$30,000 to \$100,000 high than the other wards. It is the only ward to have annual median sale price above \$200,000 (2005, 2010 and 2011). This occurs because the ward is completely within the boundaries of the Suncrest neighborhood, a popular urban community that has benefitted from recent investment. The 2<sup>nd</sup> Ward consistently has the second highest annual median sales price in the city with annual median prices ranging from \$133,000 in 2009 to \$165,000 in 2009. Like Ward 7, it benefits from having nearly identical boundaries as the popular South Park neighborhood. Ward 6 averages less than one sale per month, so although it often exhibits the lowest annual median sales point, this may be because of insufficient data. A more acute version of this situation exists in the 3<sup>rd</sup> Ward where there is no sales data four of the seven years being studied.

### *Greater Morgantown*

Homes in the Union area, which is northeast Greater Morgantown and includes Cheat Lake, consistently have the highest annual median sales price. The median sales price has only dropped below \$200,000 in 2005 and 2011, but in both cases it remained in the \$190,000s.



Cassville has many of the lowest annual median sales prices, but on average, there are less than 9 home sales per year. The number of sales combined with the fact that sales prices move from \$35,000 to \$130,000 and back down to \$43,000, makes it difficult to provide any meaningful analysis.

As is common in most American cities, an inverse bid rent curve exists. That is to say with the exception of a few gentrified urban neighborhoods, Suncrest, South Park and Evansdale in the case of Morgantown, the highest housing values are found in the suburbs of a region. In Greater Morgantown, Cheat Lake has the highest housing values.

### **Existing Housing Programs**

#### *Community Development Block Grant (CDBG)*

Over the past three years, Morgantown has received between \$543,000 and \$659,000 (including past year program income) of CDBG funds from HUD. This allocation must undergo an analysis of community needs to prioritize where it should be spent, perhaps prioritizing projects that leverage other dollars or that have an immediate need over other well deserving programs.

Housing is clearly an important part of these allocations, taking the second largest share of CDBG dollars each year. These resources fund housing rehabilitation programs, an emergency home repair program, a housing accessibility fund, a down payment assistance program and a lead paint testing/abatement program. It should be noted that some of the money spent in the Public Service and Rehabilitation line items go to benefit the Bartlett House Emergency Shelter and infrastructure for affordable housing projects. If these dollars are added to the Housing line item, then affordable housing would be the largest recipient of CDBG dollars from 2009 to 2011.

Because of the competitive nature of CDBG funds within municipal government, it is difficult to envision a scenario whereby more resources are allocated to housing programs. However, an argument could be made that the current capacity of the Bartlett House is insufficient. According to Bartlett House, it had 20,071 shelter nights in Fiscal Year 2009-2010. If the total number of shelter nights is divided by the number of days that Bartlett House is open during their Fiscal Year (365), then it can be concluded that the facility is serving an average of 55 people per night. Since there are only 34 beds at Bartlett House, it is operating at nearly twice its capacity. An expanded facility, or even a second shelter, could be a strategic investment of future CDBG funds.

### *Morgantown Homecoming*

Morgantown Homecoming is a single-family housing acquisition/ rehabilitation/ sales program administered by the Fairmont/Morgantown Housing Authority (FMHA) since 2005.

Because the program is funded completely with private dollars, home sales are not income restricted as they are with entitlement funds. In a tight credit market where buyers can be difficult to identify, this allows for the greatest range of potential buyers. Additionally, without the deep subsidies often required to make homes affordable to income-qualified households, the program can help increase comparables in the neighborhood.

Despite the modest volume of homes addressed through the program, Morgantown Homecoming should be considered a success. It is augmenting the housing activities that the city addresses with its CDBG and NSP allocations, but targets a buyer with a more diverse household income. In many ways, it fills the institutional gap that the absence of a strong, community based non-profit would provide.

### *Community Housing Development Organization (CHDO)*

Greater Morgantown would benefit from the creation of a dedicated city-wide or county-wide Community Housing Development Organization (CHDO). A CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size. A CHDO focused on the local needs of the community would be able to more effectively deliver services, thereby increasing the number of affordable housing units added to the community.

CHDOs are eligible to receive HOME Investment Partnerships dollars. Although neither the city of Morgantown nor Monongalia County receive a HOME allocation, the state of West Virginia does. They issue a Request For Proposals and CHDOs from around the state compete for these dollars. The CHDO could be designed to serve the entire county, or a specific neighborhood depending upon the desire of its incorporators.

### *Housing Choice Vouchers (HCVs)*

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities.

The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. It is difficult to know whether or not this represents a true need for affordable housing. First, it is possible that multiple people from the same household are on the list. Second, it is possible that people on the list are adequately housed, but prefer the flexibility of tenant-based Rental Assistance over project-based assistance. Nevertheless, the fact that a waiting list exists indicates that there is an unmet need. Third, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

### **Retirement Housing**

An examination of the potential viability of new affordable senior housing was examined for the Greater Morgantown area. Demographic data projections were generated for this market area and a field survey of existing product was conducted. The analysis evaluates the potential for three types of senior housing projects; income qualified housing under the Low Income Housing Tax Credit (LIHTC), assisted living facilities and congregate care.

#### *LIHTC*

Our analysis concludes that Greater Morgantown is demonstrating market support for a 40-unit, non-subsidized senior facility. All types of senior housing are performing well, including market-rate, government-subsidized Tax Credit, nursing homes and assisted living properties. These properties will not be competitive with a Low-Income Housing Tax Credit property.

#### *Assisted Living*

Our calculations yield 99 beds of assisted living, and based upon the Alzheimer's affliction rate in Greater Morgantown, an estimated 42 beds of Alzheimer's assisted living. We typically recommend projects that are "double deep" in their markets; therefore it is our recommendation that up to 50 beds of assisted living and up to 20 beds of Alzheimer's assisted living would be feasible in the Greater Morgantown area. The high 97.5% occupancy rate within existing facilities supports this conclusion.

#### *Congregate Care*

VSI calculated that current independent living conditions are balanced as is. While our calculations are inexact and use estimated capture rates, it does appear that there is no need for additional independent living/congregate care units in this

market. Given that the existing 90-unit project is fully occupied, there may be a small amount of pent-up support in the market, but not enough, in our opinion, to warrant consideration of development of additional units.

### **Barriers to the Production of Affordable Housing**

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

### **Potential Strategies to Eliminate Affordability Barriers**

Most of the common barriers that impede the development of affordable housing do not exist today as an attempt to deliberately exclude a specific class of people. They are often unintended consequences that result from market forces or broad public policy decisions. There are many ways that the various municipalities could support additional affordable housing, as the three categories below describe.

#### *Production Solutions*

Local government can assist with removing encumbrances and streamlining the regulatory process in order to proliferate affordable housing. Suggested actions include: land donation, land banking, land trusts, building development capacity, inclusionary zoning, expediting permitting and revising impact fees.

#### *Financial Solutions*

Over the years, a variety of tools have been created that are considered to be mutually beneficial to individuals, municipalities and lenders. This interaction can break down very quickly in the affordable housing marketplace; if no one is occupying housing, the municipalities are not realizing their goals and the financial services industry becomes weaker since it is not engaging consumers in its product line. Each scenario is different, but one, or several, of the tools listed below may need to be applied to help an affordable housing project come to fruition, including loans, grants, bond financing, tax incentives and utilization of non-profits/foundations.

### *Cost to the Individual Solutions*

Even when great care has been taken to ensure that housing is made affordable, and some of the production and financial tools described previously have been applied, housing costs may still not be affordable to prospective occupants. Methodologies such as down payment assistance, closing costs, rental assistance, lease/purchase homes and addressing the affordability gap are designed to benefit the resident directly. The perception in Morgantown may be that because the housing stock is already relatively affordable when compared to other parts of the country, most households would not require access to these tools; however that is simply not accurate.

### **Housing Satisfaction/Sustainability Survey**

The housing satisfaction component of this study has been divided into two distinct surveys: one for students at West Virginia University and one for the general public of Greater Morgantown. Students were sent an initial email with a link to the survey and a follow-up email, reminding them to please take the survey if they had not yet done so. The student surveys had a uniform series of questions and then subdivided the students into three subgroups: students that live on campus, students that live off campus and students that live at home. Additional questions were asked to off-campus and at-home responders of the survey that focused on the physical structure that the student lives in as well as a series of energy related questions.

In general, students that live on-campus do so because of the proximity to classes and a belief that their location will positively impact their academic performance. Access to amenities like on-site laundry and Cable TV is important to students. More than half (54.6%) pay their tuition with a grant or scholarship and they have a median cumulative grade point average of 3.82.

Off-campus students overwhelmingly (87.1%) have a private bedroom, but few value this amenity. The most important unit features for off-campus respondents are ceilings fans, walk-in closets, window coverings and security systems. Students are pleased that they can self-select their roommates and 73.1% of them use cars as their primary mode of transportation. Off-campus students have the lowest median cumulative grade point average (2.94) of the three categories of students analyzed.

Students who live at home enjoy the quiet, amenities and safe environment of home, but are generally dissatisfied with their proximity to the university and lack of a private bathroom.

Despite 100% of respondents indicating that they would recommend their current housing type to other students, one-third would like to move off-campus and one-sixth would like to live on-campus. This subset of students has the highest median cumulative grade point average (4.00).

Students who responded to the survey tend to live in newer housing. Nearly half of off-campus students (46%) live in housing built since 2000. Exactly half of students who live at-home are in homes constructed after 2000. Nearly two-thirds (62.1%) of students who live off-campus indicated that their homes are heated by electricity. Half of students who live at-home are in homes heated by electricity. Over half (50.6%) of off-campus students live in houses that are built on a slab, while three out of every five students who live at home live in houses that have a full basement.

A distinct neighborhood survey was created and the questions of the survey were used to establish a respondent profile, collect information about the respondent's home, evaluate neighborhood satisfaction and provide insight into their energy consumption patterns.

Nearly half of all respondents (43.6%) currently live in the Wiles Hill or South Park neighborhoods and over half (55.0%) are over the age of 50. Nearly all respondents to the survey (94.9%) are homeowners living in a single-family home (97.2%) with more than half (56.3%) of those homes built before 1940. Nearly all the homes (95.8%) were heated by gas, a noticeable contrast to the 62.1% of off-campus students who have electric heat.

Approximately half of respondent believes their home is worth between \$100,000 and \$200,000. Of those who rent, over one-third (36.4%) pay between \$651 and \$800 per month. If the respondents were to move, 36.6% would be willing to pay over \$200,000 for a new home. Renters who might relocate would be interested in paying an amount similar to their current rent. Respondents have an average monthly gas bill of \$110.25 and an average monthly electric bill of \$89.11. Over half of respondents (53.5%) believe that the quality of their housing is "good".

The general housing satisfaction of students appears to have increased slightly since the 2002 survey. This can likely be attributed to the significant amount of student housing that has been constructed in the past decade. Students have new, more energy efficient housing choices, often with on-site amenities. Neighborhood respondents were comparably satisfied with their 2002 counterparts. Most of the responders were homeowners with high incomes, which indicate that they have made an informed decision about their housing type and location and that their housing is, in part, an economic investment as well as simple shelter.

## I. Introduction

### A. PURPOSE

The purpose of this study is to evaluate the existing real estate market conditions within Greater Morgantown and provide a housing assessment for the region for the Fairmont/Morgantown Housing Authority and its project partners. This report includes data and analysis as defined in the requirements of the Housing Needs Assessment and the Housing Market Analysis for the study area. Vogt Santer Insights (VSI) reviewed and analyzed demographic trends (population, households and housing), community resources, competitive activities, future growth potential, energy audit, barriers to affordable housing, the effects of the student rental market growth, demand for retirement housing and a housing satisfaction survey within Greater Morgantown. Mr. John Martys, executive director of the Fairmont/Morgantown Housing Authority, initiated this report on January 18, 2011.

### B. METHODOLOGIES

Methodologies used by VSI for this analysis include the following:

- Site Evaluation: A field analyst visits the subject projects (and their communities) to document: location and layout, surrounding land uses, environmental nuisances (hazards and impediments), visibility (outward and inward), accessibility, community services (shopping, health care, recreation, employment, entertainment, education and public safety), crime (comparisons to national levels) and project specific information (unit breakdown, unit size, population served, amenities, structure type and occupancy performance). This comprehensive assessment helps to identify the projects' strengths and weaknesses and to determine future use of the projects.
- Market Area Delineations: In a market study of this type, it is common for VSI to organize the geography into several markets based upon the distribution of housing developments and socioeconomic characteristics. After completing the field survey work, it became clear that the overwhelming majority of single-family home, condominium, senior and apartment developments have been constructed within the proximity of Morgantown proper. Therefore, the area referred to as "Greater Morgantown" is in fact a market within the larger Monongalia County area and contains most of the county's population and most of its housing units. This area is approximately bound by state Route 100, the

Monongahela River and Cheat Lake to the north; Interstate 68 and Brookhaven to the south; Brookhaven and Cheat Lake to the east; and Interstate 79 to the west.

- The Greater Morgantown study evaluated macro housing conditions, including demographic trends, current rental housing conditions, projected demand estimates, historic for-sale trends and projected demand of for-sale product.

Additional demographic and cartographic analysis was provided for the Morgantown's neighborhoods and Census Designated Places in Monongalia County.

- Demographic Analysis: Demographic characteristics and trends are comparatively analyzed and evaluated. This demographic assessment uses the most recently issued Census information, as well as projections that determine the characteristics of the market in future years. Demographic factors that are analyzed include: population, households, housing units, income, occupancy, tenure, education, rent collection, race and employment.
- Field Surveys: Field surveys for residential product types (single-family homes, condominiums, apartments and senior residential care components) have been performed in person by our field analysts. These property surveys are used to measure the overall strength of markets by evaluating tenant mix, vacancies, lease rates, sales prices, absorption rates and overall product quality of comparable and competing properties. This compiled property information forms the basis for supply analyses.
- Planned and Proposed Projects: A review of building statistics and interviews with governmental building officials help to identify planned and proposed properties that would likely impact the projected submarket housing conditions. Planned and proposed projects are in different stages of development, so it is important to establish the likelihood of construction, timing of openings and market impact.
- Demand Analyses: Demand for residential uses is determined by estimating the share of households by household income level in the submarket that is likely to respond to the housing uses. Projected demand estimates aid in identifying a void in the housing market for a particular product type.



### **C. REPORT LIMITATIONS**

The intent of this report is to collect and analyze significant levels of data to determine the current household conditions in the Greater Morgantown area and to also analyze macro-housing conditions among all rental and for-sale residential components within this geography. Vogt Santer Insights relies on a variety of sources of data to generate this report. These data sources are not always verifiable; however, Vogt Santer Insights 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 our personal, unbiased professional analyses, opinions and conclusions. We have no present or prospective interest in the properties that are 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.

### **D. SOURCES**

Vogt Santer Insights uses various sources to gather and confirm data used in each analysis. These sources, which are cited throughout this report, include the following:

- The 1990 and 2000 Census on Housing
- Applied Geographic Solutions
- U.S. Department of Labor
- U.S. Department of Commerce
- Management of each property included in the survey
- Local planning and building officials
- Ribbon Demographics, LLC
- Environmental Research Systems Institute (ESRI)
- Urban Decision Group, LLC
- U.S. Bureau of Labor Statistics

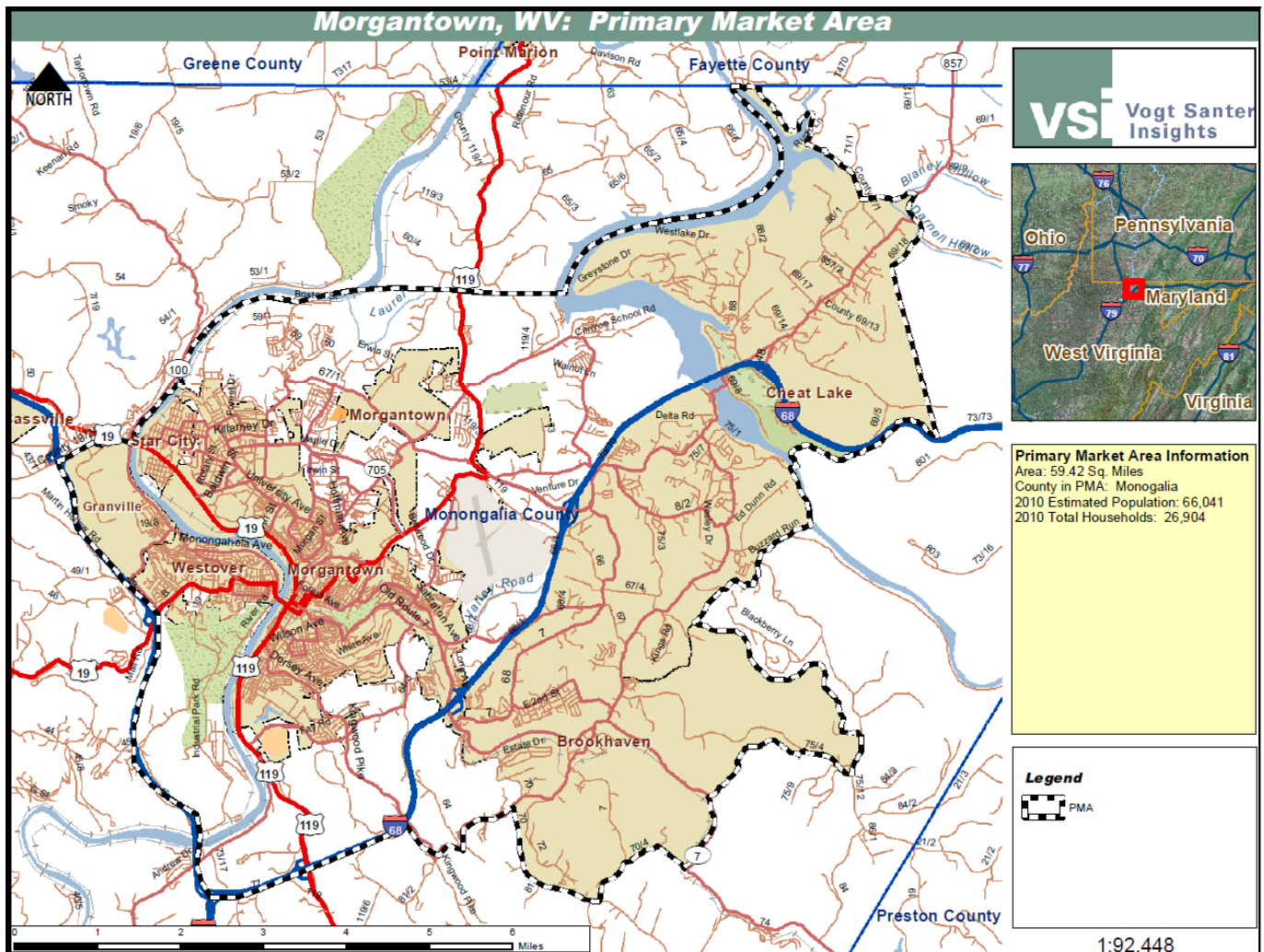
## II. General Conditions

The purpose of this analysis is to evaluate the general, demographic and economic information of the Morgantown, West Virginia study area.

### A. GENERAL DESCRIPTION

The following are a brief general description of relevant facts about the Greater Morgantown geography, as defined in Section I:

Size: 59.4 square miles  
2010 Population: 66,041  
2010 Households: 26,904  
2010 Median Household Income: \$34,435  
2010 Median Home Value: \$133,663



**B. DEMOGRAPHIC CHARACTERISTICS AND TRENDS**

**1. POPULATION TRENDS**

Greater Morgantown accounts for approximately 75.6% of the population of Monongalia County. The city of Morgantown is the county seat of Monongalia County. The county is located in North Central West Virginia and is adjacent to the Pennsylvania State Line.

The following table illustrates the estimated 2010 population by race within Greater Morgantown.

	POPULATION BY RACE – 2010	
	NUMBER	PERCENT
WHITE	58,853	89.1%
BLACK	2,914	4.4%
AMERICAN INDIAN	132	0.2%
ASIAN	2,337	3.5%
PACIFIC ISLANDERS	32	0.1%
SOME OTHER RACE	391	0.6%
TWO OR MORE RACES	1,381	2.1%
TOTAL	66,041	100.0%

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

The population is dominated by the “white” ethnicity, which comprises more than 89% of the entire population. “Asians” represent 3.5% of the population, while “blacks” represent 4.4%.

The Greater Morgantown population base increased by 3,622 between 1990 and 2000. This represents a 6.5% increase over the 1990 population, or an annual rate of 0.6%. The study area population bases for 1990, 2000, 2010 (estimated) and 2015 (projected) are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	55,833	59,455	66,041	68,922
POPULATION CHANGE	-	3,622	6,586	2,881
PERCENT CHANGE	-	6.5%	11.1%	4.4%

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

Between 2000 and 2010, the population increased by 6,586, or 11.1%. It is projected that the population will increase by 2,881, or 4.4%, between 2010 and 2015.

The Greater Morgantown population bases by age are summarized as follows:

POPULATION BY AGE	2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015		2010 (ESTIMATED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	14,951	25.1%	15,242	23.1%	15,642	22.7%	400	2.6%
20 TO 24	12,046	20.3%	12,342	18.7%	12,680	18.4%	338	2.7%
25 TO 34	8,322	14.0%	9,334	14.1%	9,072	13.2%	-262	-2.8%
35 TO 44	7,073	11.9%	7,147	10.8%	7,822	11.3%	675	9.4%
45 TO 54	6,820	11.5%	7,761	11.8%	7,474	10.8%	-287	-3.7%
55 TO 64	3,948	6.6%	6,599	10.0%	7,284	10.6%	685	10.4%
65 TO 74	3,144	5.3%	3,633	5.5%	4,881	7.1%	1,248	34.4%
75 & OVER	3,151	5.3%	3,983	6.0%	4,067	5.9%	84	2.1%
TOTAL	59,455	100.0%	66,041	100.0%	68,922	100.0%	2,881	4.4%

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

As the preceding table illustrates, nearly 47% of the population is expected to be between 25 and 64 years old in 2010. Households 19 & under are expected to experience the largest population growth in Greater Morgantown from 2010 to 2015, followed by households between 20 and 24 years old. In both instances, this population growth can be attributed to West Virginia University.

## 2. HOUSEHOLD TRENDS

Within Greater Morgantown, households increased by 3,227 (14.6%) between 1990 and 2000. Household trends within the study area are summarized as follows:

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	22,036	25,264	26,904	28,081
HOUSEHOLD CHANGE	-	3,227	1,640	1,177
PERCENT CHANGE	-	14.6%	6.5%	4.4%
HOUSEHOLD SIZE	2.28	2.17	2.23	2.24

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

Between 2000 and 2010, households increased by 1,640, or 6.5%. By 2015, there will be 28,081 households, an increase of 1,177 households, or 4.4% over 2010 levels. This is an increase of approximately 235 households annually over the next five years.

Greater Morgantown household bases by age are summarized as follows:

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	5,800	23.0%	5,870	21.8%	5,863	20.9%	-7	-0.1%
25 TO 34	4,530	17.9%	4,728	17.6%	4,645	16.5%	-83	-1.8%
35 TO 44	3,972	15.7%	3,656	13.6%	3,993	14.2%	337	9.2%
45 TO 54	4,121	16.3%	4,283	15.9%	4,088	14.6%	-195	-4.6%
55 TO 64	2,526	10.0%	3,709	13.8%	4,048	14.4%	339	9.1%
65 TO 74	2,133	8.4%	2,152	8.0%	2,889	10.3%	737	34.2%
75 TO 84	1,657	6.6%	1,697	6.3%	1,689	6.0%	-8	-0.5%
85 & OVER	525	2.1%	809	3.0%	866	3.1%	57	7.0%
TOTAL	25,264	100.0%	26,904	100.0%	28,081	100.0%	1,177	4.4%

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

Senior households (ages 65 to 74) are projected to experience notable growth over the next five years. Between 2010 and 2015, senior households (ages 65 to 74) will increase by 737, or 34.2%, indicating a growing need for senior housing in the area.

Households by tenure are distributed as follows:

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	NUMBER	PERCENT	NUMBER
OWNER-OCCUPIED	13,455	53.3%	14,495	13,455	53.3%	14,495
RENTER-OCCUPIED	11,809	46.7%	12,409	11,809	46.7%	12,409
TOTAL	25,264	100.0%	26,904	25,264	100.0%	26,904

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

In 2010, homeowners occupied 53.9% of all occupied housing units, while the remaining 46.1% were occupied by renters. The share of renters is considered high and represents an area with a large student rental component.

The household sizes by tenure within Greater Morgantown, based on the 2000 Census and 2010 estimates, were distributed as follows:

PERSONS PER RENTER HOUSEHOLD AGE	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	5,407	45.8%	6,091	49.1%	684	12.7%
2 PERSONS	3,922	33.2%	3,752	30.2%	-170	-4.3%
3 PERSONS	1,463	12.4%	1,533	12.4%	70	4.8%
4 PERSONS	721	6.1%	754	6.1%	34	4.6%
5 PERSONS+	295	2.5%	278	2.2%	-17	-5.8%
TOTAL	11,809	100.0%	12,409	100.0%	600	5.1%

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

PERSONS PER OWNER HOUSEHOLD AGE	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	3,378	25.1%	3,253	22.4%	-125	-3.7%
2 PERSONS	4,942	36.7%	5,318	36.7%	376	7.6%
3 PERSONS	2,496	18.5%	2,832	19.5%	337	13.5%
4 PERSONS	1,810	13.5%	2,153	14.9%	343	18.9%
5 PERSONS+	830	6.2%	939	6.5%	110	13.2%
TOTAL	13,455	100.0%	14,495	100.0%	1,040	7.7%

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

### 3. INCOME TRENDS

The distribution of households by income within Greater Morgantown is summarized as follows:

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	5,799	23.0%	4,570	17.0%	4,268	15.2%
\$10,000 TO \$19,999	4,504	17.8%	4,100	15.2%	3,936	14.0%
\$20,000 TO \$29,999	3,336	13.2%	3,000	11.2%	3,085	11.0%
\$30,000 TO \$39,999	2,696	10.7%	2,624	9.8%	2,524	9.0%
\$40,000 TO \$49,999	2,233	8.8%	2,291	8.5%	2,303	8.2%
\$50,000 TO \$59,999	1,446	5.7%	1,719	6.4%	1,898	6.8%
\$60,000 & OVER	5,249	20.8%	8,599	32.0%	10,066	35.8%
TOTAL	25,264	100.0%	26,904	100.0%	28,081	100.0%
MEDIAN INCOME	\$26,980		\$36,789		\$40,987	

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

In 2000, the median household income was \$26,980. This increased by 36.4% to \$36,789 in 2010. By 2015, it is projected that the median household income will be \$40,987, an increase of 11.4% over 2010.

The following tables illustrate renter household income by household size for 2000, 2010 and 2015 for Greater Morgantown:

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,468	1,631	432	179	71	4,781
\$10,000 TO \$19,999	1,318	940	433	183	67	2,941
\$20,000 TO \$29,999	746	471	182	94	86	1,579
\$30,000 TO \$39,999	522	284	152	103	36	1,097
\$40,000 TO \$49,999	130	217	62	61	11	481
\$50,000 TO \$59,999	96	129	65	30	19	340
\$60,000 TO \$74,999	46	89	51	25	2	212
\$75,000 TO \$99,999	33	80	49	23	2	187
\$100,000 TO \$124,999	22	37	20	13	0	93
\$125,000 TO \$149,999	6	14	5	3	0	28
\$150,000 TO \$199,999	7	12	4	3	0	26
\$200,000 & OVER	12	16	10	3	1	42
<b>TOTAL</b>	<b>5,407</b>	<b>3,922</b>	<b>1,463</b>	<b>721</b>	<b>295</b>	<b>11,809</b>

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,297	1,156	313	117	45	3,929
\$10,000 TO \$19,999	1,483	936	470	180	71	3,140
\$20,000 TO \$29,999	901	436	166	94	71	1,668
\$30,000 TO \$39,999	718	296	148	111	37	1,311
\$40,000 TO \$49,999	182	281	82	96	17	658
\$50,000 TO \$59,999	186	171	71	26	27	481
\$60,000 TO \$74,999	82	120	71	32	4	309
\$75,000 TO \$99,999	95	145	90	43	4	377
\$100,000 TO \$124,999	51	76	56	22	1	206
\$125,000 TO \$149,999	31	52	30	16	0	129
\$150,000 TO \$199,999	32	41	18	10	0	101
\$200,000 & OVER	32	42	17	7	1	99
<b>TOTAL</b>	<b>6,091</b>	<b>3,752</b>	<b>1,533</b>	<b>754</b>	<b>278</b>	<b>12,409</b>

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,267	994	280	107	42	3,690
\$10,000 TO \$19,999	1,533	869	464	180	77	3,124
\$20,000 TO \$29,999	1,042	450	172	110	80	1,855
\$30,000 TO \$39,999	749	273	139	113	38	1,312
\$40,000 TO \$49,999	197	305	108	135	16	761
\$50,000 TO \$59,999	222	172	101	36	34	565
\$60,000 TO \$74,999	100	128	83	40	5	356
\$75,000 TO \$99,999	125	166	107	49	4	451
\$100,000 TO \$124,999	77	108	71	34	2	292
\$125,000 TO \$149,999	45	66	43	21	0	175
\$150,000 TO \$199,999	42	65	35	16	0	159
\$200,000 & OVER	56	65	30	13	2	166
<b>TOTAL</b>	<b>6,455</b>	<b>3,660</b>	<b>1,634</b>	<b>856</b>	<b>302</b>	<b>12,907</b>

Source: Ribbon Demographics; ESRI; Urban Decision Group

### III. Highlights and Trends of Existing Housing Stock

#### A. METHODOLOGY OF THE ANALYSIS

The purpose of this analysis is to evaluate the need for additional housing in Greater Morgantown. For a general understanding of the area housing market, the following table is a breakdown of existing occupied housing units by structure type.

UNITS IN STRUCTURE	NUMBER	PERCENT
1; DETACHED	12,673	50.2%
1; ATTACHED	870	3.4%
2 TO 4	3,727	14.8%
5 TO 9	1,962	7.8%
10 TO 19	1,425	5.6%
20 TO 49	641	2.5%
50+ 122	961	3.8%
MOBILE HOMES	3,005	11.9%
BOAT, RV, VANS	-	0.0%
TOTAL	25,263	100.0%

Source: U.S. Census Bureau, Census 2000

These structures constitute the universe of housing in Greater Morgantown. This universe can be subdivided into two components – rentals and home ownership. Rentals generally refer to multifamily complexes, but single-family rentals do exist and are quite prevalent. For-sale housing refers to both the sale of existing homes and new home sales. Home sales refer to both single-family homes and condominiums.

For this analysis, we examined the market for multifamily rentals with 20 or more units and the market for new for-sale housing. A survey of multifamily housing under 20 units yields little insight into the demand for rental housing and there is more than an adequate supply of large multifamily complexes in Greater Morgantown.

The for-sale housing survey consists of new single-family and condominium developments that have been active within the last 10 years. An analysis of new home sales provides a good window into the health of the overall housing market. New home sales have a direct impact on the existing housing stock because homebuyers are generally vacating existing homes in favor of new homes. This creates a buying opportunity at lower income levels and thus satisfies housing needs at this level without necessitating new construction at this price point. However, it also creates a potential overbuilding if there is not adequate household growth to occupy these homes.



For the housing stock analysis, we surveyed properties throughout Greater Morgantown between January 2011 and March 2011. We will first present the multifamily rentals analysis for Greater Morgantown. This will be followed by the for-sale housing analysis for the same geography.

**B. MULTIFAMILY RENTAL ANALYSIS**

**GREATER MORGANTOWN MULTIFAMILY RENTAL SUPPLY AND DEMAND**

**Greater Morgantown Multifamily Rental Supply**

The distributions of the area housing stock within Greater Morgantown in 2000 and estimated for 2010 are summarized in the following table:

HOUSING STATUS	2000 (CENSUS)		2010 (ESTIMATED)		2015 (ESTIMATED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
TOTAL-OCCUPIED	25,264	91.4%	26,904	87.0%	28,801	86.0%
OWNER-OCCUPIED	13,455	48.7%	14,495	46.9%	15,174	46.5%
RENTER-OCCUPIED	11,809	42.7%	12,409	40.1%	12,907	39.5%
VACANT	2,363	8.6%	4,019	13.0%	4,564	14.0%
TOTAL	27,627	100.0%	30,923	100.0%	32,645	100%

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

Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college.

In Greater Morgantown, we identified and personally surveyed 102 conventional housing projects containing a total of 8,349 units within the study area. These rentals have a combined occupancy rate of 97.0%, a high rate for rental housing. An accepted stabilized occupancy rate is 95%. According to the estimated number of renter-occupied housing units, our survey of 8,349 rentals represents 66.7% of all existing rental units in Greater Morgantown. Among these projects, 97 are non-subsidized (market-rate and Tax Credit) projects containing 7,982 units. These non-subsidized units are 96.8% occupied. The remaining 5 projects contain 367 government-subsidized units, which are 97.0% occupied. There are 135 additional units under construction in the county.

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT UNITS	OCCUPANCY RATE
MARKET-RATE	89	7,653	257	96.6%
TAX CREDIT	8	329	0	100.0%
TAX CREDIT/GOVERNMENT-SUBSIDIZED	1	121	10	91.7%
GOVERNMENT-SUBSIDIZED	4	246	1	99.6%
TOTAL	102	8,349	268	97.0%

Source: Vogt Santer Insights, Ltd.

The rental housing market in Greater Morgantown is performing well with a 97.0% overall occupancy rate.

The following tables summarize the breakdown by program and bedroom type for all of the housing units surveyed within Greater Morgantown. Note that gross rent includes the rental charges for the unit, plus the cost of all utilities.

**MARKET-RATE**

BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT	MEDIAN GROSS RENT
STUDIO	1.0	260	3.4%	17	6.5%	\$566
ONE-BEDROOM	1.0	2,140	28.0%	58	2.7%	\$749
ONE-BEDROOM	1.5	33	0.4%	5	15.2%	\$797
TWO-BEDROOM	1.0	1,641	21.4%	41	2.5%	\$844
TWO-BEDROOM	1.5	135	1.8%	14	10.4%	\$931
TWO-BEDROOM	2.0	1,610	21.0%	68	4.2%	\$1,135
TWO-BEDROOM	2.5	133	1.7%	0	0.0%	\$1,238
THREE-BEDROOM	1.0	180	2.4%	4	2.2%	\$1,258
THREE-BEDROOM	1.5	50	0.7%	0	0.0%	\$1,173
THREE-BEDROOM	2.0	143	1.9%	5	3.5%	\$1,331
THREE-BEDROOM	2.5	85	1.1%	3	3.5%	\$1,319
THREE-BEDROOM	3.0	505	6.6%	26	5.1%	\$1,503
THREE-BEDROOM	3.5	127	1.7%	2	1.6%	\$1,638
FOUR-BEDROOM	1.0	3	0.0%	0	0.0%	\$2,156
FOUR-BEDROOM	1.5	2	0.0%	0	0.0%	\$1,183
FOUR-BEDROOM	2.0	142	1.9%	0	0.0%	\$1,653
FOUR-BEDROOM	3.5	7	0.1%	0	0.0%	\$1,859
FOUR-BEDROOM	4.0	352	4.6%	14	4.0%	\$1,660
FOUR-BEDROOM	4.5	104	1.4%	0	0.0%	\$1,953
FIVE-BEDROOM	2.0	1	0.0%	0	0.0%	\$1,927
<b>TOTAL MARKET-RATE</b>		<b>7,653</b>	<b>100.0%</b>	<b>257</b>	<b>3.4%</b>	-
95 UNITS UNDER CONSTRUCTION						

Source: Vogt Santer Insights, Ltd.

**TAX CREDIT, NON-SUBSIDIZED \***

BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT	MEDIAN GROSS RENT
ONE-BEDROOM	1.0	33	10.0%	0	0.0%	\$578
TWO-BEDROOM	1.0	177	53.8%	0	0.0%	\$688
TWO-BEDROOM	1.5	42	12.8%	0	0.0%	\$724
THREE-BEDROOM	1.0	16	4.9%	0	0.0%	\$749
THREE-BEDROOM	1.5	35	10.6%	0	0.0%	\$794
THREE-BEDROOM	2.0	26	7.9%	0	0.0%	\$921
<b>TOTAL TAX CREDIT</b>		<b>329</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-
40 UNITS UNDER CONSTRUCTION						

Source: Vogt Santer Insights, Ltd.

\*Excludes any "deep" subsidies such as Section 8

**TAX CREDIT, GOVERNMENT-SUBSIDIZED**

BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT
ONE-BEDROOM	1.0	113	93.4%	7	6.2%
TWO-BEDROOM	1.0	8	6.6%	3	37.5%
<b>TOTAL SUBSIDIZED TAX CREDIT</b>		<b>121</b>	<b>100.0%</b>	<b>10</b>	<b>8.3%</b>

Source: Vogt Santer Insights, Ltd.



GOVERNMENT-SUBSIDIZED					
BEDROOM	BATHS	UNITS	DISTRIBUTION	VACANCY	% VACANT
ONE-BEDROOM	1.0	113	45.9%	0	0.0%
TWO-BEDROOM	1.0	89	36.2%	1	1.1%
THREE-BEDROOM	1.0	44	17.9%	0	0.0%
<b>TOTAL SUBSIDIZED</b>		<b>246</b>	<b>100.0%</b>	<b>1</b>	<b>0.4%</b>

Source: Vogt Santer Insights, Ltd.

The market-rate units were 96.6% occupied and the Tax Credit units were 100.0% occupied. The subsidized Tax Credit units are 91.7% occupied and the government-subsidized units are 99.6% occupied. This high occupancy rate among all subsidized projects indicates a high demand for lowest income housing.

The following tables summarize the breakdown of market-rate and Tax Credit units surveyed within the county. Below is the distribution of units surveyed by year built for Greater Morgantown.

YEAR BUILT	PROJECTS	UNITS	DISTRIBUTION
BEFORE 1970	8	771	9.7%
1970 TO 1979	8	547	6.9%
1980 TO 1989	16	1,474	18.5%
1990 TO 1999	14	984	12.3%
2000	3	203	2.5%
2001	5	318	4.0%
2002	2	52	0.7%
2003	1	54	0.7%
2004	7	341	4.3%
2005	5	494	6.2%
2006	5	163	2.0%
2007	7	736	9.2%
2008	4	486	6.1%
2009	5	1,111	13.9%
2010	6	248	3.1%
2011*	0	0	0.0%
<b>TOTAL</b>	<b>96</b>	<b>7,982</b>	<b>3.2%</b>

\*As of January 2011

Source: Vogt Santer Insights, Ltd.

Over 47% of all rental units surveyed were built prior to 2000. These rental units have a vacancy rate of 13.4%, over 10.0% higher than the overall market. The student housing boom that has occurred in Greater Morgantown over the past decade was very surprising to see in market of this size. The student housing boom is a contributing factor for the high vacancy amongst the older rental product.

The Greater Morgantown apartment market offers a wide range of rental product, in terms of price point and quality. The following table illustrates the rent range by bedroom type for the non-subsidized apartments.

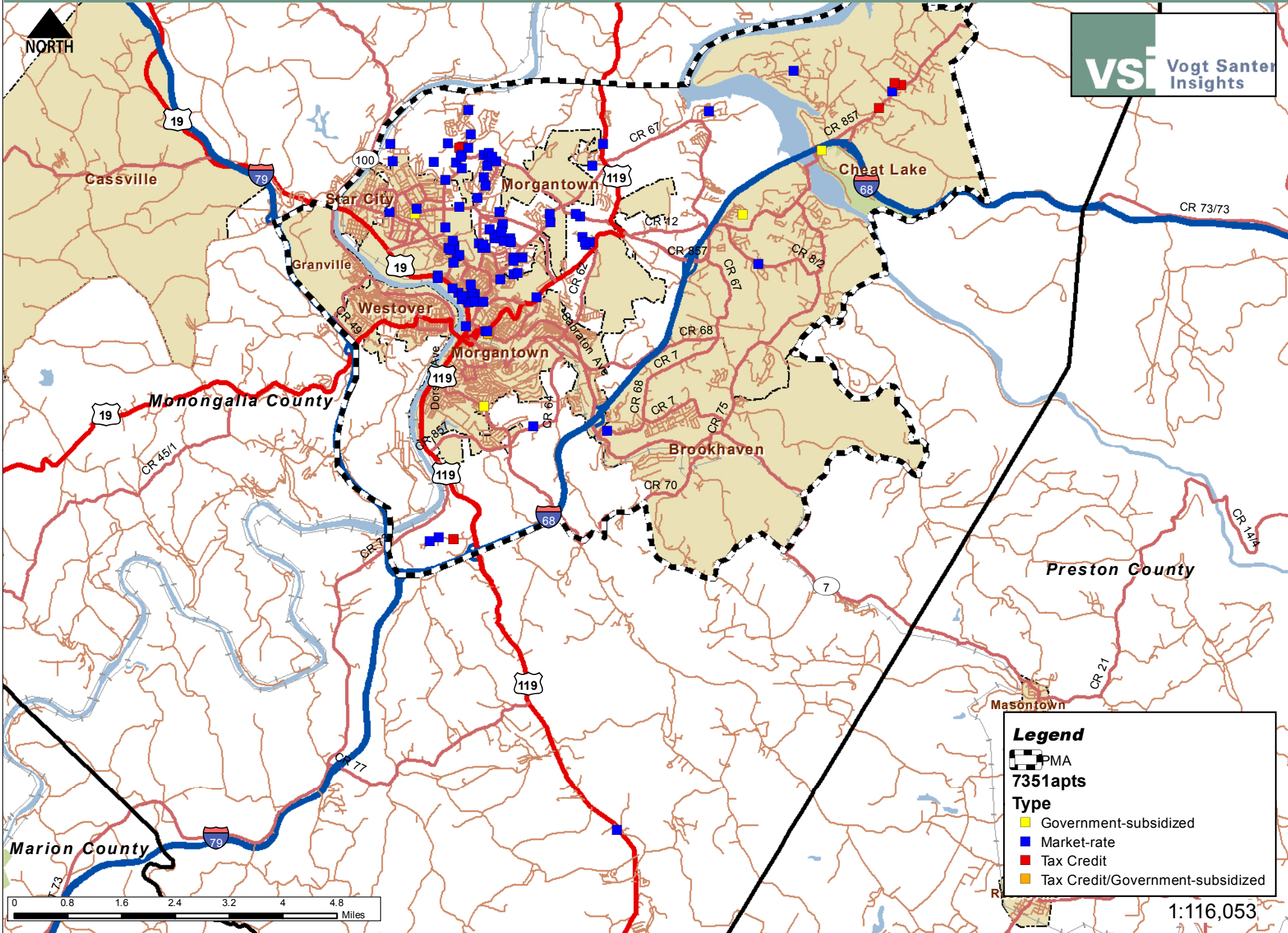
BEDROOM TYPE	GROSS RENT	
	LOW	HIGH
STUDIO	\$320	\$566
ONE-BEDROOM	\$667	\$976
TWO-BEDROOM	\$839	\$1,185
THREE-BEDROOM	\$987	\$1,535
FOUR+-BEDROOM	\$1,500	\$2,308

Source: Vogt Santer Insights, Ltd.

Gross rents range from \$320 to \$2,308. This large differential in the gross rents reflects the influence of student housing, which is typically rented on a “per-bedroom” basis.

The following map illustrates the distribution of the surveyed multifamily rentals in Greater Morgantown. For additional information on these surveyed properties, please see Addendum A – Field Survey of Conventional Rentals.

# Morgantown, WV: Apartment Locations



**Legend**

- PMA
- 7351apts**
- Type**
- Government-subsidized
- Market-rate
- Tax Credit
- Tax Credit/Government-subsidized

1:116,053

### *Greater Morgantown Multifamily Rental Demand*

We have forecasted the demand for rental housing over the next five years. Increased demand is calculated by projecting household growth for six different income brackets, based on the Area Median Household Income (AMHI). The supply is calculated by examining the existing product affordable to income-appropriate households and subtracting the percentage of the housing stock that will annually be removed from the local supply due to its functional obsolescence, which is defined as 2.5% of the housing stock building before 1970. Some demolitions are not regularly reported, this reasonably accounts for this share. Naturally it is possible households may continue to occupy this “substandard” housing. It should be noted that the student population represents a significant part of the population earning between 0% and 30% AMHI and has the potential to skew demand. These first calculations provide an unfiltered analysis of the overall rental housing demand in the market, including the student population. Subsequently, the student population is removed from these calculations so that the balance of the rental market can be examined.

The table illustrates an ample demand for rental housing growth over the next five years. The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Note that this calculation only represents the *required* demand and not *desired* demand. Overall desired demand is likely higher as it involves emotional choices that cannot be quantified.

**City of Morgantown Multifamily Rental Demand Analysis**

<b>MORGANTOWN PMA AFFORDABLE HOUSING DEMAND</b>						
	0% - 30%	31% - 40%	41% - 50%	51% - 60%	61% - 80%	81% - 100%
<b>I. GROWTH DEMAND HOUSEHOLD-BASED:</b>	\$0 - \$17,490	\$17,491 - \$23,320	\$23,321 - \$29,150	\$29,151 - \$34,980	\$34,981 - \$46,640	\$46,641 - \$58,300
2010 TOTAL INCOME-QUALIFIED RENTER HOUSEHOLDS	6,028	1,347	1,003	798	1,148	617
2015 TOTAL ESTIMATED INCOME-QUALIFIED RENTER HOUSEHOLDS	5,812	1,389	1,082	834	1,211	717
ESTIMATED ANNUAL INCOME-QUALIFIED RENTER HOUSEHOLD GROWTH	-43	8	16	7	13	20
NEW INCOME-QUALIFIED RENTER HOUSEHOLD GROWTH OVER PROJECTION PERIOD (5 YEARS)	-216	42	79	36	63	100
<b>II. TOTAL UNITS NEEDED FOR BALANCED (95.0% OCCUPIED) MARKET</b>						
2010 INCOME-QUALIFIED RENTER HOUSEHOLDS (OCCUPIED UNITS)	6,028	1,347	1,003	798	1,148	617
(+) NEW INCOME QUALIFIED RENTER HOUSEHOLD GROWTH OVER PROJECTION PERIOD (5 YEARS)	-216	42	79	36	63	100
(=) TOTAL INCOME-QUALIFIED RENTER HOUSEHOLDS IN 2015	5,812	1,389	1,082	834	1,211	717
TOTAL TARGETED RENTAL UNITS NEEDED FOR BALANCED 95.0% OCCUPIED) MARKET	6,118	1,462	1,139	878	1,275	755
<b>III. EXISTING RENTAL PRODUCT</b>						
TOTAL OCCUPIED TARGETED RENTAL UNITS 2015	5,812	1,389	1,082	834	1,211	717
(+) ESTIMATED NUMBER OF VACANT UNITS (VACANCY %)	80	27	27	27	54	54
(=) NET EXISTING RENTAL PRODUCT	5,892	1,416	1,109	861	1,265	771
<b>IV. TOTAL SUPPLY AND DEMAND</b>						
TOTAL TARGETED RENTAL UNITS NEEDED FOR BALANCED (95.0% OCCUPIED) MARKET	6,118	1,462	1,139	878	1,275	755
(-) TOTAL NET EXISTING TARGETED RENTAL PRODUCT	5,892	1,416	1,109	861	1,265	771
(+) 2.5% OF EXISTING RENTAL PRODUCT BUILT PRIOR TO 1970*	29	10	10	10	19	19
<b>(=) TOTAL TARGETED UNITS NEEDED OVER PROJECTION PERIOD (5 YEARS)</b>	<b>255</b>	<b>56</b>	<b>40</b>	<b>27</b>	<b>29</b>	<b>3</b>

\*Based on share of income-qualified renter households up to 100% AMHI; 2.5% is multiplied by five to get total replacement units over 5-year projection period.



### C. STUDENT IMPACT ON THE RENTAL MARKET

Students make up a significant amount of the lowest income renter population and must be eliminated from the household counts when computing housing need. Although they are often classified as the lowest income renter households, they tend not to exhibit any of the social challenges, generational poverty and underemployment. They are often being supported by their parents, student loans or scholarships that supplement their academic, shelter and food costs. However, the entire student body cannot simply be extracted from the demographics, as not all of them impact the count of lowest income households that are permanent to Greater Morgantown. Different types of students are at different points in their lives and therefore may not all be lowest income or renters. VSI has examined national trends and statistics relating to the income earned by college students and combined this data with the data gathered in the hundreds of market studies we have conducted that involve a collegiate population. As a result, VSI estimates that 80% of the remaining full-time graduate and undergraduate students earn less than 30% AMHI, 15% earn between 31% and 40% of AMHI and the remaining 5% earn salaries between 41% and 50% AMHI.

The following table summarizes the 2010 estimates for on- and off-campus student housing at West Virginia University, based on autumn 2010 semester statistics and information gathered from the University Housing department.

#### West Virginia University 2010 Off-campus Student Household Estimates

2010	STUDENT HOUSING CALCULATIONS
<b>TOTAL 2010 ENROLLMENT (HEADCOUNT)</b>	29,306
LESS TOTAL OF PART-TIME STUDENTS IN 2010	- 3,780
EQUALS TOTAL FULL-TIME ENROLLMENT IN 2010	= 25,526
LESS CURRENT ON-CAMPUS HOUSING CAPACITY (DORMS & APARTMENTS)	- 5,750
LESS STUDENT CAPACITY OF GREEK HOUSING	- 825
LESS GRADUATE/PROFESSIONAL/UNIVERSITY OWNED HOUSING	- 2,247
EQUALS FULL-TIME STUDENTS LIVING OFF-CAMPUS IN APARTMENTS OR HOUSES IN 2010	= 16,704
DIVIDED BY THE AVERAGE STUDENT HOUSEHOLD SIZE PER OUR FIELD SURVEY AND HISTORICAL STUDENT HOUSING DATA	/ 2.23
EQUALS CURRENT OFF-CAMPUS, UNDERGRADUATE STUDENT HOUSEHOLDS	= 7,490
PERCENTAGE OF STUDENTS HOUSEHOLDS EARNING LESS THAN 30% AMI	80%
CURRENT OFF-CAMPUS, STUDENT HOUSEHOLDS EARNING LESS THAN 30% AMI	= 5,992

Source: West Virginia University, ESRI, Vogt Santer Insights, Ltd.

Research and national enrollment statistics indicate that people are most likely to attend college when they are aged 18 through 25. We estimate that the overwhelming majority of the student body is located in the Greater Morgantown study area.

It should be noted that students living in university-owned housing, private certified housing, fraternities and sororities are not part of the traditional Census tabulations organized by household. Instead, they are counted by the Census as living in group quarters. Group quarters are defined as a type of housing in which unrelated groups of people reside. That is the basis for their extraction from the preceding calculations.

**Greater Morgantown Multifamily Rental Demand – Excluding Students**

The following table outlines an estimate of support for new rental units after removing the student population from the calculations. To calculate demand, we have considered new income-appropriate household growth and replacement or renovation of existing product.

The table illustrates an ample demand for rental housing growth over the next five years. Our analysis suggests that over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

It should be noted that it is very likely there are currently more than 36 non-student household earning between 0% to 30% AMHI. It is also not possible that this income bracket will have -180 household in 2015, since it is impossible to have a negative household. This phenomenon is a function of the rapid student population growth at West Virginia University. Over the past decade, the university's population has increased from approximately 20,000 students to 30,000 students. This growth has outpaced population estimates, creating this inverse household number. The number also suggests that the majority of low-income renters in Greater Morgantown are students.

**City of Morgantown Multifamily Rental Demand Analysis without Students**

<b>MORGANTOWN PMA AFFORDABLE HOUSING DEMAND WITHOUT STUDENTS</b>						
	0% - 30%	31% - 40%	41% - 50%	51% - 60%	61% - 80%	81% - 100%
<b>I. GROWTH DEMAND HOUSEHOLD-BASED:</b>	\$0 - \$17,490	\$17,491 - \$23,320	\$23,321 - \$29,150	\$29,151 - \$34,980	\$34,981 - \$46,640	\$46,641 - \$58,300
2010 TOTAL INCOME-QUALIFIED RENTER HOUSEHOLDS	36	223	629	798	1,148	617
2015 TOTAL ESTIMATED INCOME-QUALIFIED RENTER HOUSEHOLDS	-180	265	708	834	1,211	717
ESTIMATED ANNUAL INCOME-QUALIFIED RENTER HOUSEHOLD GROWTH	-43	8	16	7	13	20
NEW INCOME-QUALIFIED RENTER HOUSEHOLD GROWTH OVER PROJECTION PERIOD (5 YEARS)	-216	42	79	36	63	100
<b>II. TOTAL UNITS NEEDED FOR BALANCED (95.0% OCCUPIED) MARKET</b>						
2010 INCOME-QUALIFIED RENTER HOUSEHOLDS (OCCUPIED UNITS)	36	223	629	798	1,148	617
(+) NEW INCOME QUALIFIED RENTER HOUSEHOLD GROWTH OVER PROJECTION PERIOD (5 YEARS)	-216	42	79	36	63	100
(=) TOTAL INCOME-QUALIFIED RENTER HOUSEHOLDS IN 2015	-180	265	708	834	1,211	717
TOTAL TARGETED RENTAL UNITS NEEDED FOR BALANCED 95.0% OCCUPIED) MARKET	-189	279	745	878	1,275	755
<b>III. EXISTING RENTAL PRODUCT</b>						
TOTAL OCCUPIED TARGETED RENTAL UNITS 2015	-180	265	708	834	1,211	717
(+) ESTIMATED NUMBER OF VACANT UNITS (VACANCY %)	80	27	27	27	54	54
(=) NET EXISTING RENTAL PRODUCT	-100	292	735	861	1,265	771
<b>IV. TOTAL SUPPLY AND DEMAND</b>						
TOTAL TARGETED RENTAL UNITS NEEDED FOR BALANCED (95.0% OCCUPIED) MARKET	-189	279	745	878	1,275	755
(-) TOTAL NET EXISTING TARGETED RENTAL PRODUCT	-100	292	735	861	1,265	771
(+) 2.5% OF EXISTING RENTAL PRODUCT BUILT PRIOR TO 1970*	29	10	10	10	19	19
<b>(=) TOTAL TARGETED UNITS NEEDED OVER PROJECTION PERIOD (5 YEARS)</b>	<b>-160</b>	<b>-3</b>	<b>20</b>	<b>27</b>	<b>29</b>	<b>3</b>

\*Based on share of income-qualified renter households up to 100% AMHI; 2.5% is multiplied by five to get total replacement units over 5-year projection period.

## **D. HOMEOWNERSHIP**

Support for new for-sale housing within Greater Morgantown is based upon the area's ability to capture the component of households who are new to market and seeking to purchase housing, existing homeowners seeking a different housing choice or households that are currently renters, yet desire to become homeowners. The type of product available on the market, its location and its price can all affect a household's decision on whether or not they will buy a housing unit. That is why only a portion of potential buyers actually purchase a home in any given year.

The for-sale housing market has benefited in recent years from the historically low interest rate environment as well as the homebuyer tax credit that was part of the American Recovery and Reinvestment Act of 2009. However, an influx of foreclosures, a decline in the economy and the difficulty in selling existing homes within established housing developments have dampened the market for new for-sale housing. Morgantown was not left unscathed by these trends, but the local economy's overwhelming dependence on West Virginia University held to minimize their impact. Enrollment at colleges and Universities tend to increase during an economic downturn people seek new competitive skill and delay entry into the job market. Increased enrollment leads to a need for additional faculty, staff, housing, etc., creating a multiplier effect through the rest of the economy.

From January, 2011 to March, 2011, Vogt Santer Insights conducted an extensive field survey of new for-sale housing included condominiums and single-family home subdivisions that have been active at some point within the last 10 years. The following section explains the dynamics of the new for-sale housing market and explores supply, demand and the opportunities for new for-sale housing within Greater Morgantown.

### **Greater Morgantown Demographics and Affordability**

The current demographic profile yields insight into the potential to support for-sale housing within Greater Morgantown. The 2000 Census reported a population of 59,455 and a total of 25,264 households within Greater Morgantown. The current year estimate of the county's population has grown to 66,041 people in 26,904 households. By 2015, the population is expected to grow to 68,922 and the number of households is expected to be 28,081, an increase of 1,177 households. In addition to a healthy, growing population base, the county is expected to see incomes rise in the future. The current year's median household income is estimated to be \$34,435, and that is expected to rise to \$37,652 in 2015.

Demand for for-sale housing is based on the share of households in the study area who are likely to respond to a new single-family development, demand from

households new to the study area and the performance of the existing new for-sale home market. Capture rates are based upon the historic performance of other well-developed markets as well as a projection of the share that will respond to new housing if given that choice.

To project this performance, an analysis of income levels, tenure characteristics and other socioeconomic data was conducted. The following represents a distribution of income levels within Greater Morgantown in 2010 for all households:

### Greater Morgantown Income Distribution

INCOME LEVEL	ALL HOUSEHOLDS	
	NUMBER	DISTRIBUTION
LESS THAN \$30,000	12,045	44.8%
\$30,000 - \$39,999	3,189	11.9%
\$40,000 - \$49,999	2,095	7.8%
\$50,000 - \$74,999	4,142	15.4 %
\$75,000 - \$99,999	2,517	9.4%
\$100,000 AND OVER	2,916	10.8%
TOTAL	26,904	100.0%

Source: Vogt Santer Insights, Ltd., Urban Decision Group, LLC, ESRI

For the purposes of this analysis, we conservatively assume that a homebuyer will be required to make a minimum down payment of \$10,000, or 10.0%, of the purchase price for the purchase of a new home. Further, we assume that a reasonable down payment will equal approximately 35.0% to 45.0% of a household's annual income. The following represents the potential purchase price by income level (assuming a fixed rate of 6.0% financed over a period of 30 years):

### Household Income and Purchase Price

INCOME LEVEL	DOWNPAYMENT	MAXIMUM PURCHASE PRICE
\$30,000-\$39,999	\$15,000	\$100,000-\$140,000
\$40,000-\$49,999	\$20,000	\$140,000-\$200,000
\$50,000-\$74,999	\$25,000	\$200,000-\$300,000
\$75,000-\$99,999	\$30,000	\$300,000-\$400,000
\$100,000 AND OVER	\$35,000	\$400,000+

Source: Vogt Santer Insights, Ltd.

Naturally, there are cases when a household can afford a higher down payment to purchase a more expensive home, or a household purchases a less expensive home even though it could afford a higher purchase price. This broad analysis provides the basis in which capture rates can be applied to estimate the *potential* annual sales of new single-family homes within Greater Morgantown.

There are currently over 30,000 housing units in Greater Morgantown. Of these, there are over 14,000 that are owner-occupied, which equates to 46.9% of all housing units. In 2010, over 66.3% of owner-occupied housing structures are valued over \$100,000, while only 25.1% are valued over \$200,000 and just 9.9% are valued over \$300,000. The following table illustrates estimated housing values based on the 2000 Census and 2010 estimates for owner-occupied housing units within Greater Morgantown.

### Greater Morgantown Home Values

ESTIMATED HOME VALUES	2000 (CENSUS)		2010 (ESTIMATED)	
	NUMBER	PERCENT	NUMBER	PERCENT
LESS THAN \$20,000	504	11.2%	997	6.5%
\$20,000 TO \$39,999	933	7.0%	1,010	6.6%
\$40,000 TO \$59,999	1,275	9.5%	716	4.7%
\$60,000 TO \$79,999	1,834	13.6%	639	4.2%
\$80,000 TO \$99,999	2,219	16.5%	932	6.2%
\$100,000 TO \$149,999	2,693	20.0%	2,966	19.5%
\$150,000 TO \$199,999	1,551	11.5%	2,936	19.3%
\$200,000 TO \$299,999	956	7.1%	3,018	19.9%
\$300,000 TO \$399,999	284	2.1%	891	5.9%
\$400,000 TO \$499,999	95	0.7%	526	3.5%
\$500,000 TO \$749,999	69	0.5%	351	2.3%
\$750,000 TO \$999,999	14	0.1%	97	0.6%
\$1,000,000 & OVER	37	0.3%	95	0.6%
TOTAL	13,471	100.0%	15,174	100.0%
MEDIAN HOME VALUE	\$91,469		\$133,663	

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

## **GREATER MORGANTOWN FOR-SALE HOUSING SUPPLY AND DEMAND**

### **Greater Morgantown Single-family Home Supply**

From January 2000 through April 2011, there were a total of 1,050 new homes and 23 lots sold in Greater Morgantown. The vast majority of those homes are considered production homes – homes of similar size and style that are built by a single homebuilder. Slightly fewer than 33% of the new homes built were estate homes – custom built homes on larger than average lots. Often these homes are built by individuals or firms that specialize in custom homebuilding. The following table compares the type of home and the sales by year since 2000.

#### **Greater Morgantown Single-family Home Sales by Year**

<b>YEAR</b>	<b>PRODUCTION SALES</b>	<b>ESTATE SALES</b>	<b>TOTAL SALES</b>	<b>MONTHLY SALES</b>
2000 TO 2004	105	27	132	2.2
2005	85	45	130	10.8
2006	78	59	137	11.4
2007	98	61	159	13.3
2008	112	66	178	14.8
2009	118	51	169	14.1
2010	87	26	113	9.4
2011	27	5	32	2.7
<b>TOTAL</b>	<b>710</b>	<b>340</b>	<b>1,050</b>	

Source: Vogt Santer Insights, Ltd.

The Greater Morgantown single-family housing market had such modest production both before and during the Great Recession, it actually appears to be unaffected by the forces that proved so challenging in other markets. Home sales for development have never exceeded the rate of 14.8 per month, or 178 per year, which the market saw in 2008 – during the recession.

Within Greater Morgantown, there is a current inventory of 970 single-family lots. A detailed listing of the lot inventory can be found in Addendum C – Field Survey of Single-family Homes. The following table, which reflects an estimate of the value of a home that might be built on a lot, summarizes the existing inventory by price point.

**Monogalia County Single-family Home Inventory**

<b>PRODUCT AFFORDABILITY</b>	<b>EXISTING INVENTORY</b>
LESS THAN \$199,999	306
\$200,000 TO \$249,999	116
\$250,000 TO \$299,999	410
\$300,000 TO \$499,999	0
\$500,000 AND HIGHER	138
TOTAL	970

Source: Vogt Santer Insights, Ltd.

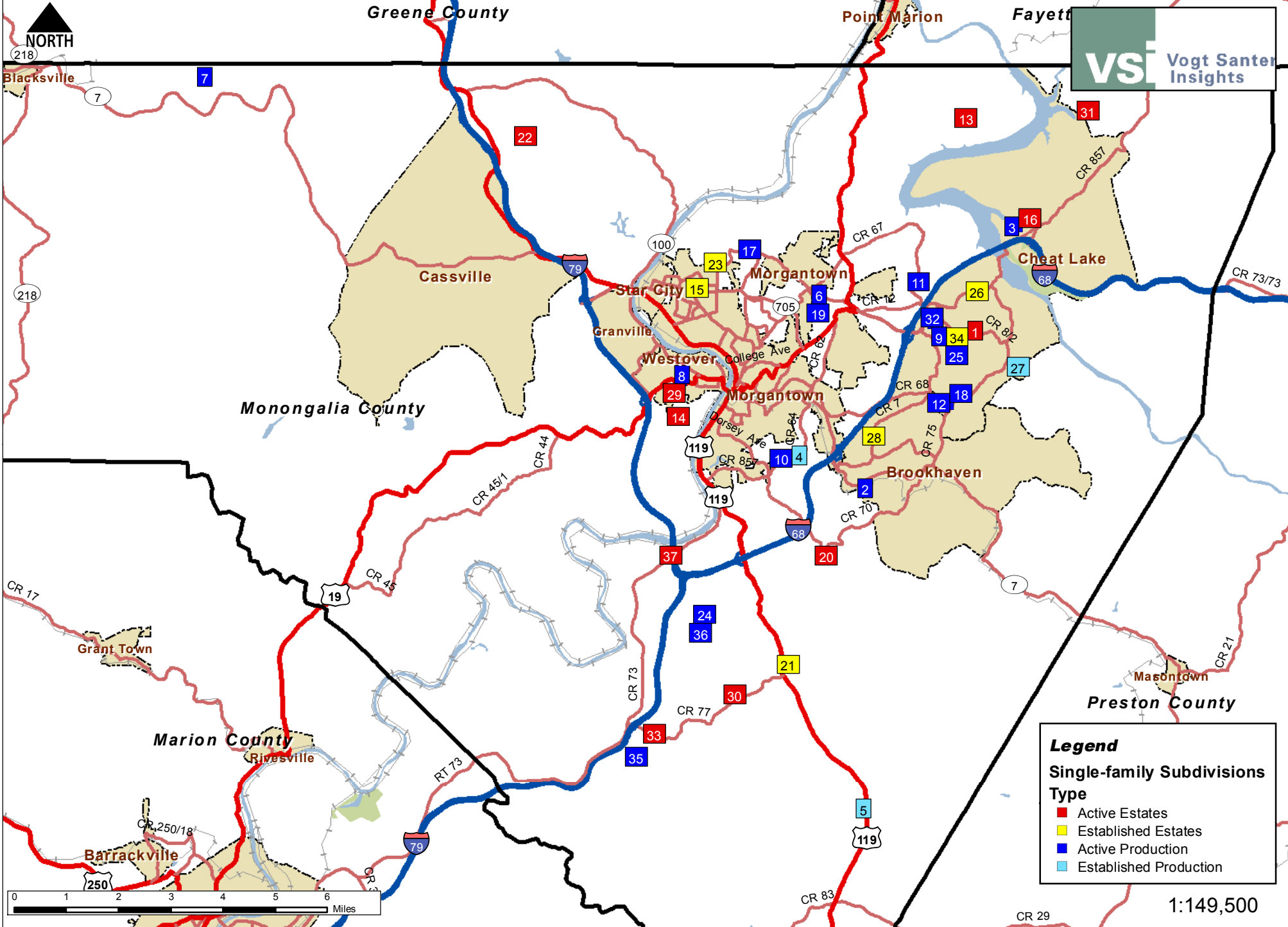
Over 14% of the available lots are for home price points that exceed \$500,000. However, only 21.6% of recent homes sold are valued above \$500,000. That may be an indication that pent-up demand is being met, so production of higher valued homes is decreasing. Just over 42% of available lots are for homes valued between \$300,001 and \$500,000, yet the majority of homes existing in the Greater Morgantown study area, some 52.7%, are valued between \$100,000 and \$299,999. This would indicate that existing homeowners, as well as household new to the market, are not satisfied with the existing housing stock and are creating demand for newer homes with higher values.

Please note the map codes displayed on the map refer to the codes used to identify properties within the field survey in Addendum C. Addendum C contains detailed maps for each of the cities and villages that contain surveyed subdivisions. In addition, Addendum C contains detailed information such as tax and school district, amenities, lot density and sales by builder to name a few.





# Morgantown, WV: Single-Family Subdivision Locations



**Legend**

**Single-family Subdivisions**

**Type**

- Active Estates
- Established Estates
- Active Production
- Established Production

1:149,500

**Greater Morgantown Single-family Home Demand**

Based upon the capture rates established in well-developed single-family markets, our analysis of new single-family homes within Greater Morgantown, current demographic characteristics, other available housing choices, interviews with realtors and examination of housing trends, we have applied capture rates to the distribution of household income to estimate the potential demand for *new* single-family housing in the Greater Morgantown study area.

**Greater Morgantown Single-Family Home Demand (New Homes)**

INCOME RANGE	HOME SALES PRICE	QUALIFYING HOUSEHOLDS	CAPTURE RATE	ANNUAL DEMAND	
				UNITS	DISTRIBUTION
\$30,000-\$39,999	LESS THAN \$140,000	3,189	0.002	6	5.3%
\$40,000-\$49,999	\$140,001-\$199,900	2,095	0.005	10	8.8%
\$50,000-\$74,999	\$200,001-\$299,900	4,142	0.008	33	28.9%
\$75,000-\$99,999	\$300,001-\$500,000	2,517	0.018	45	39.4%
\$100,000+	\$501,000+	2,916	0.007	20	17.6%
TOTAL				114	100.0%

Source: Vogt Santer Insights, Ltd.

Based on our evaluation of the characteristics of Greater Morgantown and historical sales volume of single-family homes within the area, we estimate the area could generate up to 114 *new* home sales annually in the near term, to be purchased by the number of household estimated to be in the market, delineated by income. Note that to achieve maximum levels in various sale price categories requires the market to offer all price points, locations and product alternatives. For this reason, the actual sales by price point rarely exceed the projection of support, except when supply exceeds demand.

It should also be noted that annual support levels are generally not cumulative. In most markets, if there is support for new single-family homes at a particular price point or concept and they are not offered in a specific area, households may leave the area seeking this housing alternative, defer their purchase decision or seek another housing alternative. We anticipate many potential buyers who would be attracted to a proposed concept have either delayed their purchases (reflecting pent-up demand) or opted for an existing single-family home alternative offered in the market. This is particularly true during the recession, where many new home purchases have been deferred due to economic reasons.

Within Greater Morgantown, there is a current inventory of 970 single-family home lots. The following table compares the annualized demand by current available product:

## Greater Morgantown Single-Family Home Demand/Inventory

PRODUCT AFFORDABILITY	ANNUAL DEMAND	EXISTING INVENTORY	NET INVENTORY
LESS THAN \$140,000	6	0	-6
\$140,000-\$199,999	10	306	296
\$200,000-\$299,999	33	516	483
\$300,000-\$499,999	45	10	-35
\$500,000 AND HIGHER	20	138	118
TOTAL	114	970	856

Source: Vogt Santer Insights, Ltd.

The above table details the Net Annualized Demand (NAD) for 2011 *only*. The NAD in 2010 for Monogalia County is a current surplus of 970 lots. We estimate that there is a surplus at all price points, except for lots that are less than \$140,000 and homes between \$300,000 and \$499,999. The greatest surplus of units is for product (or lots that would accommodate a product) from \$200,000 to \$299,999. Based on current absorption rates, we estimate about an 8.5-year supply of single-family lots within Greater Morgantown.

The smallest inventory is for product price at less than \$140,000. While a product strategy could be to develop this product, few builders can make this price point profitable without additional public subsidies.

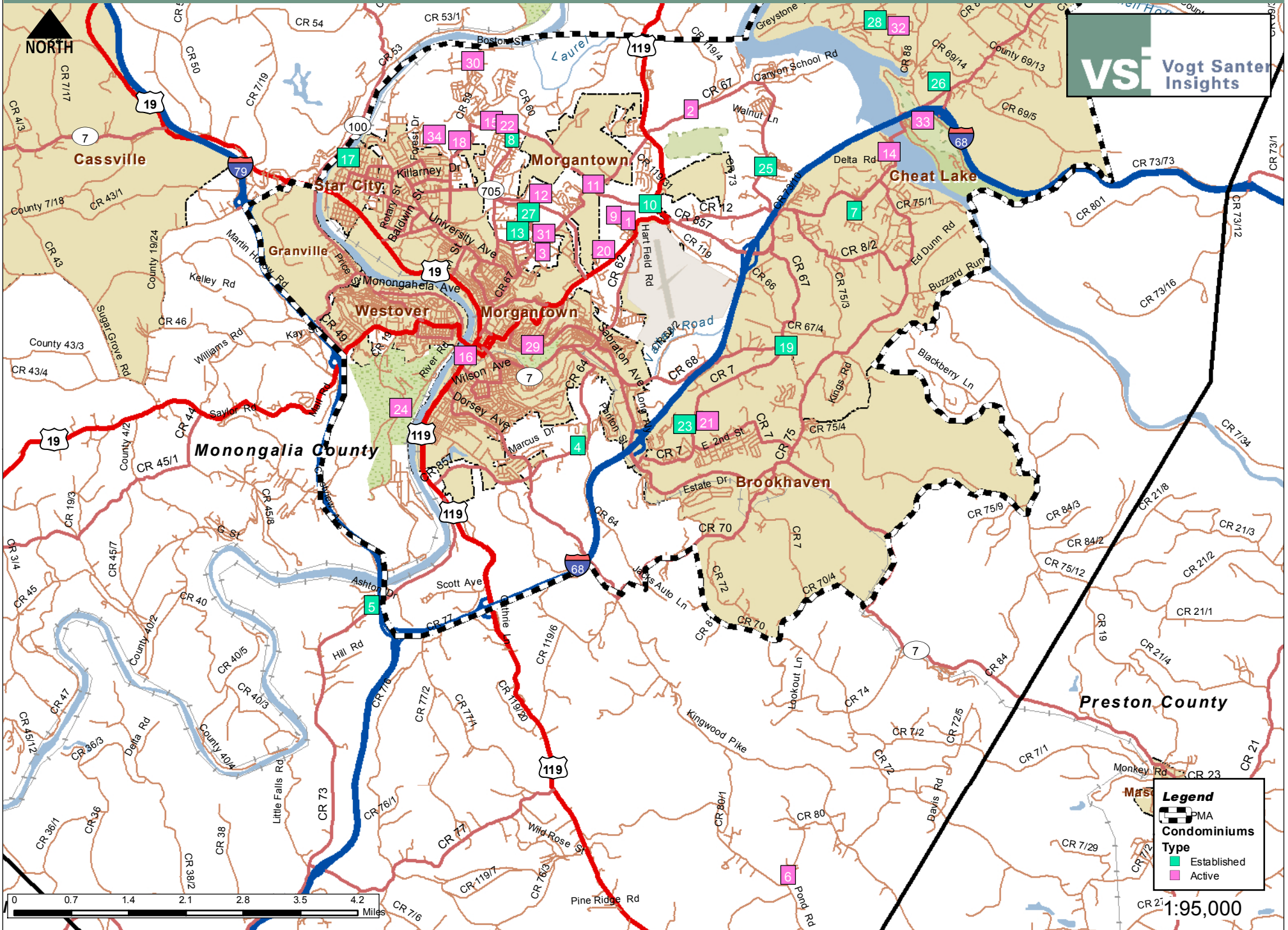
It should be noted that lots reserved for homes of over \$500,000 may end up with homes of a lesser value, likely \$300,000 to \$499,999, if sales do not occur in a timely fashion.

In general, it is our opinion that the market is adequately served by the builders in the market area and there is little need to address this segment of the market.

### **Greater Morgantown Condominium Supply**

In Greater Morgantown, we identified a total of 34 condominium developments. The 34 surveyed condominium/fee-simple projects include 13 developments with 578 units that were sold between January 2001 and January 2011. These projects are categorized as established. The remaining 21 projects are active with unsold condominium product. The active developments total 1,069 units, of which 738 have been sold. There is an inventory of 331 unsold units and another 459 units are planned. A detailed explanation of the developments that were surveyed, as well as maps that illustrate the locations of these facilities, can be found in Addendum B. The map on the following page shows the locations of the developments that were surveyed. The map codes correspond to the facilities listed in Addendum B.

# Morgantown, WV: Condominium Locations



The following table illustrates the status of properties included in our survey.

### Greater Morgantown Status of New Condominium Projects

PROJECT STATUS	NUMBER OF PROJECTS	UNITS			
		TOTAL	SOLD	AVAILABLE	PLANNED
ACTIVE	21	1,069	738	331	459
ESTABLISHED	13	581	581	0	N/A
TOTAL	34	1,650	1,319	331	459

Source: Vogt Santer Insights, Ltd.

There are a total of 331 properties ready for-sale in Greater Morgantown with an additional 459 planned units. In order to gain an understanding of the monthly absorption rate, we must first examine historical sales of condominiums. The following table lists the condominium sales by year since 2000.

### Greater Morgantown Condominium Sales by Year

YEAR	ESTABLISHED PHASES	ACTIVE PHASES	TOTAL	MONTHLY ABSORPTION
< 1995	15	0	15	-
1995-1999	70	20	90	7.5
2000 TO 2004	161	107	268	4.5
2005	40	62	102	8.5
2006	77	125	202	16.8
2007	69	124	193	16.1
2008	89	110	199	16.6
2009	38	68	106	8.8
2010	19	117	136	11.3
TOTAL	578	733	1,311	9.1*

\*Average Monthly Absorption From 2000-2010

Source: Vogt Santer Insights, Ltd.

Between January 2000 and January 2011, a total of 1,206 condominium units were sold among the area projects. This is an average of 9.1 units monthly. The highest number of condominium units sold in any one year was in 2006, when 202 units, or 16.7% of the total, were sold.

The following table summarizes the area condominium absorption trends among properties within Greater Morgantown.

### Greater Morgantown Condominium Absorption

AVERAGE MONTHLY ABSORPTION (UNITS PER MONTH)	DISTRIBUTION OF CONDOMINIUM UNITS			
	ESTABLISHED		ACTIVE	
	NUMBER	PERCENT	NUMBER	PERCENT
< 0.5	82	14.1%	207	28.0%
0.5 TO 0.9	197	33.9%	110	14.9%
1.0 TO 1.9	93	16.0%	188	25.5%
2.0 >	209	36.0%	233	31.6%
TOTAL	581	100.0%	738	100.0%

Source: Vogt Santer Insights, Ltd.

Given recent sales trends, there is slightly more than a three-year supply of existing condominium units. The construction of the planned units would create an additional four years of supply.

### Greater Morgantown Condominium Demand

Based on our evaluation of the demographic characteristics of Greater Morgantown and historical absorption trends, the area has the potential to absorb up to 133 new condominium units priced from less than \$140,000 to over \$400,000. It is important to note that this *potential* demand includes the entire survey area. These figures also assume a wide variety of condominium housing choices exist, including price, location and concept. The optimal support figure of 133 units can only be achieved in an overbuilt market. The projection of 133 units is indicative of the historic housing slump in the U.S. as well as reflecting the current sales performance of new condominiums in Greater Morgantown.

### Greater Morgantown Condominium Demand

INCOME RANGE	HOME SALES PRICE	QUALIFYING HOUSEHOLDS	CAPTURE RATE	ANNUAL DEMAND	
				UNITS	DISTRIBUTION
\$30,000-\$39,999	LESS THAN \$140,000	3,189	0.01	32	24.1%
\$40,000-\$49,999	\$140,000-\$199,900	2,095	0.025	52	39.1%
\$50,000-\$74,999	\$200,000-\$299,900	4,142	0.008	33	24.8%
\$75,000-\$99,999	\$300,000-\$400,000	2,517	0.005	13	9.8%
\$100,000+	\$400,000+	2,916	0.001	3	2.2%
TOTAL				133	100.0%

Source: Vogt Santer Insights, Ltd.

Within the Greater Morgantown market, there is a current inventory of 361 condominium units. Furthermore, there are 459 planned units among 21 active projects. The following table compares the annualized demand by available product:

**Greater Morgantown Condominium Demand/Inventory**

PRODUCT AFFORDABILITY	ANNUAL DEMAND	EXISTING INVENTORY	NET ANNUALIZED DEMAND	PLANNED UNITS
LESS THAN \$140,000	32	48	-16	74
\$140,000-\$199,999	52	266	-214	313
\$200,000-\$299,999	33	46	-13	57
\$300,000-\$399,999	13	1	12	15
\$400,000+	3	0	3	0
<b>TOTAL</b>	<b>133</b>	<b>361</b>	<b>-228</b>	<b>459</b>

Source: Vogt Santer Insights, Ltd.

The NAD in 2010 for Greater Morgantown reflects a surplus of 228 units. This surplus for units only exists for condominiums priced under \$299,999. There are also an additional 444 units planned in this price category indicating an additional 3.5-year supply. Considering current sales trends, there is approximately a three-year supply of existing units, yet planned and proposed projects combined could provide over a six-year supply. Further, the existing inventory and planned units cannot respond to the concepts of offering all product demand, locations and concept to maximize optimal demand. The individual decisions of people involve a multitude of factors, such as location, price and even an emotional feeling about a prospective home, and cannot be predicted with 100% accuracy.

The smallest inventory is for product priced at more than \$300,000. Demand for this product in Greater Morgantown is very limited because incomes are insufficient to support such developments.

Interviews with local realtors and developers provided further insight into the market. Anna Marie Stephens one of the most active realtors in Monongalia County and her brother, David Biofora, is associated with Metro Properties, one of the largest rental agencies in Morgantown. Ms. Stephens said that the condominium buyers are households seeking to downsize, empty nesters, the elderly, student’s parents and even people buying condominiums as a secondary residence for West Virginia University football games.

Ryan Smith, salesman for Dan Ryan Builders, stated that few parents are purchasing condominiums for their children while they are at school. It should be noted that Ryan's condominium sales are not near campus. He sees all different types of people purchasing. Mr. Smith felt that more condominiums are being built instead of single family homes due to the hilly terrain Morgantown has to offer. He also commented that there is not much available land near the city to build.

Mary Rose with Suncrest Village Condominiums experiences a wide draw of homeowners. Suncrest Village ranges from owners in their 90's, to graduate students and parents of students buying a unit as an investment. She believes that approximately 10% of the units in Suncrest Village were purchased by parents looking to build equity.

Sheila Rosier with Fountain View stated that all ranges in ages are purchasing condominiums. Fountain View is filled by graduate students, young urban professionals, people downsizing and empty nesters. Approximately 8% of the units are occupied by students and these units were financed by their parents. An estimated 10% of their 119 units are being used as rentals.

Both Suncrest Village and Fountain View are located near West Virginia University's campus.

In general, it is our opinion that the market is over served by the builders in the market area, and there is little need to address this segment of the market with additional new construction. In fact, new construction should slow until demand and supply are closer to equilibrium.

### **Greater Morgantown For-sale Housing Summary of Findings**

Greater Morgantown as a whole has an 8.5-year supply of new single-family lots. Based upon trends and statistics that VSI has collected across the nation, this is a great deal of supply, especially in a community like Morgantown that has seen steady growth, but not the unfettered growth of the Sun Belt, where excess housing supply of this magnitude can often be found. The key to reducing this excess supply is building housing units that are at a price point the market can most readily absorb and offer the amenities that potential homebuyers seek. If these elements can be addressed, and the lots are in municipalities/school districts that are in demand, then it is possible the lots could be absorbed slightly faster than they have historically.



In addition to the single-family supply, there is a three-year supply of new built condominiums with a three-year supply planned for construction. This segment of the homeownership market has seen explosive growth over the past decade due to lifestyle changes and geographic constraints. It is reasonable to believe that this segment of the market will continue to respond well in the short to medium term.

At the macro level (Greater Morgantown), the market for new for-sale housing is adequately served, if not even over-served. If economic conditions improve in the short-term, the existing supply should be absorbed, which will stimulate the market for existing homes and spur interest among local developers who are keen on building inventory.

**E. ADDITIONAL MARKET CONDITIONS**

**ZONING**

An examination of Morgantown’s zoning code yielded a group of residential, commercial and industrial districts as well as several different zoning districts and overlays. These zoning classifications are very common among most municipalities. A list of existing zones can be found in the following table:

<b>ZONING DISTRICTS</b>	
<b>ABBREVIATION</b>	<b>DESCRIPTION</b>
R-1	Single-family residential
R-1A	Single-family residential
R-2	Single- and two-family residential
R-3	Multifamily residential
PRO	Professional, residential and office
B-1	Neighborhood business
B-2	Service business
B-4	General business
B-5	Shopping center
OI	Office and industrial
I-1	Industrial
PUD	Planned Unit Development
<b>OVERLAYS</b>	
ISOD	Interstate sign overlay district
SCOD/SSOD	Sunnyside overlay districts
B-4 NPOD	Neighborhood preservation overlay district

Source: City of Morgantown

Morgantown’s primary zoning districts serve as a typical example of Standard Euclidian zoning. First adopted in the city of Euclid, Ohio, Standard Euclidian zoning is the most common in the United States and is exemplified by the division of land uses into geographic districts designed to discourage or forbid other “non-conforming” uses. The overlay districts are examples of Form Based zoning, which is a style of zoning that allows for unique standards to be implemented in a sub-district of a municipality. The Morgantown zoning code may wish to consider adding two Standard Euclidian districts and one Form Based district, in order to allow for greater specificity in the code.

1. **Institutional (Euclidian)** – This zoning is usually reserved for tax exempt or public entities, such as churches, local schools, fire station, police station, museums, post offices, hospitals, public parks, playgrounds and utility stations.
2. **University/Research (Euclidian)** – This type of land use allows a wide range of use types and development standards tailored to meet the needs of a large educational research complex and its surrounding environment. This would not only include the university proper, but associated warehousing, manufacturing, office space, laboratories and dwelling units.
3. **Urban overlay (Form Based)** – This classification may work best as an overlay and would be similar in design to the Sunnyside overlay districts in regard to fenestration, setback, parking requirements, etc. Creation of a universal urban overlay would eliminate the need for specific neighborhood commercial overlays.

The balance of the Greater Morgantown study area falls under the zoning authority of the Monongalia County Planning Commission. This regional planning organization has adopted a similar group of zoning districts, which can be found in the following chart:

<b>ZONING DISTRICTS</b>	
<b>ABBREVIATION</b>	<b>DESCRIPTION</b>
R-0	Future residential
R-1	Low density residential
R-2	Single- and two-family residential
R-3	Medium density residential
R-4	High density residential
C-1	Neighborhood business
C-2	Convenience retail and other services
C-3	Large scale retail, service, entertainment
M-2	Light industrial
OSR	Open space and recreational
I-1	Institutional
PUD	Planned Unit Development

Source: Monongalia County Planning Commission

These zoning classifications are strictly adherent to the Standard Euclidian zoning philosophy, which is a proven methodology employed by thousands of municipalities across the United States. These standards can easily be applied to both rural and urban areas, such as the area overseen by Monongalia County Planning Commission. As a result, they are reasonable and adequate for the area.

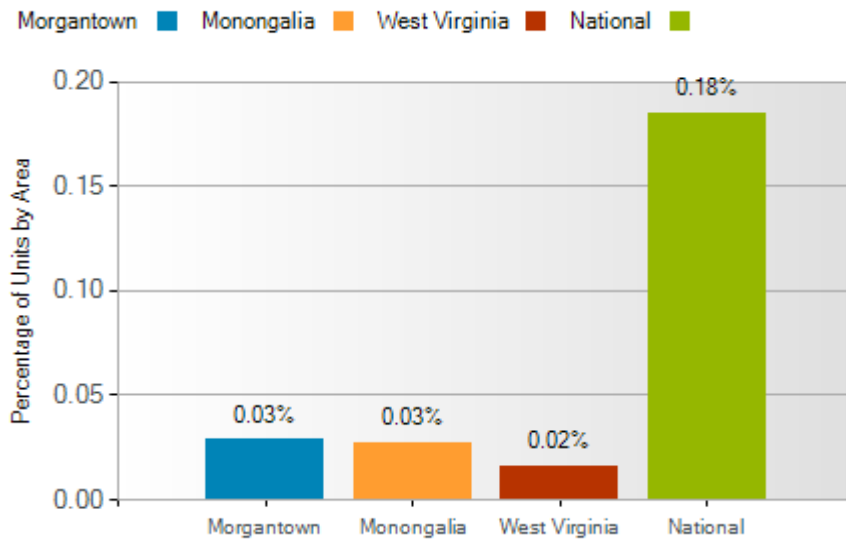
### **FORECLOSURES**

As part of the Financial Crisis of 2007-2010, sometimes referred to as the Great Recession, housing markets across the United States experienced a significant increase in the number of foreclosed homes. According to most economists, this occurred for a variety of reasons, including unsustainable lending practices, an overbuilding of housing product, over extending personal household credit and an over-valuation of housing value. Through the 1990s and 2000s, the value of housing increased at a rapid and unsustainable rate. It resulted in many homeowners financing other spending priorities through second mortgages or lines of credit. As housing values began to decline, households could no longer finance their other debt through the value of their homes, nor could they refinance their adjustable rate mortgages. Once these mortgages began to reset and homeowners could not pay their new, higher mortgages, lenders began foreclosure proceedings. The bubble was generated by a combination of factors. Among them, easy access to credit for consumers, poor underwriting procedures

by lenders, sub-prime lending, predatory lending and an increased debt burden for consumers.

This foreclosure crisis has continued into 2011, but an examination of the Morgantown area, and West Virginia as a whole, yields some interesting results. The following charts and graphs represent activity over the last 12 months. The first graph represents the community's foreclosed housing units as a percentage of the total number of housing units.

### Foreclosure Rates

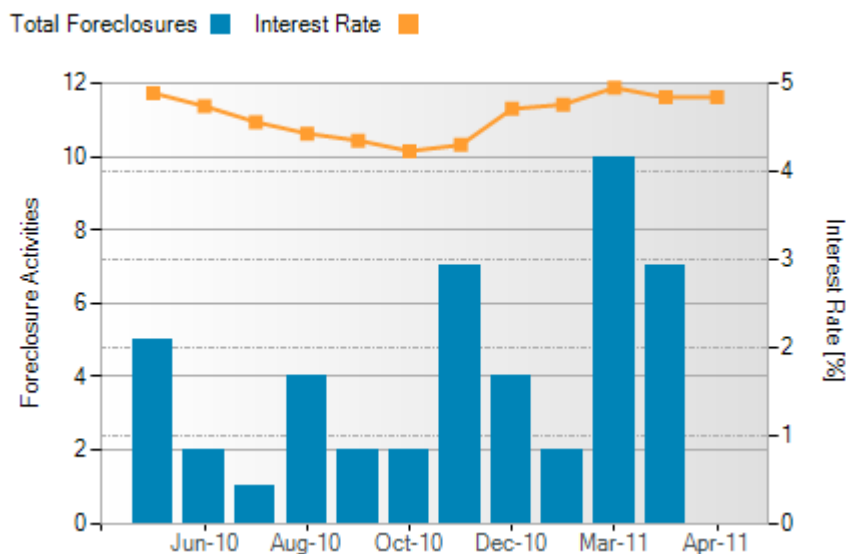


Source: RealtyTrac\* and Vogt Santer Insights, Ltd.

Morgantown and Monongalia County have a foreclosure rate six times less than the national average, with 0.03% of housing units being foreclosed upon. The state of West Virginia's foreclosure rate is nine times lower than the national average at 0.02%. Greater Morgantown, and West Virginia as a whole, remains somewhat insulated from housing crisis due to its slow, stable growth and limited subprime mortgage lending.

The following chart represents the actual number of foreclosures in Morgantown over the past twelve months, as well as the average 30-year fixed interest mortgage rate.

## Morgantown Foreclosure Activity and 30-year Interest Rate



Source: RealtyTrac\* and Vogt Santer Insights, Ltd.

There were a total of 46 foreclosures over the past 12 months, or 3.8 per month. In a market with just under 31,000 housing units, this number is statistically insignificant. While Morgantown's foreclosures have some impact on its 13.0% vacant housing rate, it is not the driving force. There are approximately 1,600 more vacant housing units in 2010 than in 2000, and the number of foreclosed properties cannot statistically account for more than a third of the new vacant housing units. Some housing units are vacant because they are currently for-sale or for-rent. However, returning the balance of these units to a functional use will be difficult as they are likely considered functionally obsolete and/or inhabitable. Households in the marketplace desire amenities in their housing that often are not available in older housing stock (open kitchens, larger closets, etc.). There are two broad, potential strategies that can address these vacant homes.

The first potential strategy is rehabilitation. Since the private sector does not see a market for these homes (if it did, the homes would not be vacant), the public could intervene to rehabilitate them and put them back in to productive use. Because there are few, and ever diminishing, resources for these types of activities, Morgantown and the Housing Authority would have to determine how to finance this development. Two potential avenues to pursue are assigning a greater percentage of the city's CDBG allocation to finance an acquisition/rehabilitation and subsidize homeownership, or make the properties rental, possibly even allowing tenants to use Housing Choice Vouchers.

The second strategy is demolition. The acquisition and demolition of properties in poor condition, but that are also highly visible, such as commercial corridors, arterials and houses visible from the highways. Eliminating these structures would allow Morgantown to make an immediate psychological impact, as well as legitimately remove blight.

## **HOUSING VALUES**

Arm's length sales data from 2005 to the end of the third quarter of 2001 were collected from the Monongalia County Recorder's office. Transaction information from 2004 and earlier was not available. County-wide, there were 2,440 arm's length transactions, or approximately 361.5 per year. Since nearly 40% of these transactions (928) are located in the city of Morgantown and delineated by Ward, they will be analyzed separately from the sales in the balance of the county.

### *City of Morgantown*

Several of the city's wards have very similar sales patterns. The 4<sup>th</sup> Ward and 5<sup>th</sup> have a similar number of sales during the study period (144 and 155 respectively) and they have a median sales price within 5% of one another five out of the seven different calendar years analyzed. Annual median prices fluctuate between the \$110,000s and \$140,000s.

Ward 7 is the best performing geography with annual median sales consistently \$30,000 to \$100,000 high than the other wards. It is the only ward to have annual median sale price above \$200,000 (2005, 2010 and 2011). This occurs because the ward is completely within the boundaries of the Suncrest neighborhood, a popular urban community that has benefitted from recent investment.

The 2<sup>nd</sup> Ward consistently has the second highest annual median sales price in the city with annual median prices ranging from \$133,000 in 2009 to \$165,000 in 2009. Like Ward 7, it benefits from having nearly identical boundaries as the popular South Park neighborhood.

Ward 6 averages less than one sale per month, so although it often exhibits the lowest annual median sales point, this may be because of insufficient data. A more acute version of this situation exists in the 3<sup>rd</sup> Ward where there is no sales data four of the seven years being studied.

### *Greater Morgantown*

Data from the Assessor's office is organized by geography. Since some geographies are too small to generate a significant number of annual sales, transactions in these smaller places are only reflected in the numbers represented by the Monongalia County row.

This row also includes sales in communities shown on Greater Morgantown sales chart, but excludes sales in the city of Morgantown.

Homes in the Union area, which is northeast Greater Morgantown and includes Cheat Lake, consistently have the highest annual median sales price. The median sales price has only dropped below \$200,000 in 2005 and 2011, but in both cases it remained in the \$190,000s.

Brookhaven and Morgan (the unincorporated area in the center of Greater Morgantown) both tend to have annual median home sales values above \$150,000 throughout the study period, although values fall off slightly in Brookhaven during 2006 and 2007 (\$135,000 and \$133,000 respectively).

Grant (the western unincorporated portion of Greater Morgantown) and Westover exhibit similar annual median home price variations as Monongalia County. Price in Grant peaked in 2009 at \$157,500 and had their weakest year in 2006 at \$61,700. Westover was slightly more consistent, varying between a high of \$118,500 in 2009 and a low of \$79,000 in 2005. Monongalia County also had its high sales prices in 2009 at \$138,000 and its lowest year in 2005 at \$97,000.

Cassville has many of the lowest annual median sales prices, but on average, there are less than 9 home sales per year. The number of sales combined with the fact that sales prices move from \$35,000 to \$130,000 and back down to \$43,000, makes it difficult to provide any meaningful analysis.

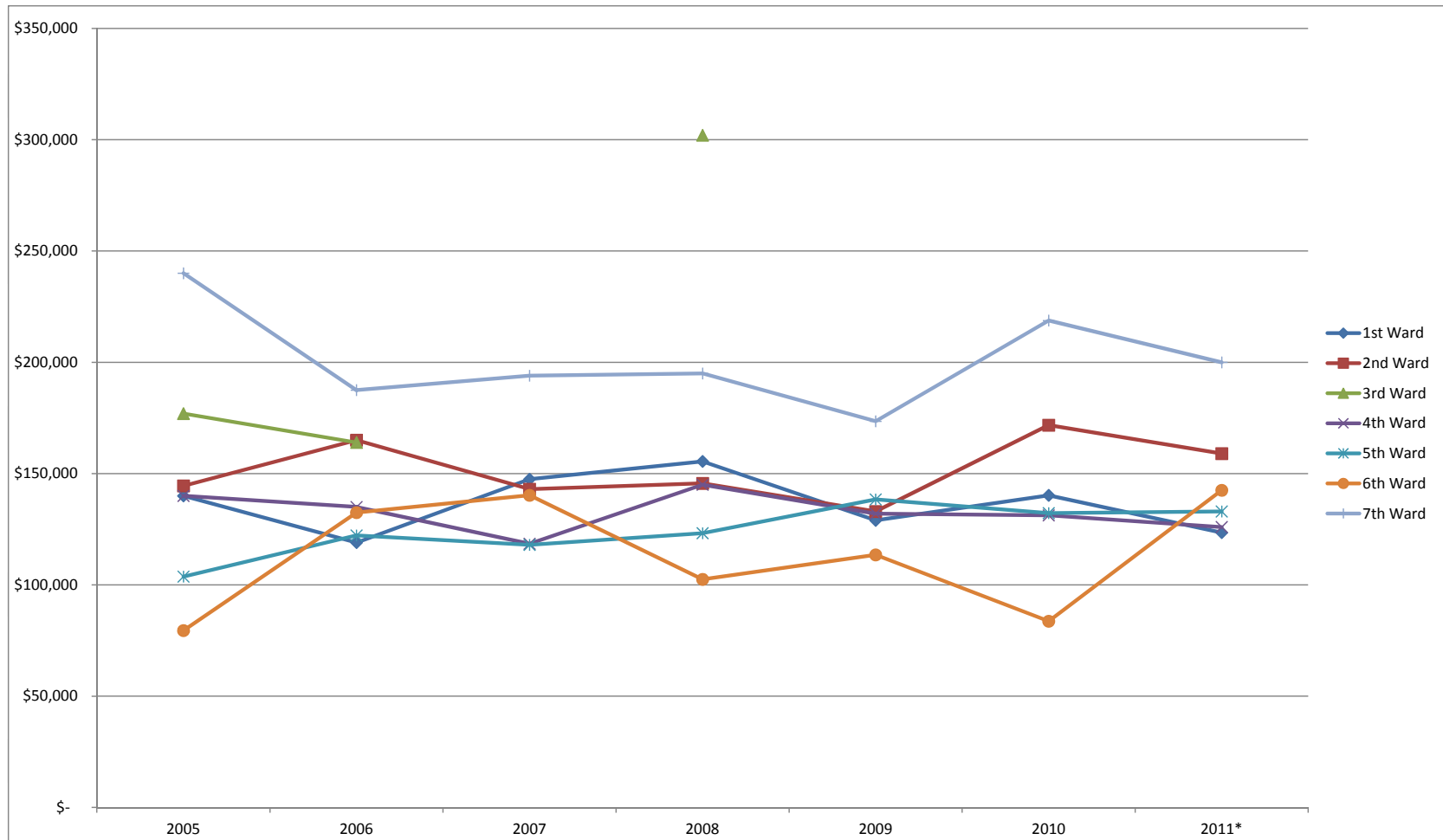
As is common in most American cities, an inverse bid rent curve exists. That is to say with the exception of a few gentrified urban neighborhoods, Suncrest, South Park and Evansdale in the case of Morgantown, the highest housing values are found in the suburbs of a region. In Greater Morgantown, Cheat Lake has the highest housing values.

**City of Morgantown  
Housing Sales by Ward**

	2005	2006	2007	2008	2009	2010	2011*
<b>1st Ward</b>	\$ 140,000	\$ 119,000	\$ 147,500	\$ 155,500	\$ 129,000	\$ 140,250	\$ 123,500
<b>2nd Ward</b>	\$ 144,500	\$ 165,000	\$ 143,000	\$ 145,625	\$ 133,000	\$ 171,750	\$ 159,000
<b>3rd Ward</b>	\$ 177,000	\$ 164,000		\$ 302,000			
<b>4th Ward</b>	\$ 140,000	\$ 135,000	\$ 118,500	\$ 145,000	\$ 132,000	\$ 131,250	\$ 126,000
<b>5th Ward</b>	\$ 103,750	\$ 122,250	\$ 118,000	\$ 123,250	\$ 138,400	\$ 132,250	\$ 133,000
<b>6th Ward</b>	\$ 79,500	\$ 132,500	\$ 140,263	\$ 102,500	\$ 113,500	\$ 83,700	\$ 142,500
<b>7th Ward</b>	\$ 240,000	\$ 187,500	\$ 194,000	\$ 195,000	\$ 173,500	\$ 218,750	\$ 200,000

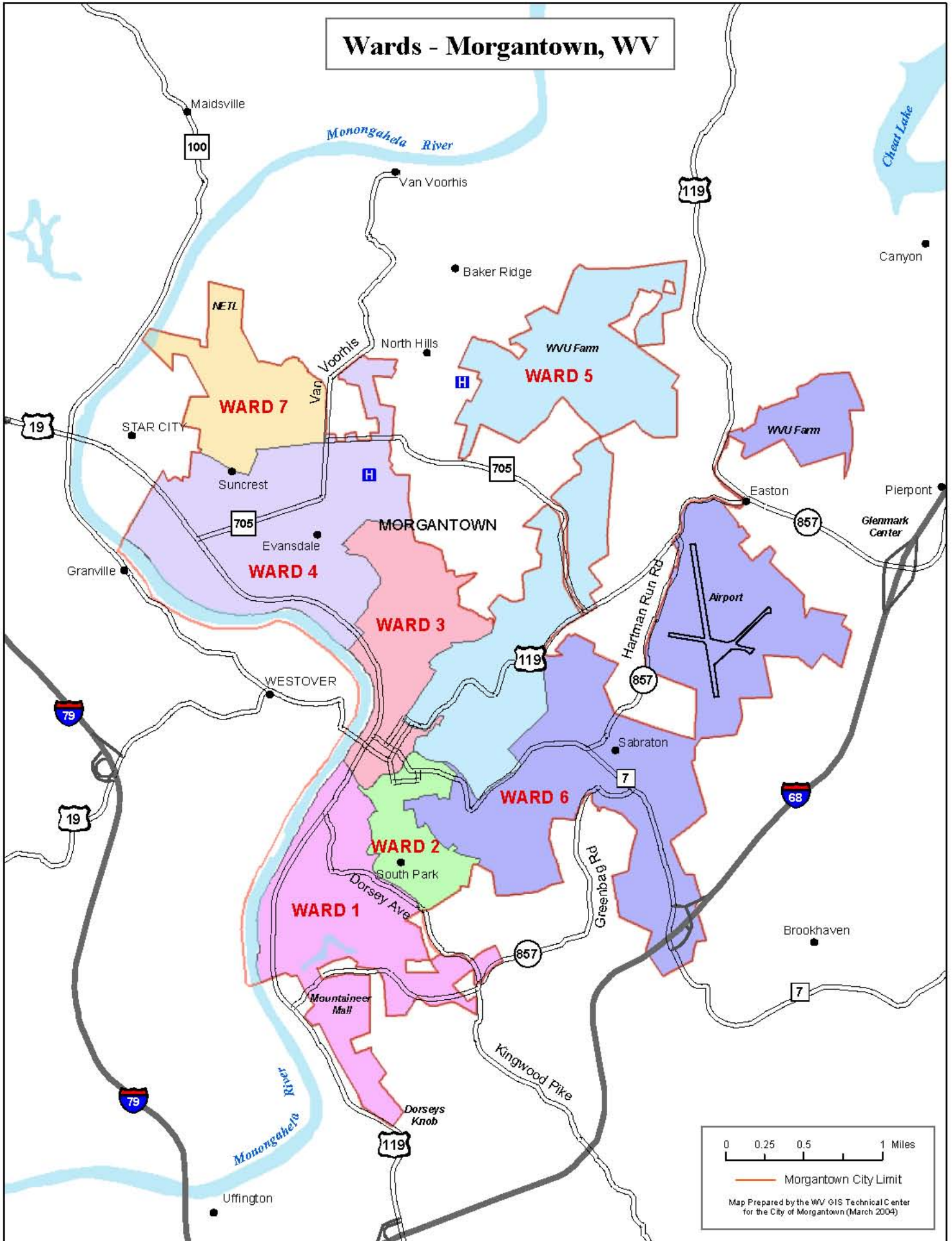
Source: Monongalia County Assessor's Office

\* As of September 30, 2011





# Wards - Morgantown, WV



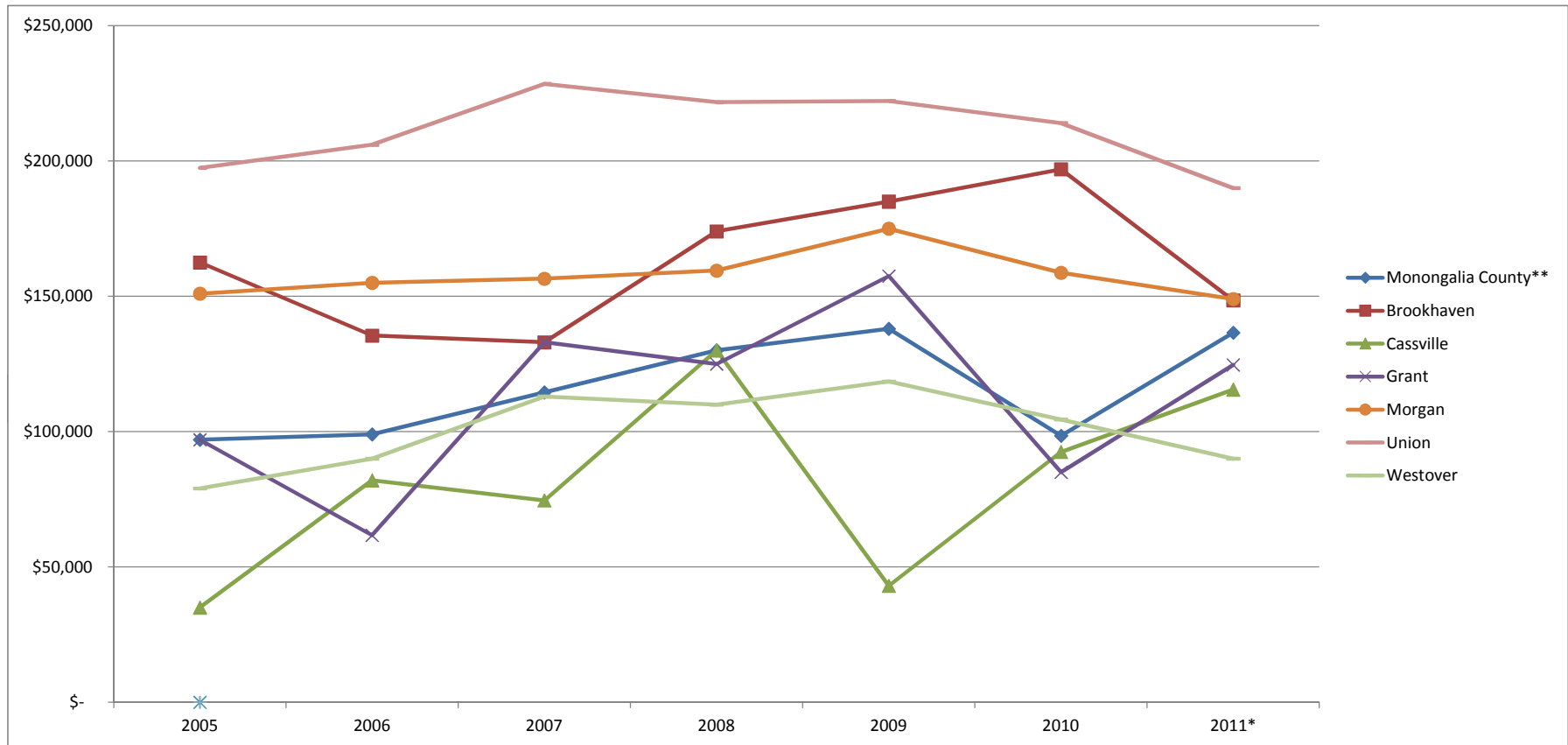
**Greater Morgantown  
Housing Sales by Municipality**

	2005	2006	2007	2008	2009	2010	2011*
<b>Monongalia County**</b>	\$ 97,000	\$ 99,000	\$ 114,500	\$ 130,000	\$ 138,000	\$ 98,500	\$ 136,575
<b>Brookhaven</b>	\$ 162,500	\$ 135,500	\$ 133,000	\$ 174,000	\$ 185,000	\$ 196,950	\$ 148,500
<b>Cassville</b>	\$ 35,000	\$ 82,000	\$ 74,576	\$ 130,000	\$ 43,000	\$ 92,500	\$ 115,500
<b>Grant</b>	\$ 97,000	\$ 61,700	\$ 133,000	\$ 125,000	\$ 157,500	\$ 85,000	\$ 124,650
<b>Morgan</b>	\$ 151,000	\$ 155,000	\$ 156,500	\$ 159,500	\$ 175,000	\$ 158,700	\$ 149,000
<b>Union</b>	\$ 197,450	\$ 206,000	\$ 228,500	\$ 221,750	\$ 222,200	\$ 214,000	\$ 190,000
<b>Westover</b>	\$ 79,000	\$ 90,000	\$ 113,000	\$ 110,000	\$ 118,500	\$ 104,500	\$ 90,000

Source: Monongalia County Assessor's Office

\* As of September 30, 2011

\*\* Excluding the city of Morgantown



\* Founded in 1996, RealtyTrac ([www.realtytrac.com](http://www.realtytrac.com)), is the leading online marketplace of foreclosure properties, with more than 1.5 million default, auction and bank-owned listings from over 2,200 U.S. counties, along with detailed property, loan and home sales data. The company's mission is to make it easier for consumers, investors and real estate professionals to locate, evaluate, buy and sell properties. RealtyTrac is the only major real estate website to feature foreclosure, auction, bank-owned, for-sale-by-owner, and resale properties.

RealtyTrac collects and aggregates foreclosure data from more than 2,200 counties, covering more than 90 percent of U.S. households, appends the data with estimated property values, comparable sales, loan history, tax lien and bankruptcy records, trustee and lender information and property details and updates the entire database twice daily.

RealtyTrac has been chosen to supply foreclosure data and services to Yahoo! Real Estate, Trulia, Zip Realty, RE/MAX International, Prudential Real Estate, Keller Williams Realty, Long & Foster, Weichert Realtors, Realty Executives, Exit Realty, The Real Estate Book, *The Wall Street Journal*, and many other specialized real estate and local news websites.

RealtyTrac publishes a monthly *U.S. Foreclosure Market Report*, which is the most widely quoted foreclosure trend report in the country, having been featured in stories on The CBS Evening News, ABC World News, NBC Nightly News, *Money*, *Time*, FOX News, CNN, CNBC, MSNBC, *The Wall Street Journal*, *Los Angeles Times*, *Chicago Tribune*, *San Francisco Chronicle*, *The Denver Post* and dozens of other national, regional and local broadcast, print and online news outlets. The company also publishes a quarterly and annual recap of foreclosures, and a quarterly report that ranks the top 100 metropolitan areas by their foreclosure rates.

\*\* Zillow ([www.zillow.com](http://www.zillow.com)) is an online home and real estate marketplace dedicated to helping homeowners, buyers, sellers, renters, real estate agents, mortgage professionals, landlords and property managers find and share vital information about homes, real estate and mortgages. We are transforming the way consumers make home-related decisions and connect with real estate professionals.

Zillow has a database of more than 100 million U.S. homes - including homes for sale, homes for rent and homes not currently on the market. Add to that Zestimate® home values, Rent Zestimates and lots of other useful information you won't find anywhere else, and as a result, consumers are given an edge in real estate.

## IV. Analyze the Impact of Existing Housing Programs

In this section, an analysis of existing local housing programs will be completed. This analysis will take stock of current efforts and make suggestions for improvements and efficiencies if warranted.

### A. COMMUNITY DEVELOPMENT BLOCK GROUP (CDBG) ALLOCATION

Enacted in 1974, the Community Development Block Group (CDBG) program is one of the longest running programs administered by the United States Department of Housing and Urban Development (HUD). It is popular nationally as it is more flexible than some other federal entitlement programs; however, most recipients of CDBG funds spend their allocation in adherence to a series of broad national priorities. These priorities are activities that benefit low- and moderate-income people, the prevention or elimination of slums or blight or other community development activities to address an urgent threat to health or safety. CDBG funds may be used for community development activities, the construction of public facilities and public improvements, construction and maintenance of neighborhood centers and the conversion of school buildings, public services, economic development, job creation/retention activities and historic preservation activities in low-income neighborhoods.

Over the past three years, Morgantown has received between \$543,000 and \$659,000 (including past year program income) of CDBG funds from HUD. This allocation must undergo an analysis of community needs to prioritize where it should be spent, perhaps prioritizing projects that leverage other dollars or that have an immediate need over other well deserving programs. CDBG resources have been divided into the following broad categories:

2009 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$96,000	17.7%
PUBLIC SERVICE (HOMELESS)	\$81,486	15.0%
HOUSING	\$175,000	32.2%
INFRASTRUCTURE	\$190,756	35.1%
<i>TOTAL</i>	<i>\$ 543,242</i>	<i>100.0%</i>

Source: City of Morgantown

2010 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$120,479	18.3%
PUBLIC SERVICE (HOMELESS)	\$97,126	14.8%
HOUSING	\$141,305	21.5%
INFRASTRUCTURE	\$200,726	30.5%
REHABILITATION (BUILDINGS OF NON-PROFITS)	\$98,500	15.0%
<i>TOTAL</i>	<i>\$ 658,136</i>	<i>100.0%</i>

Source: City of Morgantown

2011 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$103,000	18.5%
PUBLIC SERVICE (HOMELESS)	\$83,617	15.0%
HOUSING	\$149,575	26.8%
INFRASTRUCTURE	\$189,262	34.0%
REHABILITATION (BUILDINGS OF NON-PROFITS)	\$32,000	5.7%
<i>TOTAL</i>	<i>\$557,454</i>	<i>100.0%</i>

Source: City of Morgantown

Housing is clearly an important part of these allocations, taking the second largest share of CDBG dollars each year. These resources fund housing rehabilitation programs, an emergency home repair program, a housing accessibility fund, a down payment assistance program and a lead paint testing/abatement program. It should be noted that some of the money spent in the Public Service and Rehabilitation line items go to benefit the Bartlett House Emergency Shelter and infrastructure for affordable housing projects. If these dollars are added to the Housing line item, then affordable housing would be the largest recipient of CDBG dollars from 2009 to 2011. That new distribution is shown on the following charts.

2009 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$96,000	17.7%
PUBLIC SERVICE (HOMELESS)	\$27,500	5.1%
HOUSING	\$232,161	42.7%
INFRASTRUCTURE	\$52,886	9.7%
<i>TOTAL</i>	<i>\$408,547</i>	<i>100.0%</i>

Source: City of Morgantown

2010 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$120,479	18.3%
PUBLIC SERVICE (HOMELESS)	\$35,155	5.3%
HOUSING	\$246,632	37.5%
INFRASTRUCTURE	\$200,726	30.5%
REHABILITATION (BUILDINGS OF NON-PROFITS)	\$30,760	4.7%
<i>TOTAL</i>	<i>\$633,752</i>	<i>100.0%</i>

Source: City of Morgantown

2011 ALLOCATION	DOLLAR AMOUNT	PERCENTAGE OF ALLOCATION
ADMIN/PLANNING	\$103,000	18.5%
PUBLIC SERVICE (HOMELESS)	\$34,769	6.2%
HOUSING	\$236,292	42.4%
INFRASTRUCTURE	\$189,262	34.0%
REHABILITATION (BUILDINGS OF NON-PROFITS)	\$41,486	7.4%
<i>TOTAL</i>	<i>\$604,809</i>	<i>100.0%</i>

Source: City of Morgantown

Because of the competitive nature of CDBG funds within municipal government, it is difficult to envision a scenario whereby more resources are allocated to housing programs. However, an argument could be made that the current capacity of the Bartlett House is insufficient. According to Bartlett House, it had 20,071 shelter nights in Fiscal Year 2009-2010. If the total number of shelter nights is divided by the number of days that Bartlett House is open during their Fiscal Year (365), then it can be concluded that the facility is serving an average of 55 people per night. Since there are only 34 beds at Bartlett House, it is operating at nearly twice its capacity. An expanded facility, or even a second shelter, could be a strategic investment of future CDBG funds.

## **B. MORGANTOWN HOMECOMING**

Morgantown Homecoming is a single-family housing acquisition/ rehabilitation/ sales program administered by the Fairmont/Morgantown Housing Authority (FMHA) since 2005. It is financed with funds from the FMHA, the West Virginia Housing Development Fund and the C.W. Benedum Foundation and is focused in the Morgantown neighborhoods of First Ward, Wiles Hill, Woodburn and Greenmont. Because the program is funded completely with private dollars, home sales are not income restricted as they are with entitlement funds. In a tight credit market where buyers can be difficult to identify, this allows for the greatest range of potential buyers. Additionally, without the deep subsidies often required to make homes affordable to income-qualified households, the program can help increase comparables in the neighborhood.

The program had addressed the homes in the chart below.

<b>ADDRESS</b>	<b>LIST PRICE / ASSESSED VALUE</b>
1028 Charles Avenue	\$148,500
806 Madison Avenue	\$197,400
436 Center Avenue	\$170,000
222 Cherry Street	\$115,000
540 Elmina Street	\$107,000
354 Overdale Street	\$118,700
228 Green Street	\$160,000
458 Morgan Street	\$190,000
350 Virginia Avenue	\$117,000
460 Virginia Avenue	\$158,200
616 Monongalia Avenue	\$179,000
230 Green Street	\$112,805
806 White Avenue	\$149,252
802 Madison Avenue	\$158,000
812 Madison Avenue	\$153,000
621 Richwood Avenue	\$78,000
1004 Ridgeway Avenue	\$118,000

Source: FMHA

Despite the modest volume of homes addressed through the program, Morgantown Homecoming should be considered a success. It is augmenting the housing activities that the city addresses with its CDBG and NSP allocations, but targets a buyer with a more diverse household income. In many ways, it fills the institutional gap that the absence of a strong, community based non-profit would provide.

**C. COMMUNITY HOUSING DEVELOPMENT ORGANIZATION (CHDO)**

Greater Morgantown would benefit from the creation of a dedicated Community Housing Development Organization (CHDO). A CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size. In Monongalia County, that equates to the following incomes:

MONONGALIA COUNTY INCOME LIMITS								
Number of People in Household	1	2	3	4	5	6	7	8
80% AMI	\$30,200	\$34,500	\$38,800	\$43,100	\$46,550	\$50,000	\$53,450	\$56,900

Source: HUD

Augusta Development Corporation is a CHDO with a mandate to create housing in Monongalia, Preston, Taylor and Marion Counties. Since their inception in 1999, they have developed four units in Morgantown with the intent to develop an additional four units in the spring. While this is a positive development, the community would benefit from a dedicated local CHDO, with key positions staffed by experienced affordable housing practitioners. A CHDO focused on the local needs of the community would be able to more effectively deliver services. The definition of “community” can vary based upon local needs. The CHDO could be designed to serve the entire county, or a specific neighborhood depending upon the desire of its incorporators. CHDOs are eligible to receive project based and operational HOME Investment Partnerships dollars. Although neither the city of Morgantown nor Monongalia County receive a HOME allocation, the state of West Virginia does. They are mandated to distribute up to 5% of their allocation for CHDO administrative costs and 15% of CHDO sponsored projects. The state’s HOME allocation is administered by the West Virginia Housing Development Fund. They issue a Request For Proposals and CHDOs from around the state compete for these dollars. It should be noted that North Central West Virginia Community Action is a CHDO and it engages in some housing related activities in Monongalia County.



#### **D. HOUSING CHOICE VOUCHERS (HCV's)**

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The distribution of Vouchers is shown in the following table.

##### **HOUSING CHOICE VOUCHERS BY MONONGALIA COUNTY MUNICIPALITY**

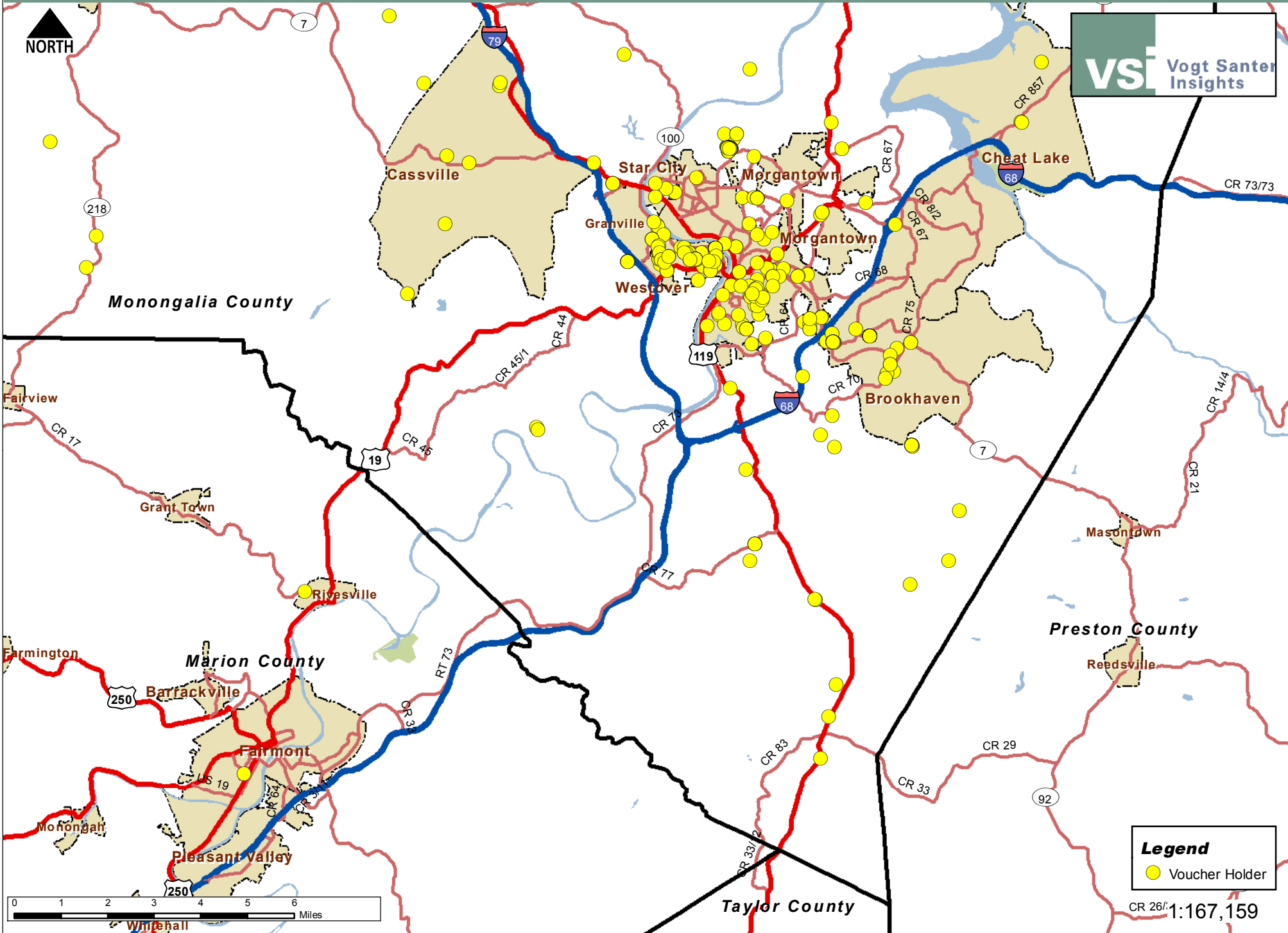
<b>MUNICIPALITY</b>	<b>UNITS</b>	<b>PERCENT</b>
Morgantown	495	85.9%
Westover	54	9.4%
Granville	9	1.6%
Dellslow	6	1.0%
Maidsville	3	0.5%
Star City	3	0.5%
Osage	3	0.5%
Cassville	1	0.2%
Core	1	0.2%
Pursglove	1	0.2%
<i>Total</i>	<i>576</i>	<i>100.0%</i>

Source: Fairmont/Morgantown Housing Authority

VSI attempted to geocode the Voucher addresses in order to learn more about their spatial location and determine if and where concentrations of Vouchers exist. Nearly half of the addresses “failed.” This means that the computer could not link the address on file at the housing authority with an actual USPS address. This is common for addresses like “Rt 3 Box 477 Apt 3, Dellslow, WV 26531” or “Healthy Heights Lot 36, Morgantown, WV 26508.” Computer geocoding has a higher success rate with addresses like “123 East Main Street.” Despite high fail rate, the Housing Choice Voucher map has been included on the following page. It illustrates a high concentration of Vouchers in the southern part of Morgantown as well as in Westover.

The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. It is difficult to know whether or not this represents a true need for affordable housing. First, it is possible that multiple people from the same household are on the list. Second, it is possible that people on the list are adequately housed, but prefer the flexibility of tenant-based Rental Assistance over project-based assistance. Nevertheless, the fact that a waiting list exists indicates that there is an unmet need. Third, since Housing Choice Vouchers pay rent that exceeds 30% of the household’s income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

# Morgantown, WV: Location of Housing Choice Voucher Holders



**Legend**  
● Voucher Holder

CR 26/1:167,159

## V. Retirement Housing Demand

### **PURPOSE**

An examination of the potential viability of new affordable senior housing was examined for the Greater Morgantown area. Demographic data projections were generated for this market area and a field survey of existing product was conducted. The results of this field survey can be found in Addendum B. The analysis evaluates the potential for three types of senior housing projects; income qualified housing under the Low Income Housing Tax Credit (LIHTC), assisted living facilities and congregate care. Although part of our field survey, nursing homes were not included in the analysis because they are licensed and certified by the State of West Virginia and are not necessarily responsive to market demand.

### **Low Income Housing Tax Credit (LIHTC)**

Demographic data was collected, then refined by age, tenure and income to provide a forecast of potential support for a new affordable senior project. For this portion of the analysis, we considered all households age 55 and older, which is the federal minimum under the Low Income Housing Tax Credit (LIHTC) program. We also determined a select income band for households that would most likely support a LIHTC project.

Any potential LIHTC project will have to target a specific income band within a given market area. As this is a preliminary analysis and not project specific, we have used an income band that will include the households most likely to support a senior LIHTC project. Each income band is based on the estimated Area Median Household Income (AMHI) as established by HUD. Although the potential senior development does not have a specific project description, we have made several assumptions to determine the minimum and maximum allowable incomes.

To determine the *maximum* allowable income, we can assume there will be one- and two-bedroom units that will serve up to two-person senior households. As such, we have determined the maximum allowable household income will be based on a two-person household. Furthermore, we assume that LIHTC units will not target households earning more than 60% of the Area Median Household Income. Each community has its own maximum allowable income for this criteria based on the median household income as established by HUD. In Monongalia County, income is limited to \$25,900 for a two-person household that is renting (or wants to rent) a unit at 60% AMHI. We identified this maximum income level for each community.

To determine the *minimum* required income, we must first determine the minimum yearly gross rent (rent plus tenant-paid utilities) that a potential property may offer. As there is no project concept, we have assumed a lowest gross rent for a project. For the purposes of this analysis, we assume that most non-subsidized LIHTC communities will not target households with incomes below 40% of AMHI. As such, we have determined the maximum allowable gross rents for one-bedroom units targeting households at 40% AMHI for each community that are based on maximum gross rents published by HUD. For example, Monongalia County has a maximum gross rent of \$495 for a one-bedroom unit.

Leasing industry standards typically require households to have rent-to-income ratios of 27% to 40%, with 40% being common for senior housing developments. As we are assuming the potential project will have a lowest gross rent based on the maximum gross rent for one-bedroom units targeting households with incomes of up to 40% of AMHI, we can determine what the minimum annual household expenditure (rent plus tenant-paid utilities) at a potential project will be. For example, in Monongalia County, the lowest gross rent of \$495 will yield an annual household expenditure of \$5,940. We applied a 40% rent-to-income ratio to the minimum annual household expenditure, which yields a minimum annual household income requirement. In Monongalia County, the minimum annual household expenditure of \$5,940 would require a minimum annual household income of \$14,850 when the 40% rent-to-income ratio is applied. Naturally, a higher minimum income could yield a narrower band of income eligibility, while a lower minimum income would increase the band of income eligibility.

This process of determining the maximum and minimum allowable income was computed in this analysis. Vogt Santer Insights Ltd. then projected the number of senior households that will have incomes between the minimum and maximum allowable incomes based on age and tenure. For example, the income band for Monongalia County is \$14,850 to \$25,900.

Once the universe of qualified households was established, we applied a potential capture rate to each base. This capture rate is based on Vogt Santer Insights' previous experience with senior Tax Credit developments in markets nationwide and senior housing market analysis benchmark standards. Naturally, there are markets where higher capture rates can be achieved and conversely, markets where lower rates are achievable. For this analysis, we determined the capture rate for all communities based on the number of age- and income-qualified senior *renter* households, while also considering the number of age- and income-qualified *owner* households in the market. The number of qualified owner households is significant to new construction Tax Credit projects because senior homeowners may opt to downsize from their current living choice to seek a more

leisurely and maintenance free lifestyle. For the purposes of this analysis, we have conservatively applied a 15.0% capture rate to the number of projected age- and income-qualified renter households within the study area to estimate the potential number of supportable units.

Finally, Vogt Santer Insights identified existing non-subsidized *senior* LIHTC units within a given market area. These units will be the primary competition for any proposed project and must be deducted from the total support. The net result is the potential unmet demand within the market area. Note that no general occupancy apartments were considered as competitive units in this preliminary analysis, although senior renters may reside at these properties. The table below summarizes this process.

PRIMARY MARKET AREA	TOTAL AGE- AND INCOME-QUALIFIED HOUSEHOLDS*		APPLY A 15.0% RENTER ONLY CAPTURE RATE**	EXISTING COMPETITIVE RENTAL UNITS	POTENTIAL UNMET DEMAND FOR RENTAL UNITS
	RENTERS	OWNERS			
GREATER MORGANTOWN	260	753	39	0	40-46

Source: ESRI, Vogt Santer Insights, Ltd.

\*Based on 40% maximum one-bedroom rents and two-person maximum incomes at 60% of AMHI per community

\*\*Potential number of supportable units in the market

Based on this analysis, Greater Morgantown is demonstrating market support for non-subsidized senior Tax Credit units. All types of senior housing are performing well, including market-rate, government-subsidized Tax Credit, nursing homes and assisted living properties. These properties will not be competitive with a Low-Income Housing Tax Credit property.

It should be noted that these figures are *preliminary* and would require further analysis to determine the exact number of qualified households that could support a *specific* project within each area. Factors such as proposed rents, unit styles, surrounding land uses, proximity to site community services and economic conditions would all have to be carefully considered before determining if a specific project was indeed feasible within a given market. In addition, there is the potential that we may have missed a potential competitor in these markets that would affect our projection of net support.

**Assisted Living Facilities**

We identified and surveyed two assisted living facilities in the Greater Morgantown study area. The following table summarizes distribution of assisted living beds by unit type, weighted average monthly fee per unit type, as well as occupancy:



## Assisted Living

UNIT TYPE	MONTHLY FEE*	UNITS	SHARE	NUMBER VACANT	% OCCUPIED
SLEEPING ROOM	\$3,600	39	49.4%	2	94.9%
STUDIO	\$3,872	16	20.3%	0	100.0%
ONE BEDROOM	\$4,181	24	30.4%	0	100.0%
<i>TOTAL</i>		79	100.0%	2	97.5%

\*Weighted average monthly fee for private occupancy units

Approximately one-fifth (20.3%) of assisted living beds surveyed are within the studio unit configurations. The studio unit type, which includes kitchenette facilities, is becoming more prevalent in markets that contain higher shares of modern (post-1998 vintage) product. The age of these two properties (1984 and 1999) is a contributing factor as to why the percentage of this type of unit is so low.

Administrators comment that residents and their families increasingly express a strong preference for single-occupancy beds. Residents often move to double-occupancy configurations out of economic necessity. An increasing share of facilities market a smaller share of beds than that for which they are licensed because of the demand to house a greater number of single-occupancy residents.

We have based our estimates of support on a typical fee range offered at the non-entrance communities. These fees are as follows:

Sleeping room - \$3,700

Studio - \$4,000

One-bedroom - \$4,300

The assisted living facilities are individually summarized in the following table.

MAP I.D.	PROJECT NAME	YEAR OPEN	TOTAL BEDS	NUMBER VACANT	OCCUPANCY
A-1	EVERGREEN OF MORGANTOWN ASSISTED LIVING	1999	39	2	94.9%
A-2	THE VILLAGE AT HERITAGE POINT	1984	40	0	100.0%

Both properties are performing very well in the marketplace. This indicates that there is strong support for additional assisted living units.

The following table details square footages for the assisted living facilities surveyed:

**Assisted Living Facilities Unit Square Footage**

MAP I.D.	PROJECT NAME	SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE-BEDROOM
A-1	EVERGREEN OF MORGANTOWN ASSISTED LIVING	375-490	N/A	N/A
A-2	THE VILLAGE AT HERITAGE POINT	N/A	262	350-400

The unit sizes range from 375 to 490 square feet for sleeping rooms, 262 square feet for a studio/efficiency and 350 to 400 square feet for a one-bedroom unit. It is our opinion, based upon the configuration of units in this market, that new assisted living units should be configured as follows:

- Sleeping Room – 450 square feet
- Studio – 300 square feet
- One-bedroom – 425 square feet

**Support for Assisted Living**

Assisted living facilities cater to residents who need assistance with Activities of Daily Living (ADLs) on a frequent basis, but do not have a high enough level of infirmity to warrant residence at a nursing facility. The need for assistance with Instrumental Activities of Daily Living (IADLs) is not as predictive as the need for ADLs in terms of requiring a residential care facility. ADLs include transferring, moving, dressing, eating and toileting. IADLs include management of medications and finances, shopping, preparing snacks and meals and housework.

**Disability Rates**

To establish the universe of older adults most likely to require assisted living, we have applied ADL need rates based upon the Medicare Current Beneficiary Survey (2003) as reported by the National Center for Health Statistics (2004). These rates are summarized by age group and applied to the population age 75 and older:

AGE CATEGORY	2015 75+ POPULATION GREATER MORGANTOWN	SHARE WITH 3 TO 6 ADLS	ESTIMATE OF SHARE WITH 3 TO 6 ADLS
75 TO 79	1,525	X 7.3% =	112
80 TO 84	1,101	X 20.6% =	227
85+	1,475	X 32.7% =	482
TOTAL	4,101	X 20.0% =	821

Applying these disability rates to the age 75 and older population (2015) yields 821 individuals who will require three to six ADL services. The overall share of these individuals is 20.0%.

Based upon research at Brigham and Women's Hospital, 7.4% of people between the ages of 65 and 85, and 47% of people over age 85 suffer from probable Alzheimer's. Applying these statistics to the populations within the market area yields the following rates:

	75+ POPULATION 2015 STUDY AREA				
	65-74	75-79	80-84	85+	TOTAL
SENIOR RESIDENTIAL CARE MARKET AREA	5,380	1525	1101	1,475	4,101
ALZHEIMER'S AFFLICTION RATE	1.7%	13.6%	26.9%	47.0%	29.2%
TOTAL NUMBER AFFECTED	89	207	296	693	1,196

The estimated Alzheimer's affliction rate for the study area population age 75 and older is 29.2%.

### **Financially Qualified Population for Assisted living**

Based upon fees reported at existing facilities, we have used a weighted average monthly fee of \$3,850 for assisted living to gauge support for new beds in this market. Other assumptions include:

The resident would pay 80% of his or her income toward monthly fees, with much of the remaining 20% going toward medications and personal items.

We have assumed a 2.0-year stay within assisted living, based upon 2008 data provided by the American Seniors Housing Association (21 months is the reported national average for that year).

We have used a projected date of 2015.

These assumptions yield the following total cost for assisted living:

$$\$3,850 \times 12 = \$46,200 / 80\% = \$57,750 \times 2 \text{ years} = \$115,500$$



### Net Worth Qualification

The following table summarizes net worth as estimated for the preliminary Site PMA for 2010, and the share of qualified age 75 and older householders with net worth at the targeted price point:

NET WORTH, 75+ HOUSEHOLDERS GREATER MORGANTOWN - 2010			
NET WORTH	75+ HOUSEHOLDS	X SHARE QUALIFIED @ \$3,850	= NUMBER QUALIFIED @ \$3,850
< \$15,000	362	-	-
\$15,000 - \$34,999	115	-	-
\$35,000 - \$49,999	101	-	-
\$50,000 - \$99,999	338	-	-
\$100,000 - \$149,999	307	69.0%	212
\$150,000 - \$249,999	434	100.0%	434
\$250,000 - \$499,999	398	100.0%	398
\$500,000 +	452	100.0%	452
<b>TOTAL</b>	<b>2,507</b>	<b>59.7</b>	<b>1,496</b>

Source: ESRI; Net worth is total household wealth minus debt, secured and unsecured, and includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks and other investments. Net worth figures do not include monthly income.

There are an estimated 1,496 net worth-qualified age 75 and older households for assisted living in the Greater Morgantown area. Applying the share of one-person age 75 and older households (52.1%) to the net worth-qualified households yields a support base of 779 one-person, net worth-qualified age 75 and older households, respectively.

### Income Qualification

Because net worth does not include monthly income, we also consider support from income-qualified households. To avoid overstating demand, we have assumed a 50% overlap in net worth-qualified and income-qualified households. The following table summarizes income by household size for age 75 and older householders:

	75+ HOUSEHOLDS BY SIZE AND INCOME GREATER MORGANTOWN 2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	288	22	2	0	0	312
\$10,000 TO \$19,999	395	55	16	3	0	470
\$20,000 TO \$29,999	255	229	4	5	0	493
\$30,000 TO \$39,999	137	164	33	3	1	338
\$40,000 TO \$49,999	91	141	15	7	1	256
\$50,000 TO \$59,999	58	60	23	15	3	159
\$60,000 TO \$74,999	25	99	22	5	0	151
\$75,000 TO \$99,999	22	78	15	4	0	120
\$100,000 TO \$124,999	10	46	9	2	0	66
\$125,000 TO \$149,999	7	35	4	2	0	48
\$150,000 TO \$199,999	5	26	4	0	0	36
\$200,000 & OVER	13	36	5	2	0	57
TOTAL	1,306	991	153	50	5	2,506

Source: Ribbon Demographics; ESRI; Urban Decision Group

The annual income qualification for assisted living is \$57,750.

There will be a projected 95 one-person age 75 and older householders with incomes of \$57,750 and over in the Greater Morgantown area in 2015. Applying the 50% overlap rate to these households yields 48 income-eligible one-person age 75 and older householders for assisted living.

### **Competitive Properties**

We have considered the 79 existing assisted living beds in our demand calculations.

We expect that approximately 75% of support for a retirement project would originate from the Greater Morgantown area. Based upon this, we can assume that another 25% of support will originate from outside the market area; seniors will be persuaded by children and younger family members to move to the area.

Net support is summarized in the following table:

TOTAL SUPPORT FOR ASSISTED LIVING - GREATER MORGANTOWN								
BASE MONTHLY RATE	SUPPORT*	X 20.0% ADL NEED RATE	75% (SUPPORT FROM OUTSIDE MARKET AREA)	- EXISTING AL BEDS	NET SUPPORT FOR AL	X 29.2% ALZ. AFFLICTION RATE	ESTIMATED SUPPORT FOR AL	ESTIMATED SUPPORT FOR ALZ.
\$3,850	779 + 48 = 827	165	220	- 79 =	141	42	99	42

\*Net worth and income-qualified support

Our calculations yield 99 beds of assisted living, and based upon the Alzheimer’s affliction rate in Greater Morgantown, an estimated 42 beds of Alzheimer’s assisted living. We typically recommend projects that are “double deep” in their markets; therefore it is our recommendation that up to 50 beds of assisted living and up to 20 beds of Alzheimer’s assisted living would be feasible in the Greater Morgantown area. The high 97.5% occupancy rate within existing facilities supports this conclusion.

**Congregate Care**

VSI defines congregate care as independent senior living with additional services. A congregate care facility is defined as a senior residential facility that combines private living quarters with centralized dining services, shared living and common spaces and access to social and recreational activities, both on and off site. Often congregate care facilities offer transportation services, personal care services, book mobile access, rehabilitative services, spiritual programs and other support services.

Greater Morgantown only has one congregate care facility, The Village at Heritage Point. It should be noted that this facility, as well as the identically named assisted living project, are on the same site yet cater to two different populations. The congregate care component of the development was built in 1999 and its 90 units are 100% leased. The 66 one-bedroom units range from 590 to 725 square feet, while the 24 two-bedroom units are 959 to 1,035 square feet.

These units have many desirable amenities, such as air conditioning, a full sized refrigerator, extra storage, a washer/dryer and access to a picnic area, library, exercise room, computer lab and convenience store. It is these types of amenities that are contributing factors in a successful project. The 100% occupancy rate of this development suggests that it has been well received in the market and that more units of this type could be absorbed.



**Support for Independent Living/Congregate Care**

Residents who respond to independent living and congregate care units are younger and in better health than assisted living residents. Most live independently, without the need for any assistance services, but are attracted to these concepts because of the convenience of the inclusion of meals, housekeeping and other services in monthly fees. According to *The State of Seniors Housing 2008*, the average length of stay within an independent living/congregate care community is five years; within a CCRC, the average stay is seven years.

The current base fee at The Village at Heritage Point is \$2,021 for a single-occupancy unit. We have assumed a base fee of \$2,100 in the demand calculations for independent living. This fee would include all utilities, cable, and telephone service, as well as community amenities such as clubhouse, health and wellness center, on-site management and maintenance, social activities, and scheduled transportation to shopping and events. The base monthly fee would not include any meals or health care services. Our calculations assume that up to 60.0% of annual household income would be directed toward these fees. Assuming a five-year stay, these fees yield total costs as follows:

$$\$2,100 \times 12 = \$25,200 / 60\% = \$42,000 \times 5 \text{ years} = \$210,000$$

**Net Worth Qualification**

The following table summarizes net worth as estimated for 2010 and the share of qualified age 75 and older householders with net worth at the base recommended price point of \$1,800:

NET WORTH, 75+ HOUSEHOLDERS GREATER MORGANTOWN - 2010			
NET WORTH	75+ HOUSEHOLDS	X SHARE QUALIFIED @ \$2,100	= NUMBER QUALIFIED @ \$2,100
< \$15,000	362	-	-
\$15,000 - \$34,999	115	-	-
\$35,000 - \$49,999	101	-	-
\$50,000 - \$99,999	338	-	-
\$100,000 - \$149,999	307	-	-
\$150,000 - \$249,999	434	40.0%	174
\$250,000 - \$499,999	398	100.0%	398
\$500,000 +	452	100.0%	452
<b>TOTAL</b>	<b>2,507</b>	<b>40.8%</b>	<b>1,024</b>

Source: ESRI; Net worth is total household wealth minus debt, secured and unsecured, and includes home equity, equity in pension plans, net equity in vehicles, IRAs and Keogh accounts, business equity, interest-earning assets and mutual fund shares, stocks and other investments. Net worth figures do not include monthly income.

Within the Site PMA, one- and two-person households make up 91.7% of all 75 and older households. We have applied this rate to the 1,024 net worth qualified 75 and older householders, yielding net worth qualified support of 939 households.

Because net worth does not include monthly income, we also consider support from income-qualified households. The following table summarizes 2010 estimates of all age 75 and older households by income and household size.

	75+ HOUSEHOLDS BY SIZE AND INCOME GREATER MORGANTOWN 2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	288	22	2	0	0	312
\$10,000 TO \$19,999	395	55	16	3	0	470
\$20,000 TO \$29,999	255	229	4	5	0	493
\$30,000 TO \$39,999	137	164	33	3	1	338
\$40,000 TO \$49,999	91	141	15	7	1	256
\$50,000 TO \$59,999	58	60	23	15	3	159
\$60,000 TO \$74,999	25	99	22	5	0	151
\$75,000 TO \$99,999	22	78	15	4	0	120
\$100,000 TO \$124,999	10	46	9	2	0	66
\$125,000 TO \$149,999	7	35	4	2	0	48
\$150,000 TO \$199,999	5	26	4	0	0	36
\$200,000 & OVER	13	36	5	2	0	57
TOTAL	1,306	991	153	50	5	2,506

Source: Ribbon Demographics; ESRI; Urban Decision Group

A total of 706 one- and two-person age 75 and older households in the preliminary PMA have annual incomes of \$42,000 or greater. Because these households are also included in our net worth calculation, we have applied a 50% overlap rate to this figure, yielding an estimated 353 (706 X 50% = 353) income-qualified age 75 and older households.

A wide variety of other options exists for seniors of generally good health. These options include home ownership and condominium/patio homes, as well as conventional apartments. Based upon these choices, senior housing market analysts consider capture rates ranging from 5% to 10% of income-qualified households as excellent and highly achievable. In some markets, analysts utilize even lower ratios of support because of extraneous conditions including cultural variance. We have utilized a 5% capture rate for the Greater Morgantown area, as culturally, Appalachian areas have traditionally had low response rates to non-need-based “retirement” living. This low presumed capture rate is also reflection of sluggish for-sale housing market conditions nationwide, as well as increasingly soft conditions for “independent” senior living concepts nationwide.

We have considered the 90 units of congregate care at The Village at Heritage Point in our demand calculations.

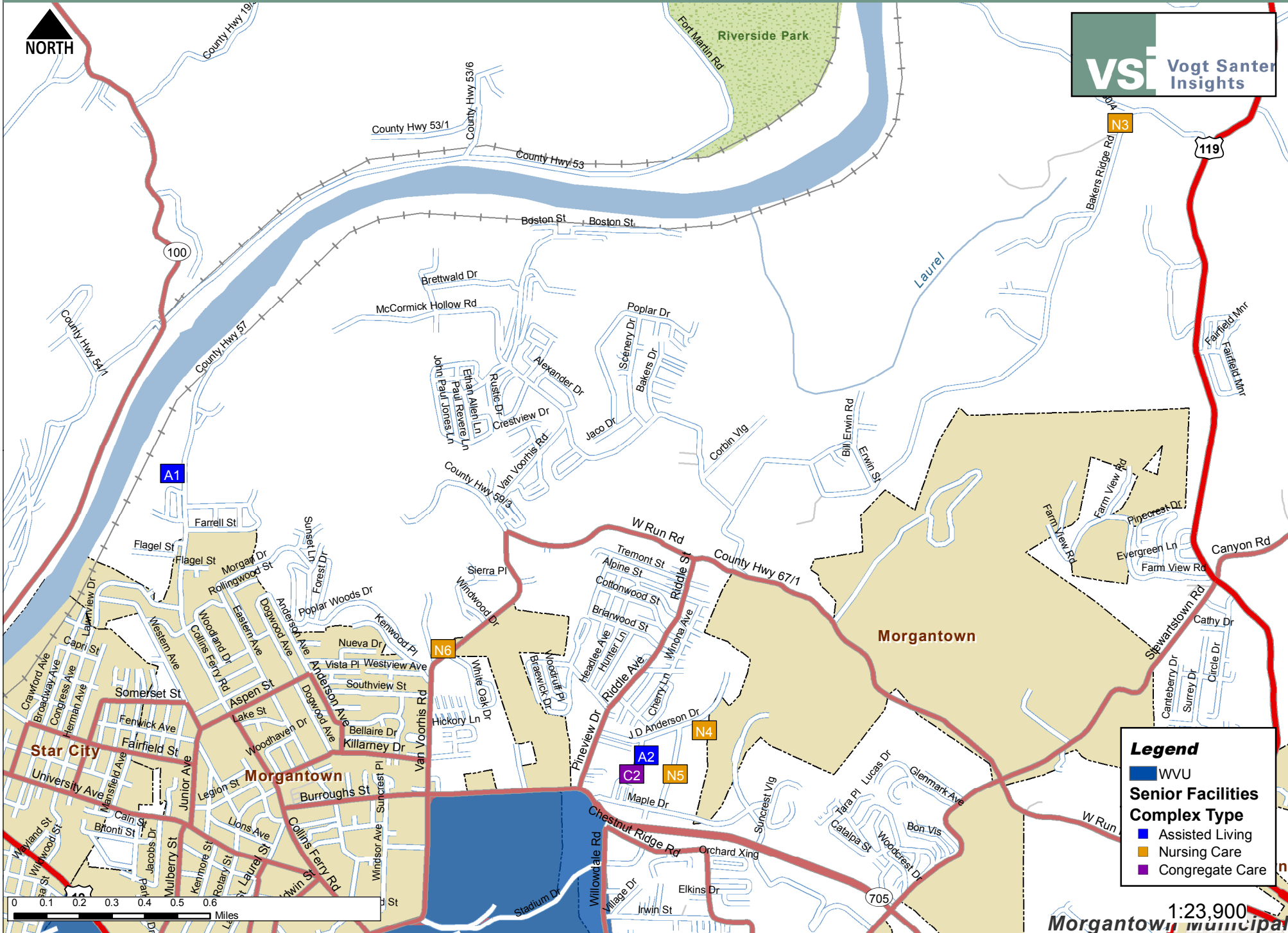
Net support is summarized in the following table:

TOTAL SUPPORT FOR INDEPENDENT LIVING / CONGREGATE CARE GREATER MORGANTOWN						
BASE MONTHLY RATE	SUPPORT*	X 5.0% CAPTURE RATE	/75% (SUPPORT FROM OUTSIDE MARKET AREA)	COMPETITIVE UNITS	NET SURPLUS	RECOMMENDED UNITS
<b>\$2,100</b>	939 + 353 = 1,292	65	87	90	-3	-

\*Net worth and income-qualified support

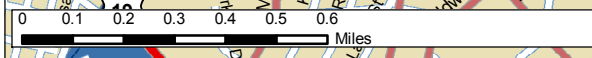
The above calculations indicate that current independent living conditions are balanced as is. While our calculations are inexact and use estimated capture rates, it does appear that there is no need for additional independent living/congregate care units in this market. Given that the existing 90-unit project is fully occupied, there may be a small amount of pent-up support in the market, but not enough, in our opinion, to warrant consideration of development of additional units.

# Morgantown, WV: Senior Facilities



**Legend**

- WVU
- Senior Facilities**
- Complex Type**
- Assisted Living
- Nursing Care
- Congregate Care



## VI. Barriers, Constraints and Strategies

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university (Madison, Wisconsin; Urbana/Champaign, Illinois; Iowa City, Iowa or Blacksburg, Virginia). Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

### **Production**

These types of barriers can be either financial or non-financial. Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production. Financial barriers include labor costs (prevailing wage can be an issue), land costs, material costs, relocation costs (some activities can trigger the Uniform Relocation Act) and other associated development costs.

### **Financial**

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs. Access to reasonably priced capital for the developer and the occupant, as well as knowledge about short- and long-term incentives, can also affect the housing finances.

### **Cost to the Individual**

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.



Housing that has received some sort of subsidy, such as from Morgantown's Community Development Block Grant (CDBG) allocation or through the state's Low-Income Housing Tax Credit (LIHTC) program, becomes affordable by virtue of the subsidy stream it is required to serve.

### **POTENTIAL STRATEGIES TO ELIMINATE AFFORDABILITY BARRIERS**

Most of the common barriers that impede the development of affordable housing do not exist today as an attempt to deliberately exclude a specific class of people. They are often unintended consequences that result from market forces or broad public policy decisions. There are many ways that the various municipalities could support additional affordable housing, as the three categories below describe. For example, newer homes that attract residents from the built environment would be more difficult to build without;

1. *Interstate Highway System* – America's largest public works project has been in perpetual construction/repair for nearly 60 years. It allowed for a deconcentration of the population to occur and for less intense land uses to become status quo.
2. *Utilities* – Even with the access to greenfields that the interstates provide, conventional development could not occur without a significant public investment in infrastructure. Water, sewer and electricity are all imperative, to say nothing of the desirable nature of natural gas and telecommunications.

This shift of wealth to the periphery, common in late 20<sup>th</sup> century American communities, left a higher concentration of lowest to middle-income households in the built environment. This in turn focused housing policy on specific parts of the community instead of the community at large. Since focusing resources and policy efforts on areas with the greatest percentage of at risk people is logical, this is the policy that was pursued. This is evident in Greater Morgantown when comparing the income of community like Cheat Lake and Brookhaven to the neighborhoods of Morgantown (see map on Page E-7). The following tools attempt to broaden the scope of potential solutions.

#### **Production Solutions**

Local government can assist with removing encumbrances and streamlining the regulatory process in order to proliferate affordable housing. These efforts, coupled with economic or tax incentives, can help to more readily engage both the public and private sector. The suggested actions include:

*Land donation* – Land deeded to a municipality, non-profit or other quasi-public entity could be used for affordable housing, thereby decreasing total development costs. This action is difficult to plan a succinct strategy around, since the acquisition of donated land is rarely predictable.

*Land banking* – Establish a multiple municipality land bank that can patiently hold property with the short- to medium-term goal of developing affordable housing. If such an organization is capitalized by multiple municipalities, it would have a larger jurisdiction in which to work, allowing for greater flexibility to achieve its goals and be able to more easily assist with the development of affordable housing in communities that currently have little to no affordable units. Foreclosed or abandoned properties can then be sold to a tax credit developer or a local non-profit, such as the Augusta Development Corporation.

*Community Land Trusts* – Acquire and hold a significant parcel(s) in a gentrifying or greenfield community with the intention of developing it in the future as affordable housing. When the time for development arrives, affordable housing could be developed through conventional means, or the Land Trust may continue to exist as a land holder. A scenario might be created that would enable lower income people to own homes on land in the Trust through long-term renewable ground leases. The homeowner leases the land, but owns and holds the deed to the home. Without having to finance land costs, the housing that is developed would be even more affordable for residents.

Madison, Wisconsin, is one community that successfully implemented a Community Land Trust nearly 20 years ago. In a city where the median housing sales price is nearly \$200,000, the Trust model keeps housing perpetually affordable to households under 80% of area median income.

*Lack of development capacity* – Establish a multiple municipality entity that uses its resources to hire an experienced development staff and administer funds to develop affordable housing, or work towards development of a neighborhood based Community Development Housing Organizations (CHDOs). Both strategies strive to achieve the same end goal: an increase in the amount of affordable housing through acquisition/rehabilitation or new construction of homes. Current activities are not comprehensive enough to impact the need for additional affordable housing in Morgantown. It is likely that because the city does not receive Federal HOME dollar (a program that requires a portion the local allocation be set aside for operation of a CDHO), there have been little perceived need to create such an organization.

*Inclusionary zoning* – Requiring a certain percentage of units in any new development to be affordable to occupants at or below a specific income level. Some communities have created voluntary inclusionary zoning ordinances, while others have made the concept mandatory. Not surprisingly, the mandatory programs create more affordable housing units. Highland Park, Illinois has an inclusionary zoning law that mandates a 20% affordability component in any development of five or more units. In Madison, Wisconsin, projects of more than 10 units must sell 15% of the units at affordable prices.

*Increased density zoning* –Morgantown breeches the issue of increased density with its A-3 and PUD zoning codes; it could, however, create new code that influences subdivisions to be platted as Traditional Neighborhood Developments that create walkable environments with public spaces and other amenities. Fall Creek Place in Indianapolis, Indiana and the Peninsula Neighborhood in Iowa City, Iowa are two examples of such developments, as are the Sunnyside overlays, which are discussed in more detail in the zoning section.

*Expedited permitting* – The creation of “permit ready” house plans for use on certain sites could expedite the development of homes and lower their total cost. This has been an effective tool for the development of affordable housing in Portland, Oregon. Different designs are approved for different parts of town, thereby ensuring that each approved design is architecturally appropriate and will blend in with the built environment.

In Columbus, Ohio, a “One-Stop-Shop” was created to streamline the regular process that directly impacts housing production and its affordability. These efforts include zoning, building and development codes as well as the permitting and approval process.

*Revised impact fee structure* – Since most residential development is not economically sustainable without public sector intervention, implementation of impact fees for new development could help the municipalities of Greater Morgantown offset their infrastructure costs. A percentage of the money generated from impact fees could be used to create an affordable housing loan fund, whereby developers interested in helping to achieve the region’s housing goals could have access to low cost capital. To further incentivize development, impact fees could be diminished or eliminated in affordable or inclusionary housing developments. Discussions appear to have taken place in 2007 at the MPO, but they do not appear to have been pursued.

Fee revisions can sometimes result in reductions. Dayton, Ohio, targeted seven neighborhoods for property tax reductions. If a homeowner purchased a residence in the prescribed area, the homeowner would receive a 100% residential tax abatement for five years, decreasing by 20% over the next four years. A homeowner who chooses to renovate his/her home, deferred increases realized in property taxes for 15 years.

*Modular or manufactured housing* – Modern modular and mass produced infill housing no longer has the stigma associated with early manufacturing processes. Homes can be positioned above full basements, be traditional in appearance and tend to range in size from 800 to 3,000 square feet. Because they are mass produced and assembled at the construction site, cost savings can be realized. A two-story, 1,400 square foot, neo-traditional house can commonly ship in four pieces (two for the first floor and two for the second floor) and be set in a matter of hours.

### **Financial Solutions**

Over the years, a variety of tools have been created that are considered to be mutually beneficial to individuals, municipalities and lenders. This interaction can break down very quickly in the affordable housing marketplace; if no one is occupying housing, the municipalities are not realizing their goals and the financial services industry becomes weaker since it is not engaging consumers in its product line. Each scenario is different, but one, or several, of the tools listed below may need to be applied to help an affordable housing project come to fruition.

*Loans* – Local lenders and/or municipalities can make capital available at a discounted rate if it is being used at any point in the affordable housing development process.

*Bond Financing* – Bonds can only be issued by a few entities, but, since they only require interest payments until maturity, they can serve as a way to finance affordable housing activities. This is similar to the West Virginia Housing Development Fund's Housing Finance Bonds.

*Equity investments* – The most common equity investing in affordable housing comes through the Low-Income Housing Tax Credit program. Administered by the state, the program allows private investors to trade equity investments for tax benefits. The investors realize their tax goals, and the affordable housing developers have money to buy down development costs, thereby keeping rents affordable. This program is common throughout West Virginia, but local municipalities should attempt to influence investment locations as much as possible so that long-term policy goals can be achieved.

*Grants* – Grant dollars can be used to offset the development gap, the amount between total development cost and the appraised value. No developers will create affordable housing if they are guaranteed to lose money; therefore, the municipality should reduce that risk.

*Tax abatements and rebates* – Partial or complete tax abatements can be given to affordable housing units. This lowers the cost to occupy a unit, thereby lowering the housing burden and freeing up resources to be spent elsewhere.

*Tax Increment Financing* – Creating a Tax Increment Financing (TIF) district can be a wise strategy when property values are low in a community. The TIF freezes current values and any increases in property taxes are funneled into a special fund. This fund can only be used for certain public purposes, but in West Virginia, one of those purposes is the development of an area for housing.

*Housing trust funds* – Establishment of a trust fund with a dedicated funding source could allow for a full range of housing activities to occur. These activities might include predevelopment costs, rental assistance, housing counseling, handicapped accessibility modifications, rehabilitation, home repair and new construction.

*Nonprofits* – Tax exempt non-profits have the ability to raise funds that are not available to private sector companies or to municipalities. These additional resources can be used to offset costs. They can be, but are not mandated to be, CHDOs. Augusta Development Corporation is an example of such an organization, but there is room for another non-profit completely dedicated to the affordable housing needs of Greater Morgantown.

*Faith-based organizations* – Like non-profits, faith-based organizations are tax exempt and can access funds that the for-profit private sector and the public sector cannot. However, due to the ecclesiastical nature of their work, they also have the ability to tap into their congregations or other like minded churches as a way to expand their agenda, which they see as mission driven. They organizations can also choose to be CHDOs.

*Foundations* – Many foundations have a permanent endowment and make philanthropic investments based upon income earned from the endowment. These organizations usually adhere to a specific mission that governs the distribution of these funds. The following list represents a partial inventory of those foundations that make annual investments in affordable housing:

- The Annie E. Casey Foundation
- The John D. and Catherine T. MacArthur Foundation
- The Kresge Foundation

- The McKnight Foundation
- The Rockefeller Foundation
- W.K. Kellogg Foundation
- Ford Foundation
- Robert Wood Johnson Foundation
- Surdna Foundation
- AARP Foundation
- Bill & Melinda Gates Foundation
- Citi Foundation

### **Cost to the Individual Solutions**

Even when great care has been taken to ensure that housing is made affordable, and some of the production and financial tools described previously have been applied, housing costs may still not be affordable to prospective occupants. In Morgantown, the reason for this is due in part to the student population. Approximately 10 to 20% of the affordable for-sale product on the market has been purchased by families with a child attending West Virginia University. Students also account for a percentage of rental occupants, even in communities that are not near campus. Methodologies such as down payment assistance, closing costs, rental assistance, lease/purchase homes and addressing the affordability gap are designed to benefit the resident directly, as can a focus on traditional non-student communities. The perception in Morgantown may be that because the housing stock is already relatively affordable when compared to other parts of the country, most households would not require access to these tools; however that is simply not accurate.

*Rental Assistance* – The most common form of Rental Assistance is the Housing Choice Voucher program, formerly known as the Section 8 Voucher. Having possession of such a Voucher ensures that a resident will pay an exceptionally diminished amount for rent, possibly \$0, based upon income. There are currently 576 Vouchers in Monongalia County, and the program has a waiting list of over 800 households. This indicates that there is a significant additional need for Housing Choice Vouchers in the community.

*Mortgage Down Payment and Closing Cost* – Sometimes a developer, although more likely a municipality, will utilize funds to pay for a homeowner’s down payment and/or closing costs. Removal of these costs may eliminate the only practical constraint to home ownership. This practice is common place and is used in Kansas City, Missouri; Columbus, Indiana; and Pittsburgh, Pennsylvania, among other locations.

*Affordability Gap* – Sometimes a buyer can only qualify for a mortgage that is less than the list price of a home. A municipality could intervene and make up this difference through a forgivable soft second mortgage. The mortgage would have to have a restrictive covenant regarding resale and an affordability term imbedded in it in order to ensure that the funds invested continue to have a valid public purpose. Soft second mortgages are common and are used by regional municipalities such as Columbus, Ohio; St. Paul, Minnesota; and Detroit, Michigan.

*Mortgage Credit Certificates* - Homebuyers would receive a Mortgage Credit Certificate that could be used to reduce the household's tax burden every year for the life of the mortgage loan. With Mortgage Credit Certificates, a percentage of what the borrower pays in mortgage interest becomes a tax credit that can be deducted dollar-for-dollar from the income tax liability. The balance of the mortgage interest continues to qualify as an itemized tax deduction.

*Lease/Purchase* – For those who cannot purchase a home outright, the Lease/Purchase model allows the occupants to live in a house, typically for no more than three to five years, as renters before having to close on the home. Rent payments are often structured to pay down the municipality's subsidized mortgage with a portion of rent occasionally going into escrow so that adequate money will be available to cover closing costs and transfer fees. A different, long-term lease purchase approach is taken by some municipalities. Pioneered by Cleveland, Ohio, occupants of rental housing are given the right of first refusal to purchase homes as they exit the 15-year Tax Credit compliance period. The homes have little debt (\$6,000 to \$16,000) compared to other homes on the open market, making them more financially appealing to prospective buyers. Cleveland has seen 90% of its Lease Purchase Program participants purchase their homes.

*Limited Equity Cooperative Housing* – This type of housing was popular in the 1960s and 1970s throughout the United States, but recently, has fallen out of favor. Ann Arbor, Michigan has successfully implemented limited equity cooperative housing. It is also being considered for several developments in Columbus, Ohio.

A project would be structured with a developer (for-profit, non-profit or municipality) taking and maintaining ownership of a multifamily building. The developer would be responsible for the long-term debt on the project, which is desirable since it is presumed that the developer will have stronger credit than the residents. Residents buy shares of the building, which give them the right to occupy a specific space. Shareholder's monthly payments are akin to rent and cumulatively help the owner service the project's debt; however, this is considered a form of homeownership.

Shareholders will be allowed to keep a percentage of the equity that accrues as mortgages are paid down and real estate values increase. This is useful for people who are close to achieving homeownership, but lack the economic stability for a conventional mortgage.



## VII. Housing Satisfaction Survey and Energy Audit

### Introduction

From its inception, this housing market analysis was intended to contain a housing satisfaction survey for students of West Virginia University, for the non-student population of Greater Morgantown and a component that established the baseline energy consumption of a typical housing unit in Greater Morgantown. VSI staff designed the housing satisfaction survey, but for energy-related issues, we coordinated with Christopher Haddox, assistant professor of Sustainable Design at West Virginia University. It was concluded that since Allegheny Power (now First Energy) was the dominant energy provider, it was the most likely entity to be able to provide the most detailed energy usage information.

VSI staff and Mr. Haddox both reached out to various First Energy employees through phone and email conversations. Those conversations indicated that First Energy was not capable of providing the data that was being sought. As a result, a secondary methodology had to be employed.

Since VSI had already intended to distribute two housing satisfaction surveys, one for the students of West Virginia University and one for the Greater Morgantown neighborhood residents, Mr. Haddox worked with VSI staff to craft a series of questions that would be inserted into these two surveys. These questions focus on energy consumption as well as housing type and neighborhood location. Therefore, in the following analysis, both housing and energy-related data is discussed.

The complete list of survey questions and raw answers can be found at the end of this section.

### Student Housing Satisfaction Survey

The housing satisfaction component of this study has been divided into two distinct surveys: one for students at West Virginia University and one for the general public of Greater Morgantown. Distribution of the student survey was relatively simple, as the university was able to provide VSI with a master list of all email addresses. These students were sent an initial email with a link to the survey and a follow-up email, reminding them to please take the survey if they had not yet done so. The student surveys had a uniform series of questions and then subdivided the students into three subgroups: students that live on campus, students that live off campus and students that live at home. Each subgroup had individual questions that are tailored to their current living arrangements.

Student Housing Satisfaction Survey Results

The first 10 questions of the survey were used to establish a respondent profile. These questions included gender, age, place of birth, marital status, class rank, enrollment status, grade point average, employment status and current living arrangement. The following table presents the profile data:

RESPONDENT PROFILE INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>GENDER:</b>		
MALE	321	44.0%
<b>FEMALE</b>	<b>407</b>	<b>55.8%</b>
TRANSGENDER	2	0.3%
<b>AGE:</b>		
18 YEARS AND YOUNGER	85	11.6%
<b>19 TO 22 YEARS</b>	<b>475</b>	<b>65.1%</b>
23 YEARS AND OLDER	171	23.4%
<b>PLACE OF BIRTH:</b>		
<b>USA</b>	<b>676</b>	<b>93.8%</b>
OUTSIDE USA	45	6.2%
<b>MARITAL STATUS:</b>		
<b>SINGLE</b>	<b>648</b>	<b>89.1%</b>
SINGLE WITH LIFE PARTNER	19	2.6%
MARRIED	49	6.7%
DIVORCED	8	1.1%
WIDOWED	3	0.4%
<b>CLASS RANK (COMPLETED HOURS):</b>		
<b>&gt; 45, IN HIGH SCHOOL LAST YEAR</b>	<b>197</b>	<b>27.1%</b>
> 45, NOT IN HIGH SCHOOL LAST YEAR	35	4.8%
46-89	167	23.0%
90-134	124	17.1%
135-179	71	9.8%
GRADUATES/PROFESSIONALS	132	18.2%
<b>ENROLLMENT STATUS:</b>		
<b>FULL-TIME</b>	<b>700</b>	<b>97.0%</b>
PART-TIME	22	3.0%
<b>GRADE POINT AVERAGES:</b>		
MEDIAN CUMULATIVE GPA	3.28	
MEDIAN AUTUMN 2010 SEMESTER GPA	3.35	
<b>EMPLOYMENT STATUS:</b>		
<b>WORKING</b>	<b>326</b>	<b>45.3%</b>
NOT WORKING BY CHOICE	241	33.5%
NOT WORKING, BUT LOOKING	153	21.3%
IF WORKING, AVG. HOURS / WEEK	22	
<b>CURRENT LIVING ARRANGEMENT:</b>		
ALONE	125	17.2%
<b>ROOMMATE(S)</b>	<b>488</b>	<b>67.2%</b>
LIFE PARTNER	18	2.5%
SPOUSE AND/OR CHILDREN	71	9.8%
PARENTS/RELATIVES	71	9.8%
<b>CURRENT RESIDENCY LOCATION:</b>		
ON-CAMPUS	288	39.7%
<b>OFF-CAMPUS</b>	<b>398</b>	<b>54.9%</b>
AT-HOME/WITH RELATIVES	39	5.4%

Source: Vogt Santer Insights Survey

Red values are highest within each characteristic

From the above profile data, the typical survey respondent:

- Was female (55.8%)
- Was 19 to 22 years old (65.1%)
- Was born in the United States (93.8%)
- Has never been married (89.1%)
- Has completed less than 45 credit hours and was in high school last year (27.1%)
- Was going to school full-time (97.0%)
- Was academically successful (3.28 GPA)
- Was working 22 hours per week (45.3%)
- Has roommates (67.2%)
- Lived off-campus (54.9%)

### Residency Location

The next set of questions was asked of respondents living *on-campus*, *off-campus*, and *at-home*. The results are presented in tables that compare the responses of these three respondent groups by residency location.

For the following table, respondents were asked if certain features were provided within or inside their current residence. Only the share of *Yes* responses is shown. Additionally, the features are ranked by frequency of *Yes* responses (1 = most *Yes* responses / 16 = fewest *Yes* responses). The results follow:

PRESENCE OF UNIT FEATURES BY RESIDENCY LOCATION						
RESIDENCY LOCATION:	ON-CAMPUS		OFF-CAMPUS		AT-HOME	
FEATURE INSIDE RESIDENCE	YES	RANK	YES	RANK	YES	RANK
DISHWASHER	11.3%	15	74.2%	2	60.0%	T6
MICROWAVE OVEN	28.8%	7	54.8%	7	80.0%	<b>T1</b>
DISPOSAL	12.4%	14	57.6%	6	60.0%	T6
CEILING FAN	<b>5.6%</b>	<b>16</b>	44.7%	11	80.0%	<b>T1</b>
WASHER/DRYER CONNECTIONS	14.1%	13	53.0%	8	40.0%	T12
WASHER/DRYER MACHINES	48.6%	6	72.4%	3	80.0%	<b>T1</b>
SECURITY SYSTEM	15.3%	12	<b>12.4%</b>	<b>16</b>	<b>20.0%</b>	<b>16</b>
WINDOW COVERINGS	59.9%	4	48.4%	9	60.0%	T6
PRIVATE BEDROOM	22.6%	9	<b>87.1%</b>	<b>1</b>	80.0%	<b>T1</b>
PRIVATE BATHROOM	21.5%	10	59.4%	5	60.0%	T6
CENTRAL AIR CONDITIONING	57.6%	5	71.0%	4	80.0%	<b>T1</b>
WALK-IN CLOSETS	18.6%	11	30.4%	15	40.0%	T12
INTERNET SERVICE	27.1%	8	35.5%	14	40.0%	T12
INDIVIDUAL TEMP CONTROL	<b>94.9%</b>	<b>1</b>	40.1%	12	60.0%	T6
CABLE TV SERVICE	90.4%	2	37.3%	13	60.0%	T6
FURNISHINGS	87.6%	3	45.6%	10	40.0%	T12

Source: Vogt Santer Insights Survey

**Red values/rankings are highest per residency location**

**Blue values/rankings are lowest per residency location**

T = Tied

Highlights from the above table include:

- Individual temperature control, Cable TV service and furnishings are the three most common features within on-campus residences. Least common features include ceiling fans, dishwashers and disposals.
- Private bedrooms, dishwashers and washer/dryer machines are the three most common features within off-campus residences. Least common features include security systems, walk-in closets and Internet service.
- Microwave ovens, ceiling fans, washers/dryers, private bedrooms, and central air condition are tied as the most common features within at-home residences. Least common features are a tie between washer/dryer hook ups, walk-in closets, Internet service and furnishing.

For the following table, respondents were asked if certain features were provided with or outside their current residence. Only the share of *Yes* responses is shown. Additionally, the features are ranked by frequency of *Yes* responses (1 = most *Yes* responses / 16 = fewest *Yes* responses). The results follow:

PRESENCE OF PROPERTY FEATURES BY RESIDENCY LOCATION						
RESIDENCY LOCATION:	ON-CAMPUS		OFF-CAMPUS		AT-HOME	
FEATURE OUTSIDE RESIDENCE	YES	RANK	YES	RANK	YES	RANK
VISITOR PARKING	29.5%	9	<b>61.6%</b>	<b>1</b>	40.0%	T3
ASSIGNED PARKING	34.7%	8	42.7%	4	40.0%	T3
COVERED PARKING	<b>8.1%</b>	<b>T14</b>	<b>9.5%</b>	<b>15</b>	40.0%	T3
SECURED PARKING	<b>8.1%</b>	<b>T14</b>	13.3%	13	40.0%	T3
LAUNDRY FACILITIES	<b>91.9%</b>	<b>1</b>	44.5%	3	80.0%	2
POOL/WHIRLPOOL	10.4%	13	30.8%	7	20.0%	T10
FITNESS CENTER	49.1%	6	34.6%	6	40.0%	T3
COMMUNITY/GAME ROOM	42.8%	7	28.0%	8	20.0%	T10
SECURED BUILDING ENTRIES	67.6%	2	15.6%	11	<b>0.0%</b>	<b>15</b>
ON-SITE MANAGEMENT	58.4%	5	42.2%	5	40.0%	T3
MEETING SPACES	64.2%	3	14.2%	12	20.0%	T10
PERSONAL STUDY AREAS	63.6%	4	10.9%	14	40.0%	T3
COMPUTER LAB	25.4%	10	18.0%	10	20.0%	T10
SPORTS COURT/OUTDOOR REC	22.0%	11	20.9%	9	20.0%	T10
BALCONY/PATIO/DECK/PORCH	17.3%	12	58.8%	2	<b>100.0%</b>	<b>1</b>

Source: Vogt Santer Insights Survey

**Red values/rankings are highest per residency location**

**Blue values/rankings are lowest per residency location**

T = Tied

Highlights from the above table include:

- Laundry facilities, secured building entries and meeting spaces are the three most common features provided with on-campus properties. Least common features include covered parking, secured parking and private outdoor areas.
- Laundry facilities, private outdoor areas, and visitor parking are the three most common features provided with off-campus properties. Least common features include covered parking, personal study areas and secured parking.
- Private outdoor areas and laundry facilities are the most common features provided with at-home properties. Least common features include on-site management.

For the following table, respondents were asked how important certain features would be within or inside a future residence if they sought new housing. Provided responses included:

- Extremely important (5 points)
- Very important (4 points)
- Moderately important (3 points)
- Slightly important (2 points)
- Not at all important (1 point)

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most important] / 16 = lowest score [least important]). The results follow:

IMPORTANCE OF UNIT FEATURES BY RESIDENCY LOCATION						
RESIDENCY LOCATION:	ON-CAMPUS		OFF-CAMPUS		AT-HOME	
FEATURE INSIDE RESIDENCE	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK
DISHWASHER	2.48	4	2.16	10	2.00	T8
MICROWAVE OVEN	2.05	7	2.61	7	2.17	T5
DISPOSAL	<b>2.58</b>	<b>1</b>	2.74	6	2.17	T5
CEILING FAN	2.57	2	<b>2.82</b>	<b>1</b>	2.17	T5
WASHER/DRYER CONNECTIONS	1.99	T8	1.89	13	1.40	13
WASHER/DRYER MACHINES	1.63	T14	1.59	15	<b>1.00</b>	<b>16</b>
SECURITY SYSTEM	2.09	6	2.80	T3	2.67	T2
WINDOW COVERINGS	2.44	5	2.80	T3	2.00	T8
PRIVATE BEDROOM	1.66	12	<b>1.28</b>	<b>16</b>	1.33	14
PRIVATE BATHROOM	1.83	10	1.92	12	1.83	T10
CENTRAL AIR CONDITIONING	1.65	13	1.74	14	1.50	12
WALK-IN CLOSETS	2.54	3	2.81	2	<b>3.33</b>	<b>1</b>
INTERNET SERVICE	1.99	T8	2.44	8	2.20	4
INDIVIDUAL TEMP CONTROL	<b>1.29</b>	<b>16</b>	1.96	11	1.17	15
CABLE TV SERVICE	1.63	T14	2.36	9	1.83	T10
FURNISHINGS	1.76	11	2.75	5	2.67	T2

Source: Vogt Santer Insights Survey

**Red values/rankings are highest per residency location**

**Blue values/rankings are lowest per residency location**

T = Tied

Highlights from the above table include:

- The three most important unit features for on-campus respondents are a disposal, ceiling fan and walk-in closets. The least important features include individual temperature control, washers/dryers and Cable TV service.
- The most important unit features for off-campus respondents are ceilings fans, walk-in closets, security systems and window coverings. The least important features include private bedrooms, washers/dryers and central air conditioning.
- The three most important unit features for at-home respondents are walk-in closets, security systems and furnishings. The least important features include washers/dryers, individual temperature control and private bedrooms.

For the following table, respondents were asked how important certain features would be with or outside a future residence if they sought new housing. Provided responses included:

- Extremely important (5 points)
- Very important (4 points)
- Moderately important (3 points)
- Slightly important (2 points)
- Not at all important (1 point)

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most important] / 16 = lowest score [least important]). The results follow:

IMPORTANCE OF PROPERTY FEATURES BY RESIDENCY LOCATION						
RESIDENCY LOCATION:	ON-CAMPUS		OFF-CAMPUS		AT-HOME	
FEATURE OUTSIDE RESIDENCE	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK
VISITOR PARKING	1.90	12	1.93	15	2.17	9
ASSIGNED PARKING	1.91	11	2.21	13	2.00	12
COVERED PARKING	2.71	3	3.13	5	2.17	9
SECURED PARKING	2.03	10	2.68	9	1.67	14
LAUNDRY FACILITIES	1.46	15	2.07	14	1.50	15
POOL/WHIRLPOOL	2.84	1	3.23	3	3.00	2
FITNESS CENTER	2.27	8	2.98	8	2.83	4
COMMUNITY/GAME ROOM	2.73	2	3.41	1	3.17	1
SECURED BUILDING ENTRIES	1.75	14	2.65	10	2.17	9
ON-SITE MANAGEMENT	1.90	12	2.41	11	2.00	12
MEETING SPACES	2.55	5	3.38	2	3.00	2
PERSONAL STUDY AREAS	2.22	9	3.13	5	2.83	4
COMPUTER LAB	2.66	4	3.19	4	2.50	7
SPORTS COURT/OUTDOOR REC	2.50	6	3.10	7	2.83	4
BALCONY/PATIO/DECK/PORCH	2.38	7	2.32	12	2.50	7

Source: Vogt Santer Insights Survey

Red values/rankings are highest per residency location

Blue values/rankings are lowest per residency location

T = Tied

Highlights from the above table include:

- The three most important property features for on-campus respondents are pools/whirlpools, community/game rooms and covered parking. The least important features include laundry facilities, secured building entries and visitor parking.
- The most important property features for off-campus respondents are community/game rooms and meeting spaces. The least important features include laundry facilities and secured parking.
- The three most important property features for at-home respondents are laundry facilities, secured parking, and visitor parking. The least important features include community rooms, pools, and meeting spaces.

For the following table, respondents were asked how satisfied they were with certain aspects of their current residence. Provided responses included:

- Extremely satisfied (4 points)
- Moderately satisfied (3 points)
- Moderately dissatisfied (2 points)
- Extremely dissatisfied (1 points)

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most satisfied] / 16 = lowest score [least satisfied]). The results follow:

SATISFACTION WITH PROPERTY ATTRIBUTES BY RESIDENCY LOCATION						
RESIDENCY LOCATION:	ON-CAMPUS		OFF-CAMPUS		AT-HOME	
ATTRIBUTE	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK	MEDIAN SCORE	RANK
INTERIOR CONDITION	2.47	6	2.65	9	NA	-
EXTERIOR CONDITION	2.63	5	2.54	14	NA	-
AMOUNT OF LIVING SPACE	2.24	13	2.82	4	<b>4</b>	<b>1</b>
NEIGHBORHOOD	NA	-	2.81	5	NA	-
PROXIMITY TO CAMPUS	<b>3.13</b>	<b>1</b>	2.91	3	3.33	5
PROXIMITY TO WORK	2.76	3	2.7	8	3.6	3
FEATURES/AMENITIES	2.4	7	2.52	15	NA	-
COST	2.05	14	2.61	10	NA	-
PARKING	<b>1.69</b>	<b>15</b>	2.72	7	NA	-
LANDLORD/MANAGER/WVU STAFF	2.4	7	<b>2.38</b>	<b>16</b>	NA	-
ROOMMATES	2.78	2	<b>2.98</b>	<b>1</b>	NA	-
HEATING/COOLING COMFORT	2.34	12	2.81	5	NA	-
SECURITY/PERSONAL SAFETY	2.73	4	2.57	11	3.33	5
NOISE LEVEL	2.37	10	2.56	12	3.5	4
FOOD ARRANGEMENTS	NA	-	NA	-	3.17	8
OPPORTUNITY TO MEET PEOPLE	NA	-	NA	-	3	10
CONVENIENCE TO SHOPPING	NA	-	NA	-	3.2	7
THINGS TO DO	NA	-	NA	-	<b>2.67</b>	<b>11</b>
PRIVACY	2.4	7	2.95	2	3.83	2
STUDYING ENVIRONMENT	2.37	10	2.56	12	3.17	8
<b>OVERALL QUALITY</b>	<b>2.41</b>		<b>2.62</b>		<b>3.67</b>	

Source: Vogt Santer Insights Survey

NA = Not Asked

**Red attributes/rankings are highest per residency location**

**Blue attributes/rankings are lowest per residency location**

Highlights from the above table include:

- The three most satisfying attributes of on-campus living are proximity to campus, roommates and proximity to work. The least satisfying attributes include parking, cost, and the amount of living space.
- The three most satisfying attributes of off-campus living are privacy, proximity to campus, and good roommates. The least satisfying attributes include landlords, exterior condition and the amount of features/amenities.



- The three most satisfying attributes of at-home living are living space, privacy and proximity to work. The least satisfying attributes include opportunity to things to do and meeting people.
- There were several on-campus attributes that received a *dissatisfied* rating including; *parking, cost, noise, heating/cooling comfort* and *privacy*. There were no “dissatisfied” ratings for off-campus or at-home attributes.

For the following table, respondents were asked various questions about their current and future living arrangements. The results follow:

GENERAL HOUSING QUESTIONS BY RESIDENCY LOCATION				
QUESTION	RESIDENCY LOCATION:	ON-CAMPUS	OFF-CAMPUS	AT-HOME
<b>WHERE WAS YOUR PREVIOUS RESIDENCE:</b>				
ON-CAMPUS		69.7%	24.0%	28.6%
OFF-CAMPUS		1.1%	61.3%	14.3%
AT HOME		29.2%	14.7%	57.1%
<b>HOW LONG AT YOUR CURRENT RESIDENCE</b>				
		6 TO 12 MOS.*	6 TO 12 MOS.*	3-4 YRS. & 5+ YRS.*
<b>HOW MUCH LONGER AT YOUR CURRENT RESIDENCE</b>				
		< 6 MOS.*	< 6 MOS.*	< 6 MOS.*
<b>WHAT HOUSING TYPE IS YOUR CURRENT RESIDENCE:</b>				
SINGLE-FAMILY HOUSE OR ACCESORY BUILDING		NA	18.6%	71.4%
DUPLEX/TRIPLEX		NA	19.1%	0.0%
GREEK SYSTEM HOUSE		NA	0.5%	NA
BOARDING/ROOMING HOUSE		NA	0.5%	NA
HOUSING COMPLEX WITH 4 TO 24 UNITS		NA	27.7%	14.3%
HOUSING COMPLEX WITH 25 TO 49 UNITS		NA	9.1%	14.3%
HOUSING COMPLEX WITH 50 OR MORE UNITS		NA	24.5%	0.0%
<b>WHAT IS YOUR CURRENT BEDROOM ARRANGEMENT:</b>				
SHARED		66.7%	8.7%	0.0%
PRIVATE		30.5%	90.0%	100.0%
DO NOT SLEEP IN A BEDROOM		2.8%	1.4%	0.0%
<b>WHAT IS YOUR CURRENT BATHROOM ARRANGEMENT:</b>				
SHARED		88.7%	45.2%	33.3%
PRIVATE		11.3%	54.8%	66.7%
<b>WHO PAYS FOR YOUR HOUSING COSTS:</b>				
ME		10.3%	32.2%	16.7%
MY FAMILY		35.1%	32.1%	66.7%
FINANCIAL AID/GRANTS/SCHOLARSHIPS		54.6%	35.7%	16.7%
<b>WHAT IS PRIMARY MEANS OF TRANSPORTATION:</b>				
CAR/SCOOTER/MOTORCYCLE		15.8%	73.1%	83.3%
WALK/BIKE/ROLLERBLADE		46.3%	20.4%	0.0%
PRT		36.7%	6.5%	16.7%
<b>WOULD YOU RECOMMEND YOUR CURRENT RESIDENCE TO OTHER STUDENTS</b>				
YES		53.4%	69.3%	100.0%
NO				0.0%
<b>HOW INTERESTED ARE YOU IN LIVING OFF-CAMPUS IN AFFILIATED HOUSING (WVU CERTIFIED)</b>				
		NOT AT ALL	NOT AT ALL	NOT AT ALL
<b>HOW INTERESTED ARE YOU IN PAYING MORE IF YOUR HOUSING QUALITY IMPROVED</b>				
		SOMEWHAT	SOMEWHAT	N/A
<b>HOW INTERESTED ARE YOU IN LIVING OFF-CAMPUS IN HOUSING THAT CATERS TO A PARTICULAR STUDENT GROUP OR TYPE</b>				
		SOMEWHAT	SOMEWHAT	MODERATELY

Source: Vogt Santer Insights Survey

NA = Not Asked

\*Median values; \*\*This median value has been converted from a quarterly rate to a monthly rate using a daily rate.

Red values are highest for questions with choices per residency location (not per choice)

Green values are highest for questions without choices

GENERAL HOUSING QUESTIONS BY RESIDENCY LOCATION (TABLE CONTINUED)				
QUESTION	RESIDENCY LOCATION:	ON-CAMPUS	OFF-CAMPUS	AT-HOME
<b>WHERE WOULD YOU LIKE TO LIVE:</b>				
CHANCERY HILL		0.6%	0.0%	0.0%
EVANSDALE		<b>20.5%</b>	22.3%	16.7%
GREENMONT		0.0%	0.0%	0.0%
JEROME PARK		0.0%	0.5%	0.0%
SOUTH PARK		5.3%	9.4%	0.0%
SUNNYSIDE		14.6%	9.4%	0.0%
WESTOVER		1.8%	1.5%	0.0%
WILES HILL		0.6%	0.5%	0.0%
WOODBURN		2.3%	2.5%	0.0%
FARTHER AWAY FROM CAMPUS THAN ANY OF THE ABOVE		14.6%	5.0%	16.7%
ON-CAMPUS		18.7%	5.0%	<b>33.4%</b>
WITH PARENTS/RELATIVES/GUARDIAN		1.2%	0.5%	0.0%
DOES NOT APPLY TO MY SITUATION		19.9%	<b>43.6%</b>	33.3%
<b>IN WHAT HOUSING TYPE WOULD YOU LIKE TO LIVE:</b>				
UNIVERSITY HOUSING		14.6%	1.5%	16.7%
OFF-CAMPUS (PRIVATE)		<b>73.2%</b>	<b>59.7%</b>	<b>33.4%</b>
GREEK HOUSING		2.9%	2.0%	0.0%
BOARDING/ROOMING HOUSE		0.6%	0.5%	0.0%
HOUSING OWNED BY FAMILY		0.0%	0.5%	16.7%
DOES NOT APPLY TO MY SITUATION		12.9%	35.8%	33.3%

Source: Vogt Santer Insights Survey

**Red values are highest for questions with choices per residency location (not per choice)**

Highlights from the above table include:

- Respondents' previous residency location was typically the same as their current residency location.
- On average, on-campus and off-campus respondents have lived in their residences for less than one year, while at-home respondents have averaged three or more years. On-campus and off-campus respondents typically plan to leave their current residence within a year.
- Most on-campus respondents (86.7%) live in residence halls, most off-campus respondents (61.3%) live in apartment complexes of four or more units, and most at-home respondents (71.4%) reside in single-family homes.
- Most on-campus respondents (over 66.7%) have shared bedrooms and bathrooms, most off-campus respondents (over 90.0%) have private bedrooms and shared bathrooms, and most at-home respondents (over 66.7%) have private bedrooms and bathrooms.

- More financial aid/assistance is used for on-campus housing than off-campus or at-home housing. The greatest share of respondents paying their own housing costs live off-campus. Of at-home respondents, more than one-sixth (16.7%) pays something to their families/relatives.
- On-campus respondents mostly walk and bike (46.3%), off-campus respondents drive (73.1%) more than they walk and bike (20.4%), and at-home respondents mostly drive (83.3%). On-campus residents use the PRT between 36.7% of the time.
- Over 53.4% of each residency group would recommend their living arrangement to other students. At-home respondents had the highest recommendation percentage at 100.0%.
- When asked where they would like to live, on-campus respondents mentioned *Evansdale* the most, off-campus respondents indicated that the question does not apply to their situation and at-home respondents mentioned *on-campus* the most. All three responses were between 20.5% and 43.6%.
- When asked in what type of housing they would like to live, all three residency groups mentioned *off-campus* the most. Of the on-campus respondents, 73.2% would prefer to live off-campus, while 33.4% of at-home respondents would prefer off-campus living as well. Off-campus housing is clearly the preferred living arrangement of most respondents.

For the following table, respondents were asked how various living arrangements affect academic performance. The results follow:

ACADEMIC PERFORMANCE QUESTIONS BY RESIDENCY LOCATION				
QUESTION	RESIDENCY LOCATION:	ON-CAMPUS	OFF-CAMPUS	AT-HOME
<b>MEDIAN CUMULATIVE GRADE POINT AVERAGE</b>		3.82	2.94	<b>4.00</b>
<b>IMPACT OF CURRENT RESIDENCE ON ACADEMICS:</b>				
EXTREMELY OR MODERATELY POSITIVE		<b>39.3%</b>	<b>48.2%</b>	<b>83.4%</b>
NO IMPACT		27.0%	31.7%	216.7%
EXTREMELY OR MODERATELY NEGATIVE		33.5%	20.2%	0.0%
MEDIAN RESPONSE		MODERATELY POSITIVE	NO IMPACT	EXTREMELY POSITIVE
<b>TOP 3 REASONS FOR GOOD ACADEMIC PERFORMANCE AT CURRENT RESIDENCE</b>		NEAR CAMPUS QUIET INTERNET	QUIET LIVE ALONE SUPPORT	QUIET INTERNET CLEAN/SAFE
<b>TOP 3 REASONS FOR POOR ACADEMIC PERFORMANCE AT CURRENT RESIDENCE</b>		NOISY DISTRACTIONS DIRTY	NOISY DISTRACTIONS DIRTY	CAMPUS FAR NO SUPPORT
<b>IMPACT OF ON-CAMPUS LIVING ON ACADEMICS:</b>				
POSITIVELY IMPACTS		<b>41.1%</b>	36.9%	20.0%
NO IMPACT		31.4%	<b>41.1%</b>	20.0%
NEGATIVELY IMPACTS		27.4%	22.0%	<b>60.0%</b>
MEDIAN RESPONSE		POSITIVELY IMPACTS	NO IMPACT	NEGATIVELY IMPACTS
<b>IMPACT OF OFF-CAMPUS LIVING ON ACADEMICS:</b>				
POSITIVELY IMPACTS		33.1%	40.2%	0.0%
NO IMPACT		<b>50.0%</b>	<b>41.1%</b>	<b>60.0%</b>
NEGATIVELY IMPACTS		16.9%	38.2%	40.0%
MEDIAN RESPONSE		NO IMPACT	NO IMPACT	NO IMPACT
<b>IMPACT OF AT-HOME LIVING ON ACADEMICS:</b>				
POSITIVELY IMPACTS		40.9%	<b>41.5%</b>	<b>60.0%</b>
NO IMPACT		<b>42.7%</b>	38.2%	40.0%
NEGATIVELY IMPACTS		16.4%	20.3%	0.0%
MEDIAN RESPONSE		NO IMPACT	POSITIVELY IMPACTS	POSITIVELY IMPACTS

Source: Vogt Santer Insights Survey

**Red values are highest for question with choices per residency location (not per choice)**

**Green values are highest for questions without choices**

Highlights from the above table include:

- Cumulative grade point averages for off-campus students are nearly a point lower than for off-campus and at-home students.
- More at-home respondents (83.4%) believe that their living arrangement positively impacts academic performance than do off-campus (48.2%) and on-campus (39.3%) respondents.
- On average, respondents believe that an *at-home* living environment has the most positive impact on academic performance. *On-campus* living is viewed to have no impact on academics, with *off-campus* living having a variety of opinions.

## Questions Exclusively For At-Home Living

The following question was asked only of at-home respondents (the most common response is indicated in red). Participants were permitted to respond to up to three choices:

*Why do you live at home?*

- **More economical (83.3%)**
- Nicer living arrangements (66.7%)
- Closer to my job (50.0%)
- Easier parking (33.3%)
- Friends live nearby (16.7%)
- Food is provided (16.7%)
- Conducive to studying (16.7%)
- Greater privacy (16.7%)

## Questions Exclusively For On-Campus Living

The following questions were asked only of on-campus respondents (the most common response is indicated in red):

*In what type of University housing do you reside?*

- **Residence hall (86.7%)**
- Scholars house (1.1%)
- Apartment (12.2%)

*How many people are assigned to your unit/suite (include yourself)?*

- Just me (20.2%)
- **2 people (39.9%)**
- 3 people (7.9%)
- 4 people (28.7%)
- 5 or more people (3.4%)

*How many people share your bedroom and bathroom?*

### **Bedroom**

- **1 other (50.4%)**
- 2 other (44.2%)
- 3 other (0.9%)
- 4 or more other (1.8%)

### **Bathroom**

- 1 other (4.0%)
- 2 other (6.8%)
- 3 other (20.3%)
- **4 or more other (68.9%)**

*If you are not a first-year student, why do you continue to live on-campus (respondents could select their top three reasons)?*

- **More convenient to classes/events (53.5%)**
- I do not have a car (25.5%)
- My friends live here (19.7%)
- I am a Resident Advisor (18.3%)
- Food service is available (15.5%)
- More economical (15.5%)
- My parents require it (14.1%)

*If you have a car, where do you park it?*

- On-campus (45.1%)
- **Off-campus (54.9%)**

### **Questions Exclusively For Off-Campus Living**

The following questions were asked only of off-campus respondents (the most common response is indicated in red):

*How many housing choices did you have within your price range when you pursued your current residence?*

- Many (33.2%)
- **Some (39.1%)**
- Few (24.5%)
- None (3.2%)

*How does your current residence compare to your prior residence?*

- **Better (49.8%)**
- Same (28.8%)
- Worse (21.5%)

*How many people live in your current residence (include yourself)?*

- Just me (15.8%)
- **2 people (33.5%)**
- 3 people (20.8%)
- 4 people (19.9%)
- 5 or more people (10.1%)

*How many people living in your current residence do not attend WVU?*

- **None (75.0%)**
- 1 person (13.6%)
- 2 people (3.2%)
- 3 people (4.5%)
- 4 people (1.8%)
- 5 or more people (1.8%)

For the next question, off-campus respondents were asked how important certain factors were in their decision to move to their current off-campus residence. Provided responses included:

- Extremely important (5 points)
- Very important (4 points)
- Moderately important (3 points)
- Slightly important (2 points)
- Not at all important (1 point)

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most important] / 16 = lowest score [least important]). The results follow:

IMPORTANCE OF FACTORS IN MOVING TO CURRENT OFF-CAMPUS RESIDENCE		
FACTOR	MEDIAN SCORE	RANK
<b>PROXIMITY TO CAMPUS</b>	<b>3.19</b>	<b>2</b>
PROXIMITY TO WORK	2.27	6
<b>FAVORABLE HOUSING COST</b>	<b>3.51</b>	<b>1</b>
OPPORTUNITY TO MEET PEOPLE	1.67	11
<b>PERSONAL SAFETY/BUILDING SECURITY</b>	<b>2.98</b>	<b>3</b>
HIGH LEVEL OF ACTIVITY/THINGS TO DO	1.94	8
CONVENIENCE TO SHOPPING	2.16	7
PEDESTRIAN-FRIENDLY STREETSCAPES	2.3	5
GOOD STUDYING ENVIRONMENT	2.76	4
<b>SOCIAL DIVERSITY</b>	<b>1.66</b>	<b>12</b>
FRIENDS LIVED HERE	1.87	10
<b>AFFILIATED WITH STUDENT ORGANIZATION</b>	<b>1.26</b>	<b>13</b>
PETS ALLOWED	1.92	9
<b>WHEELCHAIR ACCESSIBLE</b>	<b>1.13</b>	<b>14</b>

Source: Vogt Santer Insights Survey

**Red factors/values/rankings are three highest (bolded is highest)**

**Blue factors/values/rankings are three lowest (bolded is lowest)**

*What was the original length of the agreement/lease for your current residence?*

- No agreement/lease (5.5%)
- Month to month (2.3%)
- Three months (0.5%)
- Six months (2.7%)
- One academic year (8.2%)
- **12 months (78.2%)**

*Have family members or others provided financial guarantees or co-signed for your current residence?*

- **No (57.1%)**
- Yes (42.9%)

*What best describes your current residence?*

- Own my residence (5.0%)
- **Rent my residence (90.0%)**
- Live in a unit owned by my family, but they do not live there (2.7%)
- None of the above (2.3%)

*How many bedrooms in your current residence?*

- Studio (0.9%)
- 1 bedroom (15.3%)
- **2 bedrooms (35.6%)**
- 3 bedrooms (25.5%)
- 4 bedrooms (19.4%)
- 5 or more bedrooms (3.3%)

*How many bathrooms in your current residence?*

- **1 or 1.5 bathrooms (51.2%)**
- 2 or 2.5 bathrooms (28.1%)
- 3 or 3.5 bathrooms (9.4%)
- 4 or 4.5 bathrooms (9.4%)
- 5 or more bathrooms (1.9%)

*Is your current residence furnished?*

- Yes, fully (30.1%)
- Yes, partly (18.5%)
- **No (51.4%)**



*What is the monthly cost for your entire current residence, not just your portion?*

- Below \$300 (5.1%)
- **\$300 to \$599 (25.1%)**
- \$600 to \$899 (23.7%)
- \$900 to \$1,249 (23.8%)
- \$1,250 to \$1,749 (16.9%)
- \$1,750 to \$1,999 (2.7%)
- \$2,000 to \$2,499 (1.4%)
- \$2,500 to \$2,999 (0.5%)
- \$3,000 or more (0.9%)

*Do you share the monthly housing cost of your current residence?*

- **Yes (89.5%)**
- No (10.5%)

*Are pets allowed in your current residence?*

- No (47.7%)
- **Yes (52.3%)**

*What are the parking arrangements at your current residence?*

- **Private off-street spaces (69.7%)**
- Private garage/carport (8.6%)
- Public parking garage/lot (15.2%)
- Public street/alley (6.6%)

### **Highlights of Exclusive Questions**

- The most cited reason (83.3%) by at-home respondents for living with family is to reduce cost (more economical).
- Only 20.2% of on-campus respondents live alone, while 76.5% live in a unit/suite with one to three other people. More than 3.4% of on-campus respondents live with four or more other people.
- For those on-campus respondents that share a bedroom, 50.4% share a room with one other person, while 49.6% sleep in a room with two or more other people.
- For those on-campus respondents that share a bathroom, 31.2% use it with one to three other people, while 68.8% (over two out of three) share a bathroom with four or more other people.

- The most cited reason (53.5%) by on-campus respondents for remaining in University housing after their first year is convenience to classes and events. No other response was close in frequency.
- Surprisingly, over half (54.9%) of on-campus respondents park their cars in off-campus locations.
- For off-campus respondents, 49.8% report that their current residence is better than their previous residence.
- Fewer off-campus respondents live alone than on-campus respondents (15.8% versus 20.2%), while the most commonly reported off-campus living arrangement is with two people (33.5%).
- For off-campus respondents, 25.0% live with one or more residents who are not WVU students.
- The three most important factors influencing off-campus respondents to move to their current off-campus residence are favorable cost, proximity to campus, and building security. The least important factors include wheelchair accessibility, affiliation with student organizations, and social diversity.
- Nearly eight out of 10 off-campus respondents have a 12-month lease agreement. This appears to be the off-campus industry standard. Just under half of off-campus respondents have family members co-sign or financially guarantee leases.
- Exactly 90.0% of off-campus respondents rent their residence.
- The most commonly reported off-campus residence has two-bedrooms and one or 1.5 bathrooms. Nearly half of off-campus respondents live in fully or partially furnished residences.
- The highest percentage of rents (25.1%) fall within the \$300 to \$600 range. Nearly three nine of ten (89.5%) off-campus respondents share the monthly housing cost with others.
- Less than one-half of off-campus respondents live in places where pets are not allowed. Over two-thirds (69.7%) of off-campus respondents have the use of private off-street parking at their residence. One in 15 must park in the street or alley.

## Sustainability Questions

A series of questions were asked to off-campus and at-home responders of the survey that focused on the physical structure that the student lives in as well as a series of energy related questions.

The first set of questions related to the physical structure of the student's domicile.

AGE OF HOUSE		
RESIDENCY LOCATION	OFF-CAMPUS	AT-HOME
Before 1940	7.5%	16.7%
1940-1949	3.3%	0.0%
1950-1959	4.7%	16.7%
1960-1969	9.9%	0.0%
1970-1979	11.7%	0.0%
1980-1989	6.1%	0.0%
1990-1999	10.8%	16.7%
2000-2009	<b>34.3%</b>	<b>33.3%</b>
After 2009	11.7%	16.7%
SQUARE FOOTAGE OF HOUSE		
Less than 500	74.0%	0.0%
501-750	16.7%	0.0%
751-1,000	<b>20.6%</b>	<b>33.3%</b>
1,001-1,250	17.6%	0.0%
1,251-1,500	12.3%	0.0%
1,501-1,750	8.8%	0.0%
1,751-2,000	6.9%	16.7%
2,001-2,250	3.9%	0.0%
2,251-2,500	1.0%	0.0%
2,501-2,750	1.5%	<b>33.3%</b>
2,751-3,000	1.0%	16.7%
Over 3,000	2.5%	0.0%
HOUSING CONFIGURATION		
BASEMENT UNDER ENTIRE HOUSE	26.8%	<b>60.0%</b>
BASEMENT UNDER PART OF HOUSE	10.4%	40.0%
CRAWLSPACE UNDER ENTIRE HOUSE	5.5%	0.0%
CRAWLSPACE UNDER PART OF HOUSE	4.3%	0.0%
SLAB	<b>50.6%</b>	0.0%
MOBILE	2.4%	0.0%

Source: Vogt Santer Insights Survey

**Red factors/values/rankings are three highest (bolded is highest)**

Highlights from the above table include:

- Students who responded to the survey tend to live in newer housing. Nearly half of off-campus students (46%) live in housing built since 2000. Exactly half of students who live at-home are in homes constructed after 2000.

- Off-campus students live in smaller housing units of approximately 750-1,000 square feet. An equal number of students who live at-home living in housing units of 750-1,000 and 2,500-2,750 square feet.
- Over half (50.6%) of off-campus students live in houses that are built on a slab, while three out of every five students who live at home live in houses that have a full basement.

The next set of questions was focused on energy related issues in the homes that students live in.

HEATING/COLLING SPACE BELOW GRADE		
RESIDENCY LOCATION	OFF-CAMPUS	AT-HOME
YES	33.1%	<b>60.0%</b>
NO	<b>66.9%</b>	40.0%
HEATING/COLLING ATTIC		
YES	5.0%	20.0%
NO	<b>95.0%</b>	<b>80.0%</b>
HOW WELL IS YOUR SPACE INSULATED		
WELL INSULATED	29.3%	<b>50.0%</b>
MODERATELY WELL INSULATED	<b>49.8%</b>	<b>50.0%</b>
POORLY INSULATED	21.0%	0.00%
HOME'S EXTERIOR MATERIAL		
WOOD	18.5%	16.7%
VINYL	<b>41.0%</b>	16.7%
BRICK	22.9%	<b>50.0%</b>
CINDER BLOCK	5.4%	0.0%
STONE	39.0%	16.7%
ALUMINUM	3.4%	0.0%
CONCRETE	4.9%	0.0%
LIVING SPACE HEATING SOURCE		
GAS	37.0%	33.3%
ELECTRIC	<b>62.1%</b>	<b>50.0%</b>
PROPANE	5.0%	16.7%
SOLAR	5.0%	0.0%
WOOD	0.0%	0.0%
HEATING SYSTEM		
FORCED AIR	<b>67.9%</b>	<b>50.0%</b>
BASEBOARD ELECTRIC	19.2%	<b>50.0%</b>
BASEBOARD WATER	4.1%	0.0%
RADIATOR STEAM	4.1%	0.0%
IN FLOOR RADIANT HEAT	4.7%	0.0%
COOLING SYSTEM		
CENTRAL AIR	<b>63.5%</b>	<b>50.0%</b>
WINDOW/ROOM A/C	21.8%	<b>50.0%</b>
FANS	14.7%	0.0%

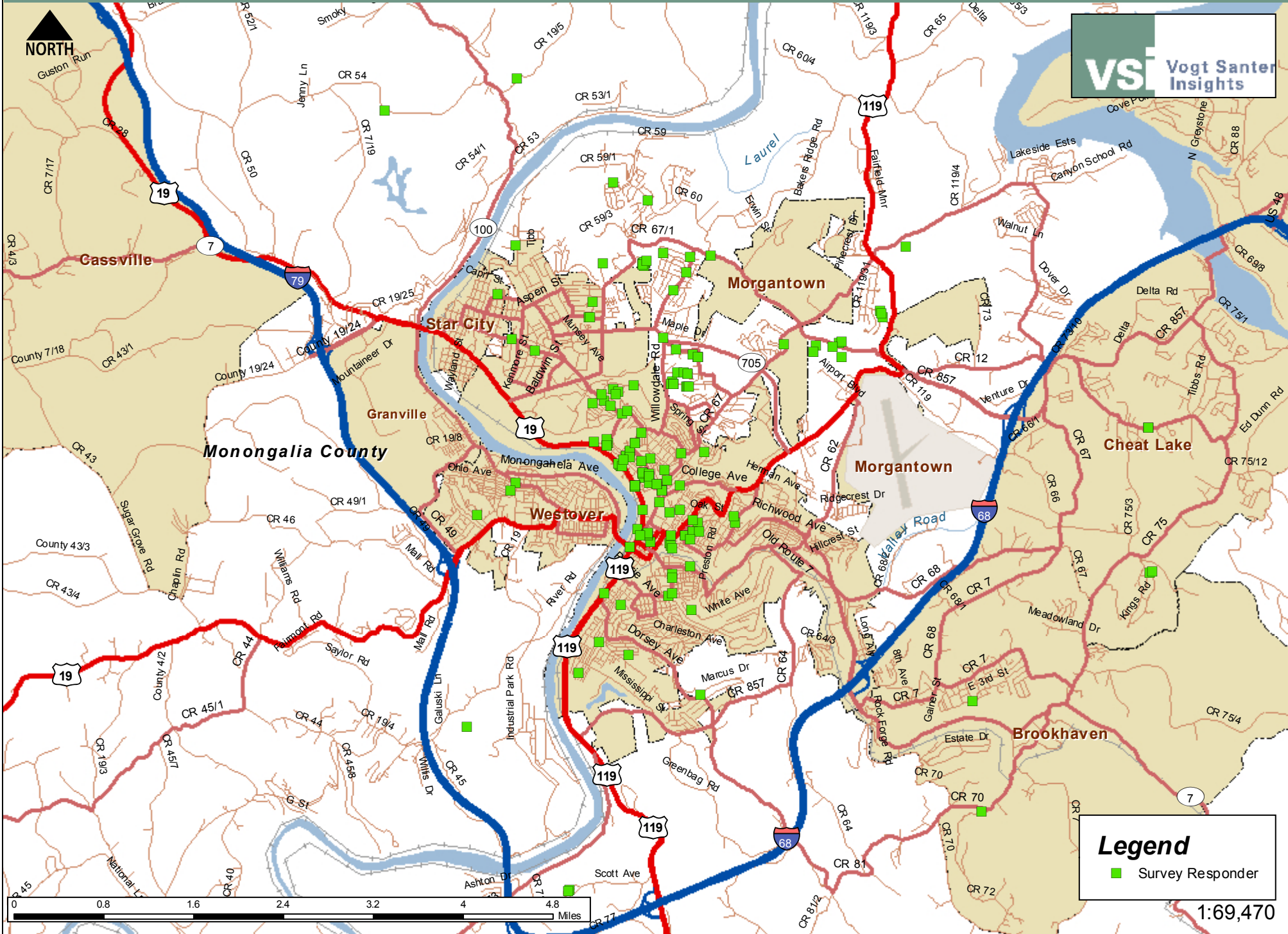
Source: Vogt Santer Insights Survey

Red factors/values/rankings are three highest (bolded is highest)

Highlights from the above table include:

- Of those students that live off-campus and have a basement or crawl-space in their residence, over two-thirds (66.9%) indicate that space is not heated or cooled. The near inverse is true for those living at-home, where 60.0% say those spaces are heated and cooled.
- Whether students live off-campus or at-home, heating and cooling the attic is rare. Off those students that live off-campus and have an attic, 95% indicated that it is not heated or cooled. Four out of five students who live at home said the same thing.
- Nearly half (49.8%) of students living off-campus believe that their living space is moderately well insulated. At-home students a split, with half believing their home is well insulated and half believing that their home is moderately well insulated.
- The three most common exterior materials of off-campus student's homes are vinyl, stone and brick. The most common exterior materials of student's houses that are living at-home are brick, wood, stone and vinyl.
- Nearly two-thirds (62.1%) of students who live off-campus indicated that their homes are heated by electricity. Half of students who live at-home are in homes heated by electricity.
- Over two-thirds (67.9%) of houses occupied by students living off-campus are use a forced-air heating system. Half of the at-home students have a forced-air system while half have baseboard electric heaters.
- The majority (63.5%) of students living off-campus have central air. Students living at home are divided, with half having central air conditioning and half using window/room units.

# Morgantown, WV: Location of Survey Responders



**Legend**

- Survey Responder

1:69,470

Greater Morgantown Neighborhood Survey Results

The neighborhood survey questions of the survey were used to establish a respondent profile, collect information about the respondent’s home, evaluate neighborhood satisfaction and provide insight into their energy consumption patterns.

For the following table, respondents were asked various demographic questions and questions about their living arrangements.

RESPONDENT PROFILE INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>GENDER:</b>		
MALE	27	38.6%
<b>FEMALE</b>	<b>43</b>	<b>61.4%</b>
TRANSGENDER	0	0.0%
<b>AGE:</b>		
18-24	0	0.0%
25-30	6	8.5%
31-35	7	9.9%
36-40	5	7.0%
41-45	4	5.6%
46-50	10	14.1%
<b>51-55</b>	<b>17</b>	<b>23.9%</b>
56-60	6	8.5%
61-65	7	9.9%
Over 65	9	12.7%
<b>NUMBER OF PEOPLE IN HOUSEHOLD:</b>		
1	18	25.4%
<b>2</b>	<b>24</b>	<b>33.8%</b>
3	13	18.3%
4	11	15.5%
5	4	5.6%
6 or more	1	1.4%
<b>HOME ZIP CODE:</b>		
26501	19	26.8%
<b>26505</b>	<b>50</b>	<b>70.4%</b>
26508	1	1.4%
26541	1	1.4%
<b>WHERE DO YOU LIVE:</b>		
CHANCERY HILL	0	0.0%
EVANSDALE	10	14.1%
GREENMONT	2	2.8%
JEROME PARK	9	12.7%
SOUTH PARK	15	21.1%
SUNNYSIDE	5	7.0%
WESTOVER	0	0.0%
WILES HILL	<b>16</b>	<b>22.5%</b>
WOODBURN	9	12.7%
OTHER	5	7.0%

Source: Vogt Santer Insights Survey

Red factors/values/rankings are three highest (bolded is highest)

Highlights from the above table include:

- The typical respondent to the survey was a female, aged 51-54.
- Slightly over one-third (33.8%) of people who participated in the survey have two people in their household.
- Over 70% of respondents live in ZIP Code 26505, which includes much of the Morgantown and Star City. Over one-fifth of respondents identified the Wiles Hill (22.5%) and South Park (21.1%) as the neighborhood that they reside in.

For the following table, respondents were asked various questions about their employment, income and education.

ADDITIONAL RESPONDENT PROFILE INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>WORK ZIP CODE:</b>		
26501	19	23.2%
<b>26505</b>	<b>50</b>	<b>61.0%</b>
26507	2	2.4%
26508	1	1.2%
26541	1	1.2%
26554	3	3.7%
PENNSYLVANIA ZIP CODES	3	3.7%
RETIRED	3	3.7%
<b>YEARS IN MORGANTOWN:</b>		
LESS THAN 3 YEARS	3	4.2%
3-5 YEARS	4	5.6%
5-7 YEARS	5	7.0%
7-10 YEARS	8	11.3%
10-15 YEARS	9	12.7%
15-20 YEARS	12	16.9%
<b>MORE THAN 20 YEARS</b>	<b>30</b>	<b>42.3%</b>
<b>HOUSEHOLD INCOME:</b>		
LESS THAN \$30,000	7	9.9%
\$30,000-\$45,000	5	7.0%
\$45,001-\$60,000	16	22.5%
\$60,001-\$75,000	9	12.7%
<b>MORE THAN \$75,000</b>	<b>34</b>	<b>47.9%</b>
<b>LEVEL OF EDUCATION:</b>		
NO DIPLOMA	0	0.0%
HIGH SCHOOL GRADUATE OR EQUAL	2	2.8%
SOME COLLEGE, NO DEGREE	3	4.2%
ASSOCIATE DEGREE	5	7.0%
BACHELOR'S DEGREE	15	21.1%
<b>GRADUATE OR PROFESSIONAL DEGREE</b>	<b>46</b>	<b>64.8%</b>

Source: Vogt Santer Insights Survey

Red factors/values/rankings are three highest (bolded is highest)



Highlights from the above table include:

- Over 60% of respondents work in ZIP Code 26505, which includes much of the Morgantown and Star City.
- Nearly half of respondents have lived in Morgantown for over twenty years (42.3%) and earn more than \$75,000 annually (47.9%).
- Nearly two of three respondents (64.8%) have a graduate or professional degree.

For the following table, respondents were asked various housing questions.

HOUSING INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>TENURE:</b>		
<b>OWNER</b>	<b>67</b>	<b>94.4%</b>
RENTER	4	5.6%
<b>TYPE OF STRUCTURE:</b>		
<b>SINGLE-FAMILY HOME</b>	<b>69</b>	<b>97.2%</b>
DOUBLE/DUPLEX	1	1.4%
FLAT	1	1.4%
<b>NUMBER OF BEDROOMS:</b>		
1 BEDROOM	1	1.4%
2 BEDROOMS	8	11.3%
<b>3 BEDROOMS</b>	<b>42</b>	<b>59.2%</b>
4 OR MORE BEDROOMS	20	28.2%
<b>NUMBER OF STORIES:</b>		
1 STORY	10	14.1%
<b>2 STORIES</b>	<b>37</b>	<b>52.1%</b>
3 STORIES	22	31.0%
4 OR MORE STORIES	2	2.8%
<b>ELEVATOR:</b>		
YES	2	2.8%
<b>NO</b>	<b>60</b>	<b>84.5%</b>
N/A	9	12.7%
<b>RESIDENCY LOCATION:</b>		
<b>Before 1940</b>	<b>40</b>	<b>56.3%</b>
1940-1949	10	14.1%
1950-1959	6	8.5%
1960-1969	4	5.6%
1970-1979	2	2.8%
1980-1989	0	0.0%
1990-1999	3	4.2%
2000-2009	6	8.5%
After 2009	0	0.0%

Source: Vogt Santer Insights Survey

Red factor/value/ranking is the highest

Highlights from the above table include:

- Nearly all respondents to the survey (94.9%) are homeowners living in a single-family home (97.2%).
- Nearly three in five respondents (59.2%) have three-bedrooms in their home.
- Over half of respondents (52.1%) have a two-story home.
- Over seven out of eight people (84.5%) do not have an elevator.
- More than half (56.3%) of homes were built before 1940.

For the following table, respondents were asked various housing questions.

ADDITIONAL HOUSING INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>SQUARE FOOTAGE OF HOUSE:</b>		
Less than 500	0	0.0%
501-750	1	1.5%
751-1,000	6	8.8%
1,001-1,250	6	8.8%
1,251-1,500	9	13.2%
<b>1,501-1,750</b>	<b>12</b>	<b>17.6%</b>
1,751-2,000	8	11.8%
2,001-2,250	8	11.8%
2,251-2,500	6	8.8%
2,501-2,750	1	1.5%
2,751-3,000	5	7.4%
Over 3,000	6	8.8%
<b>HOUSING CONFIGURATION:</b>		
<b>BASEMENT UNDER ENTIRE HOUSE</b>	<b>43</b>	<b>60.6%</b>
BASEMENT UNDER PART OF HOUSE	21	29.6%
CRAWLSPACE UNDER ENTIRE HOUSE	4	5.6%
CRAWLSPACE UNDER PART OF HOUSE	9	12.7%
SLAB	2	2.8%
MOBILE	0	0.0%
<b>DO YOU USE BASEMENT AS LIVING SPACE:</b>		
YES	24	36.9%
<b>NO</b>	<b>41</b>	<b>63.1%</b>
<b>DO YOU HEAT/COOL THE BASEMENT:</b>		
<b>YES</b>	<b>26</b>	<b>78.8%</b>
NO	7	21.1%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Continued..

ADDITIONAL HOUSING INFORMATION		
CHARACTERISTIC	NUMBER	SHARE
<b>SQUARE FOOTAGE OF HOUSE:</b>		
<b>USE ATTIC AS LIVING SPACE:</b>		
YES	18	26.1%
<b>NO</b>	<b>51</b>	<b>73.9%</b>
<b>DO YOU HEAT/COOL THE ATTIC:</b>		
<b>YES</b>	<b>16</b>	<b>55.2%</b>
NO	13	44.8%
<b>HOW WELL IS YOUR SPACE INSULATED:</b>		
WELL INSULATED	25	35.2%
<b>MODERATELY WELL INSULATED</b>	<b>32</b>	<b>45.1%</b>
POORLY INSULATED	14	19.7%
<b>HOME'S EXTERIOR MATERIAL:</b>		
<b>WOOD</b>	<b>26</b>	<b>40.0%</b>
VINYL	16	24.6%
BRICK	14	21.5%
CINDER BLOCK	7	10.8%
STONE	5	7.7%
ALUMINUM	16	24.6%
CONCRETE	2	3.1%
<b>LIVING SPACE HEATING SOURCE:</b>		
<b>GAS</b>	<b>68</b>	<b>95.8%</b>
ELECTRIC	14	19.7%
PROPANE	2	2.8%
SOLAR	1	1.4%
WOOD	2	2.8%
<b>HEATING SYSTEM:</b>		
<b>FORCED AIR</b>	<b>54</b>	<b>77.1%</b>
BASEBOARD ELECTRIC	2	2.9%
BASEBOARD WATER	9	12.9%
RADIATOR STEAM	4	5.7%
IN FLOOR RADIANT HEAT	1	1.4%
<b>COOLING SYSTEM:</b>		
<b>CENTRAL AIR</b>	<b>50</b>	<b>70.4%</b>
WINDOW/ROOM A/C	28	39.4%
FANS	49	69.0%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- Nearly one-third of respondents (30.8%) live in a home from 1,250 to 1,750 square feet.
- Less than two-thirds of respondents (60.6%) have a full basement in their home.

- Of those respondents who have a basement, 63.1% do not use it as living space.
- Of those respondents who use the basement as living space, 78.8% heat and cool the space.
- Nearly three of four respondents (73.9%) do not use the attic as living space.
- Of those respondents who do use the attic as living space, over half (55.2%) heat and cool the area.
- Nearly half (45.1%) of the survey's respondents believe their home is moderately well insulated.
- Two of five respondents live in homes made of wood.
- Nearly all respondents (95.8%) heat their homes with natural gas.
- Most respondents cool their house with a combination of central air condition, window air condition and fans.

For the following table, respondents were asked various housing economics and energy questions.

HOUSING ECONOMICS		
CHARACTERISTIC	NUMBER	SHARE
<b>HOUSING VALUE (OWNERSHIP):</b>		
LESS THAN \$50,000	0	0.0%
\$50,000-\$75,000	2	2.9%
\$75,001-\$100,000	3	4.4%
<b>\$101,001-\$150,000</b>	<b>15</b>	<b>22.1%</b>
\$150,001-\$175,000	9	13.2%
\$175,001-\$200,000	9	13.2%
\$200,001-\$225,000	7	10.3%
\$225,001-\$250,000	5	7.4%
\$250,001-\$300,000	8	11.8%
\$300,001-\$325,000	3	4.4%
\$325,001-\$350,000	1	1.5%
MORE THAN \$350,000	6	8.8%
<b>HOUSING RENT:</b>		
LESS THAN \$500	2	18.2%
\$501-\$650	1	9.1%
<b>\$651-\$800</b>	<b>4</b>	<b>36.4%</b>
\$800-\$950	0	0.0%
\$950-\$1,100	1	9.1%
MORE THAN \$1,000	3	27.3%
<b>AVERAGE MONTHLY GAS BILL:</b>	<b>\$ 110.25</b>	
<b>AVERAGE MONTHLY ELECTRIC BILL:</b>	<b>\$89.11</b>	

Source: Vogt Santer Insights Survey

Red factor/value/ranking is the highest

Highlights from the above table include:

- Over 20% of respondents believe that their home is worth between \$100,000 and \$150,000.
- Of those respondents who are not home owners, over one-third (36.4%) pay between \$651 and \$800 in rent.
- Respondents have an average monthly gas bill of \$110.25.
- Respondents have an average monthly electric bill of \$89.11.

For the following table, respondents were asked about their housing quality.

HOUSING QUALITY		
CHARACTERISTIC	NUMBER	SHARE
<b>DESCRIBE QUALITY OF YOUR HOME:</b>		
VERY POOR	1	1.4%
POOR	0	0.0%
FAIR	9	12.7%
<b>GOOD</b>	<b>38</b>	<b>53.5%</b>
EXCELLENT	23	32.4%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- Over half of respondents (53.5%) believe that the quality of their housing is “good”.

For the following table, respondents were asked various energy related questions.

ENERGY USAGE	
CHARACTERISTIC	NUMBER
<b>HOW MANY APPLIANCES IN YOUR HOME:</b>	
REFRIGERATORS	1.25
FREEZERS	0.88
TELEVISIONS	2.2
<b>COMPUTERS</b>	<b>2.09</b>
DISHWASHERS	0.86
WASHING MACHINES	1.01
DRYERS	1.01
<b>HOW MANY LIGHT FIXTURES IN YOUR HOME:</b>	
<b>CEILING LIGHTS</b>	<b>13.06</b>
TABLE LAMPS	5.06
WALL LIGHTS	2.18
FLOOR LAMPS	1.95

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- Respondents have more computers than any other appliance, averaging 2.09 per household.
- The average respondent household has 13.06 ceiling lights, more than double any other type of lighting fixture.

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most satisfied] / 9 = lowest score [least satisfied]). The results follow:

FACTORS THAT MIGHT INFLUENCE RESPONDENTS TO MOVE TO ANOTHER COMMUNITY		
FACTOR	MEDIAN SCORE	RANK
CRIME	6.07	3
<b>HIGH NOISE LEVELS</b>	<b>6.44</b>	<b>1</b>
TRASH	6.10	2
UNKEPT PROPERTIES	6.00	4
QUALITY OF SCHOOLS	5.18	7
VACANT HOUSING	5.39	6
LACK OF PARKING	5.69	5
DISTANCE FROM SHOPPING	4.80	8
<b>DISTANCE FROM PARKS</b>	<b>4.73</b>	<b>9</b>

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

**Blue factor/value/ranking is the lowest**

Highlights from the above table include:

- The factor that would be most likely to influence respondents to move to another community is high noise level.
- The factor that would be least likely to influence respondents to move to another community is distance from parks.

Points (in brackets) were awarded to each response for analysis, so that median scores could be calculated. Additionally, the median scores are ranked from highest to lowest (1 = highest score [most satisfied] / 8 = lowest score [least satisfied]). The results follow:

FACTORS RESPONDENTS MIGHT LIKE TO SEE IN A NEW NEIGHBORHOOD		
FACTOR	MEDIAN SCORE	RANK
PROXIMITY TO WORK	5.13	2
PROXIMITY TO DOWNTOWN	4.42	3
<b>WALKABILITY</b>	<b>5.32</b>	<b>1</b>
<b>PROXIMITY TO RIVER</b>	<b>3.94</b>	<b>8</b>
PROXIMITY TO PARKS	4.41	4
PROXIMITY TO SCHOOLS	4.21	7
PROXIMITY TO RESTAURANTS	4.38	5
HISTORIC NATURE OF AREA	4.31	6

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

**Blue factor/value/ranking is the lowest**

Highlights from the above table include:

- If respondents were to move to another neighborhood, walkability would be the most important characteristic in their new community.
- If respondents were to move to another neighborhood, proximity to the river would be the least important characteristic in their new community.

For the following table, respondents were asked what community they would prefer to live in should they ever move.

IF YOU WERE TO MOVE, WHAT COMMUNITY WOULD RESPONDENT LIKE TO BE IN		
CHARACTERISTIC	NUMBER	SHARE
CHANCERY HILL	4	9.3%
EVANSDALE	9	20.9%
GREENMONT	3	7.0%
JEROME PARK	1	2.3%
<b>SOUTH PARK</b>	<b>13</b>	<b>30.2%</b>
SUNCREST	8	18.6%
SUNNYSIDE	1	2.3%
WESTOVER	1	2.3%
WILES HILL	0	0.0%
WOODBURN	3	7.0%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- Nearly one-third (30.2%) of respondents indicated that if they were to move, they would chose to live in the South Park neighborhood.

For the following table, respondents were asked questions about a perspective home should they desire to move.

IF YOU WERE TO MOVE, WOULD RESPONDENTS PREFER TO OWN OR RENT		
CHARACTERISTIC	NUMBER	SHARE
<b>OWN</b>	<b>69</b>	<b>97.2%</b>
RENT	2	2.8%
IF YOU WERE TO MOVE, WHAT TYPE OF STRUCTURE WOULD RESPONDENT LIVE IN		
CHARACTERISTIC	NUMBER	SHARE
<b>SINGLE-FAMILY HOME</b>	<b>61</b>	<b>88.4%</b>
DOUBLE/DUPLEX	1	1.4%
FLAT	4	5.8%
TOWNHOME	2	2.9%
LOFT	1	1.4%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- Nearly all respondents (97.2%) indicated that if they would to move, they would like to be home owners in a single-family home (88.4%).



For the following table, respondents were asked economic questions about a perspective home should they desire to move.

HOUSING ECONOMICS IF RESPONDENTS WERE TO MOVE		
CHARACTERISTIC	NUMBER	SHARE
<b>WHAT WOULD YOU PAY:</b>		
LESS THAN \$45,000	0	0.0%
\$45,001-\$60,000	1	1.4%
\$60,001-\$75,000	0	0.0%
\$75,001-\$90,000	1	1.4%
\$90,001-\$110,000	4	5.6%
\$110,001-\$145,000	5	7.0%
\$145,001-\$160,000	11	15.5%
\$160,001-\$185,000	10	14.1%
\$185,001-\$200,000	13	18.3%
<b>MORE THAN \$200,000</b>	<b>26</b>	<b>36.6%</b>
<b>HOW MUCH WOULD YOU RENT FOR:</b>		
LESS THAN \$500	11	15.5%
\$501-\$650	9	12.7%
<b>\$651-\$800</b>	<b>17</b>	<b>23.9%</b>
\$800-\$950	10	14.1%
\$950-\$1,100	9	12.7%
MORE THAN \$1,000	15	21.1%

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

Highlights from the above table include:

- If respondents were to move and purchase a home, over one-third (36.6%) would be willing to pay \$200,000 or more for the house.
- If respondents were to move and rent a space, nearly one-quarter (23.9%) would be willing to pay between \$650 and \$800 a month in rent.

Respondents were asked to rank each item on individually on a scale of 1-10, with 10 being the highest value.

PREFERRED TYPE OF RESIDENCE IF RESPONENTS WERE TO MOVE		
HOUSING TYPE	RATING AVERAGE	RANK
<b>DETACHED SINGLE-FAMILY HOME</b>	<b>9.21</b>	<b>1</b>
ATTACHED CONDOMINIUM IN A MULTI-FAMILY BUILDING	4.55	4
DUPLEX/DOUBLE	5.24	2
TOWNHOME/ROW HOUSE	4.68	3
<b>FLAT</b>	<b>3.56</b>	<b>6</b>
LOFT	4.54	5

Source: Vogt Santer Insights Survey

**Red factor/value/ranking is the highest**

**Blue factor/value/ranking is the lowest**

Highlights from the above table include:

- If respondents were to move, moving to a single-family home received the highest rating (9.21) on a scale of 1 to 10.
- If respondents were to move, moving to a flat received the lowest rating (3.56) on a scale of 1 to 10.

Respondents were asked to rank each item on individually on a scale of 1-10, with 10 being the highest value.

PREFERRED AMMENITIES IF RESPONENTS WERE TO MOVE		
HOUSING TYPE	RATING AVERAGE	RANK
RANGE	8.58	4
REFRIDGERATOR	8.58	4
DISHWASHER	8	9
GARBAGE DISPOSAL	6.27	16
MICROWAVE	7.06	14
<b>IN UNIT LAUNDRY WITH WASHER/DRYER</b>	<b>8.75</b>	<b>1</b>
COMMON LAUNDRY	5.97	17
PATIO/BALCONY	7.97	10
HARDWOOD FLOORS	7.63	11
<b>CENTRAL AIR CONDITIONING</b>	<b>8.73</b>	<b>2</b>
STORAGE	8.48	6
ALARM SYSTEM	5.54	18
ENERGY EFFICIENT SYSTEMS	8.41	7
<b>OFF STREET PARKING</b>	<b>8.68</b>	<b>3</b>
COVERED PARKING	7.18	13
HISTORIC STRUCTURE	6.28	15
GREEN SPACE	8.15	8
MODERN STRUCTURE	5.52	19
<b>ON-SITE MANAGEMENT</b>	<b>5.04</b>	<b>21</b>
<b>OUTDOOR COMMON AREA</b>	<b>5.42</b>	<b>20</b>
<b>INDOOR COMMON AREA</b>	<b>4.18</b>	<b>22</b>
PET FRIENDLY	7.44	12

Source: Vogt Santer Insights Survey

**Red factors/values/rankings are three highest (bolded is highest)**

**Blue factors/values/rankings are three lowest (bolded is lowest)**

Highlights from the above table include:


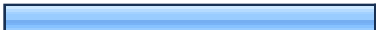

- If respondents were to move, the three most important amenities in a new home would be in-unit laundry, central air conditioning and off street parking.
- If respondents were to move, the three least important amenities in a new home would be any type of common area or on-site management/assistance.

### Margin of Error










The information expressed in this section of the study was collected through an online survey of two separate populations; students at West Virginia University and the rest of the public living in Greater Morgantown. West Virginia University has a 2010 full-time and part-time student population of 29,306 and 733 students replied to the survey, which gives that survey a 3.6% margin of error. Greater Morgantown has a non-student population of 49,337 and only 72 people replied, giving this survey an 11.5% margin of error.

It should be noted that there are many ways to compute the margin of error for the survey of a population of people. The most common is to compute the error rate with a 95% confidence interval, which is what was done for these two surveys. A 95% confidence interval means that the margin of error will be accurate 95% of the time. This is the methodology favored by Gallup, Rasmussen and other polling companies.



**1. 1. Indicate your gender:**

		Response Percent	Response Count
Male		44.0%	321
<b>Female</b>		<b>55.8%</b>	<b>407</b>
Transgender		0.3%	2
<b>answered question</b>			<b>730</b>
<b>skipped question</b>			<b>3</b>






**2. 2. Indicate your age:**

		Response Percent	Response Count
Under 18		0.3%	2
18		11.2%	82
<b>19</b>		<b>31.5%</b>	<b>230</b>
20		14.4%	105
21		11.9%	87
22		7.3%	53
23		5.8%	42
24		4.2%	31
25+		13.4%	98
<b>answered question</b>			<b>730</b>
<b>skipped question</b>			<b>3</b>

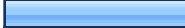





### 3. 3. Indicate your place of birth:

		Response Percent	Response Count
USA		93.8%	676
Outside of USA		6.2%	45
<b>answered question</b>			<b>721</b>
<b>skipped question</b>			<b>12</b>



### 4. 4. Indicate your marital status:

		Response Percent	Response Count
Single		89.1%	648
Single with Life Partner		2.6%	19
Married		6.7%	49
Divorced		1.1%	8
Widowed		0.4%	3
<b>answered question</b>			<b>727</b>
<b>skipped question</b>			<b>6</b>

### 5. 5. Indicate your current class rank:

		Response Percent	Response Count
Rank 1A (less than 45 credit hours – attended high school last year)		27.1%	197
Rank 1B (less than 45 credit hours – did not attend high school last year)		4.8%	35
Rank 2 (45 to 89 credit hours)		23.0%	167
Rank 3 (90 to 134 credit hours)		17.1%	124
Rank 4 (135 to 179 credit hours)		9.8%	71
Graduate/Professional Student		18.2%	132
<b>answered question</b>			<b>726</b>
<b>skipped question</b>			<b>7</b>

### 6. 6. Indicate your current enrollment status:

		Response Percent	Response Count
Full-time (undergraduate: 12 or more hours / graduate: 10 or more hours)		97.0%	700
Part-time (undergraduate: less than 12 hours / graduate: less than 10 hours)		3.0%	22
<b>answered question</b>			<b>722</b>
<b>skipped question</b>			<b>11</b>

### 7. 7A. Enter your Cumulative Grade Point Average as of the end of the Fall Semester 2010

	Response Count
	702
answered question	702
skipped question	31







### 8. 7B. Enter your Grade Point Average for just the Fall Semester 2010:

	Response Count
	692
answered question	692
skipped question	41




### 9. 8. Indicate your current employment status:

		Response Percent	Response Count
I work _____ hours each week on average (if selected, enter number of hours)	<input type="text"/>	45.3%	326
I am not working by choice.	<input type="text"/>	33.5%	241
I am not working, but looking.	<input type="text"/>	21.3%	153
Numer of hours worked (enter as decimal, ie. 20.00)			359
		answered question	720
		skipped question	13

**10. 9. Indicate with whom you are currently living (select all that apply):**




		Response Percent	Response Count
Alone		17.2%	125
<b>Roommate(s)</b>		<b>67.2%</b>	<b>488</b>
Life partner		2.5%	18
Spouse		6.6%	48
Children		3.2%	23
Parents/relatives/guardian		9.8%	71
<b>answered question</b>			<b>726</b>
<b>skipped question</b>			<b>7</b>

**11. 10. Select the statement that best describes your current living arrangement (select only one):**




		Response Percent	Response Count
I live in University housing (includes residence halls, scholars houses, or apartments)		39.7%	288
<b>I live in off-campus housing (excludes living with parents/relatives/guardian and University housing; includes fraternity/sorority/boarding/rooming houses)</b>		<b>54.9%</b>	<b>398</b>
I live with my parents/relatives/guardian		5.4%	39
<b>answered question</b>			<b>725</b>
<b>skipped question</b>			<b>8</b>



**12. 11. Indicate the type of University housing property in which you currently live:**

		Response Percent	Response Count
Residence hall		86.7%	156
Scholars house		1.1%	2
Apartment		12.2%	22
<b>answered question</b>			<b>180</b>
<b>skipped question</b>			<b>553</b>

**13. 12. Enter the zip code of your previous residence and indicate its general type:**

		Response Percent	Response Count
University housing		69.7%	124
Off-campus housing (includes fraternity/sorority/boarding/rooming houses)		1.1%	2
Lived with parents/relatives/guardian		29.2%	52
Zip Code			160
<b>answered question</b>			<b>178</b>
<b>skipped question</b>			<b>555</b>

**14. 13. Indicate how long you have lived in your current University housing assignment:**

		Response Percent	Response Count
Less than 6 months		9.5%	17
<b>6 months to less than 1 year</b>		<b>74.9%</b>	<b>134</b>
1 year, but less than 2 years		10.6%	19
2 years, but than 3 years		2.2%	4
3 years, but less than 4 years		1.7%	3
4 years, but less than 5 years		0.0%	0
5 years or more		1.1%	2
<b>answered question</b>			<b>179</b>
<b>skipped question</b>			<b>554</b>




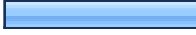



**15. 14. Indicate the total amount of time you have lived in University housing:**

		Response Percent	Response Count
Less than 6 months		4.5%	8
<b>6 months to less than 1 year</b>		<b>65.4%</b>	<b>117</b>
1 year, but less than 2 years		15.1%	27
2 years, but than 3 years		8.4%	15
3 years, but less than 4 years		3.9%	7
4 years, but less than 5 years		0.6%	1
5 years or more		2.2%	4
<b>answered question</b>			<b>179</b>
<b>skipped question</b>			<b>554</b>



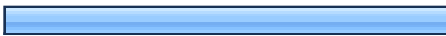
**16. 15. Indicate how much longer you plan to live in University housing:**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Less than 6 months</b>		<b>62.4%</b>	<b>111</b>
6 months to less than 1 year		6.7%	12
1 year, but less than 2 years		14.6%	26
2 years, but than 3 years		7.3%	13
3 years, but less than 4 years		3.9%	7
4 years, but less than 5 years		3.4%	6
5 years or more		1.7%	3
		<b>answered question</b>	<b>178</b>
		<b>skipped question</b>	<b>555</b>

**17. 16. Indicate the total number of people living in your currently assigned residential unit/suite (include yourself):**

		Response Percent	Response Count
1		20.2%	36
2		39.9%	71
3		7.9%	14
4		28.7%	51
5		0.6%	1
6		1.1%	2
7		0.0%	0
8		0.0%	0
9		0.0%	0
10+		1.7%	3
		<b>answered question</b>	<b>178</b>
		<b>skipped question</b>	<b>555</b>

**18. 17. Indicate your current bedroom arrangement:**

		Response Percent	Response Count
Private (only I use it)		30.5%	54
Do not sleep in a bedroom		2.8%	5
<b>Shared (other non-related people use it)</b>		<b>66.7%</b>	<b>118</b>

If you answered "shared", enter the number of other people using it:

113



**answered question**

**177**

**skipped question**

**556**

**19. 18. Indicate your current bathroom arrangement:**

		Response Percent	Response Count
Private (only I use it)		11.3%	20
<b>Shared (other non-related people use it)</b>		<b>88.7%</b>	<b>157</b>

If you answered "shared", enter the number of other people using it:

151

















**answered question**

**177**

**skipped question**

**556**















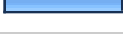
**20. 19.A Indicate which features are provided in your current residence. Amenities provided**

		Response Percent	Response Count
Dishwasher		11.3%	20
Microwave oven		28.8%	51
Disposal		12.4%	22
Ceiling fan		5.6%	10
Washer/Dryer connections		14.1%	25
Washer/Dryer machines		48.6%	86
Security system		15.3%	27
Window coverings		59.9%	106
Private bedroom		22.6%	40
Private bathroom		21.5%	38
Central air conditioning		57.6%	102
Walk-in closets		18.6%	33
Individual temp control		27.1%	48
<b>Internet service</b>		<b>94.9%</b>	<b>168</b>
Cable TV service		90.4%	160
Furnishings		87.6%	155
		<b>answered question</b>	<b>177</b>
		<b>skipped question</b>	<b>556</b>

**21. 19.B Indicate how important all of the features would be, if you were seeking new housing: Amenity Importance**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Dishwasher	27.4% (48)	20.0% (35)	<b>29.7% (52)</b>	22.9% (40)	2.48	175
Microwave oven	<b>42.0% (73)</b>	27.0% (47)	14.9% (26)	16.1% (28)	2.05	174
Disposal	28.2% (50)	16.4% (29)	24.3% (43)	<b>31.1% (55)</b>	2.58	177
Ceiling Fan	23.7% (41)	19.1% (33)	<b>33.5% (58)</b>	23.7% (41)	2.57	173
Washer/Dryer connections	<b>47.4% (83)</b>	24.0% (42)	10.3% (18)	18.3% (32)	1.99	175
Washer/Dryer machines	<b>57.4% (101)</b>	27.8% (49)	9.7% (17)	5.1% (9)	1.63	176
Security system	<b>39.5% (70)</b>	22.6% (40)	27.1% (48)	10.7% (19)	2.09	177
Window coverings	25.0% (44)	26.1% (46)	<b>28.4% (50)</b>	20.5% (36)	2.44	176
Private bedroom	<b>56.3% (99)</b>	26.1% (46)	12.5% (22)	5.1% (9)	1.66	176
Private bathroom	<b>47.7% (83)</b>	27.0% (47)	19.5% (34)	5.7% (10)	1.83	174
Central air conditioning	<b>57.4% (101)</b>	26.1% (46)	10.8% (19)	5.7% (10)	1.65	176
Walk-in closets	23.3% (41)	21.0% (37)	<b>34.1% (60)</b>	21.6% (38)	2.54	176
Individual temp control	<b>39.2% (69)</b>	30.7% (54)	22.2% (39)	8.0% (14)	1.99	176
Internet services	<b>80.8% (143)</b>	12.4% (22)	3.4% (6)	3.4% (6)	1.29	177
Cable TV service	<b>63.6% (112)</b>	18.2% (32)	10.2% (18)	8.0% (14)	1.63	176
Furnishings	<b>52.5% (93)</b>	25.4% (45)	15.3% (27)	6.8% (12)	1.76	177
<b>answered question</b>						<b>178</b>
<b>skipped question</b>						<b>555</b>

**22. 20.A Indicate which features are provided at or with your current residence. Check all that apply. Features provided**




















		Response Percent	Response Count
Visitor parking		29.5%	51
Assigned parking		34.7%	60
Covered parking		8.1%	14
Secured parking		8.1%	14
<b>Laundry facilities</b>		<b>91.9%</b>	<b>159</b>
Pool/whirlpool		10.4%	18
Fitness center		49.1%	85
Community/game room		42.8%	74
Secured building entries		67.6%	117
On-site management		58.4%	101
Meeting space		64.2%	111
Personal study areas		63.6%	110
Computer lab		25.4%	44
Sports court/ outdoor rec area		22.0%	38
Balcony/patio/deck/porch		17.3%	30
<b>answered question</b>			<b>173</b>
<b>skipped question</b>			<b>560</b>



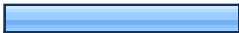




**23. 20.B Indicate how important all of the features would be, if you were seeking new housing:**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Visitor parking	<b>42.9% (75)</b>	30.3% (53)	20.6% (36)	6.3% (11)	1.90	175
Assigned parking	<b>47.7% (82)</b>	26.7% (46)	12.8% (22)	12.8% (22)	1.91	172
Covered parking	19.3% (33)	19.9% (34)	<b>31.0% (53)</b>	29.8% (51)	2.71	171
Secured parking	<b>42.0% (73)</b>	25.9% (45)	19.5% (34)	12.6% (22)	2.03	174
Laundry facilities	<b>69.3% (122)</b>	19.3% (34)	7.4% (13)	4.0% (7)	1.46	176
Pool/whirlpool	17.3% (30)	16.8% (29)	30.1% (52)	<b>35.8% (62)</b>	2.84	173
Fitness center	<b>31.4% (55)</b>	26.3% (46)	26.3% (46)	16.0% (28)	2.27	175
Community/game room	18.5% (32)	17.9% (31)	<b>35.3% (61)</b>	28.3% (49)	2.73	173
Secured building entries	<b>51.4% (90)</b>	27.4% (48)	15.4% (27)	5.7% (10)	1.75	175
On-site management	<b>43.9% (76)</b>	30.1% (52)	18.5% (32)	7.5% (13)	1.90	173
Meeting space	22.4% (39)	21.8% (38)	<b>33.9% (59)</b>	21.8% (38)	2.55	174
Personal study areas	<b>35.6% (62)</b>	23.6% (41)	24.1% (42)	16.7% (29)	2.22	174
Computer lab	21.3% (37)	19.5% (34)	<b>31.6% (55)</b>	27.6% (48)	2.66	174
Sports court/ outdoor rec area	26.6% (46)	20.8% (36)	<b>28.9% (50)</b>	23.7% (41)	2.50	173
Balcony/patio/deck/porch	<b>29.5% (51)</b>	24.3% (42)	24.9% (43)	21.4% (37)	2.38	173
<b>answered question</b>						<b>177</b>
<b>skipped question</b>						<b>556</b>

**24. 21. Indicate the quarterly housing cost (amount paid to WVU) for your current residence (note: exclude food and non-housing fees, if possible):**

		Response Percent	Response Count
No Charge		5.7%	10
Under \$200		0.0%	0
\$200 to \$299		1.1%	2
\$300 to \$399		0.6%	1
\$400 to \$499		3.4%	6
\$500 to \$599		2.3%	4
\$600 to \$699		2.3%	4
\$700 to \$799		1.1%	2
\$800 to \$899		0.6%	1
\$900 to \$999		2.3%	4
\$1,000 to \$1,249		4.5%	8
<b>\$1,250 to \$1,749</b>		<b>20.5%</b>	<b>36</b>
\$1,750 to \$1,999		5.7%	10
\$2,000 to \$2,249		10.2%	18
\$2,250 to \$2,499		5.1%	9
\$2,500 to \$2,749		5.1%	9
\$2,750 to \$2,999		4.0%	7
\$3,000 to \$3,249		3.4%	6
\$3,250 to \$3,499		1.7%	3
<b>\$3,500+</b>		<b>20.5%</b>	<b>36</b>
<b>answered question</b>			<b>176</b>
<b>skipped question</b>			<b>557</b>

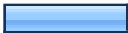














**25. 22. Indicate the primary source of money for paying your housing costs (rent and utilities only):**

		Response Percent	Response Count
My own wages, income or savings		10.3%	18
Family (spouse-life partners- parents-relatives-guardian)		35.1%	61
<b>Financial aid/loans (private- university-government)</b>		<b>37.4%</b>	<b>65</b>
Scholarships (academic-athletic)		15.5%	27
Grants		0.6%	1
None of the above (I have no housing costs)		1.1%	2
		<b>answered question</b>	<b>174</b>
		<b>skipped question</b>	<b>559</b>

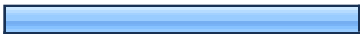

**26. 23. Indicate how satisfied you are with each of the following aspects of your current residence:**

	<b>Extremely Satisfied</b>	<b>Very Satisfied</b>	<b>Somewhat Satisfied</b>	<b>Not at All Satisfied</b>	<b>Rating Average</b>	<b>Response Count</b>
Interior condition	18.0% (32)	28.1% (50)	<b>37.1% (66)</b>	16.9% (30)	2.53	178
Exterior condition	22.5% (40)	31.5% (56)	<b>32.6% (58)</b>	13.5% (24)	2.37	178
Amount of living space	13.5% (24)	25.3% (45)	<b>32.6% (58)</b>	28.7% (51)	2.76	178
Neighborhood	24.4% (43)	30.1% (53)	<b>32.4% (57)</b>	13.1% (23)	2.34	176
Proximity to campus	<b>46.1% (82)</b>	31.5% (56)	12.4% (22)	10.1% (18)	1.87	178
Proximity to work	<b>32.9% (56)</b>	30.0% (51)	17.1% (29)	20.0% (34)	2.24	170
Features	17.5% (31)	26.6% (47)	<b>33.9% (60)</b>	22.0% (39)	2.60	177
Cost	12.5% (22)	19.9% (35)	27.3% (48)	<b>40.3% (71)</b>	2.95	176
Parking	9.1% (16)	9.7% (17)	22.2% (39)	<b>59.1% (104)</b>	3.31	176
Landlord/property manager	23.0% (40)	20.7% (36)	<b>29.9% (52)</b>	26.4% (46)	2.60	174
Studying environment	18.2% (32)	<b>27.8% (49)</b>	27.3% (48)	26.7% (47)	2.63	176
Security/safety	29.4% (52)	<b>32.2% (57)</b>	20.9% (37)	17.5% (31)	2.27	177
Noise level	19.8% (35)	29.4% (52)	18.6% (33)	<b>32.2% (57)</b>	2.63	177
Roommates	<b>38.3% (67)</b>	23.4% (41)	16.0% (28)	22.3% (39)	2.22	175
Heating/cooling comfort	19.8% (35)	23.2% (41)	28.2% (50)	<b>28.8% (51)</b>	2.66	177
Privacy	21.6% (38)	26.7% (47)	21.6% (38)	<b>30.1% (53)</b>	2.60	176
Overall quality	18.8% (33)	<b>28.4% (50)</b>	27.8% (49)	25.0% (44)	2.59	176
<b>answered question</b>						<b>178</b>
<b>skipped question</b>						<b>555</b>







**27. 24. If you are not a first year student, indicate why you continue to live on-campus (select up to 3):**

		Response Percent	Response Count
I am a Resident Advisor		18.3%	13
<b>It is more convenient to campus resources/activities</b>		<b>53.5%</b>	<b>38</b>
I do not have a car		22.5%	16
It is more economical		15.5%	11
My friends live here		19.7%	14
It is conducive to studying		5.6%	4
There is more to do		4.2%	3
Food service is available		25.4%	18
My scholarship(s) requires it		7.0%	5
My parents/guardian require it		14.1%	10
I can select my roommate		5.6%	4
I can get a single room		15.5%	11
The sense of community		9.9%	7
It is closer to my job		8.5%	6
Greater privacy		2.8%	2
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>662</b>







**28. 25. Indicate whether you would recommend your current living arrangement to a friend:**

		Response Percent	Response Count
Yes		53.4%	94
No		46.6%	82
<b>answered question</b>			<b>176</b>
<b>skipped question</b>			<b>557</b>






**29. 26. Indicate your primary means of local transportation:**

		Response Percent	Response Count
My own car		14.1%	25
Scooter/motorcycle		0.0%	0
<b>Walk</b>		<b>46.3%</b>	<b>82</b>
Rollerblades		0.6%	1
Bicycle		0.6%	1
Ride with others		1.7%	3
PRT		36.7%	65
Taxi		0.0%	0
<b>answered question</b>			<b>177</b>
<b>skipped question</b>			<b>556</b>

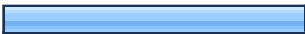









**30. If you own a car, ride a motorcycle/scooter, or ride with others, indicate the parking arrangement at your current residence:**

		Response Percent	Response Count
Private off-street space (lot/driveway/off alley)		17.8%	24
Private garage/carport		2.2%	3
Public parking lot/garage		5.9%	8
Public street or alley		3.0%	4
WVU parking facility		23.7%	32
<b>None</b>		<b>47.4%</b>	<b>64</b>
<b>answered question</b>			<b>135</b>
<b>skipped question</b>			<b>598</b>

**31. 27. Indicate the degree to which your current living arrangement impacts your academic performance:**












		Response Percent	Response Count
Positively impacts it greatly		11.2%	20
<b>Positively impacts it some</b>		<b>28.1%</b>	<b>50</b>
Has no impact on it		27.0%	48
Negatively impacts it some		20.2%	36
Negatively impacts it greatly		13.5%	24
<b>answered question</b>			<b>178</b>
<b>skipped question</b>			<b>555</b>

**32. If you answered “positively” above, indicate which aspects of your current living arrangement contribute most to good academic performance (select up to 3):**

		Response Percent	Response Count
Quiet/private surroundings		45.0%	36
<b>Close to campus/library/academic resources</b>		<b>57.5%</b>	<b>46</b>
Good Internet service		37.5%	30
Living with people who understand/support my studying		31.3%	25
Food service		18.8%	15
Clean/well-maintained living conditions		15.0%	12
Safe environment		22.5%	18
No roommates		16.3%	13
Study partners around		15.0%	12
Academic help available		16.3%	13
<b>answered question</b>			<b>80</b>
<b>skipped question</b>			<b>653</b>







**33. If you answered “negatively” above, indicate which aspects of your current living arrangement contribute most to poor academic performance (select up to 3):**

		Response Percent	Response Count
Noisy/disruptive surroundings		68.4%	54
Far from campus/library/academic resources		22.8%	18
No/poor Internet service		26.6%	21
Living with people who do not understand/support my studying		24.1%	19
No food service (must take time to cook)		13.9%	11
Dirty/poorly-maintained living conditions		30.4%	24
Unsafe environment		5.1%	4
Too many people living with me/shared bedroom		21.5%	17
No study partners around		10.1%	8
Difficult to find academic help		5.1%	4
Too many distractions/parties		31.6%	25
<b>answered question</b>			<b>79</b>
<b>skipped question</b>			<b>654</b>





**34. 28. In your opinion, indicate how the following living arrangements impact academic performance:**

	Positively Impacts	No Impact	Negatively Impacts	Response Count
University housing	<b>41.1% (72)</b>	31.4% (55)	27.4% (48)	175
Off-campus housing	33.1% (57)	<b>50.0% (86)</b>	16.9% (29)	172
Living with parents/relatives/guardian	40.9% (70)	<b>42.7% (73)</b>	16.4% (28)	171
<b>answered question</b>				<b>175</b>
<b>skipped question</b>				<b>558</b>





**35. 29. If the University implemented a program of “affiliated” off-campus housing (privately owned, but operated within University standards), indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		23.7%	41
Very		23.7%	41
Somewhat		23.1%	40
<b>Not at all</b>		<b>29.5%</b>	<b>51</b>
<b>answered question</b>			<b>173</b>
<b>skipped question</b>			<b>560</b>

**36. 30. Indicate how willing you would be to pay more for housing if the overall quality of your living arrangement improved:**

		Response Percent	Response Count
Extremely		8.5%	15
Very		26.7%	47
<b>Somewhat</b>		<b>38.6%</b>	<b>68</b>
Not at All		26.1%	46
<b>answered question</b>			<b>176</b>
<b>skipped question</b>			<b>557</b>







**37. 31. If there was off-campus housing that catered to a particular type of student (cultural group/law school/med school/business school) and you were that type of student, indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		18.2%	32
Very		26.7%	47
<b>Somewhat</b>		<b>31.3%</b>	<b>55</b>
Not at all		23.9%	42
<b>answered question</b>			<b>176</b>
<b>skipped question</b>			<b>557</b>







**38. 32. If you intend to leave your current residence after this academic quarter and you will remain a WVU student, indicate where you would like to live:**

		Response Percent	Response Count
Chancery Hill		0.6%	1
<b>Evansdale</b>		<b>20.5%</b>	<b>35</b>
Greenmont		0.0%	0
Jerome Park		0.0%	0
South Park		5.3%	9
Sunnyside		14.6%	25
Westover		1.8%	3
Wiles Hill		0.6%	1
Woodburn		2.3%	4
Farther away from campus than any of the above		14.6%	25
On-campus		18.7%	32
With parents/relatives/guardian		1.2%	2
Does not apply to my situation		19.9%	34
<b>answered question</b>			<b>171</b>
<b>skipped question</b>			<b>562</b>




**39. 43. If you intend to leave your current residence after this academic quarter and you will remain a WVU student, indicate in what type of housing you would like to live:**

		Response Percent	Response Count
University housing		14.6%	25
Off-campus housing that I own		3.5%	6
<b>Off-campus housing that I rent</b>		<b>65.5%</b>	<b>112</b>
Fraternity/sorority house		2.9%	5
Boarding/rooming house		0.6%	1
Housing owned by my family		0.0%	0
Does not apply to my situation		12.9%	22
		<b>answered question</b>	<b>171</b>
		<b>skipped question</b>	<b>562</b>





**40. 11. Enter the address of your current residence while attending WVU:**

		Response Percent	Response Count
Street Number:		87.6%	176
Street Name:		77.6%	156
Unit Number (if applicable):		38.8%	78
City:		97.5%	196
State:		97.0%	195
Zip Code:		98.5%	198
		answered question	201
		skipped question	532



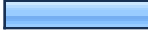
**41. 12. Enter the zip code of your previous residence and indicate its general type:**

		Response Percent	Response Count
University housing		24.0%	52
Off-campus housing (includes fraternity/sorority/boarding/rooming houses)		61.3%	133
Lived with parents/relatives/guardian		14.7%	32
		Zip Code	206
		answered question	217
		skipped question	516

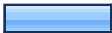








**42. 13. Indicate how many housing choices you had within your price range when you pursued your current residence:**

		Response Percent	Response Count
Many		33.2%	73
Some		39.1%	86
Few		24.5%	54
None		3.2%	7
<b>answered question</b>			<b>220</b>
<b>skipped question</b>			<b>513</b>

**43. 14. Indicate how your current residence compares with your prior residence:**

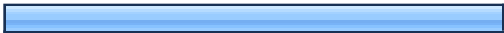






		Response Percent	Response Count
Better		49.8%	109
Worse		28.8%	63
Same		21.5%	47
<b>answered question</b>			<b>219</b>
<b>skipped question</b>			<b>514</b>

**44. 15. Indicate the total number of people living in your current residential unit (include yourself):**

		Response Percent	Response Count
1		15.8%	35
2		33.5%	74
3		20.8%	46
4		19.9%	44
5		3.6%	8
6		0.5%	1
7		0.5%	1
8		0.5%	1
9		0.0%	0
10+		5.0%	11
		<b>answered question</b>	<b>221</b>
		<b>skipped question</b>	<b>512</b>



**45. 16. Indicate the number of people living in your current residential unit who do not attend WVU:**

		Response Percent	Response Count
0		75.0%	165
1		13.6%	30
2		3.2%	7
3		4.5%	10
4		1.8%	4
5		0.0%	0
6		0.9%	2
7		0.0%	0
8		0.0%	0
9		0.0%	0
10+		0.9%	2
		<b>answered question</b>	<b>220</b>
		<b>skipped question</b>	<b>513</b>

**46. 17. Indicate how important each of the following factors was in your decision to move to your current residence:**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Proximity to campus	<b>45.0% (99)</b>	32.7% (72)	18.6% (41)	3.6% (8)	1.81	220
Proximity to work	15.3% (33)	28.2% (61)	24.5% (53)	<b>31.9% (69)</b>	2.73	216
Favorable housing cost	<b>60.9% (134)</b>	31.4% (69)	5.5% (12)	2.3% (5)	1.49	220
Meet people	3.2% (7)	10.1% (22)	37.6% (82)	<b>49.1% (107)</b>	3.33	218
Personal safety/building security	32.3% (71)	<b>38.6% (85)</b>	23.6% (52)	5.5% (12)	2.02	220
High level of activity/things to do	5.9% (13)	17.3% (38)	<b>41.4% (91)</b>	35.5% (78)	3.06	220
Convenience to retail services	6.0% (13)	26.6% (58)	<b>44.5% (97)</b>	22.9% (50)	2.84	218
Pedestrian-friendly streetscapes	13.6% (30)	26.4% (58)	<b>36.4% (80)</b>	23.6% (52)	2.70	220
Good study environment	27.3% (60)	<b>33.6% (74)</b>	27.3% (60)	11.8% (26)	2.24	220
Social diversity	2.3% (5)	12.3% (27)	34.7% (76)	<b>50.7% (111)</b>	3.34	219
Friends lived here	8.2% (18)	14.2% (31)	34.2% (75)	<b>43.4% (95)</b>	3.13	219
Affiliated with student organization	1.8% (4)	2.7% (6)	15.0% (33)	<b>80.5% (177)</b>	3.74	220
Pets allowed	18.6% (41)	8.6% (19)	19.1% (42)	<b>53.6% (118)</b>	3.08	220
Weelchair accesible	0.9% (2)	2.3% (5)	5.9% (13)	<b>90.9% (200)</b>	3.87	220
<b>answered question</b>						<b>220</b>
<b>skipped question</b>						<b>513</b>

**47. 18. Indicate how long you have lived in your current residence:**

		Response Percent	Response Count
Less than 6 months		17.0%	37
<b>6 months to less than 1 year</b>		<b>38.1%</b>	<b>83</b>
1 year, but less than 2 years		22.0%	48
2 years, but than 3 years		13.8%	30
3 years, but less than 4 years		3.2%	7
4 years, but less than 5 years		2.3%	5
5 years or more		3.7%	8
<b>answered question</b>			<b>218</b>
<b>skipped question</b>			<b>515</b>

**48. 19. Indicate how much longer you plan to live in your current residence:**

		Response Percent	Response Count
<b>Less than 6 months</b>		<b>49.1%</b>	<b>108</b>
6 months to less than 1 year		5.9%	13
1 more year		22.3%	49
2 more years		11.4%	25
3 more years		8.2%	18
4 more years		0.5%	1
5 or more years		2.7%	6
<b>answered question</b>			<b>220</b>
<b>skipped question</b>			<b>513</b>








**49. 20. Indicate the original length of the agreement/lease for your current residence:**

		Response Percent	Response Count
No agreement/lease		5.5%	12
Month to month		2.3%	5
Academic quarter (3 months)		0.5%	1
6 months		2.7%	6
Academic year (9 to 10 months)		8.2%	18
<b>12 months</b>		<b>78.2%</b>	<b>172</b>
I do not rent or pay for housing		2.7%	6
<b>answered question</b>			<b>220</b>
<b>skipped question</b>			<b>513</b>

**50. 21. Indicate which best describes your current living arrangement:**

		Response Percent	Response Count
Own my residence		5.0%	11
<b>Rent my residence (includes fraternity/sorority/rooming/boarding houses)</b>		<b>90.0%</b>	<b>198</b>
Live in a residence owned by my family (but they do not live with me)		2.7%	6
None of the above		2.3%	5
<b>answered question</b>			<b>220</b>
<b>skipped question</b>			<b>513</b>

**51. 22. Indicate the type of housing property in which you are currently living:**

		Response Percent	Response Count
Single-family house or its accessory building		18.6%	41
Duplex (2 units) or triplex (3 units)		19.1%	42
Fraternity/sorority house		0.5%	1
Boarding/rooming house		0.5%	1
<b>Housing complex with 4 to 24 units</b>		<b>27.7%</b>	<b>61</b>
Housing complex with 25 to 49 units		9.1%	20
Housing complex with 50 or more units		24.5%	54
		<b>answered question</b>	<b>220</b>
		<b>skipped question</b>	<b>513</b>

**52. 23. Indicate the total number of bedrooms and bathrooms in your current residential unit (including tub; just sink and toilet):**




**Number of bedroom(s)**

	0	1	2	3	4	5	6
Current housing configuration	0.9% (2)	15.3% (33)	<b>35.6% (77)</b>	25.5% (55)	19.4% (42)	1.4% (3)	0.0% (0)

**Number of Baths**

	0	1.5	2	2.5	3	3.5	4
Current housing configuration	2.8% (6)	<b>48.4% (103)</b>	22.5% (48)	5.6% (12)	8.0% (17)	1.4% (3)	8.0% (17)

**53. 24. Indicate your current bedroom arrangement:**

		Response Percent	Response Count
Private (only I use it)		90.0%	197
Do not sleep in a bedroom		1.4%	3
Shared (other non-related people use it)		8.7%	19

If you answered "shared", enter the number of other people using it:

19



**answered question**

**219**

**skipped question**

**514**



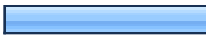
**54. 25. Indicate your current bathroom arrangement:**

		Response Percent	Response Count
Private (only I use it)		54.8%	119
Shared (other non-related people use it)		45.2%	98

If you answered "shared", enter the number of other people using it: 79












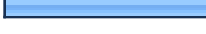


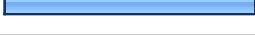

answered question	217
skipped question	516

**55. 26. Indicate the level of furnishings by the landlord in your current residence:**

		Response Percent	Response Count
Unfurnished		51.4%	111
Partly furnished		18.5%	40
Fully furnished		30.1%	65

answered question	216
skipped question	517

**56. 27.A Indicate which features are provided in your current residence. Amenities provided**















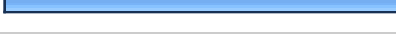
		Response Percent	Response Count
Dishwasher		74.2%	161
Microwave oven		54.8%	119
Disposal		57.6%	125
Ceiling fan		44.7%	97
Washer/Dryer connections		53.0%	115
Washer/Dryer machines		72.4%	157
Security system		12.4%	27
Window coverings		48.4%	105
<b>Private bedroom</b>		<b>87.1%</b>	<b>189</b>
Private bathroom		59.4%	129
Central air conditioning		71.0%	154
Walk-in closets		30.4%	66
Individual temp control		35.5%	77
Internet service		40.1%	87
Cable TV service		37.3%	81
Furnishings		45.6%	99
<b>answered question</b>			<b>217</b>
<b>skipped question</b>			<b>516</b>



**57. 27.B Indicate how important all of the features would be, if you were seeking new housing: Amenity Importance**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Dishwasher	<b>35.8% (78)</b>	26.6% (58)	23.4% (51)	14.2% (31)	2.16	218
Microwave oven	24.3% (53)	20.6% (45)	25.2% (55)	<b>29.8% (65)</b>	2.61	218
Disposal	19.3% (42)	17.4% (38)	<b>33.0% (72)</b>	30.3% (66)	2.74	218
Ceiling Fan	12.5% (27)	22.7% (49)	<b>35.2% (76)</b>	29.6% (64)	2.82	216
Washer/Dryer connections	<b>50.9% (109)</b>	21.5% (46)	15.0% (32)	12.6% (27)	1.89	214
Washer/Dryer machines	<b>60.4% (131)</b>	25.8% (56)	7.8% (17)	6.0% (13)	1.59	217
Security system	11.9% (26)	20.2% (44)	<b>43.6% (95)</b>	24.3% (53)	2.80	218
Window coverings	9.3% (20)	28.7% (62)	<b>35.2% (76)</b>	26.9% (58)	2.80	216
Private bedroom	<b>78.0% (170)</b>	16.5% (36)	4.6% (10)	0.9% (2)	1.28	218
Private bathroom	<b>45.0% (98)</b>	26.1% (57)	21.1% (46)	7.8% (17)	1.92	218
Central air conditioning	<b>47.0% (102)</b>	35.5% (77)	13.8% (30)	3.7% (8)	1.74	217
Walk-in closets	13.5% (29)	18.6% (40)	<b>41.4% (89)</b>	26.5% (57)	2.81	215
Individual temp control	22.0% (48)	28.9% (63)	<b>31.7% (69)</b>	17.4% (38)	2.44	218
Internet services	<b>43.7% (94)</b>	26.0% (56)	20.9% (45)	9.3% (20)	1.96	215
Cable TV service	<b>30.4% (66)</b>	22.1% (48)	28.6% (62)	18.9% (41)	2.36	217
Furnishings	18.2% (39)	23.4% (50)	23.4% (50)	<b>35.0% (75)</b>	2.75	214
<b>answered question</b>						<b>218</b>
<b>skipped question</b>						<b>515</b>

















**58. 28.A Indicate which features are provided at or with your current residence. Check all that apply. Features provided**

		Response Percent	Response Count
Visitor parking		61.6%	130
Assigned parking		42.7%	90
Covered parking		9.5%	20
Secured parking		13.3%	28
Laundry facilities		44.5%	94
Pool/whirlpool		30.8%	65
Fitness center		34.6%	73
Community/game room		28.0%	59
Secured building entries		15.6%	33
On-site management		42.2%	89
Meeting space		14.2%	30
Personal study areas		10.9%	23
Computer lab		18.0%	38
Sports court/ outdoor rec area		20.9%	44
Balcony/patio/deck/porch		58.8%	124
<b>answered question</b>			<b>211</b>
<b>skipped question</b>			<b>522</b>






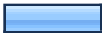






**59. 28.B Indicate how important all of the features would be, if you were seeking new housing:**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Visitor parking	<b>40.1% (87)</b>	33.2% (72)	20.7% (45)	6.0% (13)	1.93	217
Assigned parking	<b>33.8% (73)</b>	29.2% (63)	19.4% (42)	17.6% (38)	2.21	216
Covered parking	7.9% (17)	12.1% (26)	38.8% (83)	<b>41.1% (88)</b>	3.13	214
Secured parking	16.4% (35)	25.8% (55)	<b>31.0% (66)</b>	26.8% (57)	2.68	213
Laundry facilities	<b>44.2% (95)</b>	23.7% (51)	12.6% (27)	19.5% (42)	2.07	215
Pool/whirlpool	5.6% (12)	14.4% (31)	31.5% (68)	<b>48.6% (105)</b>	3.23	216
Fitness center	9.3% (20)	20.4% (44)	33.3% (72)	<b>37.0% (80)</b>	2.98	216
Community/game room	4.2% (9)	9.7% (21)	26.9% (58)	<b>59.3% (128)</b>	3.41	216
Secured building entries	20.8% (45)	20.4% (44)	<b>31.5% (68)</b>	27.3% (59)	2.65	216
On-site management	24.0% (52)	<b>31.3% (68)</b>	24.0% (52)	20.7% (45)	2.41	217
Meeting space	4.2% (9)	7.4% (16)	35.2% (76)	<b>53.2% (115)</b>	3.38	216
Personal study areas	9.3% (20)	13.9% (30)	31.5% (68)	<b>45.4% (98)</b>	3.13	216
Computer lab	7.4% (16)	13.0% (28)	32.9% (71)	<b>46.8% (101)</b>	3.19	216
Sports court/ outdoor rec area	8.8% (19)	16.7% (36)	29.8% (64)	<b>44.7% (96)</b>	3.10	215
Balcony/patio/deck/porch	26.9% (58)	<b>29.6% (64)</b>	28.2% (61)	15.3% (33)	2.32	216
<b>answered question</b>						<b>217</b>
<b>skipped question</b>						<b>516</b>

**60. 29. Indicate the monthly housing cost (amount paid to landlord/manager or bank, if you own) for your entire current residence, not just your portion (note: exclude utilities and food; include parking if extra):**

		Response Percent	Response Count
No Charge		3.2%	7
Under \$200		0.5%	1
\$200 to \$299		1.4%	3
\$300 to \$399		5.9%	13
\$400 to \$499		9.6%	21
\$500 to \$599		9.6%	21
\$600 to \$699		10.0%	22
\$700 to \$799		9.1%	20
\$800 to \$899		4.6%	10
\$900 to \$999		6.4%	14
<b>\$1,000 to \$1,249</b>		<b>17.4%</b>	<b>38</b>
\$1,250 to \$1,749		16.9%	37
\$1,750 to \$1,999		2.7%	6
\$2,000 to \$2,249		1.4%	3
\$2,250 to \$2,499		0.0%	0
\$2,500 to \$2,749		0.0%	0
\$2,750 to \$2,999		0.5%	1
\$3,000 to \$3,249		0.0%	0
\$3,250 to \$3,499		0.0%	0
\$3,500+		0.9%	2
<b>answered question</b>			<b>219</b>

**61. If you share the monthly housing cost of your current residence with others, indicate just your portion:**

		Response Percent	Response Count
No Charge		10.7%	21
Under \$200		2.6%	5
\$200 to \$299		4.1%	8
\$300 to \$399		28.1%	55
<b>\$400 to \$499</b>		<b>28.6%</b>	<b>56</b>
\$500 to \$599		14.3%	28
\$600 to \$699		5.6%	11
\$700 to \$799		1.5%	3
\$800 to \$899		1.0%	2
\$900 to \$999		0.0%	0
\$1,000 to \$1,249		1.5%	3
\$1,250 to \$1,749		1.5%	3
\$1,750 to \$1,999		0.0%	0
\$2,000 to \$2,249		0.0%	0
\$2,250 to \$2,499		0.0%	0
\$2,500 to \$2,749		0.0%	0
\$2,750 to \$2,999		0.0%	0
\$3,000 to \$3,249		0.0%	0
\$3,250 to \$3,499		0.0%	0
\$3,500+		0.5%	1



answered question

196


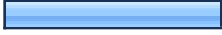




skipped question

537

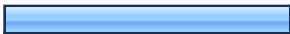

**62. 30. Indicate whether pets are allowed in your current residence:**

		Response Percent	Response Count
Yes		52.3%	114
No		47.7%	104
<b>answered question</b>			<b>218</b>
<b>skipped question</b>			<b>515</b>

**63. 31. Indicate the primary source of money for paying your housing costs (rent and utilities only):**

		Response Percent	Response Count
My own wages, income or savings		31.7%	69
<b>Family (spouse-life partners- parents-relatives-guardian)</b>		<b>32.1%</b>	<b>70</b>
Financial aid/loans (private- university-government)		24.8%	54
Scholarships (academic-athletic)		8.7%	19
Grants		2.3%	5
None of the above (I have no housing costs)		0.5%	1
<b>answered question</b>			<b>218</b>
<b>skipped question</b>			<b>515</b>

**64. 32. Indicate whether family members or others provided financial guarantees or co-signed for your current residence:**












		Response Percent	Response Count
Yes		42.9%	93
No		57.1%	124
<b>answered question</b>			<b>217</b>
<b>skipped question</b>			<b>516</b>

**65. 33. Indicate how satisfied you are with each of the following aspects of your current residence:**


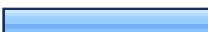
	<b>Extremely Satisfied</b>	<b>Very Satisfied</b>	<b>Somewhat Satisfied</b>	<b>Not at All Satisfied</b>	<b>Rating Average</b>	<b>Response Count</b>
Interior condition	22.9% (50)	31.7% (69)	<b>33.0% (72)</b>	12.4% (27)	2.35	218
Exterior condition	18.3% (40)	31.2% (68)	<b>36.2% (79)</b>	14.2% (31)	2.46	218
Amount of living space	30.3% (66)	<b>33.0% (72)</b>	24.8% (54)	11.9% (26)	2.18	218
Neighborhood	25.8% (56)	<b>36.4% (79)</b>	30.4% (66)	7.4% (16)	2.19	217
Proximity to campus	<b>37.2% (81)</b>	25.7% (56)	28.0% (61)	9.2% (20)	2.09	218
Proximity to work	28.3% (60)	27.4% (58)	<b>30.7% (65)</b>	13.7% (29)	2.30	212
Features	17.9% (39)	32.6% (71)	<b>33.0% (72)</b>	16.5% (36)	2.48	218
Cost	17.4% (38)	<b>39.0% (85)</b>	31.2% (68)	12.4% (27)	2.39	218
Parking	26.1% (57)	<b>33.9% (74)</b>	25.2% (55)	14.7% (32)	2.28	218
Landlord/property manager	19.6% (42)	25.2% (54)	<b>29.0% (62)</b>	26.2% (56)	2.62	214
Studying environment	18.8% (41)	<b>36.2% (79)</b>	27.5% (60)	17.4% (38)	2.44	218
Security/safety	17.0% (37)	<b>38.1% (83)</b>	30.3% (66)	14.7% (32)	2.43	218
Noise level	20.6% (45)	<b>31.2% (68)</b>	<b>31.2% (68)</b>	17.0% (37)	2.44	218
Roommates	<b>38.3% (79)</b>	32.5% (67)	18.0% (37)	11.2% (23)	2.02	206
Heating/cooling comfort	30.9% (67)	<b>33.6% (73)</b>	20.7% (45)	14.7% (32)	2.19	217
Privacy	32.3% (70)	<b>38.7% (84)</b>	20.7% (45)	8.3% (18)	2.05	217
Overall quality	17.2% (37)	<b>40.0% (86)</b>	30.7% (66)	12.1% (26)	2.38	215
<b>answered question</b>						<b>218</b>
<b>skipped question</b>						<b>515</b>



**66. 34. Indicate why you live off-campus (select up to 3):**

		Response Percent	Response Count
It is more economical		38.8%	83
My friends live with me or nearby		20.6%	44
There is more to do		5.1%	11
<b>I have more freedom and independence</b>		<b>73.8%</b>	<b>158</b>
It is conducive to studying		11.2%	24
It is closer to my job		6.1%	13
I can make my own food/eat out more often		35.5%	76
Better neighborhood and services		6.1%	13
Nicer living arrangements		32.7%	70
Easier parking		15.0%	32
Greater privacy		34.1%	73
<b>answered question</b>			<b>214</b>
<b>skipped question</b>			<b>519</b>

**67. 35. Indicate whether you would recommend your current living arrangement to a friend:**

		Response Percent	Response Count
Yes		69.3%	147
No		30.7%	65
<b>answered question</b>			<b>212</b>
<b>skipped question</b>			<b>521</b>

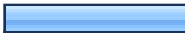





## 68. Approximate year of your residence's construction:

		Response Percent	Response Count
Before 1940		7.5%	16
1940-1949		3.3%	7
1950-1959		4.7%	10
1960-1969		9.9%	21
1970-1979		11.7%	25
1980-1989		6.1%	13
1990-1999		10.8%	23
<b>2000-2009</b>		<b>34.3%</b>	<b>73</b>
After 2009		11.7%	25
<b>answered question</b>			<b>213</b>
<b>skipped question</b>			<b>520</b>

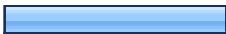

**69. Approximately how many square feet is your residential space:**

		Response Percent	Response Count
Less than 500		7.4%	15
500 - 750		16.7%	34
<b>751 - 1,000</b>		<b>20.6%</b>	<b>42</b>
1,001 - 1,250		17.6%	36
1,251 - 1,500		12.3%	25
1,501 - 1,750		8.8%	18
1,751 - 2,000		6.9%	14
2,001 - 2,250		3.9%	8
2,251 - 2,500		1.0%	2
2,501 - 2,750		1.5%	3
2,751 - 3,000		1.0%	2
Over 3,000		2.5%	5
		<b>answered question</b>	<b>204</b>
		<b>skipped question</b>	<b>529</b>



**70. Please indicate if the house sits on a crawl space, basement or concrete slab (choose all that apply):**

		Response Percent	Response Count
Basement under entire house		26.8%	44
Basement under part of house		10.4%	17
Crawlspace under entire house		5.5%	9
Crawlspace under part of house		4.3%	7
<b>Slab</b>		<b>50.6%</b>	<b>83</b>
Mobile		2.4%	4
<b>answered question</b>			<b>164</b>
<b>skipped question</b>			<b>569</b>



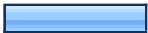
**71. If you said yes to the previous question, do you heat/cool the space?**

		Response Percent	Response Count
Yes		33.1%	49
<b>No</b>		<b>66.9%</b>	<b>99</b>
<b>answered question</b>			<b>148</b>
<b>skipped question</b>			<b>585</b>

### 72. If you said yes to the previous question, do you heat/cool the attic space?

		Response Percent	Response Count
Yes		5.0%	7
No		95.0%	133
<b>answered question</b>			<b>140</b>
<b>skipped question</b>			<b>593</b>

### 73. Please describe how well your residence is insulated:

		Response Percent	Response Count
It is well insulated		29.3%	63
<b>It is moderately well insulated</b>		<b>49.8%</b>	<b>107</b>
It is poorly insulated		20.9%	45
<b>answered question</b>			<b>215</b>
<b>skipped question</b>			<b>518</b>






**74. What material is the exterior of your residence made from (check all that apply):**

		Response Percent	Response Count
Wood		18.5%	38
<b>Vinyl</b>		<b>41.0%</b>	<b>84</b>
Brick		22.9%	47
Cinder block		5.4%	11
Stone		3.9%	8
Aluminum		3.4%	7
Concrete		4.9%	10
	Other (please specify)		8
<b>answered question</b>			<b>205</b>
<b>skipped question</b>			<b>528</b>




**75. How do you heat your living space (check all that apply):**

		Response Percent	Response Count
Gas		37.0%	78
<b>Electric</b>		<b>62.1%</b>	<b>131</b>
Propane		0.5%	1
Solar		0.5%	1
Wood		0.0%	0
	Other (please specify)		4
<b>answered question</b>			<b>211</b>
<b>skipped question</b>			<b>522</b>







## 76. What type of heating system do you have?

		Response Percent	Response Count
Forced air		67.9%	131
Baseboard electric		19.2%	37
Baseboard water		4.1%	8
Radiator steam		4.1%	8
In floor radiant heat		4.7%	9
Other (please specify)			13
<b>answered question</b>			<b>193</b>
<b>skipped question</b>			<b>540</b>



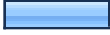

## 77. Do you use any of the following equipment to cool your home (check all that apply):

		Response Percent	Response Count
Central air		63.5%	134
Window/room air conditioners		21.8%	46
Fans		14.7%	31
Other (please specify)			9
<b>answered question</b>			<b>211</b>
<b>skipped question</b>			<b>522</b>

**78. 36. Indicate your primary means of local transportation:**






		Response Percent	Response Count
My own car		67.4%	145
Scooter/motorcycle		0.9%	2
Walk		19.5%	42
Rollerblades		0.0%	0
Bicycle		0.9%	2
Ride with others		4.7%	10
PRT		6.5%	14
Taxi		0.0%	0
<b>answered question</b>			<b>215</b>
<b>skipped question</b>			<b>518</b>

**79. If you own a car, ride a motorcycle/scooter, or ride with others, indicate the parking arrangement at your current residence:**

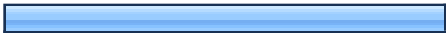









		Response Percent	Response Count
Private off-street space (lot/driveway/off alley)		69.7%	138
Private garage/carport		8.6%	17
Public parking lot/garage		15.2%	30
Public street or alley		6.6%	13
<b>answered question</b>			<b>198</b>
<b>skipped question</b>			<b>535</b>













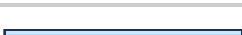
**80. 37. Indicate the degree to which your current living arrangement impacts your academic performance:**

		<b>Response Percent</b>	<b>Response Count</b>
Positively impacts it greatly		17.9%	39
Positively impacts it some		30.3%	66
<b>Has no impact on it</b>		<b>31.7%</b>	<b>69</b>
Negatively impacts it some		15.6%	34
Negatively impacts it greatly		4.6%	10
		<b>answered question</b>	<b>218</b>
		<b>skipped question</b>	<b>515</b>

**81. If you answered “positively” above, indicate which aspects of your current living arrangement contribute most to good academic performance (select up to 3):**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Quiet/private surroundings</b>		<b>66.1%</b>	<b>80</b>
Close to campus/library/academic resources		39.7%	48
Good Internet service		40.5%	49
Living with people who understand/support my studying		40.5%	49
Food service		5.8%	7
Clean/well-maintained living conditions		24.8%	30
Safe environment		24.0%	29
No roommates		14.0%	17
Study partners around		4.1%	5
Academic help available		4.1%	5
<b>answered question</b>			<b>121</b>
<b>skipped question</b>			<b>612</b>





**82. If you answered “negatively” above, indicate which aspects of your current living arrangement contribute most to poor academic performance (select up to 3):**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Noisy/disruptive surroundings</b>		<b>56.9%</b>	<b>37</b>
Far from campus/library/academic resources		26.2%	17
No/poor Internet service		29.2%	19
Living with people who do not understand/support my studying		26.2%	17
No food service (must take time to cook)		18.5%	12
Dirty/poorly-maintained living conditions		23.1%	15
Unsafe environment		12.3%	8
Too many people living with me/shared bedroom		6.2%	4
No study partners around		6.2%	4
Difficult to find academic help		4.6%	3
Too many distractions/parties		35.4%	23
		<b>answered question</b>	<b>65</b>
		<b>skipped question</b>	<b>668</b>





**83. 38. In your opinion, indicate how the following living arrangements impact academic performance:**

	Positively Impacts	No Impact	Negatively Impacts	Response Count
University housing	36.9% (79)	<b>41.1% (88)</b>	22.0% (47)	214
Off-campus housing	40.2% (86)	<b>41.1% (88)</b>	18.7% (40)	214
Living with parents/relatives/guardian	<b>41.5% (88)</b>	38.2% (81)	20.3% (43)	212
<b>answered question</b>				<b>215</b>
<b>skipped question</b>				<b>518</b>





**84. 39. If the University implemented a program of “affiliated” off-campus housing (privately owned, but operated within University standards), indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		13.6%	29
Very		18.3%	39
Somewhat		33.3%	71
<b>Not at all</b>		<b>34.7%</b>	<b>74</b>
<b>answered question</b>			<b>213</b>
<b>skipped question</b>			<b>520</b>














**85. 40. Indicate how willing you would be to pay more for housing if the overall quality of your living arrangement improved:**

		Response Percent	Response Count
Extremely		9.7%	21
Very		23.1%	50
<b>Somewhat</b>		<b>44.9%</b>	<b>97</b>
Not at all		22.2%	48
<b>answered question</b>			<b>216</b>
<b>skipped question</b>			<b>517</b>



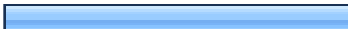




**86. 41. If there was off-campus housing that catered to a particular type of student (cultural group/law school/med school/business school) and you were that type of student, indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		15.4%	33
Very		24.8%	53
<b>Somewhat</b>		<b>36.9%</b>	<b>79</b>
Not at all		22.9%	49
<b>answered question</b>			<b>214</b>
<b>skipped question</b>			<b>519</b>






**87. 42. If you intend to leave your current residence after this academic quarter and you will remain an WVU student, indicate where you would like to live:**

		Response Percent	Response Count
Chancery Hill		0.0%	0
Evansdale		22.3%	45
Greenmont		0.0%	0
Jerome Park		0.5%	1
South Park		9.4%	19
Sunnyside		9.4%	19
Westover		1.5%	3
Wiles Hill		0.5%	1
Woodburn		2.5%	5
Farther away from campus than any of the above		4.5%	9
On-campus		5.0%	10
With parents/relatives/guardian		0.5%	1
Does not apply to my situation		13.9%	28
Farther away from campus than any of the above		0.5%	1
On-campus		0.0%	0
<b>Does not apply to my situation</b>		<b>29.7%</b>	<b>60</b>
<b>answered question</b>			<b>202</b>
<b>skipped question</b>			<b>531</b>




**88. 43. If you intend to leave your current residence after this academic quarter and you will remain a WVU student, indicate in what type of housing you would like to live:**

		Response Percent	Response Count
University housing		1.5%	3
Off-campus housing that I own		8.0%	16
<b>Off-campus housing that I rent</b>		<b>51.7%</b>	<b>104</b>
Fraternity/sorority house		2.0%	4
Boarding/rooming house		0.5%	1
Housing owned by my family		0.5%	1
Does not apply to my situation		35.8%	72
		<b>answered question</b>	<b>201</b>
		<b>skipped question</b>	<b>532</b>

**89. 11. Enter the address of your current residence while attending WVU:**


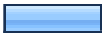



		Response Percent	Response Count
Street Number:		100.0%	6
Street Name:		83.3%	5
Unit Number (if applicable):		33.3%	2
City:		100.0%	6
State:		100.0%	6
Zip Code:		100.0%	6
		answered question	6
		skipped question	727

**90. 12. Enter the zip code of your previous residence and indicate its general type:**


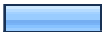
		Response Percent	Response Count
University housing		28.6%	2
Off-campus housing (includes fraternity/sorority/boarding/rooming houses)		14.3%	1
Lived with parents/relatives/guardian		57.1%	4
		Zip Code	6
		answered question	7
		skipped question	726






**91. 13. Indicate how long you have lived in your current residence:**

		Response Percent	Response Count
Less than 6 months		0.0%	0
6 months to less than 1 year		14.3%	1
1 year, but less than 2 years		14.3%	1
2 years, but than 3 years		0.0%	0
<b>3 years, but less than 4 years</b>		<b>28.6%</b>	<b>2</b>
4 years, but less than 5 years		14.3%	1
<b>5 years or more</b>		<b>28.6%</b>	<b>2</b>
<b>answered question</b>			<b>7</b>
<b>skipped question</b>			<b>726</b>


**92. 14. Indicate how much longer you plan to live in your current residence:**

		Response Percent	Response Count
<b>Less than 6 months</b>		<b>28.6%</b>	<b>2</b>
6 months to less than 1 year		14.3%	1
1 more year		14.3%	1
2 more years		14.3%	1
3 more years		14.3%	1
4 more years		0.0%	0
5 or more years		14.3%	1
<b>answered question</b>			<b>7</b>
<b>skipped question</b>			<b>726</b>



**93. 15. Indicate the type of housing property in which you are currently living:**

		Response Percent	Response Count
Single-family house or its accessory building		71.4%	5
Duplex (2 units) or triplex (3 units)		0.0%	0
Housing complex with 4 to 24 units (rental or condo)		14.3%	1
Housing complex with 25 to 49 units (rental or condo)		14.3%	1
Housing complex with 50 or more units (rental or condo)		0.0%	0
<b>answered question</b>			<b>7</b>
<b>skipped question</b>			<b>726</b>

**94. 16. Indicate your current bedroom arrangement:**

		Response Percent	Response Count
Private (only I use it)		100.0%	7
Do not sleep in a bedroom		0.0%	0
Shared (other people use it)		0.0%	0
If you answered "shared", enter number of people using it:			0
<b>answered question</b>			<b>7</b>
<b>skipped question</b>			<b>726</b>

**95. 17. Indicate your current bathroom arrangement:**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Private (only I use it)</b>		<b>66.7%</b>	<b>4</b>
Shared (other people use it)		33.3%	2

If you answered "shared", enter the number of other people using it

1

	<b>answered question</b>	<b>6</b>
	<b>skipped question</b>	<b>727</b>

**96. 18.A Indicate which features are provided in your current residence. Amenities provided**

		Response Percent	Response Count
Dishwasher		60.0%	3
<b>Microwave oven</b>		<b>80.0%</b>	<b>4</b>
Disposal		60.0%	3
<b>Ceiling fan</b>		<b>80.0%</b>	<b>4</b>
Washer/Dryer connections		40.0%	2
<b>Washer/Dryer machines</b>		<b>80.0%</b>	<b>4</b>
Security system		20.0%	1
Window coverings		60.0%	3
<b>Private bedroom</b>		<b>80.0%</b>	<b>4</b>
Private bathroom		60.0%	3
<b>Central air conditioning</b>		<b>80.0%</b>	<b>4</b>
Walk-in closets		40.0%	2
Individual temp control		40.0%	2
Internet service		60.0%	3
Cable TV service		60.0%	3
Furnishings		40.0%	2
<b>answered question</b>			<b>5</b>
<b>skipped question</b>			<b>728</b>

**97. 18.B Indicate how important all of the features would be, if you were seeking new housing: Amenity Importance**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Dishwasher	<b>33.3% (2)</b>	<b>33.3% (2)</b>	<b>33.3% (2)</b>	0.0% (0)	2.00	6
Microwave oven	<b>33.3% (2)</b>	<b>33.3% (2)</b>	16.7% (1)	16.7% (1)	2.17	6
Disposal	<b>33.3% (2)</b>	<b>33.3% (2)</b>	16.7% (1)	16.7% (1)	2.17	6
Ceiling Fan	<b>50.0% (3)</b>	16.7% (1)	0.0% (0)	33.3% (2)	2.17	6
Washer/Dryer connections	<b>80.0% (4)</b>	0.0% (0)	20.0% (1)	0.0% (0)	1.40	5
Washer/Dryer machines	<b>100.0% (6)</b>	0.0% (0)	0.0% (0)	0.0% (0)	1.00	6
Security system	<b>33.3% (2)</b>	0.0% (0)	<b>33.3% (2)</b>	<b>33.3% (2)</b>	2.67	6
Window coverings	<b>50.0% (3)</b>	0.0% (0)	<b>50.0% (3)</b>	0.0% (0)	2.00	6
Private bedroom	<b>83.3% (5)</b>	0.0% (0)	16.7% (1)	0.0% (0)	1.33	6
Private bathroom	<b>50.0% (3)</b>	16.7% (1)	33.3% (2)	0.0% (0)	1.83	6
Central air conditioning	<b>66.7% (4)</b>	16.7% (1)	16.7% (1)	0.0% (0)	1.50	6
Walk-in closets	0.0% (0)	0.0% (0)	<b>66.7% (4)</b>	33.3% (2)	3.33	6
Individual temp control	<b>40.0% (2)</b>	20.0% (1)	20.0% (1)	20.0% (1)	2.20	5
Internet services	<b>83.3% (5)</b>	16.7% (1)	0.0% (0)	0.0% (0)	1.17	6
Cable TV service	<b>50.0% (3)</b>	33.3% (2)	0.0% (0)	16.7% (1)	1.83	6
Furnishings	<b>33.3% (2)</b>	0.0% (0)	<b>33.3% (2)</b>	<b>33.3% (2)</b>	2.67	6
<b>answered question</b>						<b>6</b>
<b>skipped question</b>						<b>727</b>


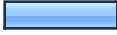

**98. 19.A Indicate which features are provided at or with your current residence. Check all that apply. Features provided**

		Response Percent	Response Count
Visitor parking		40.0%	2
Assigned parking		40.0%	2
Covered parking		40.0%	2
Secured parking		40.0%	2
Laundry facilities		80.0%	4
Pool/whirlpool		20.0%	1
Fitness center		40.0%	2
Community/game room		20.0%	1
Secured building entries		0.0%	0
On-site management		40.0%	2
Meeting space		20.0%	1
Personal study areas		40.0%	2
Computer lab		20.0%	1
Sports court/ outdoor rec area		20.0%	1
<b>Balcony/patio/deck/porch</b>		<b>100.0%</b>	<b>5</b>
<b>answered question</b>			<b>5</b>
<b>skipped question</b>			<b>728</b>

**99. 19.B Indicate how important all of the features would be, if you were seeking new housing:**

	<b>Extremely Important</b>	<b>Very Important</b>	<b>Somewhat Important</b>	<b>Not at All Important</b>	<b>Rating Average</b>	<b>Response Count</b>
Visitor parking	33.3% (2)	16.7% (1)	<b>50.0% (3)</b>	0.0% (0)	2.17	6
Assigned parking	<b>50.0% (3)</b>	0.0% (0)	<b>50.0% (3)</b>	0.0% (0)	2.00	6
Covered parking	33.3% (2)	16.7% (1)	<b>50.0% (3)</b>	0.0% (0)	2.17	6
Secured parking	<b>50.0% (3)</b>	33.3% (2)	16.7% (1)	0.0% (0)	1.67	6
Laundry facilities	<b>83.3% (5)</b>	0.0% (0)	0.0% (0)	16.7% (1)	1.50	6
Pool/whirlpool	16.7% (1)	16.7% (1)	16.7% (1)	<b>50.0% (3)</b>	3.00	6
Fitness center	0.0% (0)	<b>50.0% (3)</b>	16.7% (1)	33.3% (2)	2.83	6
Community/game room	0.0% (0)	16.7% (1)	<b>50.0% (3)</b>	33.3% (2)	3.17	6
Secured building entries	<b>33.3% (2)</b>	<b>33.3% (2)</b>	16.7% (1)	16.7% (1)	2.17	6
On-site management	<b>50.0% (3)</b>	16.7% (1)	16.7% (1)	16.7% (1)	2.00	6
Meeting space	16.7% (1)	0.0% (0)	<b>50.0% (3)</b>	33.3% (2)	3.00	6
Personal study areas	16.7% (1)	16.7% (1)	<b>33.3% (2)</b>	<b>33.3% (2)</b>	2.83	6
Computer lab	16.7% (1)	<b>33.3% (2)</b>	<b>33.3% (2)</b>	16.7% (1)	2.50	6
Sports court/ outdoor rec area	16.7% (1)	33.3% (2)	0.0% (0)	<b>50.0% (3)</b>	2.83	6
Balcony/patio/deck/porch	16.7% (1)	<b>33.3% (2)</b>	<b>33.3% (2)</b>	16.7% (1)	2.50	6
<b>answered question</b>						<b>6</b>
<b>skipped question</b>						<b>727</b>

**100. 20. Indicate the monthly housing cost (amount paid to parents/relatives/guardian) for your current residence (note: exclude food and utilities, if possible):**

		Response Percent	Response Count
No Charge		66.7%	4
Under \$200		0.0%	0
\$200 to \$299		0.0%	0
\$300 to \$399		0.0%	0
\$400 to \$499		16.7%	1
\$500 to \$599		0.0%	0
\$600 to \$699		0.0%	0
\$700 to \$799		0.0%	0
\$800 to \$899		0.0%	0
\$900 to \$999		0.0%	0
\$1,000 to \$1,249		0.0%	0
\$1,250 to \$1,749		16.7%	1
\$1,750 to \$1,999		0.0%	0
\$2,000 to \$2,249		0.0%	0
\$2,250 to \$2,499		0.0%	0
\$2,500 to \$2,749		0.0%	0
\$2,750 to \$2,999		0.0%	0
\$3,000 to \$3,249		0.0%	0
\$3,250 to \$3,499		0.0%	0
\$3,500+		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>



**101. 21. Indicate the primary source of money for paying your housing costs (rent and utilities only):**

		<b>Response Percent</b>	<b>Response Count</b>
My own wages, income or savings		16.7%	1
<b>Family (spouse-life partner-parents-relatives-guardian)</b>		<b>66.7%</b>	<b>4</b>
Financial aid/loans (private-university-government)		16.7%	1
Scholarships (academic-athletic)		0.0%	0
Grants		0.0%	0
None of the above (I have no housing costs)		0.0%	0
		<b>answered question</b>	<b>6</b>
		<b>skipped question</b>	<b>727</b>

**102. 22. Indicate how satisfied you are with each of the following aspects of your current residence:**

	<b>Extremely Satisfied</b>	<b>Very Satisfied</b>	<b>Somewhat Satisfied</b>	<b>Not at All Satisfied</b>	<b>Rating Average</b>	<b>Response Count</b>
Proximity to campus	<b>50.0% (3)</b>	33.3% (2)	16.7% (1)	0.0% (0)	1.67	6
Proximity to work	<b>60.0% (3)</b>	40.0% (2)	0.0% (0)	0.0% (0)	1.40	5
Amount of living space	<b>100.0% (6)</b>	0.0% (0)	0.0% (0)	0.0% (0)	1.00	6
Security/safety	<b>50.0% (3)</b>	33.3% (2)	16.7% (1)	0.0% (0)	1.67	6
Noise level	<b>50.0% (3)</b>	<b>50.0% (3)</b>	0.0% (0)	0.0% (0)	1.50	6
Food arrangements	33.3% (2)	<b>50.0% (3)</b>	16.7% (1)	0.0% (0)	1.83	6
meet people	<b>50.0% (3)</b>	16.7% (1)	16.7% (1)	16.7% (1)	2.00	6
Convenience to retail services	<b>60.0% (3)</b>	0.0% (0)	40.0% (2)	0.0% (0)	1.80	5
Things to do	33.3% (2)	0.0% (0)	<b>66.7% (4)</b>	0.0% (0)	2.33	6
Privacy	<b>83.3% (5)</b>	16.7% (1)	0.0% (0)	0.0% (0)	1.17	6
Study environment	<b>50.0% (3)</b>	33.3% (2)	0.0% (0)	16.7% (1)	1.83	6
Overall quality	<b>66.7% (4)</b>	33.3% (2)	0.0% (0)	0.0% (0)	1.33	6
<b>answered question</b>						<b>6</b>
<b>skipped question</b>						<b>727</b>

**103. 23. Indicate why you live with your parents/relatives/guardian (select up to 3):**

		Response Percent	Response Count
It is more economical		83.3%	5
My friends live nearby		16.7%	1
My parents/relatives/guardian require it		0.0%	0
I have more freedom and independence		0.0%	0
It is conducive to studying		16.7%	1
It is closer to my job		50.0%	3
Food is provided/I can make my own food		16.7%	1
Better neighborhood and services		0.0%	0
Nicer living arrangements		66.7%	4
Easier parking		33.3%	2
Greater privacy		16.7%	1
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

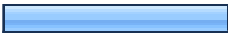



**104. 24. Indicate whether you would recommend living at home or with a relative to a friend:**

		Response Percent	Response Count
Yes		100.0%	6
No		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>



### 105. Approximate year of your residence's construction:

		Response Percent	Response Count
Before 1940		16.7%	1
1940-1949		0.0%	0
1950-1959		16.7%	1
1960-1969		0.0%	0
1970-1979		0.0%	0
1980-1989		0.0%	0
1990-1999		16.7%	1
<b>2000-2009</b>		<b>33.3%</b>	<b>2</b>
After 2009		16.7%	1
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

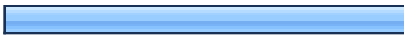

**106. Approximately how many square feet is your residential space:**

		Response Percent	Response Count
Less than 500		0.0%	0
500 - 750		0.0%	0
<b>751 - 1,000</b>		<b>33.3%</b>	<b>2</b>
1,001 - 1,250		0.0%	0
1,251 - 1,500		0.0%	0
1,501 - 1,750		0.0%	0
1,751 - 2,000		16.7%	1
2,001 - 2,250		0.0%	0
2,251 - 2,500		0.0%	0
<b>2,501 - 2,750</b>		<b>33.3%</b>	<b>2</b>
2,751 - 3,000		16.7%	1
Over 3,000		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>



**107. Please indicate if the house sits on a crawl space, basement or concrete slab (choose all that apply):**

		Response Percent	Response Count
Basement under entire house		60.0%	3
Basement under part of house		40.0%	2
Crawlspace under entire house		0.0%	0
Crawlspace under part of house		0.0%	0
Slab		0.0%	0
Mobile		0.0%	0
<b>answered question</b>			<b>5</b>
<b>skipped question</b>			<b>728</b>



**108. If you said yes to the previous question, do you heat/cool the space?**

		Response Percent	Response Count
Yes		60.0%	3
No		40.0%	2
<b>answered question</b>			<b>5</b>
<b>skipped question</b>			<b>728</b>

**109. If you said yes to the previous question, do you heat/cool the attic space?**

		Response Percent	Response Count
Yes		20.0%	1
No		80.0%	4
		<b>answered question</b>	<b>5</b>
		<b>skipped question</b>	<b>728</b>

**110. Please describe how well your residence is insulated:**

		Response Percent	Response Count
It is well insulated		50.0%	3
It is moderately well insulated		50.0%	3
It is poorly insulated		0.0%	0
		<b>answered question</b>	<b>6</b>
		<b>skipped question</b>	<b>727</b>

**111. What material is the exterior of your residence made from (check all that apply):**



		Response Percent	Response Count
Wood		16.7%	1
Vinyl		16.7%	1
<b>Brick</b>		<b>50.0%</b>	<b>3</b>
Cinder block		0.0%	0
Stone		16.7%	1
Aluminum		0.0%	0
Concrete		0.0%	0
	Other (please specify)		0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

**112. How do you heat your living space (check all that apply):**

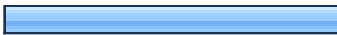

		Response Percent	Response Count
Gas		33.3%	2
<b>Electric</b>		<b>50.0%</b>	<b>3</b>
Propane		16.7%	1
Solar		0.0%	0
Wood		0.0%	0
	Other (please specify)		0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>



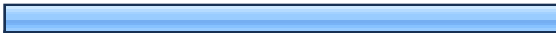

### 113. What type of heating system do you have?

		Response Percent	Response Count
Forced air		50.0%	3
Baseboard electric		50.0%	3
Baseboard water		0.0%	0
Radiator steam		0.0%	0
In floor radiant heat		0.0%	0
Other (please specify)			0
		<b>answered question</b>	<b>6</b>
		<b>skipped question</b>	<b>727</b>




### 114. Do you use any of the following equipment to cool your home (check all that apply):

		Response Percent	Response Count
Central air		50.0%	3
Window/room air conditioners		50.0%	3
Fans		0.0%	0
Other (please specify)			0
		<b>answered question</b>	<b>6</b>
		<b>skipped question</b>	<b>727</b>

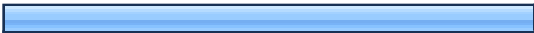






**115. 25. Indicate your primary means of local transportation:**

		Response Percent	Response Count
My own car		83.3%	5
Scooter/motorcycle		0.0%	0
Walk		0.0%	0
Rollerblades		0.0%	0
Bicycle		0.0%	0
Ride with others		0.0%	0
PRT		16.7%	1
Taxi		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>



**116. 26. Indicate the degree to which your current living arrangement impacts your academic performance:**

		Response Percent	Response Count
Positively impacts it greatly		66.7%	4
Positively impacts it some		16.7%	1
Has no impact on it		16.7%	1
Negatively impacts it some		0.0%	0
Negatively impacts it greatly		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

**117. If you answered “positively” above, indicate which aspects of your current living arrangement contribute most to good academic performance (select up to 3):**

		<b>Response Percent</b>	<b>Response Count</b>
<b>Quiet/private surroundings</b>		<b>80.0%</b>	<b>4</b>
Close to campus/library/academic resources		20.0%	1
Good Internet service		40.0%	2
Living with people who understand/support my studying		20.0%	1
Food service		0.0%	0
Clean/well-maintained living conditions		40.0%	2
Safe environment		40.0%	2
No roommates		20.0%	1
Study partners around		0.0%	0
Academic help available		0.0%	0
		<b>answered question</b>	<b>5</b>
		<b>skipped question</b>	<b>728</b>





**118. If you answered “negatively” above, indicate which aspects of your current living arrangement contribute most to poor academic performance (select up to 3):**

		Response Percent	Response Count
Noisy/disruptive surroundings		0.0%	0
<b>Far from campus/library/academic resources</b>		<b>50.0%</b>	<b>1</b>
No/poor Internet service		0.0%	0
Living with people who do not understand/support my studying		0.0%	0
No food service (must take time to cook)		0.0%	0
Dirty/poorly-maintained living conditions		0.0%	0
Unsafe environment		0.0%	0
Too many people living with me/shared bedroom		0.0%	0
No study partners around		0.0%	0
<b>Difficult to find academic help</b>		<b>50.0%</b>	<b>1</b>
Too many distractions/parties		0.0%	0
<b>answered question</b>			<b>2</b>
<b>skipped question</b>			<b>731</b>

**119. 27. In your opinion, indicate how the following living arrangements impact academic performance:**

	Positively Impacts	No Impact	Negatively Impacts	Response Count
University housing	20.0% (1)	20.0% (1)	<b>60.0% (3)</b>	5
Off-campus housing	0.0% (0)	<b>60.0% (3)</b>	40.0% (2)	5
Living with parents/relatives/guardian	<b>60.0% (3)</b>	40.0% (2)	0.0% (0)	5
<b>answered question</b>				<b>5</b>
<b>skipped question</b>				<b>728</b>






**120. 28. If the University implemented a program of “affiliated” off-campus housing (privately owned, but operated within University standards), indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		16.7%	1
Very		16.7%	1
Somewhat		16.7%	1
<b>Not at all</b>		<b>50.0%</b>	<b>3</b>
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

**121. 29. If there was off-campus housing that catered to a particular type of student (cultural group/law school/med school/business school) and you were that type of student, indicate your level of interest in living there if cost was not an issue:**

		Response Percent	Response Count
Extremely		50.0%	3
Very		33.3%	2
Somewhat		16.7%	1
Not at all		0.0%	0
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

**122. 30. If you intend to leave your current residence after this academic quarter and you will remain an WVU student, indicate where you would like to live:**



		Response Percent	Response Count
Chancery Hill		0.0%	0
Evansdale		16.7%	1
Greenmont		0.0%	0
Jerome Park		0.0%	0
South Park		0.0%	0
Sunnyside		0.0%	0
Westover		0.0%	0
Wiles Hill		0.0%	0
Woodburn		0.0%	0
Farther away from campus than any of the above		16.7%	1
On-campus		16.7%	1
With parents/relatives/guardian		0.0%	0
Does not apply to my situation		0.0%	0
Farther away from campus than any of the above		0.0%	0
On-campus		16.7%	1
<b>Does not apply to my situation</b>		<b>33.3%</b>	<b>2</b>
<b>answered question</b>			<b>6</b>
<b>skipped question</b>			<b>727</b>

**123. 31. If you intend to leave your current residence after this academic quarter and you will remain a WVU student, indicate in what type of housing you would like to live:**










		Response Percent	Response Count
University housing	<input type="checkbox"/>	16.7%	1
Off-campus housing that I own	<input type="checkbox"/>	16.7%	1
Off-campus housing that I rent	<input type="checkbox"/>	16.7%	1
Fraternity/sorority house		0.0%	0
Boarding/rooming house		0.0%	0
Housing owned by my family	<input type="checkbox"/>	16.7%	1
<b>Does not apply to my situation</b>	<input type="checkbox"/>	<b>33.3%</b>	<b>2</b>
		<b>answered question</b>	<b>6</b>
		<b>skipped question</b>	<b>727</b>









**1. What is your gender?**

		Response Percent	Response Count
Male		38.6%	27
<b>Female</b>		<b>61.4%</b>	<b>43</b>
Transgender		0.0%	0
<b>answered question</b>			<b>70</b>
<b>skipped question</b>			<b>2</b>





**2. Your age**

		Response Percent	Response Count
18-24		0.0%	0
25-30		8.5%	6
31-35		9.9%	7
36-40		7.0%	5
41-45		5.6%	4
46-50		14.1%	10
<b>51-55</b>		<b>23.9%</b>	<b>17</b>
56-60		8.5%	6
61-65		9.9%	7
65+		12.7%	9
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

### 3. Number of people living in your household.

		Response Percent	Response Count
0		0.0%	0
1		25.4%	18
2		<b>33.8%</b>	<b>24</b>
3		18.3%	13
4		15.5%	11
5		5.6%	4
6		0.0%	0
7		0.0%	0
8		1.4%	1
	Other (please specify)		0
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>







#### 4. Your home ZIP Code?

		Response Percent	Response Count
26501		26.8%	19
<b>26505</b>		<b>70.4%</b>	<b>50</b>
26506		0.0%	0
26508		1.4%	1
26521		0.0%	0
26529		0.0%	0
26541		1.4%	1
26546		0.0%	0
26560		0.0%	0
26570		0.0%	0
26571		0.0%	0
26588		0.0%	0
	Other (please specify)		0
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>






## 5. Level of education (check one):

		Response Percent	Response Count
Less than 9th grade		0.0%	0
9th to 12th grade, no diploma		0.0%	0
High school graduate or equivalency	<input type="checkbox"/>	2.8%	2
Some college, no degree	<input type="checkbox"/>	4.2%	3
Associate degree	<input type="checkbox"/>	7.0%	5
Bachelor's degree	<input type="checkbox"/>	21.1%	15
<b>Graduate or professional degree</b>	<input type="checkbox"/>	<b>64.8%</b>	<b>46</b>
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>








## 6. What community do you currently live in?

		Response Percent	Response Count
Chancery Hill		0.0%	0
Evansdale		16.4%	10
Greenmont		3.3%	2
Jerome Park		14.8%	9
South Park		24.6%	15
Suncrest		0.0%	0
Sunnyside		0.0%	0
Westover		0.0%	0
<b>Wiles Hill</b>		<b>26.2%</b>	<b>16</b>
Woodburn		14.8%	9
	Other (please specify)		10
<b>answered question</b>			<b>61</b>
<b>skipped question</b>			<b>11</b>



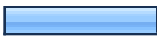


## 7. What ZIP code do you work in?

		Response Percent	Response Count
26501		10.9%	6
26505		34.5%	19
<b>26506</b>		<b>50.9%</b>	<b>28</b>
26508		1.8%	1
26521		0.0%	0
26529		0.0%	0
26541		1.8%	1
26546		0.0%	0
26560		0.0%	0
26570		0.0%	0
26571		0.0%	0
26588		0.0%	0
	Other (please specify)		12
<b>answered question</b>			<b>55</b>
<b>skipped question</b>			<b>17</b>



### 8. Number of years living in Morgantown area (check one):

		Response Percent	Response Count
<3		4.2%	3
3-5		5.6%	4
5-7		7.0%	5
7-10		11.3%	8
10-15		12.7%	9
15-20		16.9%	12
<b>20+</b>		<b>42.3%</b>	<b>30</b>
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>




### 9. Your HOUSEHOLD income level (check one):

		Response Percent	Response Count
<\$30,000		9.9%	7
\$30,000 - \$45,000		7.0%	5
\$45,000 - \$60,000		22.5%	16
\$60,000 - \$75,000		12.7%	9
<b>\$75,000 and over</b>		<b>47.9%</b>	<b>34</b>
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

### 10. Current housing status (tenure) (check one):

		Response Percent	Response Count
Owner		94.4%	67
Renter		5.6%	4
answered question			71
skipped question			1

### 11. What type of structure do you live in?

		Response Percent	Response Count
Single-family home		97.2%	69
Double/Duplex		1.4%	1
Flat		1.4%	1
Townhome		0.0%	0
Loft		0.0%	0
answered question			71
skipped question			1






**12. How many bedrooms in your current home/apartment? (check one):**

		Response Percent	Response Count
1		1.4%	1
2		11.3%	8
3		59.2%	42
4+		28.2%	20
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>








**13. How many stories in the building where you live? (check one):**

		Response Percent	Response Count
1		14.1%	10
2		52.1%	37
3		31.0%	22
4+		2.8%	2
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>












**14. If your current residential building has more than one story, is there an elevator? (check one):**

		Response Percent	Response Count
Yes		2.8%	2
No		84.5%	60
Not applicable – I live in a one-story building		12.7%	9
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>






**15. Approximate year of your residence's construction:**

		Response Percent	Response Count
Before 1940		56.3%	40
1940-1949		14.1%	10
1950-1959		8.5%	6
1960-1969		5.6%	4
1970-1979		2.8%	2
1980-1989		0.0%	0
1990-1999		4.2%	3
2000-2009		8.5%	6
After 2009		0.0%	0
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

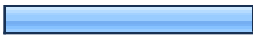

## 16. Approximately how many square feet is your residential space:

		Response Percent	Response Count
Less than 500		0.0%	0
500 - 750		1.5%	1
751 - 1,000		8.8%	6
1,001 - 1,250		8.8%	6
1,251 - 1,500		13.2%	9
<b>1,501 - 1,750</b>		<b>17.6%</b>	<b>12</b>
1,751 - 2,000		11.8%	8
2,001 - 2,250		11.8%	8
2,251 - 2,500		8.8%	6
2,501 - 2,750		1.5%	1
2,751 - 3,000		7.4%	5
Over 3,000		8.8%	6
<b>answered question</b>			<b>68</b>
<b>skipped question</b>			<b>4</b>



**17. Please indicate if the house sits on a crawl space, basement or concrete slab (choose all that apply):**

		Response Percent	Response Count
Basement under entire house		60.6%	43
Basement under part of house		29.6%	21
Crawlspace under entire house		5.6%	4
Crawlspace under part of house		12.7%	9
Slab		2.8%	2
Mobile		0.0%	0
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>


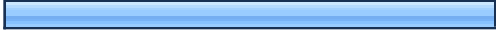
**18. If you have a basement, do you use it as living space?**

		Response Percent	Response Count
Yes		36.9%	24
No		63.1%	41
<b>answered question</b>			<b>65</b>
<b>skipped question</b>			<b>7</b>

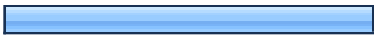

**19. If you said yes to the previous question, do you heat/cool the space?**

		Response Percent	Response Count
Yes		78.8%	26
No		21.2%	7
answered question			33
skipped question			39

**20. Do you use attic space as regular living space (is there a bedroom or some other regularly used room in the attic)?**

		Response Percent	Response Count
Yes		26.1%	18
No		73.9%	51
answered question			69
skipped question			3

**21. If you said yes to the previous question, do you heat/cool the attic space?**

		Response Percent	Response Count
Yes		55.2%	16
No		44.8%	13
answered question			29
skipped question			43






**22. Please describe how well your residence is insulated:**

		Response Percent	Response Count
It is well insulated		35.2%	25
<b>It is moderately well insulated</b>		<b>45.1%</b>	<b>32</b>
It is poorly insulated		19.7%	14
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>






**23. What material is the exterior of your residence made from (check all that apply):**

		Response Percent	Response Count
<b>Wood</b>		<b>40.0%</b>	<b>26</b>
Vinyl		24.6%	16
Brick		21.5%	14
Cinder block		10.8%	7
Stone		7.7%	5
Aluminum		24.6%	16
Concrete		3.1%	2
Other (please specify)			7
<b>answered question</b>			<b>65</b>
<b>skipped question</b>			<b>7</b>

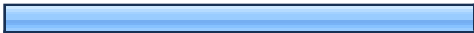


## 24. How do you heat your living space (check all that apply):

		Response Percent	Response Count
Gas		95.8%	68
Electric		19.7%	14
Propane		2.8%	2
Solar		1.4%	1
Wood		2.8%	2
	Other (please specify)		2
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

## 25. What type of heating system do you have?

		Response Percent	Response Count
Forced air		77.1%	54
Baseboard electric		2.9%	2
Baseboard water		12.9%	9
Radiator steam		5.7%	4
In floor radiant heat		1.4%	1
	Other (please specify)		4
<b>answered question</b>			<b>70</b>
<b>skipped question</b>			<b>2</b>

**26. Do you use any of the following equipment to cool your home (check all that apply):**

		Response Percent	Response Count
Central air		70.4%	50
Window/room air conditioners		39.4%	28
Fans		69.0%	49
Other (please specify)			2
		<b>answered question</b>	<b>71</b>
		<b>skipped question</b>	<b>1</b>



**27. If homeowner, what is the value of your home? (check one):**

		Response Percent	Response Count
<\$50,000		0.0%	0
\$50,000 - \$75,000	<input type="checkbox"/>	2.8%	2
\$75,001 - \$100,000	<input type="checkbox"/>	4.2%	3
<b>\$100,001 - \$150,000</b>	<input checked="" type="checkbox"/>	<b>21.1%</b>	<b>15</b>
\$150,001 - \$175,000	<input type="checkbox"/>	12.7%	9
\$175,001 - \$200,000	<input type="checkbox"/>	12.7%	9
\$200,001 - \$225,000	<input type="checkbox"/>	9.9%	7
\$225,001 - \$250,000	<input type="checkbox"/>	7.0%	5
\$275,001 - \$300,000	<input type="checkbox"/>	11.3%	8
\$300,001 - \$325,000	<input type="checkbox"/>	4.2%	3
\$325,001 - \$350,000	<input type="checkbox"/>	1.4%	1
\$350,000 +	<input type="checkbox"/>	8.5%	6
Not applicable, renter	<input type="checkbox"/>	4.2%	3
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**28. If renter, what are your total monthly housing costs, excluding utilities? (check one):**

		Response Percent	Response Count
<\$500	<input type="checkbox"/>	2.8%	2
\$500 - \$650	<input type="checkbox"/>	1.4%	1
\$650 - \$800	<input type="checkbox"/>	5.6%	4
\$800 - \$950		0.0%	0
\$950 - \$1,100	<input type="checkbox"/>	1.4%	1
\$1,100 or more	<input type="checkbox"/>	4.2%	3
<b>Not applicable, owner</b>	<input checked="" type="checkbox"/>	<b>84.5%</b>	<b>60</b>
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**29. What is your average monthly gas bill in dollars?**

	Response Count
	68
<b>answered question</b>	<b>68</b>
<b>skipped question</b>	<b>4</b>

**30. What is your average monthly electric bill?**

	Response Count
	67
<b>answered question</b>	<b>67</b>
<b>skipped question</b>	<b>5</b>





### 31. How many of the following appliances do you have in use at your house?

	Response Average	Response Total	Response Count
Refrigerators	1.25	89	71
Freezers	0.88	50	57
<b>Televisions</b>	<b>2.20</b>	<b>154</b>	70
Computers	2.09	146	70
Dishwashers	0.86	56	65
Clothes washing machines	1.01	71	70
Clothes dryers	1.01	71	70
	<b>answered question</b>		<b>71</b>
	<b>skipped question</b>		<b>1</b>



**32. How many light fixtures do you have in your home? (count both moveable and fixed):**

	Response Average	Response Total	Response Count
Ceiling lights	13.06	927	71
Table lamps	5.06	359	71
Wall lights	2.18	122	56
Floor lamps	1.95	123	63
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**33. Choose ONE of the following ratings that best describes the quality of the housing that you live in currently.**

		Response Percent	Response Count
Very poor		1.4%	1
Poor		0.0%	0
Fair		12.7%	9
<b>Good</b>		<b>53.5%</b>	<b>38</b>
Excellent		32.4%	23
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**34. Are you interested in living closer to work? (check one):**

		<b>Response Percent</b>	<b>Response Count</b>
Yes		9.9%	7
No		90.1%	64
		<b>answered question</b>	<b>71</b>
		<b>skipped question</b>	<b>1</b>

**35. If you were to consider moving from your current community, what factors would influence you to do so? (Please rank these factors with 1 signifying the least important factor and 9 signifying the most important.)**

	1	2	3	4	5	6	7	8	9	Rating Average
Crime	19.7% (14)	2.8% (2)	5.6% (4)	2.8% (2)	8.5% (6)	1.4% (1)	11.3% (8)	7.0% (5)	<b>40.8%</b> <b>(29)</b>	6.07
High noise levels	11.3% (8)	4.2% (3)	2.8% (2)	5.6% (4)	8.5% (6)	5.6% (4)	14.1% (10)	12.7% (9)	<b>35.2%</b> <b>(25)</b>	6.44
Trash in alleys, streets, etc.	11.3% (8)	8.5% (6)	4.2% (3)	5.6% (4)	9.9% (7)	2.8% (2)	12.7% (9)	14.1% (10)	<b>31.0%</b> <b>(22)</b>	6.10
Unkempt properties	12.7% (9)	5.6% (4)	4.2% (3)	7.0% (5)	8.5% (6)	5.6% (4)	18.3% (13)	11.3% (8)	<b>26.8%</b> <b>(19)</b>	6.00
Quality of schools	21.1% (15)	4.2% (3)	9.9% (7)	4.2% (3)	18.3% (13)	2.8% (2)	7.0% (5)	7.0% (5)	<b>25.4%</b> <b>(18)</b>	5.18
Vacant housing	12.7% (9)	7.0% (5)	7.0% (5)	11.3% (8)	8.5% (6)	12.7% (9)	15.5% (11)	8.5% (6)	<b>16.9%</b> <b>(12)</b>	5.39
Lack of parking	12.7% (9)	5.6% (4)	7.0% (5)	7.0% (5)	8.5% (6)	12.7% (9)	15.5% (11)	9.9% (7)	<b>21.1%</b> <b>(15)</b>	5.69
Distance from shopping/restaurants	<b>18.3%</b> <b>(13)</b>	9.9% (7)	9.9% (7)	5.6% (4)	12.7% (9)	11.3% (8)	9.9% (7)	12.7% (9)	9.9% (7)	4.80
Distance from parks	<b>19.7%</b> <b>(14)</b>	9.9% (7)	11.3% (8)	5.6% (4)	11.3% (8)	8.5% (6)	12.7% (9)	8.5% (6)	12.7% (9)	4.73










Other (please specify)

	answered question
	skipped question



**36. Again, assuming you were willing to move from your current community, what elements would you like in your new neighborhood? (Please rank these neighborhood elements with 1 signifying the least important and 7 signifying the most important.)**

	1	2	3	4	5	6	7	Rating Average	Response Count
Proximity to work	12.7% (9)	7.0% (5)	11.3% (8)	1.4% (1)	5.6% (4)	15.5% (11)	<b>46.5%</b> <b>(33)</b>	5.13	71
Proximity to downtown shops	11.3% (8)	8.5% (6)	12.7% (9)	9.9% (7)	<b>26.8%</b> <b>(19)</b>	14.1% (10)	16.9% (12)	4.42	71
Walkability of neighborhood (sidewalks, ease of pedestrian access, etc.)	12.7% (9)	2.8% (2)	4.2% (3)	7.0% (5)	11.3% (8)	16.9% (12)	<b>45.1%</b> <b>(32)</b>	5.32	71
Proximity to river	11.3% (8)	9.9% (7)	<b>22.5%</b> <b>(16)</b>	16.9% (12)	19.7% (14)	8.5% (6)	11.3% (8)	3.94	71
Proximity to parks	5.6% (4)	15.5% (11)	15.5% (11)	9.9% (7)	15.5% (11)	<b>25.4%</b> <b>(18)</b>	12.7% (9)	4.41	71
Proximity to schools	16.9% (12)	9.9% (7)	14.1% (10)	7.0% (5)	18.3% (13)	14.1% (10)	<b>19.7%</b> <b>(14)</b>	4.21	71
Proximity to restaurants and entertainment	8.5% (6)	11.3% (8)	7.0% (5)	<b>23.9%</b> <b>(17)</b>	16.9% (12)	21.1% (15)	11.3% (8)	4.38	71
Historic nature of area	9.9% (7)	11.3% (8)	9.9% (7)	<b>22.5%</b> <b>(16)</b>	14.1% (10)	18.3% (13)	14.1% (10)	4.31	71
	Other (please specify)								10
	<b>answered question</b>								<b>71</b>
	<b>skipped question</b>								<b>1</b>

### 37. If you were to move to another community, where would you prefer to live?

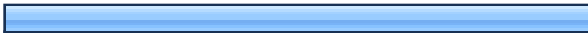




		Response Percent	Response Count
Chancery Hill		10.8%	4
Evansdale		24.3%	9
Greenmont		8.1%	3
Jerome Park		2.7%	1
<b>South Park</b>		<b>35.1%</b>	<b>13</b>
Suncrest		5.4%	2
Sunnyside		2.7%	1
Westover		2.7%	1
Wiles Hill		0.0%	0
Woodburn		8.1%	3
	Other (please specify)		30
<b>answered question</b>			<b>37</b>
<b>skipped question</b>			<b>35</b>

### 38. In this new neighborhood, would you prefer to own or rent?





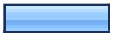



		Response Percent	Response Count
<b>Own</b>		<b>97.2%</b>	<b>69</b>
Rent		2.8%	2
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>



### 39. What type of structure would you prefer to live in?

		Response Percent	Response Count
Single-family home		88.4%	61
Double/Duplex		1.4%	1
Flat		5.8%	4
Townhome		2.9%	2
Loft		1.4%	1
<b>answered question</b>			<b>69</b>
<b>skipped question</b>			<b>3</b>

**40. Assuming the type of home you wanted was available in the neighborhood, what would you be willing to pay to PURCHASE a home? (check one):**

		Response Percent	Response Count
<\$45,000		0.0%	0
\$45,001 - \$60,000		1.4%	1
\$60,001 - \$75,000		0.0%	0
\$75,001 - \$90,000		1.4%	1
\$90,001 - \$110,000		5.6%	4
\$110,001 - \$130,000		7.0%	5
\$145,001 - \$160,000		15.5%	11
\$161,001 - \$185,000		14.1%	10
\$185,001 - \$200,000		18.3%	13
<b>\$200,000+</b>		<b>36.6%</b>	<b>26</b>
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**41. Assuming the type of RENTAL unit you wanted was available in the neighborhood, what is the total \$ amount you would be willing to pay per month for rent and utilities? (check one):**

		Response Percent	Response Count
<\$500	<input type="checkbox"/>	15.5%	11
\$500 - \$650	<input type="checkbox"/>	12.7%	9
<b>\$650 - \$800</b>	<input checked="" type="checkbox"/>	<b>23.9%</b>	<b>17</b>
\$800 - \$950	<input type="checkbox"/>	14.1%	10
\$950 – \$1,100	<input type="checkbox"/>	12.7%	9
\$1,100 or more	<input type="checkbox"/>	21.1%	15
<b>answered question</b>			<b>71</b>
<b>skipped question</b>			<b>1</b>

**42. Rate each of the following housing types from 1 to 10 in terms of how attractive you think it is. 1 is least attractive; 10 is most attractive.**

	1	2	3	4	5	6	7	8	9	10	
Detached Single-family home	4.2% (3)	0.0% (0)	1.4% (1)	0.0% (0)	1.4% (1)	0.0% (0)	4.2% (3)	2.8% (2)	5.6% (4)	<b>80.3%</b> <b>(57)</b>	
Attached condominium in a multi-unit building	<b>19.7%</b> <b>(14)</b>	11.3% (8)	11.3% (8)	11.3% (8)	11.3% (8)	9.9% (7)	2.8% (2)	9.9% (7)	7.0% (5)	5.6% (4)	
Duplex home (two units in one structure)	11.3% (8)	5.6% (4)	8.5% (6)	9.9% (7)	<b>21.1%</b> <b>(15)</b>	12.7% (9)	5.6% (4)	15.5% (11)	7.0% (5)	2.8% (2)	
Townhome/Row House (two - story attached apartment units)	11.3% (8)	12.7% (9)	11.3% (8)	12.7% (9)	14.1% (10)	11.3% (8)	<b>15.5%</b> <b>(11)</b>	4.2% (3)	4.2% (3)	2.8% (2)	
Flat (single-story) apartment in a multi-unit, multistory building	<b>29.6%</b> <b>(21)</b>	14.1% (10)	19.7% (14)	5.6% (4)	11.3% (8)	7.0% (5)	0.0% (0)	4.2% (3)	0.0% (0)	8.5% (6)	
Loft-style (open floor plan) unit	14.1% (10)	14.1% (10)	9.9% (7)	12.7% (9)	<b>21.1%</b> <b>(15)</b>	5.6% (4)	5.6% (4)	5.6% (4)	5.6% (4)	5.6% (4)	
											<b>answered</b>
											<b>skipped</b>

**43. What types of amenities would you prefer if you were to acquire new housing? Rank each 10, with 10 being a very important amenity, and 1 being not important at all.**

	1	2	3	4	5	6	7	8	9	10
Range	7.0% (5)	2.8% (2)	1.4% (1)	0.0% (0)	2.8% (2)	2.8% (2)	0.0% (0)	8.5% (6)	4.2% (3)	<b>70.4%</b> <b>(50)</b>
Refrigerator	7.0% (5)	2.8% (2)	1.4% (1)	0.0% (0)	2.8% (2)	2.8% (2)	1.4% (1)	7.0% (5)	2.8% (2)	<b>71.8%</b> <b>(51)</b>
Dishwasher	7.0% (5)	2.8% (2)	4.2% (3)	2.8% (2)	4.2% (3)	4.2% (3)	2.8% (2)	7.0% (5)	7.0% (5)	<b>57.7%</b> <b>(41)</b>
Garbage disposal	18.3% (13)	2.8% (2)	8.5% (6)	1.4% (1)	7.0% (5)	8.5% (6)	8.5% (6)	8.5% (6)	7.0% (5)	<b>29.6%</b> <b>(21)</b>
Microwave	12.7% (9)	5.6% (4)	7.0% (5)	1.4% (1)	7.0% (5)	5.6% (4)	1.4% (1)	7.0% (5)	1.4% (1)	<b>50.7%</b> <b>(36)</b>
In-unit laundry area with washer/dryer	5.6% (4)	1.4% (1)	1.4% (1)	2.8% (2)	1.4% (1)	0.0% (0)	1.4% (1)	7.0% (5)	11.3% (8)	<b>67.6%</b> <b>(48)</b>
If no in-unit laundry area, common laundry	26.8% (19)	2.8% (2)	2.8% (2)	2.8% (2)	8.5% (6)	7.0% (5)	4.2% (3)	7.0% (5)	5.6% (4)	<b>32.4%</b> <b>(23)</b>
Patio/balcony	4.2% (3)	1.4% (1)	0.0% (0)	4.2% (3)	4.2% (3)	9.9% (7)	7.0% (5)	14.1% (10)	18.3% (13)	<b>36.6%</b> <b>(26)</b>
Hardwood floors	2.8% (2)	4.2% (3)	2.8% (2)	0.0% (0)	9.9% (7)	9.9% (7)	8.5% (6)	12.7% (9)	18.3% (13)	<b>31.0%</b> <b>(22)</b>
Central air conditioning	4.2% (3)	0.0% (0)	1.4% (1)	0.0% (0)	4.2% (3)	7.0% (5)	1.4% (1)	5.6% (4)	14.1% (10)	<b>62.0%</b> <b>(44)</b>
Storage	1.4% (1)	1.4% (1)	0.0% (0)	5.6% (4)	1.4% (1)	7.0% (5)	5.6% (4)	11.3% (8)	19.7% (14)	<b>46.5%</b> <b>(33)</b>
Alarm system	<b>15.5%</b> <b>(11)</b>	2.8% (2)	11.3% (8)	7.0% (5)	12.7% (9)	12.7% (9)	7.0% (5)	11.3% (8)	5.6% (4)	14.1% (10)
Energy efficient systems and appliances	2.8% (2)	1.4% (1)	2.8% (2)	0.0% (0)	1.4% (1)	9.9% (7)	8.5% (6)	9.9% (7)	11.3% (8)	<b>52.1%</b> <b>(37)</b>
Off-street parking	0.0% (0)	1.4% (1)	1.4% (1)	2.8% (2)	2.8% (2)	8.5% (6)	7.0% (5)	9.9% (7)	5.6% (4)	<b>60.6%</b> <b>(43)</b>
Covered parking	4.2% (3)	2.8% (2)	4.2% (3)	1.4% (1)	11.3% (8)	18.3% (13)	8.5% (6)	9.9% (7)	8.5% (6)	<b>31.0%</b> <b>(22)</b>

Historic look and feel	9.9% (7)	5.6% (4)	7.0% (5)	2.8% (2)	12.7% (9)	8.5% (6)	15.5% (11)	9.9% (7)	8.5% (6)	<b>19.7%</b> <b>(14)</b>
Green space	1.4% (1)	1.4% (1)	2.8% (2)	2.8% (2)	4.2% (3)	11.3% (8)	5.6% (4)	11.3% (8)	18.3% (13)	<b>40.8%</b> <b>(29)</b>
Modern look and feel	11.3% (8)	7.0% (5)	4.2% (3)	5.6% (4)	<b>23.9%</b> <b>(17)</b>	15.5% (11)	7.0% (5)	7.0% (5)	9.9% (7)	8.5% (6)
On-site management/maintenance	<b>21.1%</b> <b>(15)</b>	7.0% (5)	7.0% (5)	7.0% (5)	12.7% (9)	14.1% (10)	4.2% (3)	9.9% (7)	5.6% (4)	11.3% (8)
Outdoor common area	<b>16.9%</b> <b>(12)</b>	4.2% (3)	7.0% (5)	5.6% (4)	12.7% (9)	<b>16.9%</b> <b>(12)</b>	5.6% (4)	<b>16.9%</b> <b>(12)</b>	7.0% (5)	7.0% (5)
Indoor common area	<b>28.2%</b> <b>(20)</b>	7.0% (5)	9.9% (7)	4.2% (3)	16.9% (12)	12.7% (9)	8.5% (6)	5.6% (4)	5.6% (4)	1.4% (1)
Pet friendly	14.1% (10)	0.0% (0)	2.8% (2)	5.6% (4)	5.6% (4)	1.4% (1)	2.8% (2)	9.9% (7)	14.1% (10)	<b>43.7%</b> <b>(31)</b>
										answered q
										skipped q

## A. Field Survey of Conventional Rentals: Morgantown, West Virginia

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.

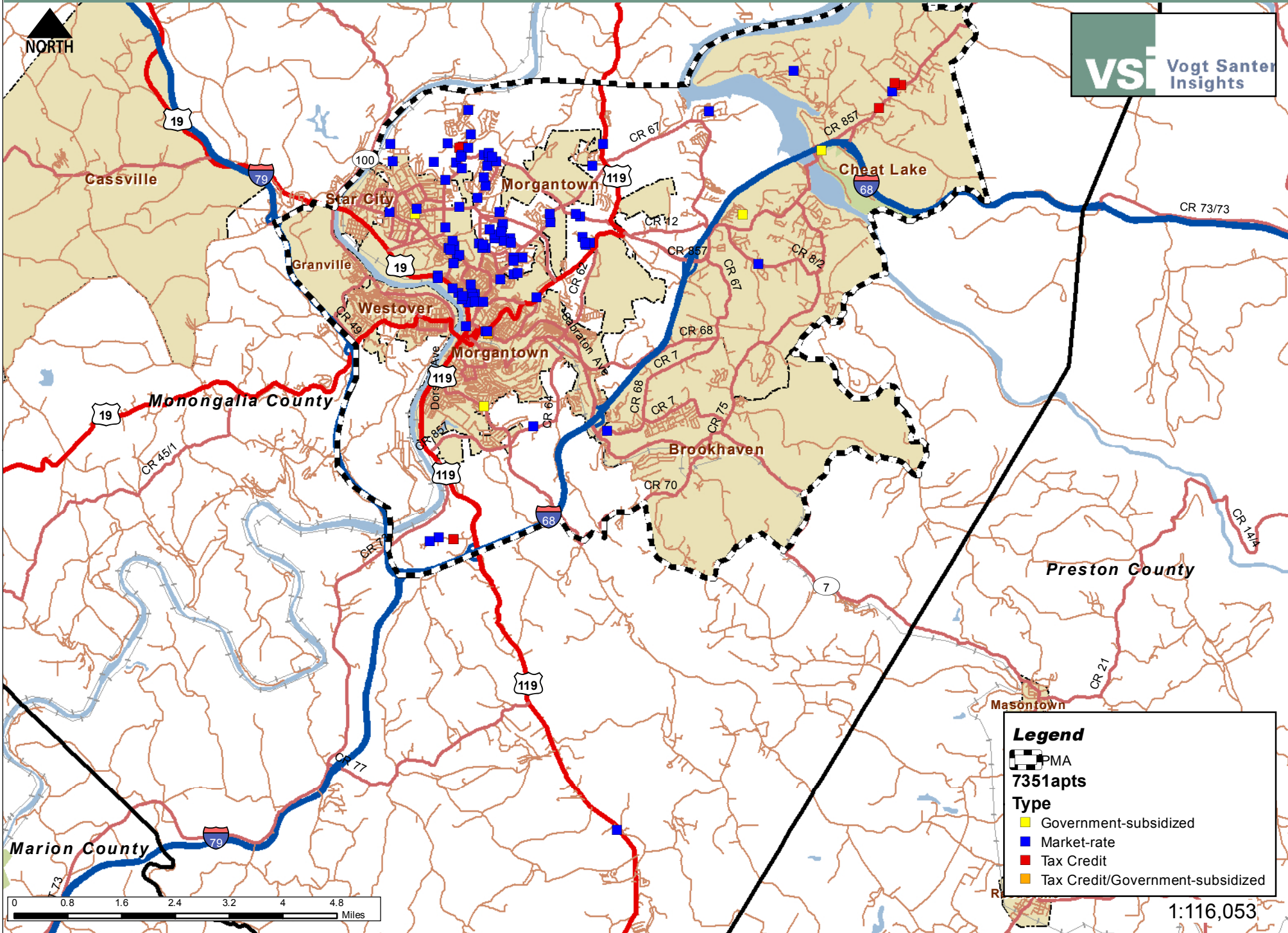
The field survey has been organized by the type of project surveyed. Properties have been color coded to reflect the project type. Projects have been designated as market-rate, Tax Credit, government-subsidized, or a combination of the three project types. The field survey is organized as follows:

- 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.



# Morgantown, WV: Apartment Locations

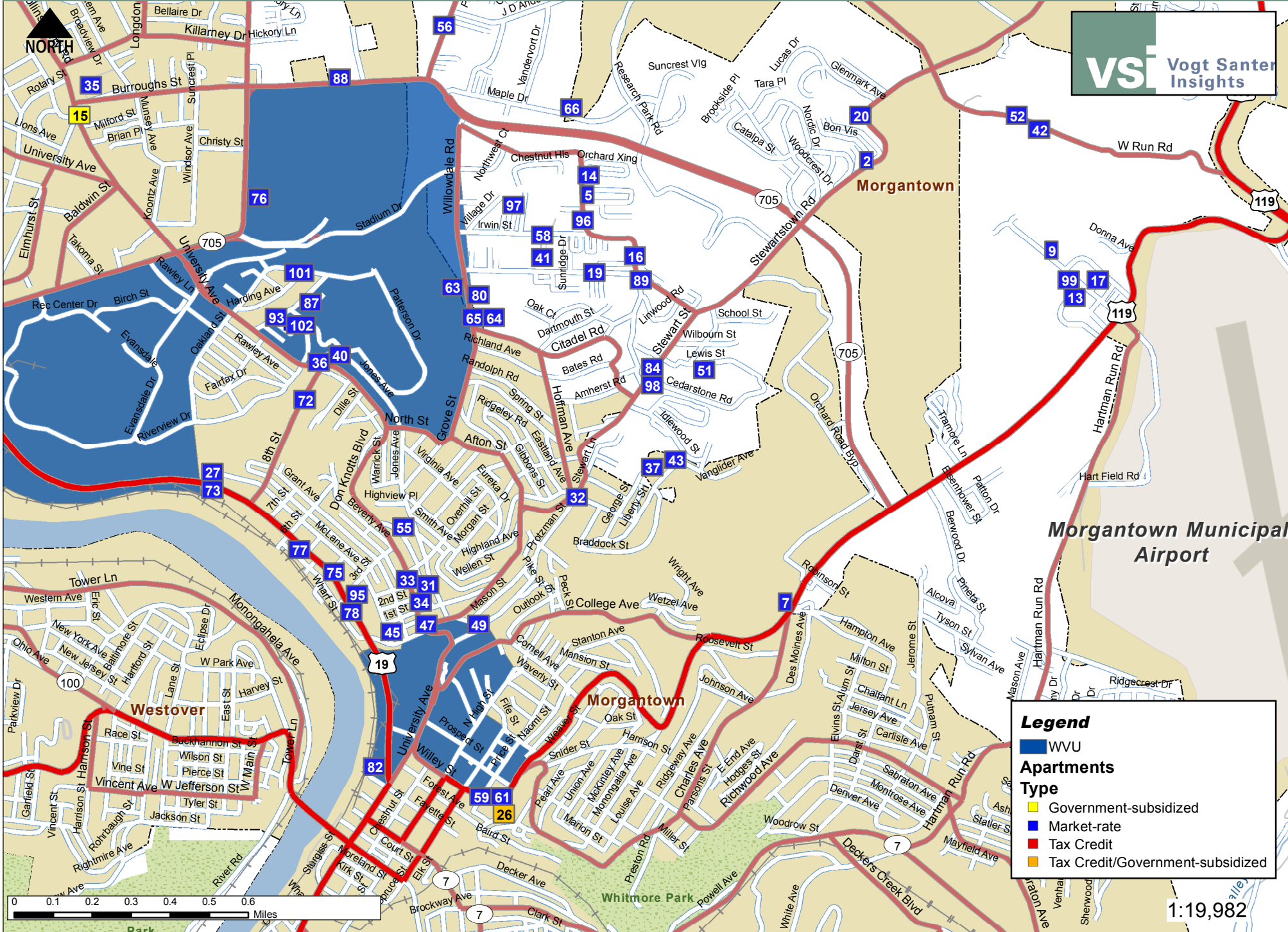


**Legend**

- PMA
- 7351apts**
- Type**
- Government-subsidized
- Market-rate
- Tax Credit
- Tax Credit/Government-subsidized

1:116,053

# Morgantown, WV: Apartment Locations (Central Morgantown)



**Legend**

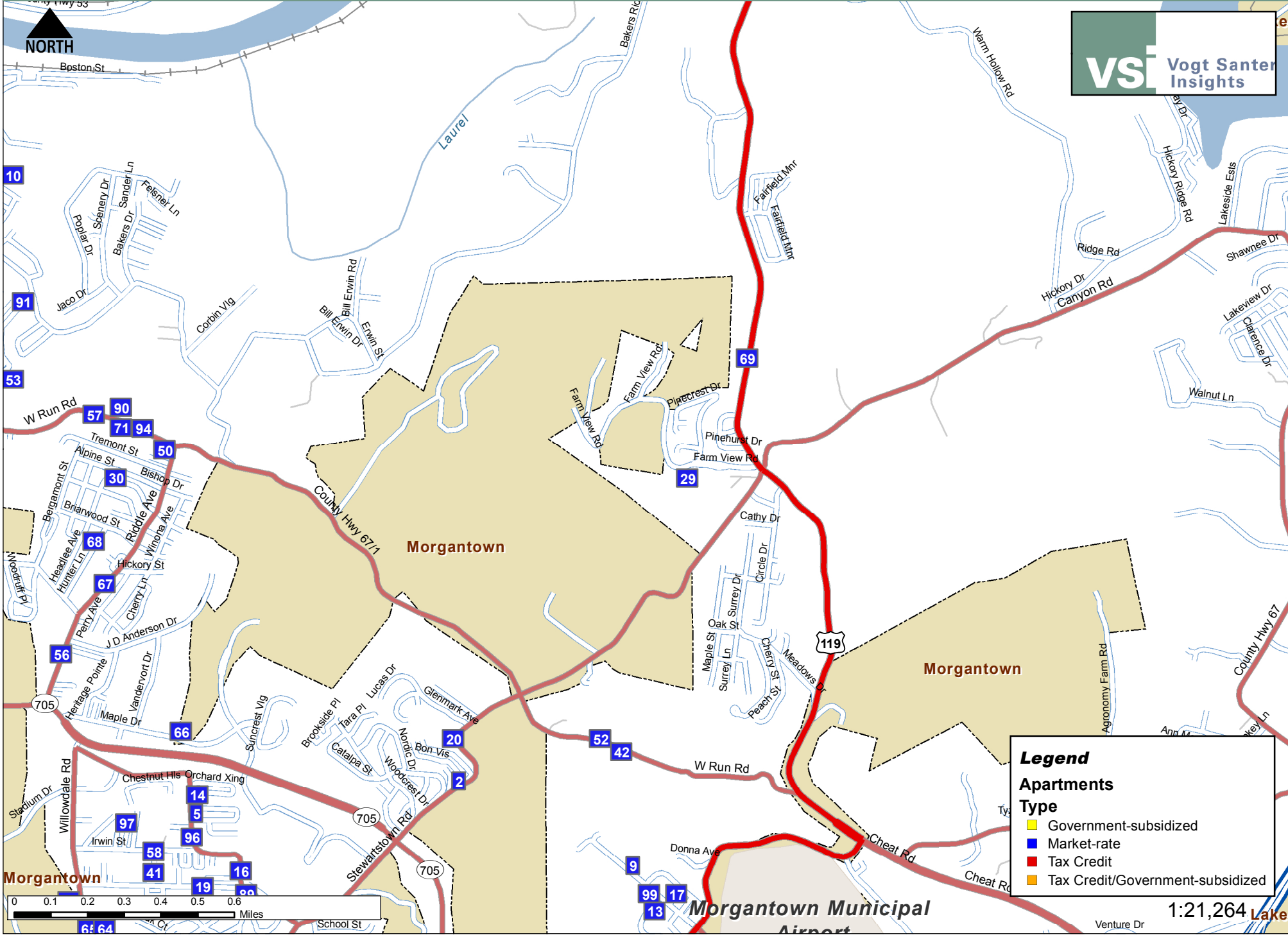
■ WVU

**Apartments Type**

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

1:19,982

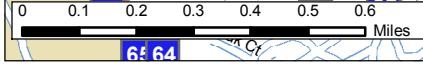
# Morgantown, WV: Apartment Locations (Northeast Morgantown)



**Legend**

**Apartments Type**

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



1:21,264

# Morgantown, WV: Apartment Locations (Northwest Morgantown)



**Legend**

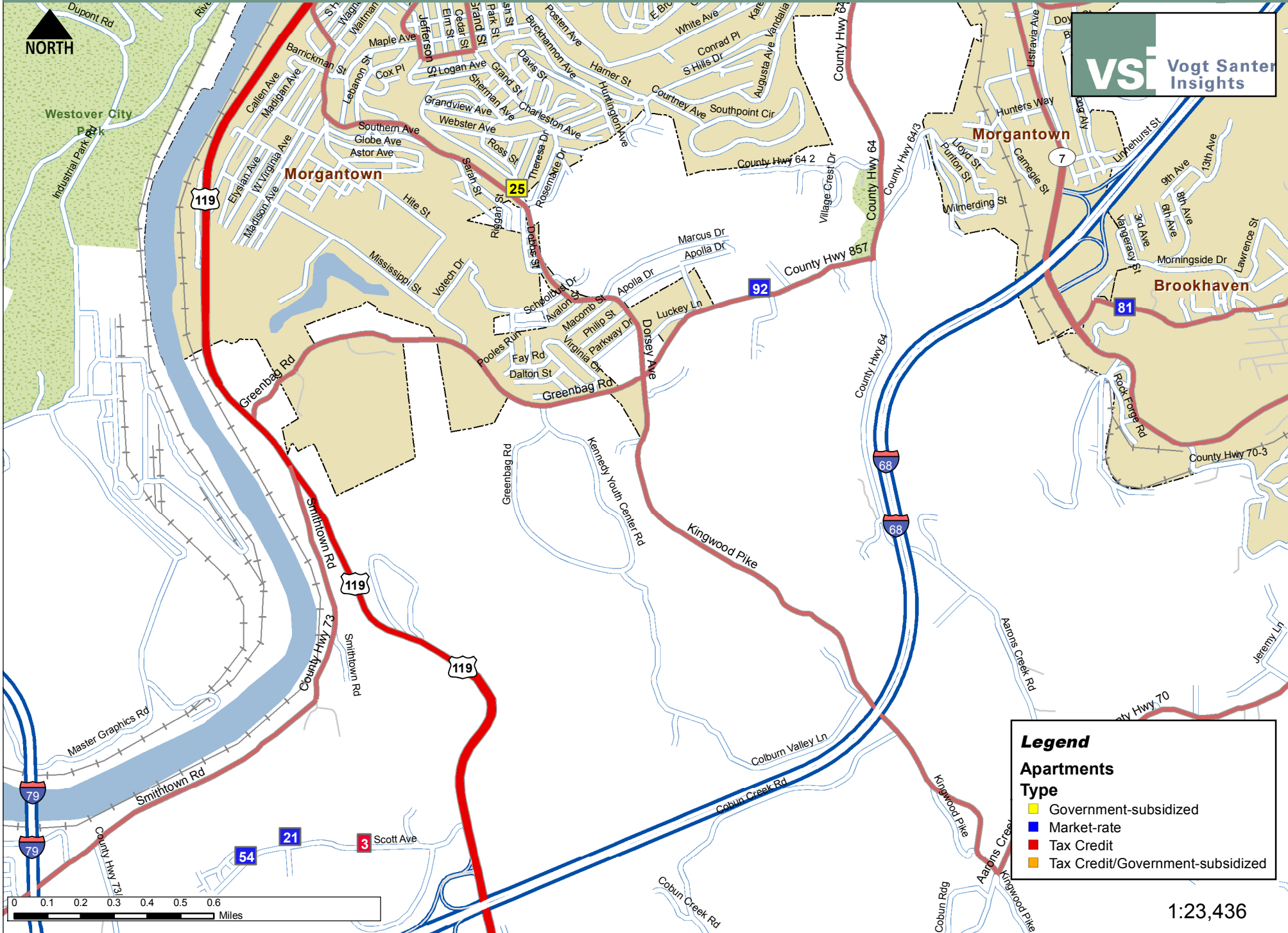
- WVU
- Apartments Type**
- Government-subsidized
- Market-rate
- Tax Credit
- Tax Credit/Government-subsidized

0 0.1 0.2 0.3 0.4 0.5 0.6 Miles

1:16,757

# Morgantown, WV: Apartment Locations (South Morgantown)

**vsi** Vogt Santer  
Insights



**Legend**

**Apartments Type**

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

0 0.1 0.2 0.3 0.4 0.5 0.6  
Miles

1:23,436

# MAP IDENTIFICATION LIST - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
1	Barrington North	MRR	B	1988	59	0	100.0%
2	Bon Vista Apts.	MRR	C+	1990	95	0	100.0%
3	Cedar Glen I	TAX	B+	2000	47	0	100.0%
4	Cedar Glen II	TAX	B+	2006	50	0	100.0%
5	Chestnut Hill	MRR	B-	1973	200	0	100.0%
6	Church Hill Village	TAX	B+	2010	38	0	100.0%
7	City Gardens	MRR	B	2009	64	19	70.3%
8	Colonial Park	MRR	C+	1985	81	0	100.0%
9	Grapevine Village	MRR	B	2000	58	6	89.7%
10	Graycliff Luxury Twnhms.	MRR	A-	2008	54	5	90.7%
11	Greene Glen I	TAX	B	1995	48	0	100.0%
12	Greene Glen II	TAX	B	1996	32	0	100.0%
13	Heritage Apts.	MRR	C	1970	60	0	100.0%
14	Orchard Crossings	MRR	A	2000	98	0	100.0%
15	Unity House Apts.	GSS	B-	1998	35	0	100.0%
16	Stonewood Apts.	MRR	B+	2009	92	5	94.6%
17	Street's Apts.	MRR	C+	1975	33	2	93.9%
18	Timberline Apts.	MRR	C+	1968	313	47	85.0%
19	Valley View Woods	MRR	B	1995	73	4	94.5%
20	The Villas	MRR	B	1991	231	1	99.6%
21	Vista Del Rio	MRR	B	2005	60	7	88.3%
22	West Greene	MRR	B	2002	28	0	100.0%
23	Windwood Place	MRR	B+	2001	63	0	100.0%
24	Brook View Apts.	GSS	C	1987	44	0	100.0%
25	Marjorie Gardens	GSS	C+	1981	126	0	100.0%
26	Morgantown Unity Manor	TGS	C+	1985	121	10	91.7%
27	Friendship Manor	MRR	B+	1970	49	1	98.0%
28	Sky View Apts.	GSS	C	1984	41	1	97.6%
29	Pinnacle Height Apts.	MRR	B	2004	174	0	100.0%
30	803 & 807 Alpine St.	MRR	C	1977	32	1	96.9%
31	Glenlock Apts.	MRR	C+	1968	38	0	100.0%
32	Skyline	MRR	B+	2005	60	4	93.3%
33	Glenlock	MRR	B+	2008	32	0	100.0%
34	Glenlock South	MRR	B	2001	40	0	100.0%
35	Burrough's Place	MRR	A	2007	63	13	79.4%
36	Ashley Oaks	MRR	B	1994	44	5	88.6%

◆	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 2011

# MAP IDENTIFICATION LIST - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
37	Cabana Apts.	MRR	B+	2009	20	0	100.0%
38	Twin Knobs	TAX	B-	1996	68	0	100.0%
39	Braemar Twnhms.	MRR	B-	1988	80	0	100.0%
40	Terrace Heights	MRR	C-	1965	64	0	100.0%
41	Chateau Royale Apts.	MRR	B-	1985	385	0	100.0%
42	Copper Beech Twnhms.	MRR	A-	2009	335	0	100.0%
43	Forest Hills	MRR	B-	2007	58	1	98.3%
44	The District	MRR	A	2005	280	8	97.1%
45	Friend Suites	MRR	B	2001	28	0	100.0%
46	Mountain Valley Apts.	MRR	A-	2008	344	0	100.0%
47	Mountaineer Place	MRR	A	2010	34	0	100.0%
48	Rystan Place	MRR	B+	2004	26	0	100.0%
49	The Augusta on the Square	MRR	B	2007	158	0	100.0%
50	Copper Creek	MRR	B+	2006	24	0	100.0%
51	Fountain View	MRR	A-	2006	15	0	100.0%
52	West Run Apts.	MRR	A	2007	322	33	89.8%
53	The Lofts	MRR	A-	2009	600	22	96.3%
54	Brunswick	MRR	C	1986	183	0	100.0%
55	Sunnyside Commons	MRR	B-	1982	69	0	100.0%
56	Pineview Apts.	MRR	C	1972	101	2	98.0%
57	The Suites at West Park	MRR	A	2005	31	15	51.6%
58	Copperfield Court	MRR	B	1996	98	0	100.0%
59	Courtyard West	MRR	B	2002	24	0	100.0%
60	Mountain View Apt. Homes at Graystone	MRR	A-	2004	24	1	95.8%
61	Courtyard East	MRR	C	1934	62	2	96.8%
62	Lakeside Village	MRR	B	1984	92	0	100.0%
63	Georgetown Apts.	MRR	B	1987	196	0	100.0%
64	264 McCullough St.	MRR	B	1982	21	0	100.0%
65	Stadium Apts.	MRR	C	1962	52	0	100.0%
66	Campus View Apts.	MRR	C+	1984	35	0	100.0%
67	Campus View Twnhms.	MRR	A-	2006	38	0	100.0%
68	Carmel Court	MRR	A	2006	36	0	100.0%
69	Grove Park	MRR	B+	2010	35	0	100.0%
70	The Ridge	MRR	B+	2001	168	0	100.0%
71	The Villages at West Run	MRR	B	2010	64	7	89.1%
72	Avalon Apts.	MRR	C+	1996	32	4	87.5%

◆	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 2011

# MAP IDENTIFICATION LIST - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	PROJ. TYPE	QUALITY RATING	YEAR BUILT	TOTAL UNITS	VACANT	OCC. RATE
73	Bent Tree Court Apts.	MRR	B+	1995	88	0	100.0%
74	Morgan Pointe Apts.	MRR	B	2005	63	0	100.0%
75	4th Street	MRR	B+	2008	56	0	100.0%
76	Medical Center Apts.	MRR	C	1960	164	25	84.8%
77	Seneca Station	MRR	B+	2007	20	0	100.0%
78	Seneca Square	MRR	B-	1984	42	0	100.0%
79	Sun Valley	MRR	C	1986	28	0	100.0%
80	Southeast Court	MRR	B-	1994	26	3	88.5%
81	99 Brookhaven Rd.	MRR	B	2010	31	2	93.5%
82	Mountaineer Court	MRR	C+	1968	32	5	84.4%
83	Lockwood	MRR	C+	1992	40	0	100.0%
84	Cedarstone Apts.	MRR	B-	1990	37	0	100.0%
85	Stone Path	TAX	B+	2010	46	0	100.0%
86	Holly View	TAX	A-	2011	0	0	U/C
87	Aerostar	MRR	B-	1988	90	0	100.0%
88	Chestnut Ridge Manor	MRR	C	1976	48	0	100.0%
89	Queen Anne Colony	MRR	B+	2004	32	0	100.0%
90	St. Clair's Village (MHP)	MRR	B+	1980	36	0	100.0%
91	Bakers Landing	MRR	B+	2004	34	1	97.1%
92	Ashworth Landing	MRR	B+	2007	96	0	100.0%
93	Inglewood Properties	MRR	B+	2004	27	0	100.0%
94	Creekside I & II	MRR	B+	2007	19	0	100.0%
95	100 3rd St.	MRR	B	2001	19	1	94.7%
96	Stadium Court	MRR	B	2003	54	0	100.0%
97	Chase Apts.	MRR	C+	2004	24	0	100.0%
98	Cambridge Court	MRR	C	1984	21	0	100.0%
99	59 Airport Blvd.	MRR	B	1992	72	2	97.2%
100	T & S Rentals	MRR	B-	1986	56	0	100.0%
101	478 Harding Ave.	MRR	C	1976	24	1	95.8%
102	883 East Everly St.	MRR	C	1966	46	2	95.7%

PROJECT TYPE	PROJECTS SURVEYED	TOTAL UNITS	VACANT	OCCUPANCY RATE	U/C
MRR	89	7,653	257	96.6%	95
TAX	8	329	0	100.0%	40
TGS	1	121	10	91.7%	0
GSS	4	246	1	99.6%	0

Total units does not include units under construction.

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

Survey Date: January 2011

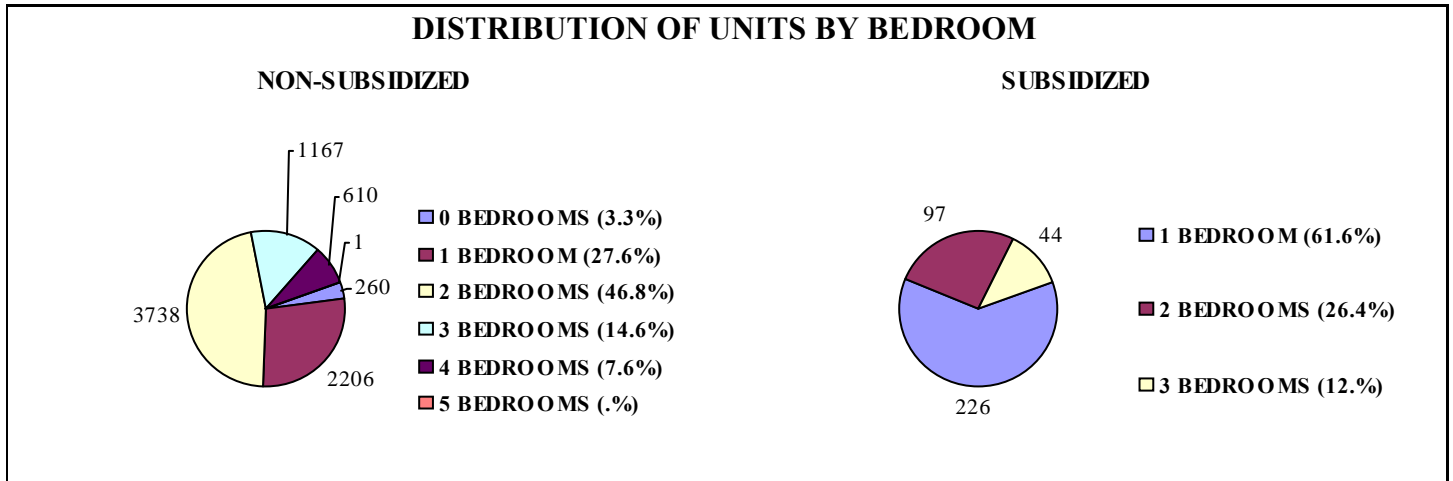


# DISTRIBUTION OF UNITS - MORGANTOWN, WEST VIRGINIA


Market-Rate						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
0	1	260	3.4%	17	6.5%	\$566
1	1	2,140	28.0%	58	2.7%	\$749
1	1.5	33	0.4%	5	15.2%	\$797
2	1	1,641	21.4%	41	2.5%	\$844
2	1.5	135	1.8%	14	10.4%	\$931
2	2	1,610	21.0%	68	4.2%	\$1,135
2	2.5	133	1.7%	0	0.0%	\$1,238
3	1	180	2.4%	4	2.2%	\$1,258
3	1.5	50	0.7%	0	0.0%	\$1,173
3	2	143	1.9%	5	3.5%	\$1,331
3	2.5	85	1.1%	3	3.5%	\$1,319
3	3	505	6.6%	26	5.1%	\$1,503
3	3.5	127	1.7%	2	1.6%	\$1,638
4	1	3	0.0%	0	0.0%	\$2,156
4	1.5	2	0.0%	0	0.0%	\$1,183
4	2	142	1.9%	0	0.0%	\$1,653
4	3.5	7	0.1%	0	0.0%	\$1,859
4	4	352	4.6%	14	4.0%	\$1,660
4	4.5	104	1.4%	0	0.0%	\$1,953
5	2	1	0.0%	0	0.0%	\$1,927
<b>TOTAL</b>		<b>7,653</b>	<b>100.0%</b>	<b>257</b>	<b>3.4%</b>	
95 UNITS UNDER CONSTRUCTION						
Tax Credit, Non-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	33	10.0%	0	0.0%	\$601
2	1	177	53.8%	0	0.0%	\$704
2	1.5	42	12.8%	0	0.0%	\$741
3	1	16	4.9%	0	0.0%	\$837
3	1.5	35	10.6%	0	0.0%	\$847
3	2	26	7.9%	0	0.0%	\$807
<b>TOTAL</b>		<b>329</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	
40 UNITS UNDER CONSTRUCTION						
Tax Credit, Government-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	113	93.4%	7	6.2%	N.A.
2	1	8	6.6%	3	37.5%	N.A.
<b>TOTAL</b>		<b>121</b>	<b>100.0%</b>	<b>10</b>	<b>8.3%</b>	
Government-Subsidized						
BEDROOMS	BATHS	UNITS	DISTRIBUTION	VACANT	%VACANT	MEDIAN GROSS RENT
1	1	113	45.9%	0	0.0%	N.A.
2	1	89	36.2%	1	1.1%	N.A.
3	1	44	17.9%	0	0.0%	N.A.
<b>TOTAL</b>		<b>246</b>	<b>100.0%</b>	<b>1</b>	<b>0.4%</b>	


# DISTRIBUTION OF UNITS - MORGANTOWN, WEST VIRGINIA


<b>GRAND TOTAL</b>	<b>8,349</b>	<b>-</b>	<b>268</b>	<b>3.2%</b>	
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# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

1 Barrington North	
	<b>Address</b> 108 Wedgewood Dr. Morgantown, WV 26505 <b>Phone</b> (304) 599-6376 (Contact in person) <b>Year Built</b> 1988 <b>Contact</b> Shannon <b>Comments</b> 20% student, not restricted; Rent range based on floor level
	<b>Total Units</b> 59 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 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

2 Bon Vista Apts.	
	<b>Address</b> 1325 Stewartstown Rd. Morgantown, WV 26505 <b>Phone</b> (304) 599-1880 (Contact in person) <b>Year Built</b> 1990 <b>Contact</b> Robin <b>Comments</b> Shares amenities with The Villas
	<b>Total Units</b> 95 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> C+ <b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 type="checkbox"/> W/D Hook-up <input checked="" 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

3 Cedar Glen I	
	<b>Address</b> 15 Madeline Cir. Morgantown, WV 26505 <b>Phone</b> (304) 284-9632 (Contact in person) <b>Year Built</b> 2000 <b>Contact</b> Abby <b>Comments</b> 50% & 60% AMHI; Accepts HCV (44 units); 3-br units have washer/dryer hookups; Unit mix estimated
	<b>Total Units</b> 47 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B+ <b>Waiting List</b> 45 - 50 households
<b>Key Appliances &amp; Amenities</b>	<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 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

4 Cedar Glen II	
	<b>Address</b> 15 Madeline Cir. Morgantown, WV 26505 <b>Phone</b> (304) 284-9632 (Contact in person) <b>Year Built</b> 2006 <b>Contact</b> Abby <b>Comments</b> 50% & 60% AMHI; Accepts HCV (42 units); Unit mix esimated
	<b>Total Units</b> 50 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2,3 <b>Quality Rating</b> B+ <b>Waiting List</b> 45 - 50 households
<b>Key Appliances &amp; Amenities</b>	<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 checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

5 Chestnut Hill	
	<b>Address</b> 960 Chestnut Ridge Rd. Morgantown, WV 26505 <b>Phone</b> (304) 599-8333 (Contact in person) <b>Year Built</b> 1973 <b>Contact</b> Juanita <b>Comments</b> 65%-70% student, not restricted; Select 1-br units have gas heat paid by landlord; Townhomes have washer/dryer hookups; 65%-70% student
	<b>Total Units</b> 200 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3,6 <b>Quality Rating</b> B- <b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b> <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 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 checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

6 Church Hill Village	
	<b>Address</b> 1000 Church Hill Dr. Morgantown, WV 26505 <b>Phone</b> (304) 598-5860 (Contact in person) <b>Year Built</b> 2010 <b>Contact</b> Katie Folio <b>Comments</b> 60% AMHI; First applications received March 2010; Reached 100% occupancy May 28, 2010; Accepts HCV (28 units)
	<b>Total Units</b> 38 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B+ <b>Waiting List</b> 7 households
<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center	

7 City Gardens	
	<b>Address</b> N. Willey St./Charles Ave. Morgantown, WV 26505 <b>Phone</b> (304) 598-9001 (Contact in person) <b>Year Built</b> 2009 <b>Contact</b> Dave <b>Comments</b> 30% student, not restricted; Pre-leasing began 12/2008; Opened 2/2009; Reached 90% occupancy 8/2009; Large 1-br units have den; Vacancies attributed to area saturation of newer apts. suitable for students
	<b>Total Units</b> 64 <b>Vacancies</b> 19 <b>Occupied</b> 70.3% <b>Floors</b> 2,3,4 <b>Quality Rating</b> B <b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b> <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 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	

8 Colonial Park	
	<b>Address</b> 3298 University Ave. Morgantown, WV 26505 <b>Phone</b> (303) 296-8188 (Contact in person) <b>Year Built</b> 1985 <b>Contact</b> Bill <b>Comments</b> Square footage estimated by management
	<b>Total Units</b> 81 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C+ <b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> Pool <input 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	


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

9 Grapevine Village			
	<b>Address</b> 1324 Airport Blvd. Morgantown, WV 26505 <b>Year Built</b> 2000 <b>Comments</b> 50% student, not restricted	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 58 <b>Vacancies</b> 6 <b>Occupied</b> 89.7% <b>Floors</b> 2, 3 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

10 Graycliff Luxury Twnhms.			
	<b>Address</b> Van Voorhis Rd./Brettwald Dr. Morgantown, WV 26505 <b>Year Built</b> 2008 <b>Comments</b> Opened 3/2008; Unit mix, total units & rents estimated; Part of condominium community	<b>Phone</b> (304) 225-7777 (Contact in person) <b>Contact</b> Amanda	<b>Total Units</b> 54 <b>Vacancies</b> 5 <b>Occupied</b> 90.7% <b>Floors</b> 2,3 <b>Quality Rating</b> A- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" 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 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		

11 Greene Glen I			
	<b>Address</b> 205 Glen Abbey Rd. Morgantown, WV 26508 <b>Year Built</b> 1995 <b>Comments</b> 60% AMHI; Accepts HCV (32 units)	<b>Phone</b> (304) 599-1157 (Contact in person) <b>Contact</b> Tracy	<b>Total Units</b> 48 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> B <b>Waiting List</b> 2-6 months
	<b>Key Appliances &amp; Amenities</b> <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 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		

12 Greene Glen II			
	<b>Address</b> 205 Glen Abbey Rd. Morgantown, WV 26505 <b>Year Built</b> 1996 <b>Comments</b> 60% AMHI; One 3-br manager unit not in total; Accepts HCV (27 units)	<b>Phone</b> (304) 599-1157 (Contact in person) <b>Contact</b> Tracy	<b>Total Units</b> 32 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B <b>Waiting List</b> 2-12 months
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

13 Heritage Apts.			
	<b>Address</b> 688 Kilarney Dr. Morgantown, WV 26505 <b>Year Built</b> 1970 <b>Comments</b> 50% student, not restricted; Does not accept HCV	<b>Phone</b> (304) 599-2328 (Contact in person) <b>Contact</b> Patty	<b>Total Units</b> 60 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2.5 <b>Quality Rating</b> C <b>Waiting List</b> 10 households
	<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> W/D Hook-up <input checked="" 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		

14 Orchard Crossings			
	<b>Address</b> 300 Chestnut Ridge Rd. Morgantown, WV 26505 <b>Year Built</b> 2000 <b>Comments</b> Higher rent 2- & 3-br units have garages	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Sharon	<b>Total Units</b> 98 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> A <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Microwave <input type="S"/> Garage(Att) <input type="O"/> Garage(Det) <input type="checkbox"/> Parking Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Central AC <input type="checkbox"/> Window AC <input type="O"/> 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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

15 Unity House Apts.			
	<b>Address</b> 3180 Collins Ferry Rd. Morgantown, WV 26505 <b>Year Built</b> 1998 <b>Comments</b> HUD Section 811 PRAC; 100% tenants with disabilities; Does not accept HCV	<b>Phone</b> (304) 598-8665 (Contact in person) <b>Contact</b> Warren	<b>Total Units</b> 35 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3,4 <b>Quality Rating</b> B- <b>Waiting List</b> 8 months
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center		


16 Stonewood Apts.			
	<b>Address</b> Valleyview/Chestnut Ridge Rd. Morgantown, WV 26505 <b>Year Built</b> 2009 <b>Comments</b> Opened 6/2009; Lease-up info unavailable; Tenant pays a 1-time trash fee of \$150	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 92 <b>Vacancies</b> 5 <b>Occupied</b> 94.6% <b>Floors</b> 2,3,4 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> Washer/Dryer <input checked="" type="checkbox"/> W/D Hook-up <input checked="" type="checkbox"/> Pool <input type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized


Survey Date: January 2011

# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

17 Street's Apts.			
	<b>Address</b> 1202 Van Voorhis Rd. Morgantown, WV 26505 <b>Year Built</b> 1975 <b>Comments</b> Rents are per tenant: 1 tenant/\$620, 2 tenants/\$660 & 3 tenants/\$670	<b>Phone</b> (304) 599-3640 (Contact in person) <b>Contact</b> Pam	<b>Total Units</b> 33 <b>Vacancies</b> 2 <b>Occupied</b> 93.9% <b>Floors</b> 2.5 <b>Quality Rating</b> C+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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		

18 Timberline Apts.			
	<b>Address</b> 3557 Collins Ferry Rd. Morgantown, WV 26505 <b>Year Built</b> 1968 <b>Renovated</b> 2009 <b>Comments</b> 45% student, not restricted; Vacancies attributed to quality of property & to power plant employees with short-term leases who have now left the area <b>Incentives</b> \$50 off 1 month with 13-month lease	<b>Phone</b> (304) 599-1225 (Contact in person) <b>Contact</b> Becky	<b>Total Units</b> 313 <b>Vacancies</b> 47 <b>Occupied</b> 85.0% <b>Floors</b> 2,3 <b>Quality Rating</b> C+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> W/D Hook-up <input checked="" 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		

19 Valley View Woods			
	<b>Address</b> Chestnut Ridge Rd. Morgantown, WV 26505 <b>Year Built</b> 1995 <b>Comments</b> 100% student, not restricted; Year built estimated	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 73 <b>Vacancies</b> 4 <b>Occupied</b> 94.5% <b>Floors</b> 2,3 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		


20 The Villas			
	<b>Address</b> 1335 Stewartstown Rd. Morgantown, WV 26505 <b>Year Built</b> 1991 <b>Renovated</b> 2007 <b>Comments</b> Amenities shared with Bon Vista	<b>Phone</b> (304) 599-1880 (Contact in person) <b>Contact</b> Robin	<b>Total Units</b> 231 <b>Vacancies</b> 1 <b>Occupied</b> 99.6% <b>Floors</b> 3,4 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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		


### Project Type


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

21 Vista Del Rio					
	<b>Address</b> Scott Ave./Kay Ridge Rd. Morgantown, WV 26505 <b>Year Built</b> 2005 <b>Comments</b> Vacancies attributed to area saturation of new apartments suitable for students	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 60 <b>Vacancies</b> 7 <b>Occupied</b> 88.3% <b>Floors</b> 2, 2.5 <b>Quality Rating</b> B <b>Waiting List</b> None		
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room

22 West Greene					
	<b>Address</b> West Greene & Eleanore Dr. Morgantown, WV 26505 <b>Year Built</b> 2002 <b>Comments</b> Large 2-br & all 3-br units have attached garage	<b>Phone</b> (304) 599-1157 (Contact in person) <b>Contact</b> Tracy	<b>Total Units</b> 28 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B <b>Waiting List</b> 6 households		
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room

23 Windwood Place					
	<b>Address</b> 600 Windwood Pl. Morgantown, WV 26505 <b>Year Built</b> 2001 <b>Comments</b> 5% student, not restricted; 2-br units have patio/balcony	<b>Phone</b> (304) 599-3165 (Contact in person) <b>Contact</b> Zach	<b>Total Units</b> 63 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B+ <b>Waiting List</b> None		
	<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room

24 Brook View Apts.					
	<b>Address</b> 700 Brook View Dr. Morgantown, WV 26508 <b>Year Built</b> 1987 <b>Comments</b> RD 515; Has RA (2 units); Accepts HCV	<b>Phone</b> (304) 292-9666 (Contact in person) <b>Contact</b> Mary	<b>Total Units</b> 44 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Waiting List</b> 6 households		
	<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Pool <input checked="" type="checkbox"/> On-Site Mgmt <input checked="" type="checkbox"/> Laundry Room

**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 2011







# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

25 Marjorie Gardens			
	<b>Address</b> 1100 Dorsey Ln. Morgantown, WV 26501 <b>Year Built</b> 1981 <b>Comments</b> HUD Section 8; Square footage estimated; Wait: 1-br/1-3 months, 2-br/2-4 months & 3-br 2-4 months	<b>Phone</b> (304) 292-6418 (Contact in person) <b>Contact</b> Brenda	<b>Total Units</b> 126 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2, 3 <b>Quality Rating</b> C+ <b>Waiting List</b> 1-4 months
	<b>Key Appliances &amp; Amenities</b> <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 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		

26 Morgantown Unity Manor			
	<b>Address</b> 400 N. Willey St. Morgantown, WV 26505 <b>Year Built</b> 1985 <b>Renovated</b> 2008 <b>Comments</b> 60% AMHI & HUD Sections 8 & 202; Square footage estimated; Vacancies attributed to recent deaths & tenants moving to higher levels of care; Most vacancies will be filled within 60 days	<b>Phone</b> (304) 296-5519 (Contact in person) <b>Contact</b> Erica	<b>Total Units</b> 121 <b>Vacancies</b> 10 <b>Occupied</b> 91.7% <b>Floors</b> 10 <b>Quality Rating</b> C+ <b>Waiting List</b> None <b>Senior Restricted (62+)</b>
	<b>Key Appliances &amp; Amenities</b> <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 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		

27 Friendship Manor			
	<b>Address</b> 501 Van Voorhis Rd. Morgantown, WV 26505 <b>Year Built</b> 1970 <b>Comments</b> Does not accept HCV; Also serves disabled	<b>Phone</b> (304) 599-0140 (Contact in person) <b>Contact</b> Nancy	<b>Total Units</b> 49 <b>Vacancies</b> 1 <b>Occupied</b> 98.0% <b>Floors</b> 3 <b>Quality Rating</b> B+ <b>Waiting List</b> 1- & 2-br: 6-12 mos. <b>Senior Restricted (62+)</b>
	<b>Key Appliances &amp; Amenities</b> <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		

28 Sky View Apts.			
	<b>Address</b> 409 Sky View Dr. Morgantown, WV 26508 <b>Year Built</b> 1984 <b>Comments</b> RD 515; Accepts HCV (15-20 units); New manager as of 12/2010	<b>Phone</b> (740) 942-8885 (Contact in person) <b>Contact</b> Debbie	<b>Total Units</b> 41 <b>Vacancies</b> 1 <b>Occupied</b> 97.6% <b>Floors</b> 1,2 <b>Quality Rating</b> C <b>Waiting List</b> 1-br: 5 households
	<b>Key Appliances &amp; Amenities</b> <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 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

29 Pinnacle Height Apts.			
	<b>Address</b> 110 Pinnacle Height Dr. Morgantown, WV 26508 <b>Year Built</b> 2004 <b>Comments</b> Approximately 10% student, not restricted; Unit mix estimated	<b>Phone</b> (304) 692-6694 (Contact in person) <b>Contact</b> Carol	<b>Total Units</b> 174 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

30 803 & 807 Alpine St.			
	<b>Address</b> 803 & 807 Alpine St. Morgantown, WV 26505 <b>Year Built</b> 1977 <b>Comments</b> 2 units are U/C for renovations; Higher-rent units have been updated; Tenants have access to Riddle Court Recreation Center; Furnished available only for 2-br units	<b>Phone</b> (304) 599-0850 (Contact in person) <b>Contact</b> Chris	<b>Total Units</b> 32 <b>Vacancies</b> 1 <b>Occupied</b> 96.9% <b>Floors</b> 4,5 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

31 Glenlock Apts.			
	<b>Address</b> 2108 University Ave. Morgantown, WV 26505 <b>Year Built</b> 1968 <b>Comments</b> Unit mix & square footage estimated	<b>Phone</b> (304) 292-0900 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 38 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> C+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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		


32 Skyline			
	<b>Address</b> Protzman St. & Van Gilder Ave. Morgantown, WV 26505 <b>Year Built</b> 2005 <b>Comments</b> Square footage estimated	<b>Phone</b> (304) 292-0900 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 60 <b>Vacancies</b> 4 <b>Occupied</b> 93.3% <b>Floors</b> 3,4 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized


Survey Date: January 2011

# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

33 Glenlock																		
	<b>Address</b> 2118 University Ave. Morgantown, WV 26505 <b>Year Built</b> 2008 <b>Comments</b> Square footage estimated	<b>Phone</b> (304) 296-0900 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 32 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 5 <b>Quality Rating</b> B+ <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" 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 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 checked="" type="checkbox"/> Carport	<input checked="" 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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34 Glenlock South																		
	<b>Address</b> 2040 University Ave. Morgantown, WV 26505 <b>Year Built</b> 2001 <b>Comments</b> Square footage estimated	<b>Phone</b> (304) 296-0900 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 40 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 5 <b>Quality Rating</b> B <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 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 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
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35 Burrough's Place																		
	<b>Address</b> 507 Burrough's Pl. Morgantown, WV 26505 <b>Year Built</b> 2007 <b>Comments</b> Vacancies attributed to area saturation of new apartments suitable for students; 1st-floor commercial	<b>Phone</b> (304) 599-0800 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 63 <b>Vacancies</b> 13 <b>Occupied</b> 79.4% <b>Floors</b> 5 <b>Quality Rating</b> A <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" type="checkbox"/> Washer/Dryer</td> <td><input type="checkbox"/> On-Site Mgmt</td> <td><input checked="" 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 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 checked="" type="checkbox"/> Washer/Dryer	<input 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 checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
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36 Ashley Oaks																		
	<b>Address</b> 200 McCullough St. Morgantown, WV 26505 <b>Year Built</b> 1994 <b>Comments</b> Vacancies common over last 2 yrs; Year built & square footage estimated	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Dave	<b>Total Units</b> 44 <b>Vacancies</b> 5 <b>Occupied</b> 88.6% <b>Floors</b> 2,3 <b>Quality Rating</b> B <b>Waiting List</b> None															
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Project Type
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<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

37 Cabana Apts.																		
	<b>Address</b> 758 Grants Dr. Morganville, WV 26505 <b>Year Built</b> 2009 <b>Comments</b>	<b>Phone</b> (304) 599-1998 (Contact in person) <b>Contact</b> Amanda	<b>Total Units</b> 20 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B+ <b>Waiting List</b> None															
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38 Twin Knobs																		
	<b>Address</b> 81 Twin Knobs Dr. Morgantown, WV 26508 <b>Year Built</b> 1996 <b>Comments</b> 60% AMHI; Accepts HCV (32 units)	<b>Phone</b> (304) 594-0337 (Contact in person) <b>Contact</b> Michelle	<b>Total Units</b> 68 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> B- <b>Waiting List</b> 3 - 5 households															
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39 Braemar Twnhms.																		
	<b>Address</b> 49 Alderman Dr. Morgantown, WV 26508 <b>Year Built</b> 1988 <b>Comments</b> Some units all electric with attached garages & have W/D hookups; Square footage estimated	<b>Phone</b> (304) 594-2398 (Contact in person) <b>Contact</b> Donna	<b>Total Units</b> 80 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B- <b>Waiting List</b> None															
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40 Terrace Heights																		
	<b>Address</b> 2760 University Ave. Morgantown, WV 26505 <b>Year Built</b> 1965 <b>Comments</b> Year built, unit mix & square footage estimated; Optional furnished for 4-br units	<b>Phone</b> (304) 292-8888 (Contact in person) <b>Contact</b> Roberta Grant	<b>Total Units</b> 64 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3,4 <b>Quality Rating</b> C- <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 checked="" 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 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 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"/> 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 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													


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

41 Chateau Royale Apts.			
	<b>Address</b>	90 Chateau Royale Ct. Morgantown, WV 26505	<b>Phone</b> (304) 599-7474 (Contact in person)
	<b>Year Built</b>	1985	<b>Contact</b> Cindy
	<b>Comments</b>	100% student, not restricted; Year built & unit mix estimated; Some units have gas utilities; Some units have landlord-paid utilities	
	<b>Total Units</b>	385	<b>Vacancies</b> 0
	<b>Occupied</b>	100.0%	<b>Floors</b> 2,3
	<b>Quality Rating</b>	B-	<b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center

42 Copper Beech Twnhms.			
	<b>Address</b>	200 Tupelo Dr. Morgantown, WV 26508	<b>Phone</b> (304) 292-7970 (Contact in person)
	<b>Year Built</b>	2009	<b>Contact</b> Kayla
	<b>Comments</b>	100% student, not restricted; Opened 5/2009; Reached 96% occupancy 1/2010; Individual leases; Project amenities include tanning bed; 85% pre-leased for fall	
	<b>Total Units</b>	335	<b>Vacancies</b> 0
	<b>Occupied</b>	100.0%	<b>Floors</b> 2.5, 3
	<b>Quality Rating</b>	A-	<b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center

43 Forest Hills			
	<b>Address</b>	1211 Grants Dr. Morgantown, WV 26505	<b>Phone</b> (304) 599-1998 (Contact in person)
	<b>Year Built</b>	2007	<b>Contact</b> Amanda
	<b>Comments</b>		
	<b>Total Units</b>	58	<b>Vacancies</b> 1
	<b>Occupied</b>	98.3%	<b>Floors</b> 2,3
	<b>Quality Rating</b>	B-	<b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 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


44 The District			
	<b>Address</b>	1000 District Dr. Morgantown, WV 26505	<b>Phone</b> (304) 599-8200 (Contact in person)
	<b>Year Built</b>	2005	<b>Contact</b> Tammy
	<b>Comments</b>	Individual leases; Amenities include jogging trail; Unit mix estimated	
	<b>Total Units</b>	280	<b>Vacancies</b> 8
	<b>Occupied</b>	97.1%	<b>Floors</b> 4
	<b>Quality Rating</b>	A	<b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center


**Project Type**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized


Survey Date: January 2011

# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

45 Friend Suites			
	<b>Address</b> 48 & 52 Campus Dr. Morgantown, WV 26505 <b>Year Built</b> 2001 <b>Comments</b> Individual leases; 100% student, not restricted	<b>Phone</b> (304) 216-7134 (Contact in person) <b>Contact</b> Brad	<b>Total Units</b> 28 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3,4 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

46 Mountain Valley Apts.			
	<b>Address</b> 1600 Mountain Valley Dr. Morgantown, WV 26508 <b>Year Built</b> 2008 <b>Comments</b> 60% student, not restricted; Individual leases; Began preleasing 6/08; Opened 9/08; Lease-up time unavailable; Shuttle service; All units occupied; 96% of bedrooms occupied <b>Incentives</b> \$50 gift card when app. fees are paid & lease is signed the same day apt. is viewed; No app. fee when moving from a dormitory	<b>Phone</b> (304) 599-6827 (Contact in person) <b>Contact</b> Lauren, Debbie	<b>Total Units</b> 344 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3,4 <b>Quality Rating</b> A- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 checked="" type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center		

47 Mountaineer Place			
	<b>Address</b> 251 Stewart St. Morgantown, WV 26505 <b>Year Built</b> 2010 <b>Comments</b> 100% student, not restricted; Opened 8/2010; Individual leases; Began preleasing 12/2009; Reached 100% occupancy January 2011	<b>Phone</b> (317) 536-2000 (Contact in person) <b>Contact</b> Kevin Hall	<b>Total Units</b> 34 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4 <b>Quality Rating</b> A <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


48 Rystan Place			
	<b>Address</b> 5031 Collins Ferry Rd. Morgantown, WV 26508 <b>Year Built</b> 2004 <b>Comments</b> 50% student, not restricted	<b>Phone</b> (304) 319-0830 (Contact in person) <b>Contact</b> Eddie	<b>Total Units</b> 26 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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	
<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: red;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span>	Tax Credit
<span style="color: yellow;">■</span>	Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span>	Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

49 The Augusta on the Square									
	<b>Address</b>	49 Falling Run Rd. Morgantown, WV 26505		<b>Phone</b>	(304) 296-2787 (Contact in person)		<b>Total Units</b>	158	
	<b>Year Built</b>	2007		<b>Contact</b>	Dempsey		<b>Vacancies</b>	0	
	<b>Comments</b>	99% student, not restricted; Square footage estimated; Individual leases; Opened August, 2007; Reached 100% November 2009						<b>Occupied</b>	100.0%
							<b>Floors</b>	4	
							<b>Quality Rating</b>	B	
							<b>Waiting List</b>	None	
<b>Key Appliances &amp; Amenities</b>	<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 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			

50 Copper Creek									
	<b>Address</b>	124 Copper Creek Morgantown, WV 26505		<b>Phone</b>	(304) 599-0850 (Contact in person)		<b>Total Units</b>	24	
	<b>Year Built</b>	2006		<b>Contact</b>	Chris		<b>Vacancies</b>	0	
	<b>Comments</b>	Tenants have access to Riddle Court Recreation Center						<b>Occupied</b>	100.0%
							<b>Floors</b>	3	
							<b>Quality Rating</b>	B+	
							<b>Waiting List</b>	None	
<b>Key Appliances &amp; Amenities</b>	<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			

51 Fountain View									
	<b>Address</b>	212 Fountain View Morgantown, WV 26505		<b>Phone</b>	(304) 599-4959 (Contact in person)		<b>Total Units</b>	15	
	<b>Year Built</b>	2006		<b>Contact</b>	Brittany		<b>Vacancies</b>	0	
	<b>Comments</b>	Unit mix & total units estimated; Higher rent 1-br units have detached garages; 2-br rent range based on unit size, upgrades & detached garages						<b>Occupied</b>	100.0%
							<b>Floors</b>	3,4	
							<b>Quality Rating</b>	A-	
							<b>Waiting List</b>	None	
<b>Key Appliances &amp; Amenities</b>	<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 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 checked="" 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			

52 West Run Apts.									
	<b>Address</b>	500 Koehler Dr. Morgantown, WV 26508		<b>Phone</b>	(304) 599-1907 (Contact in person)		<b>Total Units</b>	322	
	<b>Year Built</b>	2007		<b>Contact</b>	Chelsea		<b>Vacancies</b>	33	
	<b>Comments</b>	95% student, not restricted; Transportation contracted through Mountain Line Transit; Opened 8/2007; Under new management; Vacancies attributed to evictions						<b>Occupied</b>	89.8%
							<b>Floors</b>	3,4	
							<b>Quality Rating</b>	A	
	<b>Incentives</b>	No security deposit						<b>Waiting List</b>	None
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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 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 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

53 The Lofts																		
	<b>Address</b> 5000 Station St. Morgantown, WV 26505 <b>Year Built</b> 2009 <b>Comments</b> 95% student, not designated; Began preleasing 8/2009; Individual leases; Unit mix estimated	<b>Phone</b> (304) 281-1477 (Contact in person) <b>Contact</b> Name not given	<b>Total Units</b> 600 <b>Vacancies</b> 22 <b>Occupied</b> 96.3% <b>Floors</b> 2,3,4 <b>Quality Rating</b> A- <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" 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 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 checked="" type="checkbox"/> Pool	<input checked="" 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 checked="" 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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<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													

54 Brunswick																		
	<b>Address</b> 1602 Brunswick Ct. Morgantown, WV 26505 <b>Year Built</b> 1986 <b>Comments</b> 40% of water & sewer charges paid	<b>Phone</b> (304) 291-2787 (Contact in person) <b>Contact</b> Penny	<b>Total Units</b> 183 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1 <b>Quality Rating</b> C <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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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<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 Sunnyside Commons																		
	<b>Address</b> 235 Jones Ave. Morgantown, WV 26505 <b>Year Built</b> 1982 <b>Comments</b> 99% student, not restricted; Total includes 6 scattered single-family homes; Sq. ft. est.; Parking is 1-time fee of \$100 regardless of length of stay; Joint lease 1 bldg. built 1937	<b>Phone</b> (304) 241-5047 (Contact in person) <b>Contact</b> Josh	<b>Total Units</b> 69 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2,3 <b>Quality Rating</b> B- <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 checked="" type="checkbox"/> Washer/Dryer</td> <td><input checked="" type="checkbox"/> On-Site Mgmt</td> <td><input 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 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 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 type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room
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56 Pineview Apts.																		
	<b>Address</b> 1219 Pineview Dr. Morgantown, WV 26505 <b>Year Built</b> 1972 <b>Comments</b> Some tenants pay own water; Have access to Riddle Court Recreation Center	<b>Phone</b> (304) 599-0850 (Contact in person) <b>Contact</b> Chris	<b>Total Units</b> 101 <b>Vacancies</b> 2 <b>Occupied</b> 98.0% <b>Floors</b> 3,4 <b>Quality Rating</b> C <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 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 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
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Project Type
<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

57 The Suites at West Park			
	<b>Address</b> 999 West Run Rd. Morgantown, WV 26508 <b>Year Built</b> 2005 <b>Comments</b> 31 rental units in a condominium development; Vacancies attributed to high rent	<b>Phone</b> (304) 692-6792 (Contact in person) <b>Contact</b> David	<b>Total Units</b> 31 <b>Vacancies</b> 15 <b>Occupied</b> 51.6% <b>Floors</b> 4 <b>Quality Rating</b> A <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input checked="" type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

58 Copperfield Court			
	<b>Address</b> 1010 Irwin St. Morgantown, WV 26505 <b>Year Built</b> 1996 <b>Comments</b> Year built, unit mix & square footage estimated	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 98 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

59 Courtyard West			
	<b>Address</b> 327 Wiley St. Morgantown, WV 26505 <b>Year Built</b> 2002 <b>Comments</b> Mixed use; Year built, square footage & utility type estimated	<b>Phone</b> (304) 598-9001 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 24 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 5 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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		

60 Mountain View Apt. Homes at Graystone			
	<b>Address</b> 622 Sunset Beach Rd. Morgantown, WV 26505 <b>Year Built</b> 2004 <b>Comments</b> Year built, unit mix, square footage & utility type estimated; Some gas and some electric cooking	<b>Phone</b> (304) 413-0206 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 24 <b>Vacancies</b> 1 <b>Occupied</b> 95.8% <b>Floors</b> 2 <b>Quality Rating</b> A- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
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<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

61 Courtyard East																		
	<b>Address</b> 331 Willey St. Morgantown, WV 26505 <b>Year Built</b> 1934 <b>Comments</b> Year built, unit total, unit mix, square footage & utility type estimated	<b>Phone</b> (304) 292-0900 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 62 <b>Vacancies</b> 2 <b>Occupied</b> 96.8% <b>Floors</b> 4 <b>Quality Rating</b> C <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" 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 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 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
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62 Lakeside Village																		
	<b>Address</b> 200 Lakeside Dr. Morgantown, WV 26508 <b>Year Built</b> 1984 <b>Comments</b> Yr. blt. est. by Field Analyst; Sq. ft. est. by mgr.; Five 1-br units & 2- & 3-br units have garages; 50% of the units have gas-heated water and 50% have water heated by electricity	<b>Phone</b> (304) 296-8188 (Contact in person) <b>Contact</b> Ed	<b>Total Units</b> 92 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 checked="" 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 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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63 Georgetown Apts.																		
	<b>Address</b> 982 Irwin St. Morgantown, WV 26505 <b>Year Built</b> 1987 <b>Comments</b> 100% student, not restricted; 2 model units not in total; Last building completed 2008; Square footage estimated; Rent range due to year built	<b>Phone</b> (304) 599-2031 (Contact in person) <b>Contact</b> Kim	<b>Total Units</b> 196 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 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 checked="" 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
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64 264 McCullough St.																		
	<b>Address</b> 264 McCullough St. Morgantown, WV 26505 <b>Year Built</b> 1982 <b>Comments</b> 100% student, not restricted; 2 owners & 2 managers; One manager responsible for 15 units and the other for 6; Information reflects majority owner	<b>Phone</b> (304) 599-2300 (Contact in person) <b>Contact</b> Jenny	<b>Total Units</b> 21 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> B <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 checked="" 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 type="checkbox"/> Carport	<input checked="" 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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**Project Type**


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<span style="color: cyan;">■</span> Market-rate/Tax Credit
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<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

65 Stadium Apts.			
	<b>Address</b> 900 Willowdale Rd. Morgantown, WV 26505 <b>Year Built</b> 1962 <b>Comments</b> 80%-85% student, not restricted; One 1-br unit under construction for updates, already leased for May	<b>Phone</b> (304) 599-2300 (Contact in person) <b>Contact</b> Jenny	<b>Total Units</b> 52 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

66 Campus View Apts.			
	<b>Address</b> 1067 Maple Ave. Morgantown, WV 26505 <b>Year Built</b> 1984 <b>Comments</b> One 2-br manager unit not in total units; Year built & square footage estimated	<b>Phone</b> (304) 599-4376 (Contact in person) <b>Contact</b> Gina	<b>Total Units</b> 35 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 3 <b>Quality Rating</b> C+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

67 Campus View Twnhms.			
	<b>Address</b> 1339 Riddle Ave. Morgantown, WV 26505 <b>Year Built</b> 2006 <b>Comments</b> Higher priced 2-br units have garages; Originally built as condos, but ownership changed; Not marketing as for-sale units; Mix, year built & square footage estimated	<b>Phone</b> (304) 599-4376 (Contact in person) <b>Contact</b> Gina	<b>Total Units</b> 38 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> A- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		


68 Carmel Court			
	<b>Address</b> 1361 Hunter Ln. Morgantown, WV 26505 <b>Year Built</b> 2006 <b>Comments</b> Square footage estimated	<b>Phone</b> (304) 599-4376 (Contact in person) <b>Contact</b> Gina	<b>Total Units</b> 36 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2.5 <b>Quality Rating</b> A <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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
<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

69		Grove Park	
	<b>Address</b>	White Willow Lane/Stewartstown Rd. Morgantown, WV 26505	<b>Phone</b> (304) 599-4376 (Contact in person)
	<b>Year Built</b>	2010	<b>Contact</b> Carmen
	<b>Comments</b>	Starting pre-leasing May 2010; Units filled as completed; Townhomes have attached garages; All but 6 units have patio/balcony; Building more units, number undetermined	
	<b>Total Units</b>	35	<b>Vacancies</b> 0
	<b>Occupied</b>	100.0%	<b>Floors</b> 2,3
	<b>Quality Rating</b>	B+	<b>Waiting List</b> None
<b>Key Appliances &amp; Amenities</b>	<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 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

70		The Ridge	
	<b>Address</b>	350 Wedgewood Dr. Morgantown, WV 26505	<b>Phone</b> (304) 599-8949 (Contact in person)
	<b>Year Built</b>	2001	<b>Contact</b> Adam
	<b>Comments</b>	Approximately 90% student, not restricted; Individual leases; No vacant units, but 6 unoccupied beds; Square footage estimated	
	<b>Incentives</b>	\$100 off security deposit	
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Computer Center
	<b>Total Units</b>	168	<b>Vacancies</b> 0
	<b>Occupied</b>	100.0%	<b>Floors</b> 3
	<b>Quality Rating</b>	B+	<b>Waiting List</b> None

71		The Villages at West Run	
	<b>Address</b>	100 Eagle Run Morgantown, WV 26505	<b>Phone</b> (304) 413-0906 (Contact in person)
	<b>Year Built</b>	2010	<b>Contact</b> Kevin
	<b>Comments</b>	Leased as built; 68 units under construction	
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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 checked="" type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center
	<b>Total Units</b>	64	<b>Vacancies</b> 7
	<b>Occupied</b>	89.1%	<b>Floors</b> 2
	<b>Quality Rating</b>	B	<b>Waiting List</b> None

72		Avalon Apts.	
	<b>Address</b>	616 8th St. Morgantown, WV 26505	<b>Phone</b> (304) 296-3606 (Contact in person)
	<b>Year Built</b>	1996	<b>Contact</b> Cody
	<b>Comments</b>	Year built & square footage estimated; Vacancies likely attributed to location & quality of product	
<b>Key Appliances &amp; Amenities</b>	<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 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
	<b>Total Units</b>	32	<b>Vacancies</b> 4
	<b>Occupied</b>	87.5%	<b>Floors</b> 2
	<b>Quality Rating</b>	C+	<b>Waiting List</b> None


**Project Type**


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


Survey Date: January 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

73 Bent Tree Court Apts.			
	<b>Address</b> 296 - 3606 9th St. Morgantown, WV 26505 <b>Year Built</b> 1995 <b>Comments</b> Last building completed 2009; Unit mix & square footage estimated	<b>Phone</b> (304) 296-3606 (Contact in person) <b>Contact</b> Cody	<b>Total Units</b> 88 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,4 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

74 Morgan Pointe Apts.			
	<b>Address</b> 300 Morgan Pointe Morgantown, WV 26505 <b>Year Built</b> 2005 <b>Comments</b> 50% student, not restricted	<b>Phone</b> (304) 290-4834 (Contact in person) <b>Contact</b> Kristin	<b>Total Units</b> 63 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3,4 <b>Quality Rating</b> B <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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		

75 4th Street			
	<b>Address</b> 300 Beechurst Ave. Morgantown, WV 26505 <b>Year Built</b> 2008 <b>Comments</b> 100% student, not restricted; Located above Ashbrooke Liquor Outlet	<b>Phone</b> (304) 598-2424 (Contact in person) <b>Contact</b> Kristin	<b>Total Units</b> 56 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4,5 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <input 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 type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

76 Medical Center Apts.			
	<b>Address</b> 1064 Van Voorhis Rd. Morgantown, WV 26505 <b>Year Built</b> 1960 <b>Comments</b> 100% student; Vacancies attributed to large freshmen population; Square footage estimated	<b>Phone</b> (304) 293-5840 (Contact in person) <b>Contact</b> Stephanie	<b>Total Units</b> 164 <b>Vacancies</b> 25 <b>Occupied</b> 84.8% <b>Floors</b> 2,3,4 <b>Quality Rating</b> C <b>Waiting List</b> None <b>Student Restricted</b>
	<b>Key Appliances &amp; Amenities</b> <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 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 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

77 Seneca Station			
	<b>Address</b> 510 Beechurst Ave. Morgantown, WV 26505 <b>Year Built</b> 2007 <b>Comments</b> 100% student, not restricted; Unit mix, square footage & year built estimated	<b>Phone</b> (304) 292-9555 (Contact in person) <b>Contact</b> Jessica	<b>Total Units</b> 20 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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 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 Seneca Square			
	<b>Address</b> 230 Beechurch Ave. Morgantown, WV 26505 <b>Year Built</b> 1984 <b>Comments</b> 100% student, not restricted; 1st-floor commercial; Unit mix, square footage & year built estimated;	<b>Phone</b> (304) 292-9555 (Contact in person) <b>Contact</b> Jessica	<b>Total Units</b> 42 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 4 <b>Quality Rating</b> B- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

79 Sun Valley			
	<b>Address</b> Tyrone-Avery Rd./Lamplighter Dr. Morgantown, WV 26508 <b>Year Built</b> 1986 <b>Comments</b> 28 rental units within 42-unit condominium community	<b>Phone</b> (304) 292-5232 (Contact in person) <b>Contact</b> Maria	<b>Total Units</b> 28 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

80 Southeast Court			
	<b>Address</b> 2 Southeast Ct. Morgantown, WV 26505 <b>Year Built</b> 1994 <b>Comments</b> Year built & square footage estimated; Tenant pays 1-time trash fee of \$100; Vacancies attributed to competition from newer area properties	<b>Phone</b> (304) 598-9002 (Contact in person) <b>Contact</b> Erica	<b>Total Units</b> 26 <b>Vacancies</b> 3 <b>Occupied</b> 88.5% <b>Floors</b> 2,3 <b>Quality Rating</b> B- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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
<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized



# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

81		99 Brookhaven Rd.				
	<b>Address</b>	99 Brookhaven Rd. Morgantown, WV 26508	<b>Phone</b> (305) 282-9328 (Contact in person)			
	<b>Year Built</b>	2010	<b>Contact</b> Eric			
	<b>Comments</b>	Pre-leasing began February 2010; No further lease-up information available				
	<b>Total Units</b>	31	<b>Vacancies</b> 2			
	<b>Occupied</b>	93.5%	<b>Floors</b> 2,4			
	<b>Quality Rating</b>	B	<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

82		Mountaineer Court				
	<b>Address</b>	23 Beechurst Ave. Morgantown, WV 26505	<b>Phone</b> (304) 598-2560 (Contact in person)			
	<b>Year Built</b>	1968	<b>Renovated</b> 2010			
	<b>Comments</b>	100% student, not restricted; Year built, unit mix & square footage estimated; Renovations completed after school year started; Vacancies attributed to timing of renovation completion				
	<b>Total Units</b>	32	<b>Vacancies</b> 5			
	<b>Occupied</b>	84.4%	<b>Floors</b> 5			
	<b>Quality Rating</b>	C+	<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 checked="" type="checkbox"/> Washer/Dryer	<input 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 checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

83		Lockwood				
	<b>Address</b>	60 Lockwood Dr. Morgantown, WV 26505	<b>Phone</b> (304) 594-2398 (Contact in person)			
	<b>Year Built</b>	1992	<b>Contact</b> Donna			
	<b>Comments</b>					
	<b>Total Units</b>	40	<b>Vacancies</b> 0			
	<b>Occupied</b>	100.0%	<b>Floors</b> 2			
	<b>Quality Rating</b>	C+	<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 type="checkbox"/> W/D Hook-up	<input checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center

84		Cedarstone Apts.				
	<b>Address</b>	940 Stewart St. Morgantown, WV 26505	<b>Phone</b> (304) 599-4959 (Contact in person)			
	<b>Year Built</b>	1990	<b>Contact</b> Brittany			
	<b>Comments</b>	Year built estimated by manager; 1-br units built in approximately 2003				
	<b>Total Units</b>	37	<b>Vacancies</b> 0			
	<b>Occupied</b>	100.0%	<b>Floors</b> 3			
	<b>Quality Rating</b>	B-	<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 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


**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 2011




# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

85 Stone Path			
	<b>Address</b> Stone Path Ln. Morgantown, WV 26503 <b>Year Built</b> 2010 <b>Comments</b> 60% AMHI; Unsure when preleasing began; Move-ins began 6/2010; Reached 100% occupancy 8/2010; Accepts HCV; Mix estimated; Square footage estimated by property contact	<b>Phone</b> (304) 232-4803 (Contact in person) <b>Contact</b> Rick	<b>Total Units</b> 46 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2 <b>Quality Rating</b> B+ <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

86 Holly View			
	<b>Address</b> Route 587 Morgantown, WV 26508 <b>Year Built</b> 2011 <b>Comments</b> 40% & 60% AMHI; 40 units under construction; Rents not yet determined; Mix & square footage estimated	<b>Phone</b> (304) 232-4803 (Contact in person) <b>Contact</b> Rick	<b>Total Units</b> 0 <b>Vacancies</b> 0 <b>Occupied</b> 0 <b>Floors</b> 2 <b>Quality Rating</b> A- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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		

87 Aerostar			
	<b>Address</b> 485 Inglewood Blvd. Morgantown, WV 26505 <b>Year Built</b> 1988 <b>Comments</b> 100% student, not restricted; 2 buildings have gas heat; Higher priced units are furnished & have washer/dryer and some have attached garages. Unit mix & square footage estimated	<b>Phone</b> (304) 598-3300 (Contact in person) <b>Contact</b> Julie	<b>Total Units</b> 90 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 1,2,3,4 <b>Quality Rating</b> B- <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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 type="checkbox"/> On-Site Mgmt <input type="checkbox"/> Laundry Room <input type="checkbox"/> Clubhouse <input type="checkbox"/> Elevator <input type="checkbox"/> Computer Center		

88 Chestnut Ridge Manor			
	<b>Address</b> 779 Chestnut Ridge Rd. Morgantown, WV 26501 <b>Year Built</b> 1976 <b>Comments</b> 100% graduate students & young professionals, not restricted	<b>Phone</b> (304) 292-7171 (Contact in person) <b>Contact</b> Russ	<b>Total Units</b> 48 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2.5 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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**


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: green;">■</span> Government-subsidized


Survey Date: January 2011







# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

89 Queen Anne Colony									
	<b>Address</b> 1037 Chestnut Ridge Rd. Morgantown, WV 26505			<b>Phone</b> (304) 288-2985 (Contact in person)			<b>Total Units</b> 32		
	<b>Year Built</b> 2004			<b>Contact</b> Paul			<b>Vacancies</b> 0		
<b>Comments</b> 2-br units have fireplaces & unfinished basements; Higher priced 2-br units have attached garages; Year built & square footage estimated									
<b>Occupied</b> 100.0%									
<b>Floors</b> 2									
<b>Quality Rating</b> B+									
<b>Waiting List</b> None									
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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			

90 St. Clair's Village (MHP)									
	<b>Address</b> 1335 Bakers Ridge Rd. Morgantown, WV 26505			<b>Phone</b> (304) 692-5096 (Contact in person)			<b>Total Units</b> 36		
	<b>Year Built</b> 1980			<b>Contact</b> Dean			<b>Vacancies</b> 0		
<b>Comments</b> Year built, square footage & unit mix estimated; Mobile homes									
<b>Occupied</b> 100.0%									
<b>Floors</b> 1									
<b>Quality Rating</b> B+									
<b>Waiting List</b> None									
<b>Key Appliances &amp; Amenities</b>	<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 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			

91 Bakers Landing									
	<b>Address</b> 1601 Van Voorhis Rd. Morgantown, WV 26508			<b>Phone</b> (304) 296-7400 (Contact in person)			<b>Total Units</b> 34		
	<b>Year Built</b> 2004			<b>Contact</b> Julie			<b>Vacancies</b> 1		
<b>Comments</b> 100% student; 14 newest units completed December 2010; Began leasing those units January 2011; Reached 100% occupancy March 2011; Unit mix estimated									
<b>Occupied</b> 97.1%									
<b>Floors</b> 2,3									
<b>Quality Rating</b> B+									
<b>Waiting List</b> None									
<b>Student Restricted</b>									
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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			


92 Ashworth Landing									
	<b>Address</b> 300 Ashworth Ln. Morgantown, WV 26508			<b>Phone</b> (304) 598-2424 (Contact in person)			<b>Total Units</b> 96		
	<b>Year Built</b> 2007			<b>Contact</b> Kristin			<b>Vacancies</b> 0		
<b>Comments</b> 24 units under construction; Additional units expected to follow									
<b>Occupied</b> 100.0%									
<b>Floors</b> 3,4									
<b>Quality Rating</b> B+									
<b>Waiting List</b> None									
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011

# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

93 Inglewood Properties									
	<b>Address</b> 423 Inglewood Blvd. Morgantown, WV 26505			<b>Phone</b> (304) 599-4500 (Contact in person)			<b>Total Units</b> 27		
	<b>Year Built</b> 2004			<b>Contact</b> Donna			<b>Vacancies</b> 0		
<b>Comments</b>						<b>Occupied</b> 100.0%			
						<b>Floors</b> 2,3			
						<b>Quality Rating</b> B+			
						<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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			

94 Creekside I & II									
	<b>Address</b> 111 West Run Rd. Morgantown, WV 26505			<b>Phone</b> (304) 366-7715 (Contact in person)			<b>Total Units</b> 19		
	<b>Year Built</b> 2007			<b>Contact</b> Jeff			<b>Vacancies</b> 0		
<b>Comments</b> 19 unsold condominiums used as rental units within 72-unit condo community; Unit mix, square footage and year built estimated						<b>Occupied</b> 100.0%			
						<b>Floors</b> 3			
						<b>Quality Rating</b> B+			
						<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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			

95 100 3rd St.									
	<b>Address</b> 100 3rd St. Morgantown, WV 26505			<b>Phone</b> (304) 669-5571 (Contact in person)			<b>Total Units</b> 19		
	<b>Year Built</b> 2001			<b>Contact</b> Mike			<b>Vacancies</b> 1		
<b>Comments</b>						<b>Occupied</b> 94.7%			
						<b>Floors</b> 4			
						<b>Quality Rating</b> B			
						<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<input checked="" type="checkbox"/> Range	<input type="checkbox"/> Microwave	<input checked="" 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 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			


96 Stadium Court									
	<b>Address</b> 994 Chestnut Ridge Rd. Morgantown, WV 26505			<b>Phone</b> (304) 594-9295 (Contact in person)			<b>Total Units</b> 54		
	<b>Year Built</b> 2003			<b>Contact</b> Tammy			<b>Vacancies</b> 0		
<b>Comments</b> Square footage & year built estimated						<b>Occupied</b> 100.0%			
						<b>Floors</b> 3			
						<b>Quality Rating</b> B			
						<b>Waiting List</b> None			
<b>Key Appliances &amp; Amenities</b>	<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 checked="" 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


<span style="color: blue;">■</span> Market-rate
<span style="color: cyan;">■</span> Market-rate/Tax Credit
<span style="color: red;">■</span> Market-rate/Government-subsidized
<span style="color: purple;">■</span> Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span> Tax Credit
<span style="color: yellow;">■</span> Tax Credit/Government-subsidized
<span style="color: lightgreen;">■</span> Government-subsidized


Survey Date: January 2011

# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

97 Chase Apts.																		
	<b>Address</b> Hailey Ln. Morgantown, WV 26505 <b>Year Built</b> 2004 <b>Comments</b> Year built & square footage estimated	<b>Phone</b> (304) 594-9295 (Contact in person) <b>Contact</b> Tammy	<b>Total Units</b> 24 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> C+ <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 checked="" 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 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 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 checked="" 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 checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room
<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 checked="" 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 checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

98 Cambridge Court																		
	<b>Address</b> 920 Stewart St. Morgantown, WV 26505 <b>Year Built</b> 1984 <b>Comments</b> Select 2- & all 3-br units have attached garages	<b>Phone</b> (304) 599-5152 (Contact in person) <b>Contact</b> Kelli	<b>Total Units</b> 21 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2,3 <b>Quality Rating</b> C <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 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 checked="" type="checkbox"/> Central AC	<input checked="" type="checkbox"/> W/D Hook-up	<input type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

99 59 Airport Blvd.																		
	<b>Address</b> 59 Airport Blvd. Morgantown, WV 26505 <b>Year Built</b> 1992 <b>Comments</b> Scattered sites	<b>Phone</b> (304) 282-4017 (Contact in person) <b>Contact</b> Kylee	<b>Total Units</b> 72 <b>Vacancies</b> 2 <b>Occupied</b> 97.2% <b>Floors</b> 2,2.5 <b>Quality Rating</b> B <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 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 checked="" type="checkbox"/> Laundry Room	<input type="checkbox"/> Computer Center													

100 T & S Rentals																		
	<b>Address</b> 1448 Van Voorhis Rd. Morgantown, WV 26505 <b>Year Built</b> 1986 <b>Comments</b>	<b>Phone</b> (304) 599-7282 (Contact in person) <b>Contact</b> Karen	<b>Total Units</b> 56 <b>Vacancies</b> 0 <b>Occupied</b> 100.0% <b>Floors</b> 2 <b>Quality Rating</b> B- <b>Waiting List</b> None															
	<b>Key Appliances &amp; Amenities</b> <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 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 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 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 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 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 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 2011



# SURVEY OF PROPERTIES - MORGANTOWN, WEST VIRGINIA

<b>101</b> 478 Harding Ave.			
	<b>Address</b> 478 Harding Ave. Morgantown, WV 26505 <b>Year Built</b> 1976 <b>Comments</b> Unit mix, square footage, rents, year built & utilities estimated	<b>Phone</b> (304) 599-4407 (Contact in person) <b>Contact Name</b> not given	<b>Total Units</b> 24 <b>Vacancies</b> 1 <b>Occupied</b> 95.8% <b>Floors</b> 3 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

<b>102</b> 883 East Everly St.			
	<b>Address</b> 883 East Everly St. Morgantown, WV 26505 <b>Year Built</b> 1966 <b>Comments</b> Unit mix, square footage, rents, year built & utilities estimated	<b>Phone</b> (304) 599-4407 (Contact in person) <b>Contact Name</b> not given	<b>Total Units</b> 46 <b>Vacancies</b> 2 <b>Occupied</b> 95.7% <b>Floors</b> 3,4 <b>Quality Rating</b> C <b>Waiting List</b> None
	<b>Key Appliances &amp; Amenities</b> <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 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		

**Project Type**

<span style="color: blue;">■</span>	Market-rate
<span style="color: cyan;">■</span>	Market-rate/Tax Credit
<span style="color: red;">■</span>	Market-rate/Government-subsidized
<span style="color: purple;">■</span>	Market-rate/Tax Credit/Government-subsidized
<span style="color: orange;">■</span>	Tax Credit
<span style="color: yellow;">■</span>	Tax Credit/Government-subsidized
<span style="color: green;">■</span>	Government-subsidized

Survey Date: January 2011



# COLLECTED RENTS - MORGANTOWN, WEST VIRGINIA

MAP ID	Garden Units					Townhouse Units			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
1			\$605 to \$615						
2		\$485 to \$595	\$580 to \$615						
3		\$396 to \$475	\$465 to \$570				\$465 to \$570	\$526 to \$645	
4		\$420 to \$505	\$490 to \$600	\$555 to \$665			\$490 to \$600	\$555 to \$665	
5		\$560 to \$640	\$600 to \$730					\$900	\$975
6							\$550	\$625	
7		\$675 to \$750	\$795 to \$850						
8			\$785						
9		\$575	\$695	\$780					
10								\$1449 to \$2300	
11							\$565	\$635	
12		\$470				\$635	\$565		
13			\$630 to \$695	\$800					
14			\$945 to \$1045	\$1045 to \$1145					
16		\$695	\$950						
17			\$620 to \$670						
18		\$600 to \$620	\$675 to \$705	\$830					
19		\$610	\$640 to \$820	\$1125					
20		\$645 to \$675	\$804 to \$920						
21			\$595						
22							\$650 to \$825	\$875	
23		\$715	\$905				\$1250 to \$1350		
27	\$320	\$440	\$695						
29		\$529	\$595						
30			\$540 to \$630	\$600 to \$690					
31		\$525 to \$545	\$930						
32		\$675	\$850						
33			\$900 to \$950						
34			\$800						
35		\$795	\$1095						
36			\$780						
37			\$900						
38			\$555	\$645					
39						\$700	\$725 to \$1000	\$1100	
40		\$575	\$890	\$1200	\$2060		\$890		
41	\$280 to \$470	\$415 to \$545	\$560 to \$745	\$975					

◆ 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 2011



# COLLECTED RENTS - MORGANTOWN, WEST VIRGINIA

MAP ID	Garden Units					Townhouse Units			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
42		\$675 to \$680					\$1048 to \$1058	\$1377 to \$1392	\$1616
43		\$625							
44			\$1190	\$1425	\$1740				
45			\$1150	\$1650					
46		\$675 to \$750	\$1080 to \$1110	\$1365					
47		\$1037	\$1120	\$2130	\$2640				
48								\$1250 to \$1300	
49		\$875	\$1170						
50		\$480							
51		\$950 to \$1050	\$1150 to \$1550						
52			\$1098	\$1305	\$1540				
53		\$845	\$1190	\$1575	\$1700				\$1900
54	\$338	\$490	\$635 to \$645						
55		\$549	\$898 to \$950	\$1125 to \$1278	\$1780 to \$2000				
56		\$465	\$630 to \$690	\$720					
57			\$1200						
58		\$610	\$740 to \$795						
59			\$980						
60			\$1145	\$1245					
61		\$495 to \$545	\$880						
62		\$595 to \$695	\$950	\$1025					
63		\$550 to \$650	\$710 to \$870	\$900					
64			\$695						
65	\$495	\$565							
66		\$460	\$560						
67							\$875 to \$960	\$1060	
68		\$560	\$760						
69			\$760 to \$850	\$950			\$1100	\$1200	
70				\$1347	\$1420 to \$1500				
71			\$825 to \$925						
72		\$735							
73		\$695	\$1060 to \$1100	\$1485					
74		\$585	\$785						
75		\$699	\$1000						
76	\$606	\$732							
77		\$650 to \$665	\$1050 to \$1070						

◆ 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 2011



# COLLECTED RENTS - MORGANTOWN, WEST VIRGINIA

MAP ID	Garden Units					Townhouse Units			
	STUDIO	1-BR	2-BR	3-BR	4+ BR	1-BR	2-BR	3-BR	4+ BR
78		\$575	\$798						
79							\$750	\$850	
80		\$550	\$675						
81		\$600	\$750						
82			\$900	\$1350					
83						\$620	\$650		
84		\$700	\$800						
85			\$575						
86									
87		\$510 to \$565	\$646 to \$780	\$885 to \$1020	\$1550				\$1240
88		\$555							
89						\$625	\$945 to \$1200		
90		\$490	\$700						
91			\$800 to \$825				\$800 to \$825	\$1185	\$1500
92		\$585	\$785						
93		\$635							
94		\$600	\$850						
95			\$960	\$1080					
96		\$625							
97		\$605	\$715						
98			\$520 to \$575					\$805	
99		\$550	\$625 to \$680						
100		\$585	\$690						
101		\$550 to \$605	\$670 to \$720						
102		\$550 to \$605	\$670 to \$720						

◆ 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 2011



# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Studio Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
27	Friendship Manor	1	373	\$320	\$0.86
41	Chateau Royale Apts.	1	350 to 500	\$404 to \$594	\$1.15 - \$1.19
54	Brunswick	1	288	\$465	\$1.61
65	Stadium Apts.	1	450	\$495	\$1.10
76	Medical Center Apts.	1	290	\$566	\$1.95
One-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
2	Bon Vista Apts.	1	620	\$597 to \$707	\$0.96 - \$1.14
3	Cedar Glen I	1	720	\$522 to \$601	\$0.73 - \$0.83
4	Cedar Glen II	1	810	\$532 to \$617	\$0.66 - \$0.76
5	Chestnut Hill	1	600	\$632 to \$712	\$1.05 - \$1.19
7	City Gardens	1	800 to 900	\$873 to \$948	\$1.05 - \$1.09
9	Grapevine Village	1	690	\$756	\$1.10
12	Greene Glen II	1	650 to 1,150	\$598 to \$763	\$0.66 - \$0.92
16	Stonewood Apts.	1	800	\$893	\$1.12
18	Timberline Apts.	1	606	\$777	\$1.28
		1.5	637	\$797	\$1.25
19	Valley View Woods	1	700	\$808	\$1.15
20	The Villas	1	560	\$757 to \$787	\$1.35 - \$1.41
23	Windwood Place	1	700	\$896	\$1.28
27	Friendship Manor	1	508 to 770	\$440	\$0.57 - \$0.87
29	Pinnacle Height Apts.	1	900	\$710	\$0.79
31	Glenlock Apts.	1	650 to 675	\$525 to \$545	\$0.81 - \$0.81
32	Skyline	1	600	\$856	\$1.43
35	Burrough's Place	1	800	\$976	\$1.22
39	Braemar Twnhms.	1	780	\$845	\$1.08
40	Terrace Heights	1	620	\$687	\$1.11
41	Chateau Royale Apts.	1	450 to 750	\$593 to \$723	\$0.96 - \$1.32
42	Copper Beech Twnhms.	1	650	\$816 to \$821	\$1.26 - \$1.26
43	Forest Hills	1	590	\$754	\$1.28
46	Mountain Valley Apts.	1	509 to 645	\$743 to \$818	\$1.27 - \$1.46
47	Mountaineer Place	1	652	\$997	\$1.53
49	The Augusta on the Square	1	750	\$835	\$1.11
50	Copper Creek	1	528	\$592	\$1.12
51	Fountain View	1	830	\$1131 to \$1231	\$1.36 - \$1.48
53	The Lofts	1	600	\$805	\$1.34

◆	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 2011



# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

One-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
54	Brunswick	1	576	\$671	\$1.16
55	Sunnyside Commons	1	600	\$749	\$1.25
56	Pineview Apts.	1	640	\$577	\$0.90
58	Copperfield Court	1	640	\$722	\$1.13
61	Courtyard East	1	550 to 625	\$495 to \$545	\$0.87 - \$0.90
62	Lakeside Village	1	600 to 700	\$792 to \$892	\$1.27 - \$1.32
63	Georgetown Apts.	1	600 to 700	\$748 to \$848	\$1.21 - \$1.25
65	Stadium Apts.	1	450	\$565	\$1.26
66	Campus View Apts.	1	600	\$572	\$0.95
68	Carmel Court	1	675	\$755	\$1.12
71	The Villages at West Run	1	600	\$906	\$1.51
72	Avalon Apts.	1	600	\$695	\$1.16
73	Bent Tree Court Apts.	1	670	\$655	\$0.98
74	Morgan Pointe Apts.	1	576	\$766	\$1.33
75	4th Street	1	600	\$860	\$1.43
76	Medical Center Apts.	1	410	\$692	\$1.69
77	Seneca Station	1	710	\$791 to \$806	\$1.11 - \$1.14
78	Seneca Square	1	600	\$756	\$1.26
80	Southeast Court	1	565	\$762	\$1.35
81	99 Brookhaven Rd.	1	450	\$600	\$1.33
83	Lockwood	1	875	\$732	\$0.84
84	Cedarstone Apts.	1	700	\$881	\$1.26
87	Aerostar	1	650	\$691 to \$746	\$1.06 - \$1.15
88	Chestnut Ridge Manor	1	600	\$667	\$1.11
89	Queen Anne Colony	1	825	\$839	\$1.02
90	St. Clair's Village (MHP)	1	850	\$602	\$0.71
92	Ashworth Landing	1	576	\$766	\$1.33
93	Inglewood Properties	1	725	\$816	\$1.13
94	Creekside I & II	1	528	\$712	\$1.35
96	Stadium Court	1	775	\$737	\$0.95
97	Chase Apts.	1	650	\$717	\$1.10
99	59 Airport Blvd.	1	595	\$662	\$1.11
100	T & S Rentals	1	650	\$697	\$1.07
101	478 Harding Ave.	1	600 to 650	\$586 to \$641	\$0.98 - \$0.99
102	883 East Everly St.	1	600 to 650	\$586 to \$641	\$0.98 - \$0.99

◆	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 2011

# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
1	Barrington North	1	720	\$835 to \$845	\$1.16 - \$1.17
2	Bon Vista Apts.	1	814	\$729 to \$764	\$0.90 - \$0.94
3	Cedar Glen I	1	925 to 950	\$629 to \$734	\$0.68 - \$0.77
4	Cedar Glen II	1	1,010	\$639 to \$749	\$0.63 - \$0.74
		1.5	1,010	\$639 to \$749	\$0.63 - \$0.74
5	Chestnut Hill	1	700	\$709 to \$839	\$1.01 - \$1.20
6	Church Hill Village	1	944	\$699	\$0.74
7	City Gardens	2	1,150	\$1042 to \$1097	\$0.91 - \$0.95
8	Colonial Park	1 to 2	980	\$934	\$0.95
9	Grapevine Village	1	726	\$925	\$1.27
11	Greene Glen I	1	900	\$727	\$0.81
12	Greene Glen II	1	900	\$727	\$0.81
13	Heritage Apts.	1	1,000 to 1,150	\$779 to \$844	\$0.73 - \$0.78
14	Orchard Crossings	2	1,400	\$1188 to \$1288	\$0.85 - \$0.92
16	Stonewood Apts.	2	1,150	\$1197	\$1.04
17	Street's Apts.	1	750	\$666 to \$716	\$0.89 - \$0.95
18	Timberline Apts.	1	769	\$901	\$1.17
		1.5	864	\$931	\$1.08
19	Valley View Woods	1	850	\$887	\$1.04
		2	950	\$1067	\$1.12
20	The Villas	2	912	\$953 to \$1069	\$1.05 - \$1.17
21	Vista Del Rio	1 to 2	850 to 930	\$825	\$0.89 - \$0.97
22	West Greene	1	1,100	\$814	\$0.74
		1.5	1,400	\$989	\$0.71
23	Windwood Place	2	1,100	\$1135	\$1.03
		2.5	1,300	\$1480 to \$1580	\$1.14 - \$1.22
27	Friendship Manor	2	925	\$695	\$0.75
29	Pinnacle Height Apts.	1	900	\$825	\$0.92
30	803 & 807 Alpine St.	1	817	\$787 to \$877	\$0.96 - \$1.07
31	Glenlock Apts.	1	885	\$930	\$1.05
32	Skyline	2	900	\$1080	\$1.20
33	Glenlock	1	925	\$1130 to \$1180	\$1.22 - \$1.28
34	Glenlock South	1	820	\$800	\$0.98
35	Burrough's Place	2	1,100	\$1325	\$1.20
36	Ashley Oaks	1	800	\$1010	\$1.26
37	Cabana Apts.	2	900	\$1049	\$1.17

◆	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



# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
38	Twin Knobs	1	1,008	\$704	\$0.70
39	Braemar Twnhms.	1 to 2.5	895 to 975	\$904 to \$1179	\$1.01 - \$1.21
40	Terrace Heights	1	780 to 800	\$1039	\$1.30 - \$1.33
41	Chateau Royale Apts.	1	700 to 980	\$787 to \$972	\$0.99 - \$1.12
42	Copper Beech Twnhms.	2.5	1,300	\$1238 to \$1248	\$0.95 - \$0.96
44	The District	2	912	\$1150	\$1.26
45	Friend Suites	2	1,000	\$1150	\$1.15
46	Mountain Valley Apts.	2	1,018 to 1,039	\$1185 to \$1215	\$1.16 - \$1.17
47	Mountaineer Place	2	898	\$1080	\$1.20
49	The Augusta on the Square	2	950	\$1130	\$1.19
51	Fountain View	2	1,076 to 1,149	\$1380 to \$1780	\$1.28 - \$1.55
52	West Run Apts.	2	865	\$1058	\$1.22
53	The Lofts	2	900	\$1150	\$1.28
54	Brunswick	1 to 2	864	\$865 to \$875	\$1.00 - \$1.01
55	Sunnyside Commons	1	780 to 840	\$1143 to \$1195	\$1.42 - \$1.47
56	Pineview Apts.	1	640 to 832	\$779 to \$839	\$1.01 - \$1.22
57	The Suites at West Park	2	1,485	\$1430	\$0.96
58	Copperfield Court	1	800	\$889	\$1.11
		2	825	\$944	\$1.14
59	Courtyard West	1	950	\$1227	\$1.29
60	Mountain View Apt. Homes at Graystone	2	1,150	\$1407	\$1.22
61	Courtyard East	1	780	\$880	\$1.13
62	Lakeside Village	2	1,250	\$1193	\$0.95
63	Georgetown Apts.	1 to 2	825	\$957 to \$1117	\$1.16 - \$1.35
64	264 McCullough St.	1	808	\$925	\$1.14
66	Campus View Apts.	1	725	\$709	\$0.98
67	Campus View Twnhms.	2.5	900	\$892 to \$977	\$0.99 - \$1.09
68	Carmel Court	2	810	\$1005	\$1.24
69	Grove Park	2	1,000 to 1,300	\$990 to \$1080	\$0.83 - \$0.99
		2.5	1,350	\$1330	\$0.99
71	The Villages at West Run	1	858	\$1055	\$1.23
		2	1,040	\$1155	\$1.11
73	Bent Tree Court Apts.	2	820	\$1020 to \$1060	\$1.24 - \$1.29
74	Morgan Pointe Apts.	1.5	720	\$1015	\$1.41
75	4th Street	2	864	\$1210	\$1.40
77	Seneca Station	2	1,000	\$1240 to \$1260	\$1.24 - \$1.26

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

Survey Date: January 2011

# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Two-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
78	Seneca Square	2	800	\$1028	\$1.29
79	Sun Valley	1	1,025	\$1012	\$0.99
80	Southeast Court	1	680	\$937	\$1.38
81	99 Brookhaven Rd.	1	600	\$750	\$1.25
82	Mountaineer Court	1	910	\$1062	\$1.17
83	Lockwood	1	900	\$799	\$0.89
84	Cedarstone Apts.	1	980	\$1030	\$1.05
85	Stone Path	1	850	\$741	\$0.87
		1.5	950	\$741	\$0.78
87	Aerostar	1	850	\$876 to \$1010	\$1.03 - \$1.19
89	Queen Anne Colony	2.5	1,100 to 1,250	\$1205 to \$1460	\$1.10 - \$1.17
90	St. Clair's Village (MHP)	2	1,150	\$849	\$0.74
91	Bakers Landing	1.5	1,000	\$1028 to \$1053	\$1.03 - \$1.05
		2	1,000	\$1028 to \$1053	\$1.03 - \$1.05
92	Ashworth Landing	2	720	\$1015	\$1.41
94	Creekside I & II	2	678	\$999	\$1.47
95	100 3rd St.	1	825	\$1109	\$1.34
97	Chase Apts.	1	805	\$864	\$1.07
98	Cambridge Court	1	650	\$669 to \$724	\$1.03 - \$1.11
99	59 Airport Blvd.	1	700 to 820	\$774 to \$829	\$1.01 - \$1.11
100	T & S Rentals	1	770	\$839	\$1.09
101	478 Harding Ave.	1	735 to 785	\$716 to \$766	\$0.97 - \$0.98
102	883 East Everly St.	1	735 to 785	\$716 to \$766	\$0.97 - \$0.98
Three-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
3	Cedar Glen I	1.5	1,209	\$728 to \$847	\$0.60 - \$0.70
4	Cedar Glen II	1.5	1,210	\$737 to \$847	\$0.61 - \$0.70
5	Chestnut Hill	1	1,000	\$1042	\$1.04
6	Church Hill Village	2	1,246	\$807	\$0.65
9	Grapevine Village	1	785	\$1066	\$1.36
10	Graycliff Luxury Twnhms.	2.5	1,600 to 2,500	\$1752 to \$2503	\$1.00 - \$1.10
		3.5	1,800 to 2,600	\$1953 to \$2603	\$1.00 - \$1.09
11	Greene Glen I	1	1,150	\$837	\$0.73
13	Heritage Apts.	1.5	1,500	\$982	\$0.65
14	Orchard Crossings	2	1,400	\$1351 to \$1451	\$0.97 - \$1.04
18	Timberline Apts.	2	1,040	\$1112	\$1.07

◆	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 2011

# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Three-Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
19	Valley View Woods	2	1,300	\$1428	\$1.10
22	West Greene	1.5 to 2	1,600	\$1077	\$0.67
30	803 & 807 Alpine St.	1	905	\$903 to \$993	\$1.00 - \$1.10
38	Twin Knobs	2	1,024	\$827	\$0.81
39	Braemar Twnhms.	2.5	1,150	\$1319	\$1.15
40	Terrace Heights	2	920	\$1382	\$1.50
41	Chateau Royale Apts.	1	1,200	\$1258	\$1.05
42	Copper Beech Twnhms.	3.5	2,000	\$1623 to \$1638	\$0.81 - \$0.82
44	The District	3	1,173	\$1385	\$1.18
45	Friend Suites	2	1,335	\$1650	\$1.24
46	Mountain Valley Apts.	3	1,232	\$1503	\$1.22
47	Mountaineer Place	3	1,141	\$2090	\$1.83
48	Rystan Place	3	1,800	\$1573 to \$1623	\$0.87 - \$0.90
52	West Run Apts.	3	1,059	\$1265	\$1.19
53	The Lofts	3	1,420	\$1535	\$1.08
55	Sunnyside Commons	1 to 1.5	1,110 to 1,290	\$1428 to \$1581	\$1.23 - \$1.29
56	Pineview Apts.	1	832	\$902	\$1.08
60	Mountain View Apt. Homes at Graystone	2	1,250	\$1568	\$1.25
62	Lakeside Village	2	1,350	\$1331	\$0.99
63	Georgetown Apts.	1 to 1.5	975	\$1203	\$1.23
67	Campus View Twnhms.	2.5	1,100	\$1077	\$0.98
69	Grove Park	2	1,300	\$1236	\$0.95
		3.5	1,350	\$1486	\$1.10
70	The Ridge	3	1,325	\$1509	\$1.14
73	Bent Tree Court Apts.	3	1,230	\$1445	\$1.17
79	Sun Valley	1.5	1,125	\$1173	\$1.04
82	Mountaineer Court	1	1,120	\$1552	\$1.39
87	Aerostar	1	1,000	\$1171 to \$1306	\$1.17 - \$1.31
91	Bakers Landing	2.5	1,400	\$1471	\$1.05
95	100 3rd St.	2	1,000	\$1262	\$1.26
98	Cambridge Court	1.5	915	\$987	\$1.08
Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
5	Chestnut Hill	1.5	1,300	\$1183	\$0.91
40	Terrace Heights	2	1,200	\$2308	\$1.92
42	Copper Beech Twnhms.	4.5	2,000	\$1953	\$0.98

◆	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 2011

# PRICE PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
44	The District	4	1,312	\$1700	\$1.30
47	Mountaineer Place	4	1,428	\$2600	\$1.82
52	West Run Apts.	4	1,226	\$1500	\$1.22
53	The Lofts	4	1,420 to 1,850	\$1660 to \$1860	\$1.01 - \$1.17
55	Sunnyside Commons	1 to 3.5	1,400	\$2156 to \$2376	\$1.54 - \$1.70
70	The Ridge	2	1,475 to 1,525	\$1653 to \$1733	\$1.12 - \$1.14
87	Aerostar	2	1,800	\$1617	\$0.90
91	Bakers Landing	3.5	2,400	\$1859	\$0.77
Four+ Bedroom Units					
MAP ID	PROJECT NAME	BATHS	UNIT SIZE	GROSS RENT	\$ / SQ. FT.
87	Aerostar	2	1,200	\$1927	\$1.61

◆	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 2011

# AVERAGE GROSS RENT PER SQUARE FOOT - MORGANTOWN, WEST VIRGINIA

Market-Rate			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.19	\$1.12	\$1.15
TOWNHOUSE	\$1.00	\$1.02	\$0.93

Tax Credit (Non-Subsidized)			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$0.81	\$0.74	\$0.76
TOWNHOUSE	\$0.66	\$0.77	\$0.68

Combined			
UNIT TYPE	ONE-BR	TWO-BR	THREE-BR
GARDEN	\$1.19	\$1.11	\$1.14
TOWNHOUSE	\$0.93	\$0.95	\$0.89

# TAX CREDIT UNITS - MORGANTOWN, WEST VIRGINIA

One-Bedroom Units						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
3	Cedar Glen I	6	720	1	50%	\$396
4	Cedar Glen II	2	810	1	50%	\$420
12	Greene Glen II	8	650	1	60%	\$470
3	Cedar Glen I	6	720	1	60%	\$475
4	Cedar Glen II	3	810	1	60%	\$505
12	Greene Glen II	8	1150	1	60%	\$635
◆ 26	Morgantown Unity Manor	113	650	1	60%	\$654
Two-Bedroom Units						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
86	Holly View	0	950	1.5	40%	\$0
86	Holly View	0	950	1.5	60%	\$0
3	Cedar Glen I	4	950	1	50%	\$465
3	Cedar Glen I	9	925	1	50%	\$465
4	Cedar Glen II	1	1010	1	50%	\$490
4	Cedar Glen II	4	1010	1.5	50%	\$490
6	Church Hill Village	24	944	1	60%	\$550
38	Twin Knobs	56	1008	1	60%	\$555
12	Greene Glen II	16	900	1	60%	\$565
11	Greene Glen I	32	900	1	60%	\$565
3	Cedar Glen I	4	950	1	60%	\$570
3	Cedar Glen I	7	925	1	60%	\$570
85	Stone Path	34	950	1.5	60%	\$575
85	Stone Path	12	850	1	60%	\$575
4	Cedar Glen II	4	1010	1.5	60%	\$600
4	Cedar Glen II	12	1010	1	60%	\$600
◆ 26	Morgantown Unity Manor	8	700	1	60%	\$672

◆ - Senior Restricted





# TAX CREDIT UNITS - MORGANTOWN, WEST VIRGINIA

Three-Bedroom						
MAP ID	PROJECT NAME	UNITS	SQUARE FEET	# OF BATHS	% AMHI	COLLECTED RENT
86	Holly View	0	1100	2	60%	\$0
86	Holly View	0	1100	2	40%	\$0
3	Cedar Glen I	4	1209	1.5	50%	\$526
4	Cedar Glen II	5	1210	1.5	50%	\$555
4	Cedar Glen II	2	1210	1.5	50%	\$555
6	Church Hill Village	14	1246	2	60%	\$625
11	Greene Glen I	16	1150	1	60%	\$635
3	Cedar Glen I	7	1209	1.5	60%	\$645
38	Twin Knobs	12	1024	2	60%	\$645
4	Cedar Glen II	6	1210	1.5	60%	\$665
4	Cedar Glen II	11	1210	1.5	60%	\$665

SUMMARY OF OCCUPANCIES BY BEDROOM TYPE AND AMHI LEVEL																		
AMHI LEVEL	Studio			One-Bedroom			Two-Bedroom			Three-Bedroom			Four-Bedroom			Total		
	UNITS	VAC	%	UNITS	VAC	%	UNITS	VAC	%	UNITS	VAC	%	UNITS	VAC	%	UNITS	VAC	%
40%							0	0	#Num!	0	0	#Num!				<b>0</b>	<b>0</b>	<b>#Num!</b>
50%				8	0	100.0%	18	0	100.0%	11	0	100.0%				<b>37</b>	<b>0</b>	<b>100.0%</b>
60%				25	0	100.0%	201	0	100.0%	66	0	100.0%				<b>292</b>	<b>0</b>	<b>100.0%</b>
<b>Total</b>				<b>33</b>	<b>0</b>	<b>100.0%</b>	<b>219</b>	<b>0</b>	<b>100.0%</b>	<b>77</b>	<b>0</b>	<b>100.0%</b>				<b>329</b>	<b>0</b>	<b>100.0%</b>

◆ - Senior Restricted

## QUALITY RATING - MORGANTOWN, WEST VIRGINIA

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	7	864	8.0%		\$976	\$1,150	\$1,385	\$1,500
A-	7	1,410	2.0%		\$805	\$1,185	\$1,535	\$1,860
B+	19	977	1.1%	\$320	\$806	\$1,080	\$1,509	\$1,733
B	23	1,751	3.1%		\$757	\$989	\$1,262	
B-	10	1,043	0.4%	\$404	\$712	\$904	\$1,258	\$2,156
C+	10	723	8.0%		\$732	\$901	\$1,112	
C	12	821	4.0%	\$566	\$667	\$839	\$987	
C-	1	64	0.0%		\$687	\$1,039	\$1,382	\$2,308

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		59	309	263	233				
A-		334	374	218	86		81	180	137
B+	18	310	367	48	140	14	40	36	4
B		579	1093	51			10	18	
B-	48	333	415	139	6	12	46	40	3
C+		220	415	48		8	32		
C	194	289	289	17			14	18	
C-		15	22	14	1		12		

## QUALITY RATING - MORGANTOWN, WEST VIRGINIA

Tax Credit (Non-Subsidized) Projects and Units								
QUALITY RATING	PROJECTS	TOTAL UNITS	VACANCY RATE	MEDIAN GROSS RENT				
				STUDIOS	ONE-BR	TWO-BR	THREE-BR	FOUR-BR
B+	4	181	0.0%		\$601	\$741	\$807	
B	2	80	0.0%		\$598	\$727	\$837	
B-	1	68	0.0%			\$704	\$827	

Tax Credit (Non-Subsidized) 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+		17	75	8			40	41	
B		8				8	48	16	
B-			56	12					

## YEAR BUILT - MORGANTOWN, WEST VIRGINIA \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	8	771	81	10.5%	771	9.7%
1970 to 1979	8	547	7	1.3%	1318	6.9%
1980 to 1989	16	1474	0	0.0%	2792	18.5%
1990 to 1999	14	984	19	1.9%	3776	12.3%
2000	3	203	6	3.0%	3979	2.5%
2001	5	318	1	0.3%	4297	4.0%
2002	2	52	0	0.0%	4349	0.7%
2003	1	54	0	0.0%	4403	0.7%
2004	7	341	2	0.6%	4744	4.3%
2005	5	494	34	6.9%	5238	6.2%
2006	5	163	0	0.0%	5401	2.0%
2007	7	736	47	6.4%	6137	9.2%
2008	4	486	5	1.0%	6623	6.1%
2009	5	1111	46	4.1%	7734	13.9%
2010	6	248	9	3.6%	7982	3.1%
2011**	0	0	0	0.0%	7982	0.0%
<b>TOTAL</b>	<b>96</b>	<b>7982</b>	<b>257</b>	<b>3.2%</b>	<b>7982</b>	<b>100.0 %</b>

## YEAR RENOVATED - MORGANTOWN, WEST VIRGINIA \*

YEAR RANGE	PROJECTS	UNITS	VACANT	% VACANT	TOTAL UNITS	DISTRIBUTION
Before 1970	0	0	0	0.0%	0	0.0%
1970 to 1979	0	0	0	0.0%	0	0.0%
1980 to 1989	0	0	0	0.0%	0	0.0%
1990 to 1999	0	0	0	0.0%	0	0.0%
2000	0	0	0	0.0%	0	0.0%
2001	0	0	0	0.0%	0	0.0%
2002	0	0	0	0.0%	0	0.0%
2003	0	0	0	0.0%	0	0.0%
2004	0	0	0	0.0%	0	0.0%
2005	0	0	0	0.0%	0	0.0%
2006	0	0	0	0.0%	0	0.0%
2007	1	231	1	0.4%	231	40.1%
2008	0	0	0	0.0%	231	0.0%
2009	1	313	47	15.0%	544	54.3%
2010	1	32	5	15.6%	576	5.6%
2011**	0	0	0	0.0%	576	0.0%
<b>TOTAL</b>	<b>3</b>	<b>576</b>	<b>53</b>	<b>9.2%</b>	<b>576</b>	<b>100.0 %</b>

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

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

\*\* As of January 2011



## APPLIANCES AND UNIT AMENITIES - MORGANTOWN, WEST VIRGINIA

Appliances			
APPLIANCE	PROJECTS	PERCENT	UNITS*
RANGE	96	99.0%	7,926
REFRIGERATOR	97	100.0%	7,982
ICEMAKER	26	26.8%	3,201
DISHWASHER	86	88.7%	6,803
DISPOSAL	64	66.0%	6,345
MICROWAVE	50	51.5%	4,152
Unit Amenities			
AMENITY	PROJECTS	PERCENT	UNITS*
AC - CENTRAL	81	83.5%	6,742
AC - WINDOW	16	16.5%	1,278
FLOOR COVERING	93	95.9%	7,920
WASHER/DRYER	46	47.4%	4,345
WASHER/DRYER HOOK-UP	68	70.1%	6,149
PATIO/DECK/BALCONY	63	64.9%	5,432
CEILING FAN	56	57.7%	3,959
FIREPLACE	7	7.2%	334
BASEMENT	1	1.0%	32
INTERCOM SYSTEM	2	2.1%	263
SECURITY SYSTEM	9	9.3%	1,748
WINDOW TREATMENTS	94	96.9%	7,840
FURNISHED UNITS	14	14.4%	1,976
E-CALL BUTTON	2	2.1%	280

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

## PROJECT AMENITIES - MORGANTOWN, WEST VIRGINIA

Project Amenities			
AMENITY	PROJECTS	PERCENT	UNITS
POOL	20	20.6%	3,510
ON-SITE MANAGEMENT	43	44.3%	5,481
LAUNDRY	41	42.3%	2,737
CLUB HOUSE	14	14.4%	2,879
MEETING ROOM	17	17.5%	3,072
FITNESS CENTER	17	17.5%	3,417
JACUZZI/SAUNA	7	7.2%	2,105
PLAYGROUND	9	9.3%	882
COMPUTER LAB	4	4.1%	1,169
SPORTS COURT	11	11.3%	2,714
STORAGE	17	17.5%	1,100
LAKE	1	1.0%	15
ELEVATOR	10	10.3%	1,244
SECURITY GATE	1	1.0%	98
BUSINESS CENTER	0	0.0%	
CAR WASH AREA	2	2.1%	326
PICNIC AREA	11	11.3%	2,064
CONCIERGE SERVICE	0	0.0%	
SOCIAL SERVICE PACKAGE	0	0.0%	

# DISTRIBUTION OF UTILITIES - MORGANTOWN, WEST VIRGINIA

UTILITY (RESPONSIBILITY)	NUMBER OF PROJECTS	NUMBER OF UNITS	DISTRIBUTION OF UNITS
<b>Heat</b>			
LANDLORD			
ELECTRIC	10	1,371	16.4%
GAS	9	748	9.0%
TENANT			
ELECTRIC	67	5,307	63.6%
GAS	16	923	11.1%
			100.0%
<b>Cooking Fuel</b>			
LANDLORD			
ELECTRIC	16	2,016	24.1%
TENANT			
ELECTRIC	86	6,333	75.9%
			100.0%
<b>Hot Water</b>			
LANDLORD			
ELECTRIC	13	1,751	21.0%
GAS	6	368	4.4%
TENANT			
ELECTRIC	72	5,561	66.6%
GAS	11	669	8.0%
			100.0%
<b>Electric</b>			
LANDLORD			
ELECTRIC	16	2,016	24.1%
TENANT			
ELECTRIC	86	6,333	75.9%
			100.0%
<b>Water</b>			
LANDLORD			
ELECTRIC	59	4,923	59.0%
TENANT			
ELECTRIC	43	3,426	41.0%
			100.0%
<b>Sewer</b>			
LANDLORD			
ELECTRIC	59	4,923	59.0%
TENANT			
ELECTRIC	43	3,426	41.0%
<b>Trash Pick-Up</b>			
LANDLORD			
ELECTRIC	84	7,002	83.9%
TENANT			
ELECTRIC	18	1,347	16.1%
			100.0%

## UTILITY ALLOWANCE - MORGANTOWN, WV

BR	UNIT TYPE	HEATING				HOT WATER		COOKING		ELEC	WATER	SEWER	TRASH	CABLE
		GAS	ELEC	STEAM	OTHER	GAS	ELEC	GAS	ELEC					
0	GARDEN	\$50	\$41		\$83	\$15	\$14	\$6	\$4	\$21	\$22	\$25	\$17	\$20
1	GARDEN	\$71	\$57		\$117	\$21	\$19	\$8	\$6	\$30	\$32	\$37	\$17	\$20
1	TOWNHOUSE	\$71	\$57		\$117	\$21	\$19	\$8	\$6	\$30	\$32	\$37	\$17	\$20
2	GARDEN	\$89	\$74		\$147	\$27	\$29	\$10	\$8	\$38	\$38	\$43	\$17	\$20
2	TOWNHOUSE	\$89	\$74		\$147	\$27	\$29	\$10	\$8	\$38	\$38	\$43	\$17	\$20
3	GARDEN	\$110	\$90		\$181	\$36	\$36	\$13	\$10	\$46	\$50	\$54	\$17	\$20
3	TOWNHOUSE	\$110	\$90		\$181	\$36	\$36	\$13	\$10	\$46	\$50	\$54	\$17	\$20
4	GARDEN	\$140	\$115		\$230	\$45	\$63	\$15	\$12	\$58	\$63	\$66	\$17	\$20
4	TOWNHOUSE	\$140	\$115		\$230	\$45	\$63	\$15	\$12	\$58	\$63	\$66	\$17	\$20

WV-Morgantown (2010)

Survey Date: January 2011



## B. FIELD SURVEY OF SENIOR FACILITIES

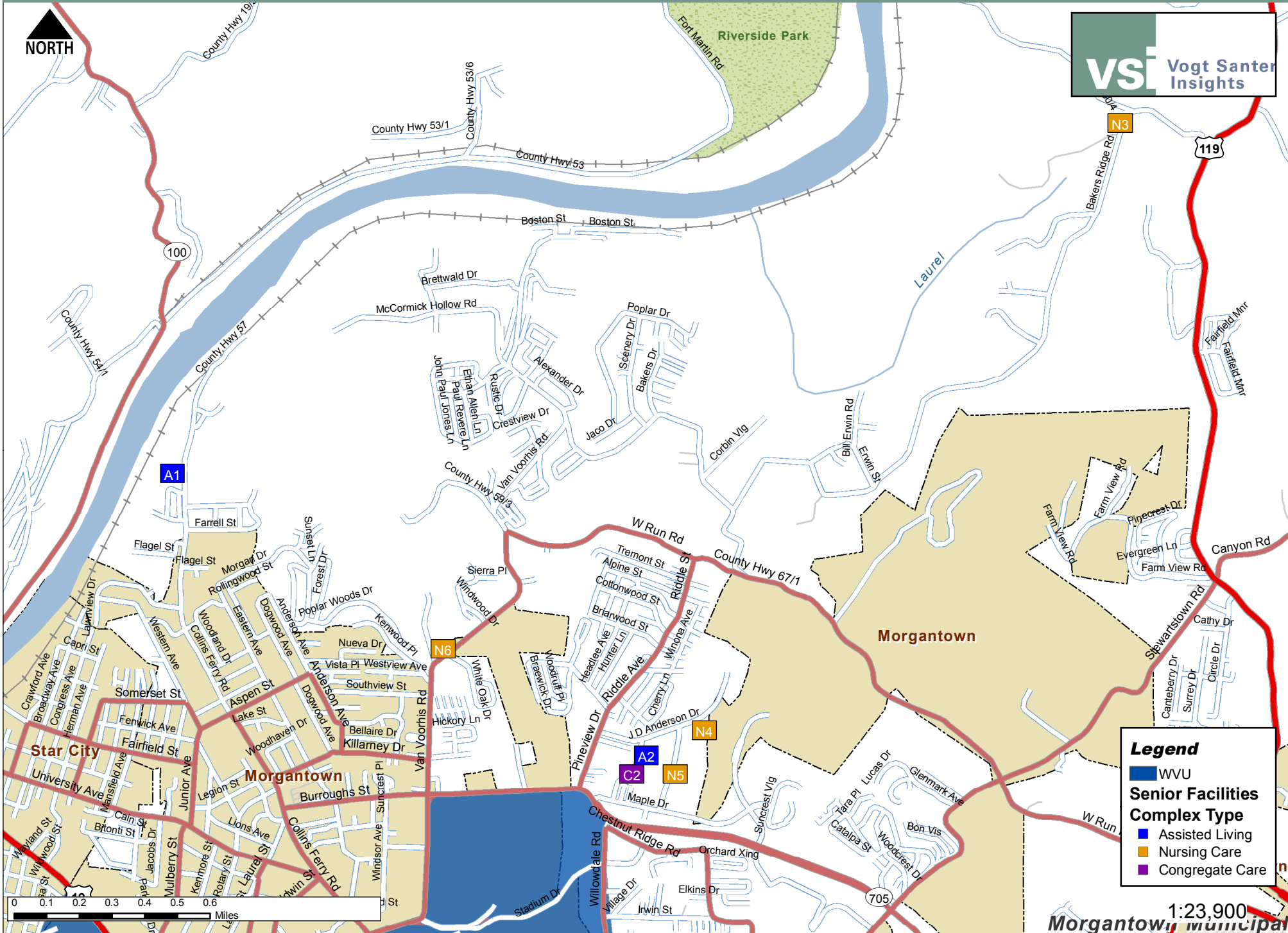
### MORGANTOWN, WV

The following section is a field survey of senior housing alternatives with services. These properties were identified through a variety of sources including senior resource guides, yellow page listings, government agencies, Chambers of Commerce, and our own field inspection. The intent of this field survey is to evaluate the overall strength of the existing market for senior housing with services, 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 independent living, congregate care (independent living with services), assisted living, and in some cases, nursing care. The field survey is organized as follows:

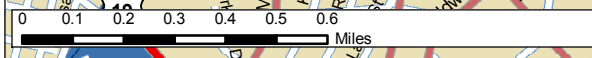
- A color-coded map indicating each property surveyed by project type.
- A map identification list of properties surveyed by name, profit/non-profit status, year built and/or renovated, total beds or units, vacant beds or units, and occupancy rate. Projects are listed in numeric order and color coded by project type.
- Distribution of fees or rents, entrance fees (if any), and a distribution by bed/unit type, vacancies, and occupancy rate.
- A listing of properties surveyed with photograph, address, phone number, year built or renovated, number of units/beds, occupancies, any licensure, and relevant comments, and project ratings including building appearance, ease of access, and a neighborhood rating.
- A listing of unit amenities.
- A listing of project amenities.
- Fees per unit type for each project.
- Unit size in square feet for each project.

# Morgantown, WV: Senior Facilities



**Legend**

- WVU
- Senior Facilities**
- Complex Type**
- Assisted Living
- Nursing Care
- Congregate Care



# MAP IDENTIFICATION LIST - MORGANTOWN, WV

MAP ID	PROJECT NAME	FOR PROFIT	YEAR BUILT	TOTAL BEDS/UNITS	VAC.	OCC. RATE
A-1	Evergreen of Morgantown Assisted Living	YES	1984	39	2	94.9%
A-2	The Village at Heritage Point	NO	1999	40	0	100.0%
C-2	The Village at Heritage Point	NO	1999	90	0	100.0%
N-3	The Madison	YES	1989	62	0	100.0%
N-4	Sundale Nursing Home	NO	1988	115	4	96.5%
N-5	Mapleshire Nursing & Rehabilitation	YES	1977	120	20	83.3%
N-6	Golden Living Center	YES	1974	100	8	92.0%

FACILITY TYPE	TOTAL PROJECTS	TOTAL UNITS/BEDS	OCCUPANCY RATE
CONGREGATE CARE	1	90	100.0%
ASSISTED LIVING	2	79	97.5%
NURSING CARE	4	397	91.9%

\* - In Miles

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: April 2011

## DISTRIBUTION OF FEES BY SERVICE LEVEL - MORGANTOWN, WV

CONGREGATE CARE						
BED TYPE	MONTHLY FEE	ENTRANCE FEES	UNITS	SHARE	VACANT	% OCCUPIED
ONE BEDROOM	\$1,972 - \$2,275	\$100,100 - \$139,500	66	73.3%	0	100.0%
TWO BEDROOM	\$2,581 - \$4,247	\$185,600 - \$265,500	24	26.7%	0	100.0%
			90	100.0%	0	100.0%

ASSISTED LIVING						
BED TYPE	MONTHLY FEE	SECOND PERSON	UNITS	SHARE	VACANT	% OCCUPIED
SLEEPING ROOM	\$3,600	-	39	49.4%	2	94.9%
STUDIO	\$3,872	-	16	20.3%	0	100.0%
ONE BEDROOM	\$4,181	-	24	30.4%	0	100.0%
			79	100.0%	2	97.5%

NURSING CARE						
BED TYPE	PRIVATE*	SEMI-PRIVATE*	BEDS	SHARE	VACANT	% OCCUPIED
SLEEPING ROOM	\$203 - \$225	\$204 - \$253	397	100.0%	32	91.9%
			397	100.0%	32	91.9%

\* - Daily Fee

## COMMUNITY CONFIGURATION - MORGANTOWN, WV

MAP ID	PROJECT NAME	FOR PROFIT	CCRC	INDEPENDENT LIVING	CONGREGATE CARE	ASSISTED LIVING	NURSING CARE
1	Evergreen of Morgantown Assisted Living	YES	NO			X	
2	The Village at Heritage Point	NO	NO		X	X	
3	The Madison	YES	NO				X
4	Sundale Nursing Home	NO	NO				X
5	Mapleshire Nursing & Rehabilitation	YES	NO				X
6	Golden Living Center	YES	NO				X

# PROPERTY PROFILES - MORGANTOWN, WV

C-2 The Village at Heritage Point		
	<b>Location</b> 1 Heritage Point Morgantown, WV 26505 <b>Phone</b> (304) 285-5575 <b>Mgmt Co.</b> Mon General Hospital <b>Comments</b>	<b>Total Units</b> 90 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 1999  <b>Physical Structure</b> A- <b>Ease of Access</b> C- <b>Neighborhood</b> B <b>Visibility</b> B-
	<b>A-1 Evergreen of Morgantown Assisted Living</b>	
	<b>Location</b> 3705 Collins Ferry Rd. Morgantown, WV 26505 <b>Phone</b> (304) 598-8401 <b>Mgmt Co.</b> Assisted Living at Evergreen <b>Licensure</b> Residential Care Facility <b>Comments</b>	<b>Total Beds</b> 39 <b>Occupancy Rate</b> 94.9% <b>Year Built</b> 1984 2010 <b>Physical Structure</b> B- <b>Ease of Access</b> B <b>Neighborhood</b> B- <b>Visibility</b> B-
	<b>A-2 The Village at Heritage Point</b>	
	<b>Location</b> 1 Heritage Point Morgantown, WV 26505 <b>Phone</b> (304) 285-5575 <b>Mgmt Co.</b> Mon General Hospital <b>Licensure</b> Residential Care Facility <b>Comments</b>	<b>Total Beds</b> 40 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 1999  <b>Physical Structure</b> A- <b>Ease of Access</b> C- <b>Neighborhood</b> B <b>Visibility</b> B-
	<b>N-3 The Madison</b>	
	<b>Location</b> 161 Bakers Ridge Rd. Morgantown, WV 26505 <b>Phone</b> (304) 285-0692 <b>Mgmt Co.</b> Genesis Health Care <b>Licensure</b> Nursing Care <b>Comments</b> Nursing hours per resident per day: RN/1 hour 26 minutes & CNA/2 hours & 14 minutes	<b>Total Beds</b> 62 <b>Occupancy Rate</b> 100.0% <b>Year Built</b> 1989  <b>Physical Structure</b> B <b>Ease of Access</b> C- <b>Neighborhood</b> B <b>Visibility</b> C- <b>Medicaid Beds*</b> 28 <b>Medicare Beds*</b> 26

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: April 2011

# PROPERTY PROFILES - MORGANTOWN, WV

N-4 Sundale Nursing Home				
	<b>Location</b> 800 JD Anderson Dr. Morgantown, WV 26505 <b>Phone</b> (304) 599-0497 <b>Mgmt Co.</b> (304) 599-0497 <b>Licensure</b> Nursing Care <b>Comments</b> Nursing hours per resident per day: RN/1 hour 29 minutes & CNA/2 hours & 2 minutes; Square footage estimated	<b>Total Beds</b> 115 <b>Occupancy Rate</b> 96.5% <b>Year Built</b> 1988  <b>Physical Structure</b> C+ <b>Ease of Access</b> B+ <b>Neighborhood</b> B <b>Visibility</b> B+ <b>Medicaid Beds*</b> 17 <b>Medicare Beds*</b> 86		
	<th colspan="3">N-5 Mapleshire Nursing &amp; Rehabilitation</th>		N-5 Mapleshire Nursing & Rehabilitation	
	<b>Location</b> 30 Vandervort Dr. Morgantown, WV 26505 <b>Phone</b> (304) 285-2720 <b>Mgmt Co.</b> Stonerise Health Care <b>Licensure</b> Nursing Care <b>Comments</b> Nursing hours per resident per day: RN/1 hour 19 minutes & CNA/1 hours & 40 minutes	<b>Total Beds</b> 120 <b>Occupancy Rate</b> 83.3% <b>Year Built</b> 1977  <b>Physical Structure</b> B+ <b>Ease of Access</b> B- <b>Neighborhood</b> B <b>Visibility</b> B <b>Medicaid Beds*</b> 70 <b>Medicare Beds*</b> 15		
	<th colspan="3">N-6 Golden Living Center</th>		N-6 Golden Living Center	
	<b>Location</b> 1379 Van Voorhis Rd. Morgantown, WV 26505 <b>Phone</b> (304) 599-9480 <b>Mgmt Co.</b> Golden Living Centers <b>Licensure</b> Nursing Care <b>Comments</b> Nursing hours per resident per day: RN/1 hour 36 minutes & CNA/1 hours & 59 minutes	<b>Total Beds</b> 100 <b>Occupancy Rate</b> 92.0% <b>Year Built</b> 1974  <b>Physical Structure</b> B <b>Ease of Access</b> C+ <b>Neighborhood</b> B <b>Visibility</b> B- <b>Medicaid Beds*</b> 76 <b>Medicare Beds*</b> 10		

\* - Occupied Beds

<span style="color: blue;">■</span>	Assisted Living
<span style="color: orange;">■</span>	Nursing Care Facility
<span style="color: purple;">■</span>	Congregate Care
<span style="color: red;">■</span>	Independent Living

Survey Date: April 2011

B-7

## FACILITY CAPACITY - MORGANTOWN, WV

MAP ID	PROJECT NAME	LICENSED CAPACITY	MARKETED BEDS	SHARE OF LIC.
A-1	Evergreen of Morgantown Assisted Living	48	39	81.3%
A-2	The Village at Heritage Point	40	40	100.0%
N-3	The Madison	62	62	100.0%
N-4	Sundale Nursing Home	115	115	100.0%
N-5	Mapleshire Nursing & Rehabilitation	120	120	100.0%
N-6	Golden Living Center	100	100	100.0%
		<b>485</b>	<b>476</b>	<b>98.1%</b>

<span style="color: blue;">■</span> Assisted Living
<span style="color: orange;">■</span> Nursing Care Facility

Survey Date: April 2011



# ASSISTED LIVING FEE SCHEDULE - MORGANTOWN, WV

SLEEPING ROOM						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-1	\$3,600	-	-	-	-	\$3,600 - \$3,600

STUDIO						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-2	\$3,872	\$329	\$659	-	-	\$3,872 - \$4,531

ONE-BEDROOM						
MAP ID	BASE RATE (PRIVATE)	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4+	RANGE
A-2	\$4,181	\$329	\$659	-	-	\$4,181 - \$4,840

\* - Daily Fee

## ASSISTED LIVING BED TYPES - MORGANTOWN, WV

MAP ID	PROJECT NAME	MEDICAID		PRIVATE PAY	
		BEDS	PERCENT	BEDS	PERCENT
1	Evergreen of Morgantown Assisted Living	0	0.0%	37	100.0%
2	The Village at Heritage Point	0	0.0%	40	100.0%
		<b>0</b>	<b>0.0%</b>	<b>77</b>	<b>100.0%</b>

# NURSING CARE FEE SCHEDULE - MORGANTOWN, WV

MAP ID	PROJECT NAME	SLEEPING ROOM		ALZ / DEM		SHORT TERM / RESPITE	
		SEMI	PRIVATE	SEMI	PRIVATE	SEMI	PRIVATE
3	The Madison	\$253	\$203				
4	Sundale Nursing Home	\$215	\$225				
5	Mapleshire Nursing & Rehabilitation	\$215	\$225				
6	Golden Living Center	\$204					

Reported as Daily Fees

Survey Date: April 2011

## NURSING CARE BED TYPES - MORGANTOWN, WV

MAP ID	PROJECT NAME	MEDICAID		MEDICARE		PRIVATE PAY	
		BEDS	PERCENT	BEDS	PERCENT	BEDS	PERCENT
3	The Madison	28	45.2%	26	41.9%	8	12.9%
4	Sundale Nursing Home	17	15.3%	86	77.5%	8	7.2%
5	Mapleshire Nursing & Rehabilitation	70	70.0%	15	15.0%	15	15.0%
6	Golden Living Center	76	82.6%	10	10.9%	6	6.5%
		<b>191</b>	<b>52.3%</b>	<b>137</b>	<b>37.5%</b>	<b>37</b>	<b>10.1%</b>

## UNIT SIZE BY BEDROOM TYPE - MORGANTOWN, WV

CONGREGATE CARE						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	□ OTHER
C-2	The Village at Heritage Point	-	590 - 725	959 - 1,035	-	-

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
A-1	Evergreen of Morgantown Assisted Living	375 - 490	-	-	-	-	-
A-2	The Village at Heritage Point	-	262	350 - 400	-	-	-

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
N-3	The Madison	305	-	-	-	-	-
N-4	Sundale Nursing Home	250	-	-	-	-	-
N-5	Mapleshire Nursing & Rehabilitation	350	-	-	-	-	-
N-6	Golden Living Center	300	-	-	-	-	-

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: April 2011

## UNITS/(VACANCIES) BY BEDROOM TYPE - MORGANTOWN, WV

CONGREGATE CARE						
MAP ID		STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	THREE- BEDROOM	☐ OTHER
C-2	The Village at Heritage Point	0 (0)	66 (0)	24 (0)	0 (0)	0 (0)
<b>TOTAL UNITS</b>		<b>0</b>	<b>66</b>	<b>24</b>	<b>0</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

ASSISTED LIVING							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
A-1	Evergreen of Morgantown Assisted Living	39 (2)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
A-2	The Village at Heritage Point	0 (0)	16 (0)	24 (0)	0 (0)	0 (0)	0 (0)
<b>TOTAL UNITS</b>		<b>39</b>	<b>16</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

NURSING CARE							
MAP ID		SLEEPING ROOM	STUDIO/ EFFICIENCY	ONE- BEDROOM	TWO- BEDROOM	ALZ'S/ DEM	SHORT- TERM
N-3	The Madison	62 (0)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
N-4	Sundale Nursing Home	115 (4)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
N-5	Mapleshire Nursing & Rehabilitation	120 (20)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
N-6	Golden Living Center	100 (8)	0 (0)	0 (0)	0 (0)	0 (0)	0 (0)
<b>TOTAL UNITS</b>		<b>397</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL VACANT</b>		<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

■	Assisted Living
■	Nursing Care Facility
■	Congregate Care
■	Independent Living

Survey Date: April 2011

# UNIT AMENITIES - MORGANTOWN, WV

MAP ID	AIR CONDITIONING	WINDOW TREATMENTS	CARPETING	DISHWASHER	DISPOSAL	EMERGENCY CALL SYSTEM	MICROWAVE	RANGE	REFRIGERATOR	PORCH/PATIO	EXTRA STORAGE	WASHER / DRYER	PARKING (A/D/C/O)	OTHER
A-1	X	B				X								
A-2	X	B				X	X		F					
C-2	X	B	X	X	X	X	X	F	F	X	X	X		

<span style="color: blue;">■</span> Assisted Living
<span style="color: orange;">■</span> Nursing Care Facility
<span style="color: purple;">■</span> Congregate Care
<span style="color: red;">■</span> Independent Living

X - All Units
S - Some Units
O - Optional

Window Coverings

B - Blinds
C - Curtains
D - Drapes

Refrigerator

F - Full
M - Mini/Small

Parking

A - Attached
D - Detached
C - Carport
O - Optional



**Vogt Santer  
Insights**

# PROJECT AMENITIES - MORGANTOWN, WV

MAP ID	OTHER	PET FRIENDLY	PICNIC AREA	COMPUTER LAB	COMMUNITY ROOM	OUTSIDE WALK PATH	SECURED ENTRANCE	MOVIE THEATER	WHIRLPOOL/SPA	SWIMMING POOL	LIBRARY	BISTRO / CAFE	LAUNDRY ROOM	ICE CREAM PARLOR	WELLNESS CENTER	CONVENIENCE STORE	EXERCISE ROOM	ELEVATOR	PRIVATE DINING ROOM	PUBLIC DINING ROOM	CRAFT/HOBBY ROOM	LOUNGES	CHAPEL	BILIARDS AREA	BEAUTY/BARBER SHOP	BANK
A-1					X						X				X		X	X		X					X	
A-2			X	X	X	X					X	X			X	X	X		X	X	X	X			X	
C-2				X	X	X					X	X			X	X	X		X	X	X	X			X	

<span style="color: blue;">■</span> Assisted Living
<span style="color: orange;">■</span> Nursing Care Facility
<span style="color: purple;">■</span> Congregate Care
<span style="color: red;">■</span> Independent Living

Laundry
F - Free
C - Coin

Survey Date: April 2011





## C. FIELD SURVEY OF SINGLE-FAMILY SUBDIVISIONS

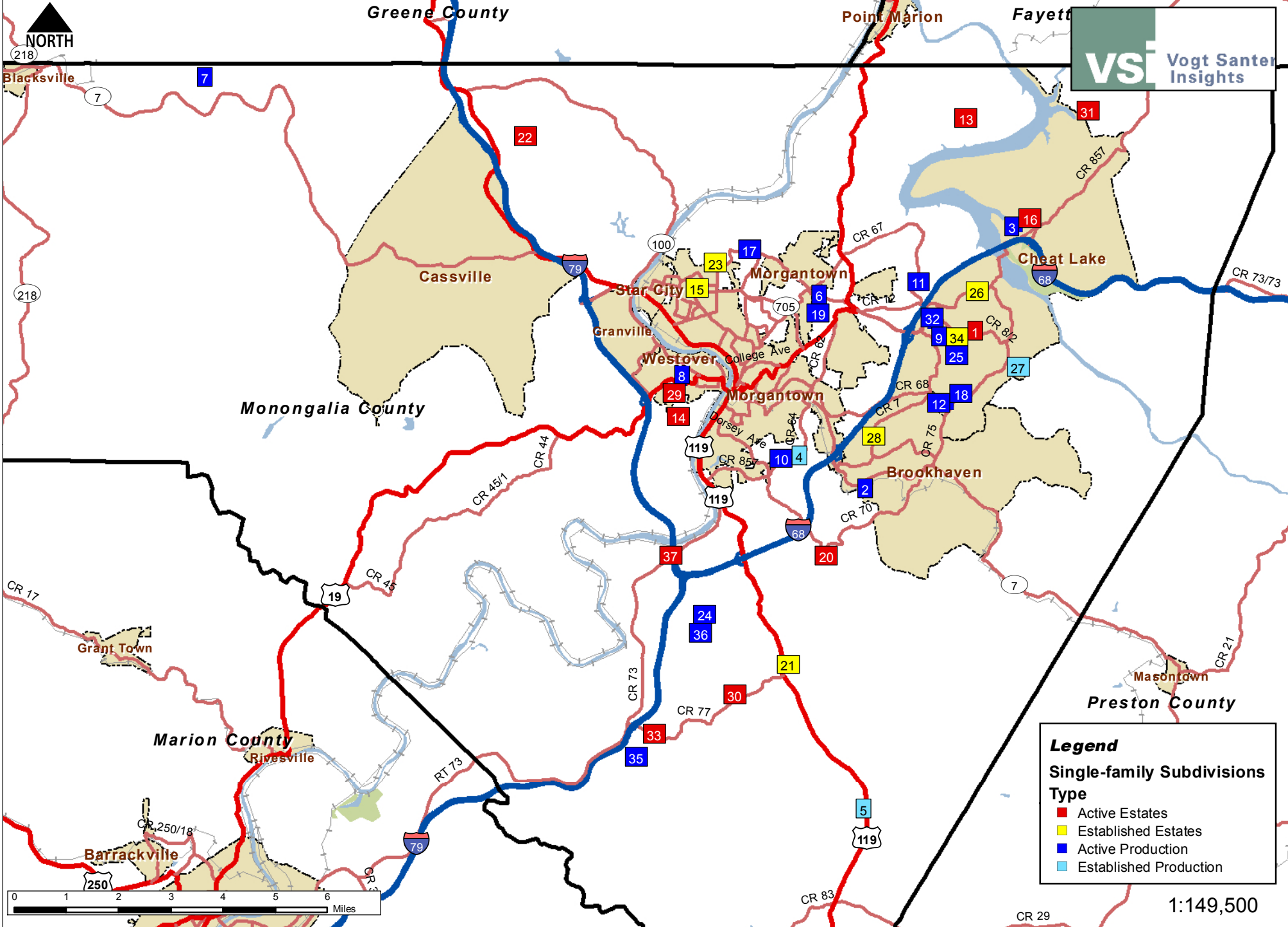
### MORGANTOWN, WV

The following section is a field survey of single-family home subdivisions throughout the Site PMA. Within the Site PMA, research was conducted for each development to establish amenities, absorption, and price characteristics. The collected data have been presented as follows:

- A project listing that includes the name and status (active or established) of each development surveyed, the marketing period of the property, and a subjective evaluation of the quality of the development, the neighborhood, and the entryway.
- Aggregate data of the number of active development units sold, units available, and an analysis of estimated absorption by year.
- An absorption analysis based on actual sales period of product for each project.
- A summary of active developments, including first sale, last sale, units unsold and planned, average sales by month, and an average sale price. Note that the average sales by month are based on total months from first sale to last sale. For active projects, the sales by month are calculated from the date of the first closing to the date the property was surveyed.
- A listing of developments by school and tax district.
- A list of properties surveyed by lot density and average lot frontage.
- A listing of subdivision amenities.
- Identification of any lot premiums.
- A calculation of sales by builder by year within the developments surveyed.
- A list of active developments by product types offered in the development.

Each single-family development is listed in the analysis by Map I.D., and the accompanying map can be found on the following page.

# Morgantown, WV: Single-Family Subdivision Locations



**Legend**






**Single-family Subdivisions**

**Type**

- Active Estates
- Established Estates
- Active Production
- Established Production

1:149,500

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV






1 Avery Meadows				
	<b>Location</b>	Greenview Dr. Morgantown, WV 26508	<b>Absorption*</b>	0.3
	<b>Developer</b>	M3 Development	<b>Total Lots</b>	28
	<b>Phone</b>		<b>Available Lots</b>	15
	<b>Comments</b>		ESTATE LOTS	
2 Eastgate Manor				
	<b>Location</b>	Eastgate Dr. Monongalia, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	KLM Properties	<b>Total Lots</b>	42
	<b>Phone</b>	(304) 329-6633	<b>Available Lots</b>	33
	<b>Comments</b>			
3 The Villages at Cheat Landing				
	<b>Location</b>	S. Harwich Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Stoneridge Homes	<b>Total Lots</b>	75
	<b>Phone</b>	(304) 282-8288	<b>Available Lots</b>	66
	<b>Comments</b>			
4 Cimarron Place at Prairie Village				
	<b>Location</b>	513 Santa Fe Ct. Morgantown, WV 26508	<b>Absorption*</b>	0.9
	<b>Developer</b>	Three Stooges LLC	<b>Total Lots</b>	31
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>			
5 The Reserve at Stonewood Forest				
	<b>Location</b>	9 Oakton Dr. Morgantown, WV 26805	<b>Absorption*</b>	0.4
	<b>Developer</b>	Mountain Crest Properties	<b>Total Lots</b>	27
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>			

\* Calculated based on active sales period. For active projects, active sales period extends to current month

Blue	Active Production
Cyan	Established Production
Red	Active Estates
Yellow	Established Estates
Purple	Active Mixed
Pink	Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV






6 Magnolia Pointe				
	<b>Location</b>	Butler Dr. Morgantown, WV 26505	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Magnolia Pointe LLC	<b>Total Lots</b>	36
	<b>Phone</b>	(304) 296-1533	<b>Available Lots</b>	20
	<b>Comments</b>			
7 Morningside Estates				
	<b>Location</b>	Autumn Ave. Morgantown, WV 26508	<b>Absorption*</b>	0.5
	<b>Developer</b>		<b>Total Lots</b>	56
	<b>Phone</b>		<b>Available Lots</b>	16
	<b>Comments</b>	1 under construction lot available		
8 Corwin Place				
	<b>Location</b>	123 Auburn Dr. Morgantown, WV 26501	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Crown Place LLC	<b>Total Lots</b>	66
	<b>Phone</b>		<b>Available Lots</b>	66
	<b>Comments</b>			
9 Hidden Point				
	<b>Location</b>	Arabela Ct. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Three Stooges LLC	<b>Total Lots</b>	75
	<b>Phone</b>		<b>Available Lots</b>	1
	<b>Comments</b>			
10 Ashworth Place				
	<b>Location</b>	1109 Bailey Cir. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	J3 Development LLC	<b>Total Lots</b>	36
	<b>Phone</b>		<b>Available Lots</b>	8
	<b>Comments</b>			

\* Calculated based on active sales period. For active projects, active sales period extends to current month

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV




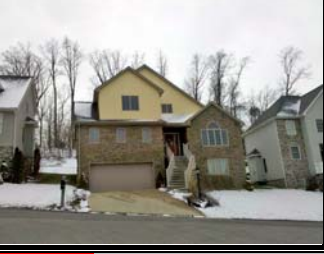

11 Cheat Crossing				
	<b>Location</b>	Patriot Ln. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Mountain 2 LLC	<b>Total Lots</b>	133
	<b>Phone</b>		<b>Available Lots</b>	37
	<b>Comments</b>			
12 Aspria Estates				
	<b>Location</b>	Santorini Ave. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Aspria Estates	<b>Total Lots</b>	68
	<b>Phone</b>	(304) 292-1792	<b>Available Lots</b>	65
	<b>Comments</b>			
13 The Summit at Cheat Lake & Summit Estates				
	<b>Location</b>	Northvista Ct. Morgantown, WV 26508	<b>Absorption*</b>	0.7
	<b>Developer</b>	The Summit at Cheat Lake LLC	<b>Total Lots</b>	89
	<b>Phone</b>		<b>Available Lots</b>	69
	<b>Comments</b>			ESTATE LOTS
14 Dupont Heights				
	<b>Location</b>	Twilight Ln. Morgantown, WV 26508	<b>Absorption*</b>	0.3
	<b>Developer</b>	R & L Construction	<b>Total Lots</b>	30
	<b>Phone</b>		<b>Available Lots</b>	5
	<b>Comments</b>			ESTATE LOTS
15 French Quarters				
	<b>Location</b>	20 French Quarter Dr. Morgantown, WV 26505	<b>Absorption*</b>	0.2
	<b>Developer</b>	Culton Construction, Inc.	<b>Total Lots</b>	11
	<b>Phone</b>	(304) 296-0200	<b>Available Lots</b>	0
	<b>Comments</b>			ESTATE LOTS

\* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV






16 Falling Water				
	<b>Location</b>	282 Goodwin Hill Rd. Morgantown, WV 26508	<b>Absorption*</b>	0.8
	<b>Developer</b>	Blackwater Properties LLC	<b>Total Lots</b>	84
	<b>Phone</b>	(724) 746-1747	<b>Available Lots</b>	42
	<b>Comments</b>			ESTATE LOTS
17 Morningside View				
	<b>Location</b>	Piave Ln. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Homestead Builders, Inc.	<b>Total Lots</b>	38
	<b>Phone</b>	(304) 366-1649	<b>Available Lots</b>	7
	<b>Comments</b>			
18 Imperial East				
	<b>Location</b>	20 Round Table Ct. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Ed Buckley Construction	<b>Total Lots</b>	34
	<b>Phone</b>	(304) 599-2154	<b>Available Lots</b>	9
	<b>Comments</b>			
19 Autumn Ridge				
	<b>Location</b>	194 Donna Ave. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	RDR Properties LLC	<b>Total Lots</b>	37
	<b>Phone</b>	(304) 316-1551	<b>Available Lots</b>	15
	<b>Comments</b>			
20 Diamond Ridge				
	<b>Location</b>	401 Platinum Point Morgantown, WV 26508	<b>Absorption*</b>	0.3
	<b>Developer</b>	JBE Construction Coordinators	<b>Total Lots</b>	30
	<b>Phone</b>	(412) 691-0607	<b>Available Lots</b>	9
	<b>Comments</b>			ESTATE LOTS

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■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV






21 Woodglen				
	<b>Location</b>	27 Wake Robin Trl. Morgantown, WV 26508	<b>Absorption*</b>	0.3
	<b>Developer</b>	Sunhersh LLC	<b>Total Lots</b>	25
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>		ESTATE LOTS	
22 Mountaineer Gardens				
	<b>Location</b>	13 Garden Ln. Morgantown, WV 26501	<b>Absorption*</b>	0.8
	<b>Developer</b>	KAP LLC	<b>Total Lots</b>	58
	<b>Phone</b>		<b>Available Lots</b>	25
	<b>Comments</b>		ESTATE LOTS	
23 Windsor Estates at Summit				
	<b>Location</b>	Villa View Dr. Morgantown, WV 26505	<b>Absorption*</b>	0.5
	<b>Developer</b>	Bendin LLC	<b>Total Lots</b>	23
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>		ESTATE LOTS	
24 Hawthorne Village				
	<b>Location</b>	Horn Back Rd. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	S & M Development Corp.	<b>Total Lots</b>	36
	<b>Phone</b>	(304) 216-9535	<b>Available Lots</b>	36
	<b>Comments</b>			
25 Four Season				
	<b>Location</b>	118 June Ln. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Four Seasons LLC	<b>Total Lots</b>	129
	<b>Phone</b>		<b>Available Lots</b>	44
	<b>Comments</b>			

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■ Active Production
■ Established Production
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■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV

26 Deerwood Village				
	<b>Location</b>	4012 Shady Brook Cir. Morgantown, WV 26508	<b>Absorption*</b>	0.4
	<b>Developer</b>		<b>Total Lots</b>	44
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>		ESTATE LOTS	
27 Canyon Creek				
	<b>Location</b>	506 Meteor Dr. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Canyon Creek Falls LLC	<b>Total Lots</b>	26
	<b>Phone</b>		<b>Available Lots</b>	25
	<b>Comments</b>			
28 Pleasant Ridge				
	<b>Location</b>	115 Open Ridge Rd. Morgantown, WV 26508	<b>Absorption*</b>	1.1
	<b>Developer</b>	Edmond Jarrett LLC	<b>Total Lots</b>	30
	<b>Phone</b>		<b>Available Lots</b>	0
	<b>Comments</b>		ESTATE LOTS	
29 Park Estates				
	<b>Location</b>	4160 Earl C. Atkins Dr. Morgantown, WV 26501	<b>Absorption*</b>	0.1
	<b>Developer</b>	Commercial Land Development	<b>Total Lots</b>	30
	<b>Phone</b>		<b>Available Lots</b>	18
	<b>Comments</b>		ESTATE LOTS	
30 Braden Place				
	<b>Location</b>	Zachary Ct. Morgantown, WV 26508	<b>Absorption*</b>	0.2
	<b>Developer</b>	M & R Development	<b>Total Lots</b>	20
	<b>Phone</b>	(304) 296-0024	<b>Available Lots</b>	10
	<b>Comments</b>		ESTATE LOTS	






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■ Active Production
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■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011



# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV



31 The Blackwaters of Cheat Lake				
	<b>Location</b>	Stony Ln. Morgantown, WV 26508	<b>Absorption*</b>	0.1
	<b>Developer</b>	Stoney Brook Development LLC	<b>Total Lots</b>	71
	<b>Phone</b>		<b>Available Lots</b>	67
	<b>Comments</b>		ESTATE LOTS	
32 Hanalei				
	<b>Location</b>	222 Hanalei Dr. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Hanalei LLC	<b>Total Lots</b>	74
	<b>Phone</b>		<b>Available Lots</b>	6
	<b>Comments</b>			
33 Goshen Grove				
	<b>Location</b>	100 Kolbe St. Morgantown, WV 26508	<b>Absorption*</b>	0.4
	<b>Developer</b>	Benden LLC	<b>Total Lots</b>	25
	<b>Phone</b>		<b>Available Lots</b>	8
	<b>Comments</b>		ESTATE LOTS	
34 Turtle Creek Village				
	<b>Location</b>	Turtle Creek Morgantown, WV 26505	<b>Absorption*</b>	0.3
	<b>Developer</b>	Culton Construction Co.	<b>Total Lots</b>	16
	<b>Phone</b>	(304) 296-0200	<b>Available Lots</b>	0
	<b>Comments</b>		ESTATE LOTS	
35 Thistledown & Thistledown North				
	<b>Location</b>	7 Bayberry Ter. Morgantown, WV 26508	<b>Absorption*</b>	N.A.
	<b>Developer</b>	Vitech Enterprises	<b>Total Lots</b>	86
	<b>Phone</b>		<b>Available Lots</b>	24
	<b>Comments</b>			

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■ Active Production
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■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011

# SURVEY OF DEVELOPMENTS - MORGANTOWN, WV

36 Harvest Ridge			
	<b>Location</b>	324 Dairy Ln. Morgantown, WV 26508	<b>Absorption*</b> N.A.
	<b>Developer</b>	Enrout Properties LLC	<b>Total Lots</b> 300
	<b>Phone</b>		<b>Available Lots</b> 207
	<b>Comments</b>		
37 Ashton Estates			
	<b>Location</b>	1414 Bradford Ln. Morgantown, WV 26508	<b>Absorption*</b> N.A.
	<b>Developer</b>	Jamestown Construction	<b>Total Lots</b> 24
	<b>Phone</b>	(304) 296-1533	<b>Available Lots</b> 17
	<b>Comments</b>	2 older sections not included due to age of homes	ESTATE LOTS

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■ Active Production
■ Established Production
■ Active Estates
■ Established Estates
■ Active Mixed
■ Established Mixed

Survey Date: March 2011

## DISTRIBUTION OF SINGLE-FAMILY PROJECTS - MORGANTOWN, WV

<b>SUBDIVISION STATUS</b>	<b>NUMBER OF PROJECTS</b>	<b>PRODUCTION LOTS</b>	<b>ESTATE LOTS</b>	<b>MIXED LOTS</b>	<b>TOTAL LOTS</b>
ESTABLISHED	9	84	149	0	233
ACTIVE	28	1,321	489	0	1,810
<b>TOTAL</b>	37	1,405	638	0	2,043

## ANNUAL HOME SALES BY YEAR - MORGANTOWN, WV

<b>YEAR</b>	<b>PRODUCTION</b>	<b>ESTATE</b>	<b>MIXED</b>	<b>TOTAL</b>	<b>MONTHLY SALES</b>
< 1999	0	6	0	6	0.5
2000 to 2004	105	27	0	132	2.2
2005	85	45	0	130	10.8
2006	78	59	0	137	11.4
2007	98	61	0	159	13.3
2008	112	66	0	178	14.8
2009	118	51	0	169	14.1
2010	87	26	0	113	9.4
2011	27	5	0	32	2.7
<b>TOTAL</b>	710	346	0	1,056	

# LOT ABSORPTION ANALYSIS - MORGANTOWN, WV

MAP CODE	PROJECT NAME	TOTAL LOTS	SOLD LOTS	SALES PERIOD	AVERAGE MONTHLY ABSORPTION*
1	Avery Meadows	28	13	2/08- CURRENT	0.3
2	Eastgate Manor	42	9	3/10- CURRENT	0.7
3	The Villages at Cheat Landing	75	9	10/09- CURRENT	0.5
4	Cimarron Place at Prairie Village	31	31	1/07 - 12/09	0.9
5	The Reserve at Stonewood Forest	27	27	4/03 - 6/08	0.4
6	Magnolia Pointe	36	16	8/09- CURRENT	0.8
7	Morningside Estates	56	40	7/04- CURRENT	0.5
8	Corwin Place	66	0	- CURRENT	N.A.
9	Hidden Point	75	74	3/06- CURRENT	1.2
10	Ashworth Place	36	28	4/08- CURRENT	0.8
11	Cheat Crossing	133	96	4/02- CURRENT	0.9
12	Aspria Estates	68	3	11/09- CURRENT	0.2
13	The Summit at Cheat Lake & Summit Estates	89	20	11/08- CURRENT	0.7
14	Dupont Heights	30	25	3/03- CURRENT	0.3
15	French Quarters	11	11	10/05 - 8/09	0.2
16	Falling Water	84	42	12/06- CURRENT	0.8
17	Morningside View	38	31	12/07- CURRENT	0.8
18	Imperial East	34	25	6/06- CURRENT	0.4
19	Autumn Ridge	37	22	10/03- CURRENT	0.2
20	Diamond Ridge	30	21	3/05- CURRENT	0.3
21	Woodglen	25	25	11/03 - 3/10	0.3
22	Mountaineer Gardens	58	33	1/08- CURRENT	0.8
23	Windsor Estates at Summit	23	23	6/05 - 7/09	0.5
24	Hawthorne Village	36	0	- CURRENT	N.A.
25	Four Season	129	85	8/03- CURRENT	0.9
26	Deerwood Village	44	44	9/98 - 3/08	0.4
27	Canyon Creek	26	1	3/10 - 3/10	1.0
28	Pleasant Ridge	30	30	3/08 - 6/10	1.1
29	Park Estates	30	12	8/03- CURRENT	0.1
30	Braden Place	20	10	11/06- CURRENT	0.2
31	The Blackwaters of Cheat Lake	71	4	6/05- CURRENT	0.1
32	Hanalei	74	68	10/05- CURRENT	1.0
33	Goshen Grove	25	17	4/07- CURRENT	0.4
34	Turtle Creek Village	16	16	1/03 - 2/07	0.3
35	Thistledown & Thistledown North	86	62	5/99- CURRENT	0.4
36	Harvest Ridge	300	93	4/08- CURRENT	2.6
37	Ashton Estates	24	7	- CURRENT	
<b>TOTAL</b>		<b>2043</b>	<b>1073</b>		
* Calculated based on active sales period. For active projects, active sales period extends to current month					

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# DISTRIBUTION OF SALES - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
<b>1</b>	<b>Avery Meadows</b>	<b>2/08</b>		<b>28</b>	<b>15</b>	<b>0</b>	<b>0.3</b>		
	I			28	15	0		N.A.	N.A.
<b>2</b>	<b>Eastgate Manor</b>	<b>3/10</b>		<b>42</b>	<b>33</b>	<b>0</b>	<b>0.7</b>		
	I			42	33	0		N.A.	N.A.
<b>3</b>	<b>The Villages at Cheat Landing</b>	<b>10/09</b>		<b>75</b>	<b>66</b>	<b>0</b>	<b>0.5</b>		
	I			75	66	0		N.A.	N.A.
<b>4</b>	<b>Cimarron Place at Prairie Villag</b>	<b>1/07</b>	<b>12/09</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>0.9</b>		
	I			31	0	0		N.A.	\$259,500
<b>5</b>	<b>The Reserve at Stonewood Fores</b>	<b>4/03</b>	<b>6/08</b>	<b>27</b>	<b>0</b>	<b>0</b>	<b>0.4</b>		
	I			7	0	0		\$28,500	\$292,000
	II			20	0	0		\$39,000	\$292,000
<b>6</b>	<b>Magnolia Pointe</b>	<b>8/09</b>	<b>5/11</b>	<b>36</b>	<b>20</b>	<b>0</b>	<b>0.8</b>		
	I			36	20	0		\$37,500	N.A.
<b>7</b>	<b>Morningside Estates</b>	<b>7/04</b>	<b>12/10</b>	<b>56</b>	<b>16</b>	<b>0</b>	<b>0.5</b>		
	I			22	0	0		\$36,500	N.A.
	II			15	4	0		\$36,500	N.A.
	III			3	0	0		\$36,500	N.A.
	IV			16	12	0		\$36,500	N.A.
<b>8</b>	<b>Corwin Place</b>			<b>66</b>	<b>66</b>	<b>0</b>			
	I			36	36	0		N.A.	N.A.
	II			30	30	0		N.A.	N.A.
<b>9</b>	<b>Hidden Point</b>	<b>3/06</b>	<b>12/10</b>	<b>75</b>	<b>1</b>	<b>0</b>	<b>1.2</b>		
	I			75	1	0		\$56,000	N.A.
<b>10</b>	<b>Ashworth Place</b>	<b>4/08</b>	<b>5/11</b>	<b>36</b>	<b>8</b>	<b>0</b>	<b>0.8</b>		
	I			36	8	0		\$35,000	N.A.

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■ Active Estates
■ Established Estates
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■ Established Mixed

Survey Date: March 2011

# DISTRIBUTION OF SALES - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
<b>11</b>	<b>Cheat Crossing</b>	<b>4/02</b>	<b>5/11</b>	<b>133</b>	<b>37</b>	<b>0</b>	<b>0.9</b>		
	I			70	21	0		\$33,000	N.A.
	II			10	2	0		\$33,000	N.A.
	III			53	14	0		\$33,000	N.A.
<b>12</b>	<b>Aspria Estates</b>	<b>11/09</b>	<b>5/11</b>	<b>68</b>	<b>65</b>	<b>0</b>	<b>0.2</b>		
	I			68	65	0		\$105,500	N.A.
<b>13</b>	<b>The Summit at Cheat Lake &amp; Su</b>	<b>11/08</b>	<b>5/11</b>	<b>89</b>	<b>69</b>	<b>0</b>	<b>0.7</b>		
	I			41	24	0		\$252,500	\$690,500
	II			48	45	0		\$252,500	\$690,500
<b>14</b>	<b>Dupont Heights</b>	<b>3/03</b>	<b>5/11</b>	<b>30</b>	<b>5</b>	<b>0</b>	<b>0.3</b>		
	I			10	0	0		\$38,500	\$309,400
	II			17	2	0		\$42,750	\$309,400
	III			3	3	0		\$42,750	\$309,400
<b>15</b>	<b>French Quarters</b>	<b>10/05</b>	<b>8/09</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0.2</b>		
	I			11	0	0		\$61,800	\$412,000
<b>16</b>	<b>Falling Water</b>	<b>12/06</b>	<b>5/11</b>	<b>84</b>	<b>42</b>	<b>0</b>	<b>0.8</b>		
	I			84	42	0		\$239,450	N.A.
<b>17</b>	<b>Morningside View</b>	<b>12/07</b>	<b>5/11</b>	<b>38</b>	<b>7</b>	<b>0</b>	<b>0.8</b>		
	I			38	7	0		\$38,400	N.A.
<b>18</b>	<b>Imperial East</b>	<b>6/06</b>	<b>5/11</b>	<b>34</b>	<b>9</b>	<b>0</b>	<b>0.4</b>		
	I			34	9	0		\$58,000	N.A.
<b>19</b>	<b>Autumn Ridge</b>	<b>10/03</b>	<b>12/09</b>	<b>37</b>	<b>15</b>	<b>0</b>	<b>0.2</b>		
	I			37	15	0		\$44,000	N.A.
<b>20</b>	<b>Diamond Ridge</b>	<b>3/05</b>	<b>9/09</b>	<b>30</b>	<b>9</b>	<b>0</b>	<b>0.3</b>		
	I			30	9	0		\$63,000	N.A.

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■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# DISTRIBUTION OF SALES - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
<b>21</b>	<b>Woodglen</b>	<b>11/03</b>	<b>3/10</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0.3</b>		
	I, II			25	0	0		\$38,500	\$334,600
<b>22</b>	<b>Mountaineer Gardens</b>	<b>1/08</b>	<b>3/10</b>	<b>58</b>	<b>25</b>	<b>0</b>	<b>0.8</b>		
	I			58	25	0		\$68,805	\$467,000
<b>23</b>	<b>Windsor Estates at Summit</b>	<b>6/05</b>	<b>7/09</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0.5</b>		
	I			23	0	0		\$48,750	\$472,500
<b>24</b>	<b>Hawthorne Village</b>			<b>36</b>	<b>36</b>	<b>0</b>			
	I			36	36	0		\$35,000	N.A.
<b>25</b>	<b>Four Season</b>	<b>8/03</b>	<b>7/09</b>	<b>129</b>	<b>44</b>	<b>0</b>	<b>0.9</b>		
	I-IV			129	44	0		\$46,000	N.A.
<b>26</b>	<b>Deerwood Village</b>	<b>9/98</b>	<b>3/08</b>	<b>44</b>	<b>0</b>	<b>0</b>	<b>0.4</b>		
	I			44	0	0		\$46,000	\$288,500
<b>27</b>	<b>Canyon Creek</b>	<b>3/10</b>	<b>3/10</b>	<b>26</b>	<b>25</b>	<b>0</b>	<b>1.0</b>		
	I			26	25	0		\$35,000	N.A.
<b>28</b>	<b>Pleasant Ridge</b>	<b>3/08</b>	<b>6/10</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>1.1</b>		
	I			30	0	0		\$31,450	\$202,500
<b>29</b>	<b>Park Estates</b>	<b>8/03</b>	<b>5/11</b>	<b>30</b>	<b>18</b>	<b>0</b>	<b>0.1</b>		
	I			30	18	0		\$43,250	\$325,000
<b>30</b>	<b>Braden Place</b>	<b>11/06</b>	<b>5/10</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0.2</b>		
	I			20	10	0		\$71,850	\$455,500
<b>31</b>	<b>The Blackwaters of Cheat Lake</b>	<b>6/05</b>	<b>5/11</b>	<b>71</b>	<b>67</b>	<b>0</b>	<b>0.1</b>		
	I			71	67	0		\$168,500	N.A.
<b>32</b>	<b>Hanalei</b>	<b>10/05</b>	<b>5/11</b>	<b>74</b>	<b>6</b>	<b>0</b>	<b>1.0</b>		
	I			74	6	0		\$37,500	N.A.

■	Active Production
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■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# DISTRIBUTION OF SALES - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL LOTS	UNSOLD LOTS*	ADD. LOTS PLANNED	AVG SALES PER MONTH**	AVERAGE PRICE LOT	PRICE HOME
<b>33</b>	<b>Goshen Grove</b>	<b>4/07</b>	<b>5/11</b>	<b>25</b>	<b>8</b>	<b>0</b>	<b>0.4</b>		
	I			25	8	0		\$97,380	\$511,575
<b>34</b>	<b>Turtle Creek Village</b>	<b>1/03</b>	<b>2/07</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0.3</b>		
	I			16	0	0		\$39,000	\$249,375
<b>35</b>	<b>Thistledown &amp; Thistledown Nort</b>	<b>5/99</b>	<b>5/11</b>	<b>86</b>	<b>24</b>	<b>0</b>	<b>0.4</b>		
	I			46	7	0		\$32,000	N.A.
	II			40	17	0		\$34,500	N.A.
<b>36</b>	<b>Harvest Ridge</b>	<b>4/08</b>	<b>6/10</b>	<b>300</b>	<b>207</b>	<b>0</b>	<b>2.6</b>		
	I			300	207	0		\$56,090	N.A.
<b>37</b>	<b>Ashton Estates</b>			<b>24</b>	<b>17</b>	<b>0</b>			
	III			24	17	0		\$43,500	N.A.

\* Includes planned lots.

\*\* Calculated based on total months from first sale to last recorded sale.

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011



# SCHOOL AND TAX DISTRICT LISTING - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME	SCHOOL DISTRICT	TAX DISTRICT	RATINGS*	
				QUAL	NBRHD
1	Avery Meadows	Monongalia	Morgantown	A-	B
2	Eastgate Manor	Morgantown	Morgantown	B+	B+
3	The Villages at Cheat Landing	Monongalia	Morgantown	A	A-
4	Cimarron Place at Prairie Village	Monongalia	Morgantown	B+	B+
5	The Reserve at Stonewood Forest	Monongalia	Morgantown	B+	B+
6	Magnolia Pointe	Monogalia	Morgantown	A-	B
7	Morningside Estates	Monogalia	Monogalia	A-	B+
8	Corwin Place	Monogalia	Morgantown	A	C+
9	Hidden Point	Monogalia	Monogalia	B	B+
10	Ashworth Place	Monongalia	Morgantown	B+	B+
11	Cheat Crossing	Monongalia	Morgantown	B	B+
12	Aspria Estates	Monongalia	Morgantown	A	A
13	The Summit at Cheat Lake & Summit Est	Monongalia	Monongalia	A+	A
14	Dupont Heights	Monongalia	Morgantown	A	B+
15	French Quarters	Monogalia	Morgantown	A-	B+
16	Falling Water	Monongalia	Morgantown	A	A
17	Morningside View	Monongalia	Morgantown	A-	B+
18	Imperial East	Monongalia	Morgantown	A	A-
19	Autumn Ridge	Monongalia	Morgantown	A	A-
20	Diamond Ridge	Monongalia	Morgantown	A	A-
21	Woodglen	Monongalia	Morgantown	A-	B+
22	Mountaineer Gardens	Monongalia	Morgantown	A	A-
23	Windsor Estates at Summit	Monongalia	Morgantown	A-	B+
24	Hawthorne Village	Monongalia	Morgantown	A	B+
25	Four Season	Monongalia	Monongalia	B+	B+
26	Deerwood Village	Monongalia	Morgantown	A-	B+
27	Canyon Creek	Monongalia	Morgantown	B	B
28	Pleasant Ridge	Monongalia	Morgantown	B+	B+
29	Park Estates	Monongalia	Morgantown	B+	C
30	Braden Place	Monongalia	Morgantown	A	B
31	The Blackwaters of Cheat Lake	Monongalia	Morgantown	A	A

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011



# SCHOOL AND TAX DISTRICT LISTING - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME	SCHOOL DISTRICT	TAX DISTRICT	RATINGS*	
				QUAL	NBRHD
32	Hanalei	Monongalia	Morgantown	B+	B+
33	Goshen Grove	Monongalia	Morgantown	A+	B+
34	Turtle Creek Village	Monongalia	Morgantown	B	B
35	Thistledown & Thistledown North	Monongalia	Monongalia	A-	B-
36	Harvest Ridge	Monongalia	Morgantown	A-	B+
37	Ashton Estates	Monongalia	Morgantown	B+	C+

\* QUAL = Quality, NBRHD = Neighborhood

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# HOUSING DENSITY AND LOT FRONTAGE - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME	TOTAL LOTS	LOT FRONTAGE (FEET)	AVG LOT SIZE (ACRES)	PLAT SIZE (ACRES)	LOTS PER ACRE
1	Avery Meadows	28	98	0.29	N.A.	N.A.
2	Eastgate Manor	42	75		N.A.	N.A.
3	The Villages at Cheat Landing	75	55	0.28	N.A.	N.A.
4	Cimarron Place at Prairie Village	31	55	0.34	N.A.	N.A.
5	The Reserve at Stonewood Forest	27	85	0.98	N.A.	N.A.
6	Magnolia Pointe	36	58	0.13	N.A.	N.A.
7	Morningside Estates	56	95	0.29	N.A.	N.A.
8	Corwin Place	66	66	0.94	N.A.	N.A.
9	Hidden Point	75	60	0.19	N.A.	N.A.
10	Ashworth Place	36	0.15	0.27	N.A.	N.A.
11	Cheat Crossing	133	60	0.18	N.A.	N.A.
12	Aspria Estates	68	74	0.35	N.A.	N.A.
13	The Summit at Cheat Lake & Summit Esta	89	73	1.57	N.A.	N.A.
14	Dupont Heights	30	78	0.52	N.A.	N.A.
15	French Quarters	11	92	0.42	N.A.	N.A.
16	Falling Water	84	88	2.23	N.A.	N.A.
17	Morningside View	38	60	0.13	N.A.	N.A.
18	Imperial East	34	82	0.29	N.A.	N.A.
19	Autumn Ridge	37	65	0.19	N.A.	N.A.
20	Diamond Ridge	30	72	1.21	N.A.	N.A.
21	Woodglen	25	105	1.81	N.A.	N.A.
22	Mountaineer Gardens	58	163	0.59	N.A.	N.A.
23	Windsor Estates at Summit	23	94	0.25	N.A.	N.A.
24	Hawthorne Village	36	70	1.32	N.A.	N.A.
25	Four Season	129	64	0.71	N.A.	N.A.
26	Deerwood Village	44	125	0.38	N.A.	N.A.
27	Canyon Creek	26	71	0.30	N.A.	N.A.
28	Pleasant Ridge	30	48	0.03	N.A.	N.A.
29	Park Estates	30	N.A.	0.29	N.A.	N.A.
30	Braden Place	20	158	1.05	N.A.	N.A.
31	The Blackwaters of Cheat Lake	71	121	1.77	N.A.	N.A.

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# HOUSING DENSITY AND LOT FRONTAGE - MORGANTOWN, WV

MAP CODE	SUBDIVISION NAME	TOTAL LOTS	LOT FRONTAGE (FEET)	AVG LOT SIZE (ACRES)	PLAT SIZE (ACRES)	LOTS PER ACRE
32	Hanalei	74	60	0.13	N.A.	N.A.
33	Goshen Grove	25	115	1.41	N.A.	N.A.
34	Turtle Creek Village	16	60	0.18	N.A.	N.A.
35	Thistledown & Thistledown North	86	138	0.85	N.A.	N.A.
36	Harvest Ridge	300	63	0.38	N.A.	N.A.
37	Ashton Estates	24	55	0.23	N.A.	N.A.

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

Survey Date: March 2011

# SUBDIVISION AMENITIES - MORGANTOWN, WV

MAP CODE	ENTRY FEATURE	POOL	FITNESS FACILITY	HOT TUB	JOG / BIKE TRAIL	TENNIS COURT	SPORTS COURT	COMMON GREEN SPACE	GOLF COURSE	PLAYGROUND	COMMON BUILDING	CLUB HOUSE	ON SITE SALES OFFICE	LAUNDRY	SECURITY GATE	LAKE / WATER FEATURE	SIDEWALK	DRAIN SEWER	STREET LIGHTS	OTHER
1	X																X	X	X	
2	X																	X	X	
3	X																	X	X	
4	X																	X	X	
5																				
6	X																	X	X	
7																X		X		
8	X																	X	X	
9																		X		
10	X																	X	X	
11	X																	X	X	
12	X													X				X	X	
13		X													X				X	
14	X																	X	X	
15																X		X	X	
16	X														X			X	X	
17	X																	X	X	
18	X																	X	X	
19	X																	X	X	
20	X																	X	X	
21																				
22									X										X	
23																		X	X	
24	X																		X	
25	X																	X		

- Active Production
- Established Production
- Active Estates
- Established Estates
- Active Mixed
- Established Mixed

**O - Optional**

Survey Date: March 2011



# SUBDIVISION AMENITIES - MORGANTOWN, WV

MAP CODE	ENTRY FEATURE	POOL	FITNESS FACILITY	HOT TUB	JOG / BIKE TRAIL	TENNIS COURT	SPORTS COURT	COMMON GREEN SPACE	GOLF COURSE	PLAYGROUND	COMMON BUILDING	CLUB HOUSE	ON SITE SALES OFFICE	LAUNDRY	SECURITY GATE	LAKE / WATER FEATURE	SIDEWALK	DRAIN SEWER	STREET LIGHTS	OTHER
26	X																	X		
27																				
28	X																	X		
29	X																	X	X	
30																			X	
31																				
32	X																	X		
33	X														X				X	
34	X																	X		
35	X																	X		
36	X																	X	X	
37	X																X	X	X	

■	Active Production
■	Established Production
■	Active Estates
■	Established Estates
■	Active Mixed
■	Established Mixed

**O - Optional**

Survey Date: March 2011

C-22



## D. FIELD SURVEY OF CONDOMINIUMS

### MORGANTOWN, WEST VIRGINIA

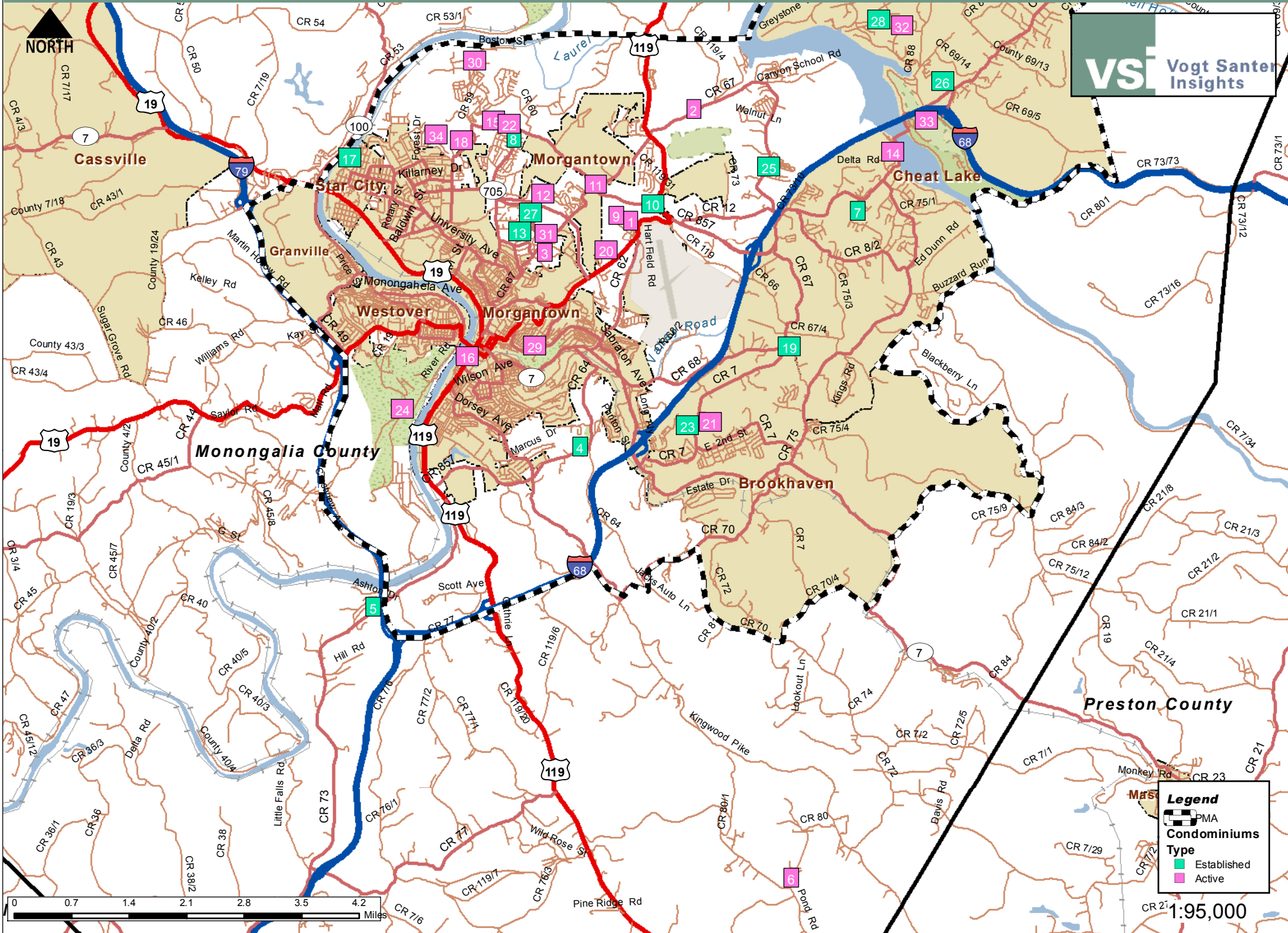
The following section contains information from a field survey of condominiums throughout the Primary Market Area. Research was conducted for each development to establish amenities, absorption, and price characteristics. The collected data have been presented as follows:

- A list of all properties identified in the survey.
- A summary of the number of properties surveyed, the aggregate number of units sold, aggregate sales by year, and average sales by month per property.
- Map of condominium properties surveyed.
- A project listing that includes the name and status (active or established) of each development surveyed, a photograph, number of floors, the marketing period of the property, the total units and a sales rate per month. For the active projects, we also include units sold, unsold units, and any other units planned for the project.
- An absorption analysis based on actual sales period of product for each project.
- A summary of active developments, including first sale, last sale, units unsold and planned, average sales by month, and an average sale price. Note that the average sales by month for sold-out properties are based on total months from first closing to last closing. Active developments are calculated from the first closing to the date the project was surveyed for this analysis.
- A list of active developments by project type.
- A summary of active developments including a unit description, unit sizes, parking (including garages), price, and price per square foot. In this report, townhouses are single units with two stories. Typically, the bedrooms are on the second floor. Garden-style units are single-level units in buildings of two or more stories. Ranch units are single-story, one-level units. Some ranch units may have lofts.
- A list of active developments indicating sales by unit type.
- A list of common property options by price point, if any
- A list of appliances and unit amenities offered among active developments.

- A list of project amenities included among active developments.
- A listing of condominium fees by active developments and other services included for the fee.
- A project rating for each active development. These ratings are based strictly on the opinions of the analyst. The overall quality of the development, neighborhood quality, and quality of the entryway appearance are all rated. Also noted here are the number of floors in the building in which the project is located, whether there is an elevator, and if there are model units.

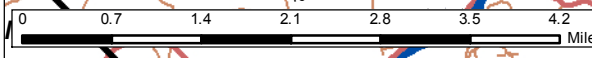


# Morgantown, WV: Condominium Locations



**Legend**

- PMA
- Condominiums Type**
- Established
- Active



1:95,000

# MAP IDENTIFICATION LIST-- MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	FIRST SALE	LAST SALE	TOTAL UNITS	UNSOLD	AVG SALES PER MONTH*
1	Autumn Ridge	10/1/2004	12/1/2009	21	1	0.3
2	Clear Spring	6/16/1999	5/25/2010	51	4	0.3
3	Fountain View Luxury Living	5/1/2007	11/1/2010	119	57	1.3
4	Cimarron Place at Prairie Village	8/1/2007	4/15/2010	24	0	0.7
5	Ashton Townhouses Estates	6/23/1995	8/29/2006	80	0	0.6
6	Mountain View Estates	6/1/2009	6/1/2010	9	1	0.4
7	New Castle Twnhms.	7/18/2005	5/21/2010	20	0	0.3
8	North Hills Twnhms.	2/1/1998	10/1/2009	62	0	0.4
9	North Pointe Twnhms. & Patio Homes	5/21/2004	5/14/2010	120	22	1.2
10	West Point Townhouse Estates	7/1/2004	4/13/2010	57	0	0.8
11	Creekside I & II	8/8/2006	4/5/2010	72	19	0.9
12	Suncrest Village	2/1/2006	12/1/2010	200	16	3.0
13	Sunridge Twnhms.	5/1/2003	7/1/2004	22	0	1.5
14	Outlooks at Cheat	8/8/2005	5/28/2009	29	8	0.3
15	The Suites at West Park	5/1/2009	5/1/2009	32	31	0.0
16	The View at the Park I	6/1/2004	3/21/2008	52	12	0.5
17	University Commons Riverside	8/23/2006	11/20/2007	84	0	5.3
18	Windwood Village	4/1/1996	5/1/2008	67	9	0.3
19	Pierpoint Heights	12/1/2001	10/1/2004	36	0	1.0
20	Villas at the Glen	7/8/2008	6/23/2010	21	4	0.5
21	Park Place Twnhms.	12/1/2010	12/1/2010	36	2	8.5
22	The Villages at West Run Twnhms.	11/1/2010	1/27/2011	16	1	3.0
23	Mayfield Ridge	1/14/2008	8/28/2009	48	0	2.4
24	Ridge Point	5/18/2009	5/27/2010	32	4	1.2
25	The Crossing	2/25/2008	1/11/2010	35	0	1.5
26	The Villages at Cheat Landing	3/1/2010	3/1/2011	12	0	0.9
27	Meadowridge	8/15/2000	9/14/2003	77	0	2.0
28	Mountainview at Greystone	6/6/2006	8/13/2008	24	0	0.9
29	Woodburn	1/5/2006	5/30/2007	20	15	0.1
30	Graycliff Luxury Twnhms.	2/7/2008	6/15/2010	68	65	0.1
31	Suncrest Terrace Twnhms.	6/1/2010	10/1/2010	20	18	0.2
32	The Landing at Sunset Beach	12/7/2007	2/9/2010	18	13	0.1
33	Fairway Villas at Lakeview	1/15/2003	11/12/2008	38	13	0.3
34	The Villas at Windsor Estates	5/18/2006	5/24/2010	28	16	0.2

\* Calculated based on active sales period. For active projects, active sales period extends to current month

Active

Established

# STATUS OF PROJECTS SURVEYED - MORGANTOWN, WEST VIRGINIA

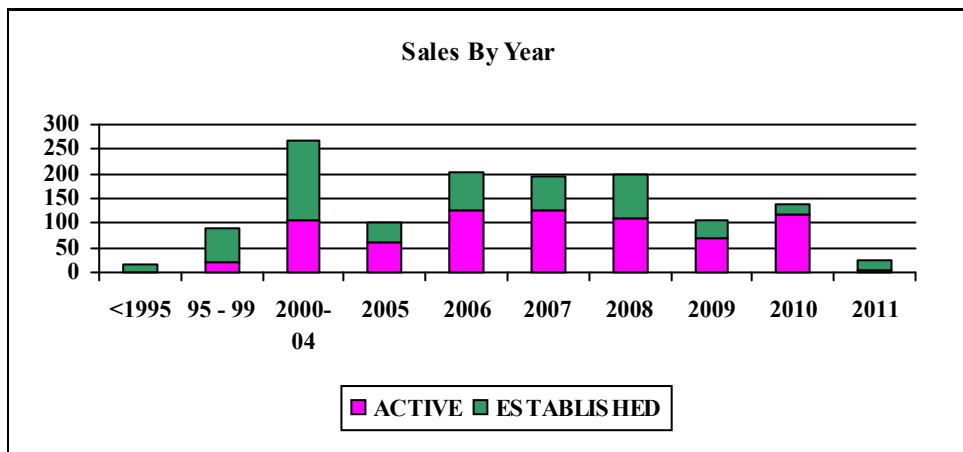
PROJECT STATUS	NUMBER OF PROJECTS	UNITS			
		TOTAL	SOLD	AVAILABLE	PLANNED
ACTIVE	21	1069	738	331	459
ESTABLISHED	13	581	581	0	0
<b>TOTAL</b>	<b>34</b>	<b>1650</b>	<b>1319</b>	<b>331</b>	<b>459</b>

\* Active totals include both sold-out and active phases.  
Established totals reflect projects that have sold out units in all phases.

# UNIT SALES BY YEAR - MORGANTOWN, WEST VIRGINIA

YEAR	ESTABLISHED PHASES	ACTIVE PHASES	TOTAL	MONTHLY ABSORPTION
< 1995	15	0	15	
1995 - 1999	70	20	90	7.5
2000-04	161	107	268	4.5
2005	40	62	102	8.5
2006	77	125	202	16.8
2007	69	124	193	16.1
2008	89	110	199	16.6
2009	38	68	106	8.8
2010	19	117	136	11.3
2011	3	5	8	4.0
<b>TOTAL</b>	<b>578</b>	<b>733</b>	<b>1319</b>	<b>9.2 *</b>

\* - AVERAGE MONTHLY ABSORPTION FROM 2000 TO 2010





# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

5 Ashton Townhoues Estates		
	<b>Location</b> 921 Ashton Pl. Morgantown, WV 26508 <b>Developer</b> Legacy Group, LLC <b>Phone</b> (304) 296-1533 <b>Contact</b> KLM Realty (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b> Monthly association fees & sales estimated	<b>First Sale:</b> 6/23/1995 <b>Last Sale:</b> 8/29/2006 <b>Sales Rate*</b> 0.6 <b>Total Homes</b> 80  <b>Floors</b> 3
6 Mountain View Estates		
	<b>Location</b> 120 Mountain View Morgantown, WV 26508 <b>Developer</b> K & A Contracting LLC <b>Phone</b> (304) 329-6384 <b>Contact</b> Stacy (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 6/1/2009 <b>Last Sale:</b> 6/1/2010 <b>Sales Rate*</b> 0.4 <b>Total Homes</b> 9 <b>Homes Sold</b> 8 <b>Available Homes</b> 1 <b>Planned Homes</b> 0 <b>Floors</b> 3
7 New Castle Twnhms.		
	<b>Location</b> 104 New Castle Dr. Morgantown, WV 26508 <b>Developer</b> Pinebrook LLC <b>Phone</b> (304) 203-3849 <b>Contact</b> Kristine Crutch (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 7/18/2005 <b>Last Sale:</b> 5/21/2010 <b>Sales Rate*</b> 0.3 <b>Total Homes</b> 20  <b>Floors</b> 3
8 North Hills Twnhms.		
	<b>Location</b> 846 Tremont St. Morgantown, WV 26505 <b>Developer</b> T.J. Contracting & Custom Homes LLC <b>Phone</b> (304) 366-7715 <b>Contact</b> Jeff Montgomery (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 2/1/1998 <b>Last Sale:</b> 10/1/2009 <b>Sales Rate*</b> 0.4 <b>Total Homes</b> 62  <b>Floors</b> 3

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

9 North Pointe Twnhms. & Patio Homes		
	<b>Location</b> 228 Donna Ave. Morgantown, WV 26505 <b>Developer</b> CMC, LLC <b>Phone</b> (304) 598-9011 <b>Contact</b> David (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Scattered units have basements (adds \$10,000); Six units purchased as investments	<b>First Sale:</b> 5/21/2004 <b>Last Sale:</b> 5/14/2010 <b>Sales Rate*</b> 1.2 <b>Total Homes</b> 120 <b>Homes Sold</b> 98 <b>Available Homes</b> 22 <b>Planned Homes</b> 0 <b>Floors</b> 2
	<b>10 West Point Townhouse Estates</b>	
	<b>Location</b> 280 Palisades Dr. Morgantown, WV 26505 <b>Developer</b> West Point LLC <b>Phone</b> (304) 294-2121 <b>Contact</b> James Craig (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 7/1/2004 <b>Last Sale:</b> 4/13/2010 <b>Sales Rate*</b> 0.8 <b>Total Homes</b> 57  <b>Floors</b> 3
	<b>11 Creekside I &amp; II</b>	
	<b>Location</b> 111 West Run Rd. Morgantown, WV 26505 <b>Developer</b> T.J. Contracting & Custom Homes LLC <b>Phone</b> (304) 366-7715 <b>Contact</b> T.J. Contracting (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> 19 of 72 units are rentals	<b>First Sale:</b> 8/8/2006 <b>Last Sale:</b> 4/5/2010 <b>Sales Rate*</b> 0.9 <b>Total Homes</b> 72 <b>Homes Sold</b> 53 <b>Available Homes</b> 19 <b>Planned Homes</b> 0 <b>Floors</b> 3
	<b>12 Suncrest Village</b>	
	<b>Location</b> 2634 Suncrest Village Morgantown, WV 26505 <b>Developer</b> Suncrest Village, LLC <b>Phone</b> (304) 598-8700 <b>Contact</b> James Danesh (In Person) <b>School District</b> <b>Tax District</b> <b>Comments</b> Project amenities include Internet lounge & business center; Unit mix & sale dates estimated	<b>First Sale:</b> 2/1/2006 <b>Last Sale:</b> 12/1/2010 <b>Sales Rate*</b> 3.0 <b>Total Homes</b> 200 <b>Homes Sold</b> 184 <b>Available Homes</b> 16 <b>Planned Homes</b> 150 <b>Floors</b> 3,4

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA





13 Sunridge Twnhms.		
	<b>Location</b> 4 Sunridge Dr. Morgantown, WV 26505 <b>Developer</b> Sunridge Townhomes, LLC <b>Phone</b> (304) 296-1533 <b>Contact</b> Kim Properties (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Highest priced units sold for \$150,000	<b>First Sale:</b> 5/1/2003 <b>Last Sale:</b> 7/1/2004 <b>Sales Rate*</b> 1.5 <b>Total Homes</b> 22  <b>Floors</b> 3
14 Outlooks at Cheat		
	<b>Location</b> 22 Waterside Dr. Morgantown, WV 26508 <b>Developer</b> 3BT, LLC <b>Phone</b> (304) 594-0115 <b>Contact</b> Anna Marie (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Base price dependant on unit location; Townhomes custom built; Planned units estimated	<b>First Sale:</b> 8/8/2005 <b>Last Sale:</b> 5/28/2009 <b>Sales Rate*</b> 0.3 <b>Total Homes</b> 29 <b>Homes Sold</b> 21 <b>Available Homes</b> 8 <b>Planned Homes</b> 23 <b>Floors</b> 3
15 The Suites at West Park		
	<b>Location</b> 999 W. Run Rd. Morgantown, WV 26508 <b>Developer</b> West Park LLC <b>Phone</b> (304) 692-6792 <b>Contact</b> David Yoder (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> 1 year membership to fitness center & indoor pool	<b>First Sale:</b> 5/1/2009 <b>Last Sale:</b> 5/1/2009 <b>Sales Rate*</b> 0.0 <b>Total Homes</b> 32 <b>Homes Sold</b> 1 <b>Available Homes</b> 31 <b>Planned Homes</b> 0 <b>Floors</b> 4
16 The View at the Park I		
	<b>Location</b> 1117 University Ave. Morgantown, WV 26501 <b>Developer</b> Castle Ventures, LLC <b>Phone</b> (304) 284-0123 <b>Contact</b> Stehpanie Castle (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Available units also for lease	<b>First Sale:</b> 6/1/2004 <b>Last Sale:</b> 3/21/2008 <b>Sales Rate*</b> 0.5 <b>Total Homes</b> 52 <b>Homes Sold</b> 40 <b>Available Homes</b> 12 <b>Planned Homes</b> 0 <b>Floors</b> 6

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

17 University Commons Riverside				
	<b>Location</b> 6310 University Commons Dr. Morgantown, WV 26505 <b>Developer</b> University Commons Morgantown, LLC <b>Phone</b> (304) 296-0074 <b>Contact</b> J.S. Walker Realtors (In Perso <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 8/23/2006 <b>Last Sale:</b> 11/20/2007 <b>Sales Rate*</b> 5.3 <b>Total Homes</b> 84  <b>Floors</b> 3		
	<th colspan="3">18 Windwood Village</th>		18 Windwood Village	
	<b>Location</b> 141 Windwood Dr. Morgantown, WV 26505 <b>Developer</b> C & S Construction, LLC <b>Phone</b> (304) 599-3165 <b>Contact</b> Karen (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 4/1/1996 <b>Last Sale:</b> 5/1/2008 <b>Sales Rate*</b> 0.3 <b>Total Homes</b> 67 <b>Homes Sold</b> 58 <b>Available Homes</b> 9 <b>Planned Homes</b> 0 <b>Floors</b> 2		
	<th colspan="3">19 Pierpoint Heights</th>		19 Pierpoint Heights	
	<b>Location</b> 904 Pierpoint Heights Morgantown, WV 26508 <b>Developer</b> DMR Developers <b>Phone</b> (304) 290-8629 <b>Contact</b> Lynda (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 12/1/2001 <b>Last Sale:</b> 10/1/2004 <b>Sales Rate*</b> 1.0 <b>Total Homes</b> 36  <b>Floors</b> 2,3		
	<th colspan="3">20 Villas at the Glen</th>		20 Villas at the Glen	
	<b>Location</b> 16 Turnstone Dr. Morgantown, WV 26505 <b>Developer</b> Hilling Enterprises, LLC <b>Phone</b> (304) 685-2548 <b>Contact</b> Kay Smith (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b>	<b>First Sale:</b> 7/8/2008 <b>Last Sale:</b> 6/23/2010 <b>Sales Rate*</b> 0.5 <b>Total Homes</b> 21 <b>Homes Sold</b> 17 <b>Available Homes</b> 4 <b>Planned Homes</b> 39 <b>Floors</b> 2		

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

21 Park Place Twnhms.		
	<b>Location</b> 103 Park Place Dr. Morgantown, WV 26508 <b>Developer</b> Steve Fansler <b>Phone</b> (304) 241-5349 <b>Contact</b> Ryan Smith (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b>	<b>First Sale:</b> 12/1/2010 <b>Last Sale:</b> 12/1/2010 <b>Sales Rate*</b> 8.5 <b>Total Homes</b> 36 <b>Homes Sold</b> 34 <b>Available Homes</b> 2 <b>Planned Homes</b> 0 <b>Floors</b> 2
	<b>22 The Villages at West Run Twnhms.</b>	
	<b>Location</b> 102 Hawks Run Morgantown, WV 26508 <b>Developer</b> CMC, LLC <b>Phone</b> (304) 290-9802 <b>Contact</b> Ryan Smith (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b>	<b>First Sale:</b> 11/1/2010 <b>Last Sale:</b> 1/27/2011 <b>Sales Rate*</b> 3.0 <b>Total Homes</b> 16 <b>Homes Sold</b> 15 <b>Available Homes</b> 1 <b>Planned Homes</b> 74 <b>Floors</b> 2
	<b>23 Mayfield Ridge</b>	
	<b>Location</b> 18 Robin Ln. Morgantown, WV 26508 <b>Developer</b> Steve Easler <b>Phone</b> (304) 376-1005 <b>Contact</b> Mark Snider (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b>	<b>First Sale:</b> 1/14/2008 <b>Last Sale:</b> 8/28/2009 <b>Sales Rate*</b> 2.4 <b>Total Homes</b> 48  <b>Floors</b> 3
	<b>24 Ridge Point</b>	
	<b>Location</b> 174 Bird's Eye View Morgantown, WV 26505 <b>Developer</b> Ridge Point, LLC <b>Phone</b> (304) 381-2226 <b>Contact</b> Megan Hall (In Person) <b>School District</b> Monogalia County <b>Tax District</b> Monogalia County <b>Comments</b>	<b>First Sale:</b> 5/18/2009 <b>Last Sale:</b> 5/27/2010 <b>Sales Rate*</b> 1.2 <b>Total Homes</b> 32 <b>Homes Sold</b> 28 <b>Available Homes</b> 4 <b>Planned Homes</b> 110 <b>Floors</b> 3

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

25 The Crossing		
	<b>Location</b> 1-35 Five Forks Dr. Morgantown, WV <b>Developer</b> Zipity Do Da Inc. <b>Phone</b> (304) 685-0196 <b>Contact</b> <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 2/25/2008 <b>Last Sale:</b> 1/11/2010 <b>Sales Rate*</b> 1.5 <b>Total Homes</b> 35
		<b>Floors</b> 1,2
26 The Villages at Cheat Landing		
	<b>Location</b> 226 Tarbert Ct. Morgantown, WV 26508 <b>Developer</b> T.J. Contracting & Cuiatom Homes LLC <b>Phone</b> (304) 282-8288 <b>Contact</b> Victoria Shuman (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 3/1/2010 <b>Last Sale:</b> 3/1/2011 <b>Sales Rate*</b> 0.9 <b>Total Homes</b> 12
		<b>Floors</b> 3
27 Meadowridge		
	<b>Location</b> 168 Meadow Ridge Morgantown, WV 26505 <b>Developer</b> CMC Company LLC <b>Phone</b> <b>Contact</b> Name not given (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 8/15/2000 <b>Last Sale:</b> 9/14/2003 <b>Sales Rate*</b> 2.0 <b>Total Homes</b> 77
		<b>Floors</b> 2
28 Mountainview at Greystone		
	<b>Location</b> 110-220 Mountain Golf Dr. Morgantown, WV 26508 <b>Developer</b> RDR Properties <b>Phone</b> (304) 598-9001 <b>Contact</b> Name not given (In Person) <b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>First Sale:</b> 6/6/2006 <b>Last Sale:</b> 8/13/2008 <b>Sales Rate*</b> 0.9 <b>Total Homes</b> 24
		<b>Floors</b> 2

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established

# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA



<b>29 Woodburn</b>		
	<b>Location</b> 701 Richwood Ave. Morgantown, WV 26505	<b>First Sale:</b> 1/5/2006 <b>Last Sale:</b> 5/30/2007
	<b>Developer</b> KMK Properties at Brockway & Kingwood LLC <b>Phone</b> (304) 284-0122 <b>Contact</b> Michael Castle (In Person)	<b>Sales Rate*</b> 0.1 <b>Total Homes</b> 20
	<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>Homes Sold</b> 5 <b>Available Homes</b> 15 <b>Planned Homes</b> 0 <b>Floors</b> 4
<b>30 Graycliff Luxury Twnhms.</b>		
	<b>Location</b> Van Voorhis Rd./Brettwald Dr. Morgantown, WV 26505	<b>First Sale:</b> 2/7/2008 <b>Last Sale:</b> 6/15/2010
	<b>Developer</b> Idlewood Enterprises <b>Phone</b> (304) 225-7777 <b>Contact</b> Amanda (In Person)	<b>Sales Rate*</b> 0.1 <b>Total Homes</b> 68
	<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Monthly association fees estimated	<b>Homes Sold</b> 3 <b>Available Homes</b> 65 <b>Planned Homes</b> 0 <b>Floors</b> 2,3
<b>31 Suncrest Terrace Twnhms.</b>		
	<b>Location</b> 201 Suncrest Terrace Morgantown, WV 26505	<b>First Sale:</b> 6/1/2010 <b>Last Sale:</b> 10/1/2010
	<b>Developer</b> David Biafora <b>Phone</b> (304) 598-8700 <b>Contact</b> Renee Gatian (In Person)	<b>Sales Rate*</b> 0.2 <b>Total Homes</b> 20
	<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b>	<b>Homes Sold</b> 2 <b>Available Homes</b> 18 <b>Planned Homes</b> 0 <b>Floors</b> 2,3
<b>32 The Landing at Sunset Beach</b>		
	<b>Location</b> Sunset Beach Rd. Morgantown, WV 26508	<b>First Sale:</b> 12/7/2007 <b>Last Sale:</b> 2/9/2010
	<b>Developer</b> Gregg Matheny <b>Phone</b> (304) 329-6633 <b>Contact</b> Name not given (In Person)	<b>Sales Rate*</b> 0.1 <b>Total Homes</b> 18
	<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Unit mix, total units, planned units, square footage & sales distribution estimated	<b>Homes Sold</b> 5 <b>Available Homes</b> 13 <b>Planned Homes</b> 14 <b>Floors</b> 2,3

\* Calculated based on active sales period. For active projects, active sales period extends to current month

- Active
- Established



# SURVEY OF CONDOMINIUMS - MORGANTOWN, WEST VIRGINIA

33 Fairway Villas at Lakeview		
	<b>Location</b> 300 St. Andrew Dr. Morgantown, WV 26508	<b>First Sale:</b> 1/15/2003 <b>Last Sale:</b> 11/12/2008
	<b>Developer</b> David Biafora <b>Phone</b> (304) 290-4569 <b>Contact</b> Anna Marie (In Person)	<b>Sales Rate*</b> 0.3 <b>Total Homes</b> 38
<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Unit totals, square footage & price range estimated	<b>Homes Sold</b> 25 <b>Available Homes</b> 13 <b>Planned Homes</b> 30 <b>Floors</b> 2,3	
34 The Villas at Windsor Estates		
	<b>Location</b> 322 Villa View Morgantown, WV 26505	<b>First Sale:</b> 5/18/2006 <b>Last Sale:</b> 5/24/2010
	<b>Developer</b> Benden LLC <b>Phone</b> (304) 594-0115 <b>Contact</b> Kristin (In Person)	<b>Sales Rate*</b> 0.2 <b>Total Homes</b> 28
<b>School District</b> Monongalia County <b>Tax District</b> Monongalia County <b>Comments</b> Unit mix, total units, sales distribution & square footage estimated	<b>Homes Sold</b> 12 <b>Available Homes</b> 16 <b>Planned Homes</b> 4 <b>Floors</b> 1,2	

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- Active
- Established

# ABSORPTION ANALYSIS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	TOTAL UNITS	SOLD UNITS	SALES PERIOD	AVERAGE MONTHLY ABSORPTION*
1	Autumn Ridge	21	20	10/04- CURRENT	0.3
2	Clear Spring	51	47	6/99- CURRENT	0.3
3	Fountain View Luxury Living	119	62	5/07- CURRENT	1.3
4	Cimarron Place at Prairie Village	24	24	8/07 - 4/10	0.7
5	Ashton Townhouses Estates	80	80	6/95 - 8/06	0.6
6	Mountain View Estates	9	8	6/09- CURRENT	0.4
7	New Castle Twnhms.	20	20	7/05 - 5/10	0.3
8	North Hills Twnhms.	62	62	2/98 - 10/09	0.4
9	North Pointe Twnhms. & Patio Homes	120	98	5/04- CURRENT	1.2
10	West Point Townhouse Estates	57	57	7/04 - 4/10	0.8
11	Creekside I & II	72	53	8/06- CURRENT	0.9
12	Suncrest Village	200	184	2/06- CURRENT	3.0
13	Sunridge Twnhms.	22	22	5/03 - 7/04	1.5
14	Outlooks at Cheat	29	21	8/05- CURRENT	0.3
15	The Suites at West Park	32	1	5/09- CURRENT	0.0
16	The View at the Park I	52	40	6/04- CURRENT	0.5
17	University Commons Riverside	84	84	8/06 - 11/07	5.3
18	Windwood Village	67	58	4/96- CURRENT	0.3
19	Pierpoint Heights	36	36	12/01 - 10/04	1.0
20	Villas at the Glen	21	17	7/08- CURRENT	0.5
21	Park Place Twnhms.	36	34	12/10- CURRENT	8.5
22	The Villages at West Run Twnhms.	16	15	11/10- CURRENT	3.0
23	Mayfield Ridge	48	48	1/08 - 8/09	2.4
24	Ridge Point	32	28	5/09- CURRENT	1.2
25	The Crossing	35	35	2/08 - 1/10	1.5
26	The Villages at Cheat Landing	12	12	3/10 - 3/11	0.9
27	Meadowridge	77	77	8/00 - 9/03	2.0
28	Mountainview at Greystone	24	24	6/06 - 8/08	0.9
29	Woodburn	20	5	1/06- CURRENT	0.1
30	Graycliff Luxury Twnhms.	68	3	2/08- CURRENT	0.1
31	Suncrest Terrace Twnhms.	20	2	6/10- CURRENT	0.2
32	The Landing at Sunset Beach	18	5	12/07- CURRENT	0.1
33	Fairway Villas at Lakeview	38	25	1/03- CURRENT	0.3
34	The Villas at Windsor Estates	28	12	5/06- CURRENT	0.2
<b>TOTAL</b>		<b>1650</b>	<b>1319</b>		
* Calculated based on active sales period. For active projects, active sales period extends to current month					

■ Active  
■ Established

# DISTRIBUTION OF SALES - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL UNITS	UNSOLD UNITS	UNITS PLANNED	AVG SALES PER MONTH*	AVG SALE PRICE
1	Autumn Ridge							
	I	10/04	12/09	21	1	15	0.3	\$323,517
2	Clear Spring							
	IV	6/99	5/10	51	4	0	0.3	\$127,955
3	Fountain View Luxury Living							
	I	5/07	11/10	119	57	0	1.3	\$160,000
4	Cimarron Place at Prairie Village							
	I	8/07	4/10	24	0	0	0.7	\$154,423
5	Ashton Townhouses Estates							
		6/95	8/06	80	0	0	0.6	\$139,137
6	Mountain View Estates							
		6/09	6/10	9	1	0	0.4	\$149,950
7	New Castle Twnhms.							
	I & II	7/05	5/10	20	0	0	0.3	\$193,561
8	North Hills Twnhms.							
	I	2/98	10/09	62	0	0	0.4	\$155,000
9	North Pointe Twnhms. & Patio Homes							
	I	5/04	5/10	120	22	0	1.2	\$179,000
10	West Point Townhouse Estates							
	I	7/04	4/10	57	0	0	0.8	\$163,059
11	Creekside I & II							
		8/06	4/10	72	19	0	0.9	\$109,584
12	Suncrest Village							
	I	2/06	12/10	200	16	150	3.0	\$182,250

Active

Established

Survey Date: March 2011

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# DISTRIBUTION OF SALES - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL UNITS	UNSOLD UNITS	UNITS PLANNED	AVG SALES PER MONTH*	AVG SALE PRICE
13	Sunridge Twnhms.							
	I	5/03	7/04	22	0	0	1.5	\$125,614
14	Outlooks at Cheat							
	I	8/05	5/09	29	8	23	0.3	\$229,875
15	The Suites at West Park							
	I	5/09	5/09	32	31	0	0.0	\$179,500
16	The View at the Park I							
		6/04	3/08	52	12	0	0.5	\$198,288
17	University Commons Riverside							
	I	8/06	11/07	84	0	0	5.3	\$175,892
18	Windwood Village							
	I	4/96	5/08	67	9	0	0.3	\$275,000
19	Pierpoint Heights							
		12/01	10/04	36	0	0	1.0	\$124,877
20	Villas at the Glen							
		7/08	6/10	21	4	39	0.5	\$168,722
21	Park Place Twnhms.							
		12/10	12/10	36	2	0	8.5	\$126,000
22	The Villages at West Run Twnhms.							
		11/10	1/11	16	1	74	3.0	\$135,000
23	Mayfield Ridge							
		1/08	8/09	48	0	0	2.4	\$167,573
24	Ridge Point							
		5/09	5/10	32	4	110	1.2	\$145,499

■ Active

■ Established

Survey Date: March 2011

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# DISTRIBUTION OF SALES - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME / PHASE INFORMATION	FIRST SALE	LAST SALE	TOTAL UNITS	UNSOLD UNITS	UNITS PLANNED	AVG SALES PER MONTH*	AVG SALE PRICE
25	The Crossing	2/08	1/10	35	0	0	1.5	\$151,315
26	The Villages at Cheat Landing	3/10	3/11	12	0	0	0.9	\$217,500
27	Meadowridge							
	I	8/00	9/03	77	0	0	2.0	\$122,650
28	Mountainview at Greystone							
	I	6/06	8/08	24	0	0	0.9	\$156,150
29	Woodburn							
		1/06	5/07	20	15	0	0.1	\$126,900
30	Graycliff Luxury Twnhms.							
		2/08	6/10	68	65	0	0.1	\$176,667
31	Suncrest Terrace Twnhms.							
		6/10	10/10	20	18	0	0.2	\$151,200
32	The Landing at Sunset Beach							
	I	12/07	2/10	18	13	14	0.1	\$190,000
33	Fairway Villas at Lakeview							
		1/03	11/08	38	13	30	0.3	\$229,634
34	The Villas at Windsor Estates							
		5/06	5/10	28	16	4	0.2	\$225,000

\* Calculated based on active sales period. For active projects, active sales period extends to current month

■ Active  
■ Established

Survey Date: March 2011



## PROJECT TYPE - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	TOTAL UNITS	PLANNED UNITS	TYPE
1	Autumn Ridge	21	15	Fee Simple Townhomes
2	Clear Spring	51	0	Condo-style Attached
3	Fountain View Luxury Living	119	0	Condo-style Attached
6	Mountain View Estates	9	0	Condo-style Attached
9	North Pointe Twnhms. & Patio Homes	120	0	Condo-style Attached
11	Creekside I & II	72	0	Condo-style Attached
12	Suncrest Village	200	150	Condo-style Attached
14	Outlooks at Cheat	29	23	Condo-style Attached
15	The Suites at West Park	32	0	Condo-style Attached
16	The View at the Park I	52	0	Condo-style Attached
18	Windwood Village	67	0	Condo-style Attached
20	Villas at the Glen	21	39	Condo-style Attached
21	Park Place Twnhms.	36	0	Condo-style Attached
22	The Villages at West Run Twnhms.	16	74	Condo-style Attached
24	Ridge Point	32	110	Condo-style Attached
29	Woodburn	20	0	Condo-style Attached
30	Graycliff Luxury Twnhms.	68	0	Condo-style Attached
31	Suncrest Terrace Twnhms.	20	0	Condo-style Attached
32	The Landing at Sunset Beach	18	14	Condo-style Attached, Condo-Style Detached
33	Fairway Villas at Lakeview	38	30	Condo-style Attached, Condo-Style Detached
34	The Villas at Windsor Estates	28	4	Condo-style Attached, Condo-Style Detached

Active

Established

Survey Date: March 2011

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# PRICE ANALYSIS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	UNIT DESCRIPTION				SQUARE FEET	PRICE	PRICE PER SQUARE FOOT
		BR	BATHS	STYLE	PARKING			
1	Autumn Ridge	3	2.5	2-STORY TOWNHOUSE	A / 2	2075 TO 2300	\$315,000 - \$340,000	\$147.83 TO \$151.81
2	Clear Spring	3	2	3-STORY TOWNHOUSE	A / 2	1400	\$148,000 - \$160,000	\$105.71 TO \$114.29
3	Fountain View Luxury Living	1	1	GARDEN ELEVATOR	L / 1	830	\$119,000 - \$129,900	\$143.37 TO \$156.51
		2	2	GARDEN ELEVATOR	L / 2	1076 TO 1149	\$159,000 - \$168,500	\$146.65 TO \$147.77
		3	3	GARDEN ELEVATOR	L / 2	1450	\$242,500	\$167.24
6	Mountain View Estates	2	2.5	3-STORY TOWNHOUSE	A / 1	1184 TO 1337	\$136,900 - \$144,900	\$108.38 TO \$115.63
		3	3	3-STORY TOWNHOUSE	A / 2	1648	\$159,000	\$96.48
9	North Pointe Twnhms. & Patio Homes	3	2.5	2-STORY TOWNHOUSE	A / 1	1480	\$169,000 - \$189,000	\$114.19 TO \$127.70
11	Creekside I & II	1	1	GARDEN WALK UP	S / 1	528	\$92,000 - \$95,000	\$174.24 TO \$179.92
		2	2	GARDEN WALK UP	S / 1	678	\$115,000 - \$118,000	\$169.62 TO \$174.04
12	Suncrest Village	1	1	GARDEN ELEVATOR	L / 1	650 TO 799	\$124,900	\$156.32 TO \$192.15
		2	2	GARDEN ELEVATOR	L / 2	1075 TO 1159	\$174,900 - \$179,900	\$155.22 TO \$162.70
		3	3	GARDEN ELEVATOR	L / 3	1657 TO 1666	\$239,900 - \$249,000	\$144.78 TO \$149.46
14	Outlooks at Cheat	3	2.5	3-STORY TOWNHOUSE	A / 2	2636	\$259,000 - \$300,000	\$98.25 TO \$113.81
15	The Suites at West Park	2	2	GARDEN ELEVATOR	L / 2	1485	\$179,500	\$120.88
16	The View at the Park I	1	1	GARDEN ELEVATOR	G / 1	734 TO 754	\$135,000 - \$160,000	\$183.92 TO \$212.20
		2	2	GARDEN ELEVATOR	G / 2	972 TO 1151	\$200,000 - \$235,000	\$204.17 TO \$205.76
		3	3	GARDEN ELEVATOR	G / 2	1334 TO 1338	\$285,000	\$213.00 TO \$213.64
18	Windwood Village	3	2.5	2-STORY TOWNHOUSE	A / 2	2300 TO 2725	\$260,000 - \$283,000	\$103.85 TO \$113.04
20	Villas at the Glen	3	3.5	2-STORY TOWNHOUSE	A / 2	2100	\$210,000 - \$255,000	\$100.00 TO \$121.43
		4	3.5	2-STORY TOWNHOUSE	A / 2	2100	\$210,000 - \$255,000	\$100.00 TO \$121.43

■ Active  
■ Established

**PARKING**  
 A - Attached      C - Carport  
 D - Detached      L - Lot/Surface  
 G - Parking Garage



# PRICE ANALYSIS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	UNIT DESCRIPTION			PARKING	SQUARE FEET	PRICE	PRICE PER SQUARE FOOT
		BR	BATHS	STYLE				
21	Park Place Twnhms.	2	2.5	2-STORY TOWNHOUSE	L / 2	1253	\$120,000	\$95.77
		3	2.5	2-STORY TOWNHOUSE	L / 2	1422	\$132,000	\$92.83
22	The Villages at West Run Twnhms.	2	2.5	2-STORY TOWNHOUSE	L / 2	1253	\$125,000	\$99.76
		3	2.5	2-STORY TOWNHOUSE	L / 2	1421 TO 1422	\$145,000	\$101.97 TO \$102.04
24	Ridge Point	3	2.5	3-STORY TOWNHOUSE	A / 1	1340	\$143,999 - \$146,999	\$107.46 TO \$109.70
29	Woodburn	1	1	GARDEN ELEVATOR	G / 1	780	\$109,900 - \$114,400	\$140.90 TO \$146.67
		2	1	GARDEN ELEVATOR	G / 2	920	\$138,000 - \$142,500	\$150.00 TO \$154.89
30	Graycliff Luxury Twnhms.	3	2.5	3-STORY TOWNHOUSE	A / 1	1600 TO 2500	\$170,000	\$68.00 TO \$106.25
		3	3.5	3-STORY TOWNHOUSE	A / 1	1800 TO 2600	\$190,000	\$73.08 TO \$105.56
31	Suncrest Terrace Twnhms.	2	2	3-STORY TOWNHOUSE	A / 1	1200	\$139,900 - \$150,000	\$116.58 TO \$125.00
		2	2.5	3-STORY TOWNHOUSE	A / 1	1200	\$154,900 - \$159,900	\$129.08 TO \$133.25
32	The Landing at Sunset Beach	3	2.5	3-STORY TOWNHOUSE	A / 1	1600	\$185,000 - \$195,000	\$115.63 TO \$121.88
		3	3	2-STORY TOWNHOUSE	A / 2	2100 TO 2300	\$235,000 - \$260,000	\$111.90 TO \$113.04
33	Fairway Villas at Lakeview	3	2.5	2-STORY TOWNHOUSE	A / 2	2200 TO 2700	\$229,000 - \$340,000	\$104.09 TO \$125.93
		3	2.5	3-STORY TOWNHOUSE	A / 2	2400	\$275,000 - \$295,000	\$114.58 TO \$122.92
34	The Villas at Windsor Estates	2	2.5	2-STORY TOWNHOUSE	A / 1	1500	\$200,000 - \$210,000	\$133.33 TO \$140.00
		3	2.5	2-STORY TOWNHOUSE	A / 1	1850	\$220,000 - \$230,000	\$118.92 TO \$124.32
		4	3.5	2-STORY TOWNHOUSE	A / 1	2150	\$240,000	\$111.63

■ Active  
■ Established

**PARKING**  
 A - Attached      C - Carport  
 D - Detached      L - Lot/Surface  
 G - Parking Garage



# UNIT ANALYSIS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	UNIT DESCRIPTION			SALES INFORMATION			PERCENT SOLD
		BEDROOMS	BATHS	STYLE	TOTAL AVAILABLE	PLANNED		
1	Autumn Ridge	3	2.5	2-STORY TOWNHOUSE	21	1	15	95.2%
2	Clear Spring	3	2	3-STORY TOWNHOUSE	51	4	0	92.2%
3	Fountain View Luxury Living	1	1	GARDEN ELEVATOR	34	19	0	44.1%
		2	2	GARDEN ELEVATOR	84	38	0	54.8%
		3	3	GARDEN ELEVATOR	1	0	0	100.0%
6	Mountain View Estates	2	2.5	3-STORY TOWNHOUSE	5	1	0	80.0%
		3	3	3-STORY TOWNHOUSE	4	0	0	100.0%
9	North Pointe Twnhms. & Patio Homes	3	2.5	2-STORY TOWNHOUSE	120	22	0	81.7%
11	Creeside I & II	1	1	GARDEN WALK UP	24	15	0	37.5%
		2	2	GARDEN WALK UP	48	4	0	91.7%
12	Suncrest Village	1	1	GARDEN ELEVATOR	83	4	62	95.2%
		2	2	GARDEN ELEVATOR	112	12	72	89.3%
		3	3	GARDEN ELEVATOR	5	0	16	100.0%
14	Outlooks at Cheat	3	2.5	3-STORY TOWNHOUSE	29	8	23	72.4%
15	The Suites at West Park	2	2	GARDEN ELEVATOR	32	31	0	3.1%
16	The View at the Park I	1	1	GARDEN ELEVATOR	10	0	0	100.0%
		2	2	GARDEN ELEVATOR	38	12	0	68.4%
		3	3	GARDEN ELEVATOR	4	0	0	100.0%
18	Windwood Village	3	2.5	2-STORY TOWNHOUSE	67	9	0	86.6%
20	Villas at the Glen	3	3.5	2-STORY TOWNHOUSE	14	2	27	85.7%
		4	3.5	2-STORY TOWNHOUSE	7	2	12	71.4%

Active

Established

Survey Date: March 2011

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# UNIT ANALYSIS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	UNIT DESCRIPTION			SALES INFORMATION			PERCENT SOLD
		BEDROOMS	BATHS	STYLE	TOTAL AVAILABLE	PLANNED		
21	Park Place Twnhms.	2	2.5	2-STORY TOWNHOUSE	18	1	0	94.4%
		3	2.5	2-STORY TOWNHOUSE	18	1	0	94.4%
22	The Villages at West Run Twnhms.	2	2.5	2-STORY TOWNHOUSE	8	1	37	87.5%
		3	2.5	2-STORY TOWNHOUSE	8	0	37	100.0%
24	Ridge Point	3	2.5	3-STORY TOWNHOUSE	32	4	110	87.5%
29	Woodburn	1	1	GARDEN ELEVATOR	12	9	0	25.0%
		2	1	GARDEN ELEVATOR	8	6	0	25.0%
30	Graycliff Luxury Twnhms.	3	2.5	3-STORY TOWNHOUSE	42	40	0	4.8%
		3	3.5	3-STORY TOWNHOUSE	26	25	0	3.8%
31	Suncrest Terrace Twnhms.	2	2	3-STORY TOWNHOUSE	10	9	0	10.0%
		2	2.5	3-STORY TOWNHOUSE	10	9	0	10.0%
32	The Landing at Sunset Beach	3	2.5	3-STORY TOWNHOUSE	8	5	8	37.5%
		3	3	2-STORY TOWNHOUSE	10	8	6	20.0%
33	Fairway Villas at Lakeview	3	2.5	2-STORY TOWNHOUSE	20	8	18	60.0%
		3	2.5	3-STORY TOWNHOUSE	18	5	12	72.2%
34	The Villas at Windsor Estates	2	2.5	2-STORY TOWNHOUSE	5	3	0	40.0%
		3	2.5	2-STORY TOWNHOUSE	17	10	4	41.2%
		4	3.5	2-STORY TOWNHOUSE	6	3	0	50.0%
					<b>1069</b>	<b>331</b>	<b>459</b>	<b>69.0% *</b>

\* - AMONG UNITS AVAILABLE OR UNDER CONSTRUCTION

Active

Established

Survey Date: March 2011

D-23



# OPTIONS AND PREMIUMS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	AVAILABLE POPULAR OPTIONS AND PREMIUMS	PRICE RANGE	COMMENTS
1	Autumn Ridge	Countertop upgrade Whirlpool garden tub	\$4,800 \$280	Granite With deluxe bathroom
2	Clear Spring	Countertop upgrade	\$4,000	Granite
3	Fountain View Luxury Living	Garage: detached Sunroom Upgrade Package	\$11,500 \$2,500 4,000	

- Active
- Established

Survey Date: March 2011

# APPLIANCES AND UNIT AMENITIES - MORGANTOWN, WEST VIRGINIA

	PROJECT NAME	APPLIANCES										UNIT AMENITIES											
		RANGE	REFRIGERATOR	DISHWASHER	DISPOSAL	AIR CONDITIONING	WASHER / DRYER	WASH/DRY HOOK UP	MICROWAVE	SECURITY SYSTEM	CARPET	WINDOW COVERINGS	FIREPLACE	CEILING FAN	BALCONY	PATIO OPEN	PATIO ENCLOSED	PATIO COVERED	VAULTED CEILINGS	BASEMENT	STORAGE	E-CALL BUTON	FIRST FLR MASTER
1	Autumn Ridge	X	X	X	X	X	X	X	X	X	X	X	X	X	X			X	X	X			X
2	Clear Spring	X	X	X	X	X		X			X	X		X		X							
3	Fountain View Luxury Living	X	X	X	X	X	X	X	X	X	X	X		X	X				X		X		
6	Mountain View Estates	X	X	X	X	X		X	X		X	X		X	X								
9	North Pointe Twnhms. & Patio Homes	X	X	X	X	X		X	X		X		X	X		X			S	X			
11	Creekside I & II	X	X	X	X	X		X	X		X	X		X	X		X						X
12	Suncrest Village	X	X	X	X	X	X	X	X		X	X	X	X	X						X		
14	Outlooks at Cheat	X	X	X	X	X		X	X		X	X	X	X	X			X	X	X			
15	The Suites at West Park	X	X	X	X	X		X	X	X	X	X		X	X		X						
16	The View at the Park I	X	X	X	X	X	X		X		X	X		X	X								
18	Windwood Village	X	X	X	X	X		X	X		X		X	X		X		X	X	X			S
20	Villas at the Glen											X	X	X	X		X						
21	Park Place Twnhms.	X	X	X	X	X		X	X		X	X				X					X		
22	The Villages at West Run Twnhms.	X	X	X	X	X		X	X		X	X				X							
24	Ridge Point	X	X	X	X	X		X			X	X			X		X						
29	Woodburn	X	X	X	X	X	X	X	X		X	X		X									
30	Graycliff Luxury Twnhms.	X	X	X	X	X		X	X		X	X		X									
31	Suncrest Terrace Twnhms.	X	X	X	X	X		X	X		X	X		X					X	X			
32	The Landing at Sunset Beach	X	X	X	X	X		X	X		X	X		X	S	S							
33	Fairway Villas at Lakeview	X	X	X	X	X		X	X		X	X		X	X		X						
34	The Villas at Windsor Estates	X	X	X	X	X		X	X		X	X		X	X		X						

■ Active

O - Optional

■ Established

Survey Date: March 2011

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# PROJECT AMENITIES - MORGANTOWN, WEST VIRGINIA

	PROJECT NAME	POOL	FITNESS CENTER	SAUNA	HOT TUB	JOG / BIKE TRAIL	TENNIS COURT	SPORTS COURT	PLAYGROUND	COMMON BUILDING	CLUB HOUSE	ON-SITE MANAGEMENT	LAUNDRY FACILITY	SECURITY GATE	LAKE / WATER FEATURE
1	Autumn Ridge														
2	Clear Spring														
3	Fountain View Luxury Living	X	X							X	X				X
6	Mountain View Estates														
9	North Pointe Twnhms. & Patio Homes														
11	Creekside I & II														
12	Suncrest Village	X	X			X	X			X	X	X		X	
14	Outlooks at Cheat	X													
15	The Suites at West Park											X			
16	The View at the Park I											X			
18	Windwood Village											X			
20	Villas at the Glen														
21	Park Place Twnhms.											X			
22	The Villages at West Run Twnhms.	X	X								X				
24	Ridge Point											X			
29	Woodburn														
30	Graycliff Luxury Twnhms.	X	X								X	X			
31	Suncrest Terrace Twnhms.														
32	The Landing at Sunset Beach														
33	Fairway Villas at Lakeview														
34	The Villas at Windsor Estates														

- Active
- Established



# ASSOCIATION FEES - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT NAME	LAWN/LANDSCAPE	TRASH REMOVAL	SNOW REMOVAL	PAVED AREA MAINTENANCE	MANAGEMENT SERVICES	WATER SEWER	CONCIERGE SERVICES	MONTHLY FEE	NOTES
1	Autumn Ridge	X		X					\$30	
2	Clear Spring	X	X	X	X				\$25	
3	Fountain View Luxury Living	X	X	X	X				\$105	Clubhouse fees
6	Mountain View Estates	X		X					N.A.	Fees not yet determined
9	North Pointe Twnhms. & Patio Homes	X		X					\$30	
11	Creekside I & II	X	X	X			X		\$50	
12	Suncrest Village	X	X	X	X	X	X		\$188	Fees range \$110.58-\$265.03, depending on unit size
14	Outlooks at Cheat	X		X					\$75	
15	The Suites at West Park	X	X	X	X	X			N.A.	
16	The View at the Park I	X	X	X	X	X	X		\$365	Fees range \$314-\$416 depending on unit size
18	Windwood Village	X		X					\$50	
20	Villas at the Glen			X	X				\$25	
21	Park Place Twnhms.	X		X	X				\$40	
22	The Villages at West Run Twnhms.	X		X	X				\$30	
24	Ridge Point	X		X	X				\$25	
29	Woodburn	X	X	X	X				\$30	
30	Graycliff Luxury Twnhms.	X		X	X	X			\$70	
31	Suncrest Terrace Twnhms.	X	X	X					\$30	
32	The Landing at Sunset Beach	X		X					\$40	Monthly fees estimated
33	Fairway Villas at Lakeview	X		X					\$70	
34	The Villas at Windsor Estates								N.A.	Fees not yet determined

Active

Established

Survey Date: March 2011

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# PROJECT RATINGS - MORGANTOWN, WEST VIRGINIA

MAP ID	PROJECT INFORMATION	FLOORS	ELEVATOR	MODEL UNITS	RATINGS*		
					Q	N	E
1	Autumn Ridge	2	No	No	A+	B+	B+
2	Clear Spring	3	No	No	B+	B+	B+
3	Fountain View Luxury Living	3,4	Yes	Yes	A-	B+	B+
6	Mountain View Estates	3	No	No	B+	B+	B
9	North Pointe Twnhms. & Patio Homes	2	No	No	B+	B+	B
11	Creekside I & II	3	No	No	B+	B+	B
12	Suncrest Village	3,4	Yes	Yes	A	B	B+
14	Outlooks at Cheat	3	No	No	A-	B+	B
15	The Suites at West Park	4	Yes	Yes	A	B	B-
16	The View at the Park I	6	Yes	Yes	A+	A-	B
18	Windwood Village	2	No	No	B-	B+	B
20	Villas at the Glen	2	No	No	B	B	B
21	Park Place Twnhms.	2	No	Yes	B	B	B
22	The Villages at West Run Twnhms.	2	No	No	B+	B+	B-
24	Ridge Point	3	No	Yes	B+	B	B
29	Woodburn	4	Yes	Yes	B	B	C
30	Graycliff Luxury Twnhms.	2,3	No	Yes	A-	B	B+
31	Suncrest Terrace Twnhms.	2,3	No	No	B+	B	C+
32	The Landing at Sunset Beach	2,3	No	No	A-	A	B+
33	Fairway Villas at Lakeview	2,3	No	No	A-	A-	C+
34	The Villas at Windsor Estates	1,2	No	No	B+	B	B

■ Active  
■ Established

**\* - RATINGS**  
**Q -Quality**  
**N -Neighborhood**  
**E -Entryway**  
 (N.E. - No Entryway)

Survey Date: March 2011



## Addendum E - Cartographic Analysis

Housing is a complicated subject that is affected by a myriad of dependent and independent variables. There is no single variable that is entirely responsible for the location, price, quantity and quality of housing. Instead, housing is affected by a wide variety of interdependent demographic and socioeconomic variables. To understand the current state of housing, one must employ tactics such as observational field work with interviews and on-line research. However, to gain a better understanding of how the current housing environment came to be and where the state of housing is likely headed, a thorough demographic and map-based analysis is recommended.

For this analysis, Vogt Santer Insights employed a Geospatial Information System (G.I.S.) to provide insight into the demographic and economic character of Greater Morgantown and its inhabitants. A G.I.S. allows for the input of a wide selection of variables collected from different sources. For example, housing data can be cross referenced with demographic data provided by a third-party to yield insightful results that would not be attainable otherwise.

There really is no limit to the amount of information that can be represented on a map. Therefore, for this analysis, Vogt Santer Insights has carefully selected sets of variables that not only provide a good snapshot of the current state of housing, but also provide a window into the future of demographics and housing in Greater Morgantown. Each cartographic analysis was undertaken at several scales, which vary depending on the appropriateness of the detail.

The sources of the data used will be stated for each analysis. Much of the data was provided by Environmental Systems Research Institute (ESRI) and the U.S. Census Bureau.

The following section contains the cartographic analysis, including the maps to which the analysis refers.

### 2010 Estimated Median Household Income

Median income is useful for providing a snapshot of the economic health of an area in relation to its surroundings. In other words, a low or high median household income is not necessarily good or bad. Rather, it is more important to understand how it compares relative to surrounding areas. This data item was provided by ESRI. It is an estimation of the current year (2010) median household income values at the Census Block Group level. For comparison purposes, the current year median income for the United States is \$54,442, for the state of West Virginia this number is \$48,800 and for Monongalia County, it is \$35,847.

For this analysis, we examined 2010 Estimated Median Household Income for Greater Morgantown Primary Market Area (PMA). Maps included later in this section display the income data for the PMA. Income is fairly evenly distributed throughout the rural parts of the county. Clearly there is a disparity in income distribution with the urbanized parts of Morgantown having the lowest incomes, often less than \$20,000 per household, and areas like Brookhaven, Cheat Lake and northern Morgantown having median incomes in excess of \$50,000.

The median household income for the entire PMA in 2000 was \$27,009. The current-year estimate is \$34,435 and the projection for 2015 is \$37,652.

#### 2010-2015 Projected Annual Median Household Income Growth Rate

This variable is similar to the previous, except it is measuring the expected annual growth rate for median household income over the next five years (2015). Growth rates illustrate the pace at which incomes are rising or falling. It is a percentage by which median income grows year after year. This is affected by factors such as employment trends and migration patterns. The data source for this variable is ESRI. The projected annual growth rate for the entire United States is 2.52% and the rate for Monongalia County is 2.48%.

The projected annual median income growth rate for the PMA is 2.28%. The subsequent maps clearly show there are some areas with growth rates that stand out. The Evansdale area and the area south/east of Van Voorhis Road are two such geographies. Their forecasted growth is over 15% and is likely due to their proximity to West Virginia University. Areas with slower or negative growth rates, such as the Wiles Hill neighborhood, may only be reflecting the fact that the geography is built out and family sizes are continuing to decline. It does not mean there is an influx of people expected in that community.

#### 2010 Estimated Median Home Value

Home values have declined across the United States in recent years. The greatest decreases have generally occurred in areas where there were rapid appreciation and speculative home building. Greater Morgantown did not experience a housing boom like other communities did over the past decade; therefore, home values are relatively stable.

The following analysis uses data provided by ESRI updated to reflect the recent change in home prices. Estimated median home value refers to owner-occupied housing only.

The median home values in the United States and in Monongalia County for 2010 are \$157,913 and \$121,997, respectively. The forthcoming map shows the current distribution of median home values across the PMA. Not surprisingly, the home values appear to have a strong correlation with median household income.

The highest median home values in the study area can be found north of Morgantown and in the Cheat Lake area, where values are in excess of \$150,000. The lowest values are north of the airport and east of Collins Ferry Road, where values are less than \$50,000.

#### 2010-2015 Projected Annual Household Growth Rate

This variable is measuring the annual rate for the next five years by which the number of households is projected to increase or decrease. It is a good predictor of the location and intensity of housing demand in the near term. The projected annual growth rate for the Monongalia County is 0.54%. This data is provided by ESRI.

For the PMA the projected growth rate is slightly higher with a value of 0.63%. The strongest growth is expected in the Brookhaven area and north of Morgantown with lower growth rates Morgantown, Star City, Granville and Westover.

#### 2010 Estimated Population Density

Population density is expressed as a ratio in terms of number of people per square mile. Higher densities can be interpreted as having greater efficiencies or possibly a preponderance of substandard housing. However, population density alone is not enough information to draw those conclusions. This information should be cross-referenced with data, such as the number of housing units per household or infrastructure data, in order to draw a more informed conclusion. Population density on its face is a good indicator of traffic congestion and retail sales potential. The data for this analysis was provided by ESRI.

The overall population density for the PMA is 1,001 compared to 223 for Monongalia County. The PMA is by far the densest part of the county, unless you drill down to smaller units of government. For example, the city of Morgantown has a population density of 2,641. Some of its neighborhoods may be even denser.

### 2010 Estimated Vacant Housing Units

Nationally the number of vacant housing units is rising. In addition to the natural life cycle of housing contributing to the number of vacant units, the nation is still mired in a foreclosure crisis that is adding to the totals at an increasing pace. The most accurate sources for vacant housing units are usually found at the local level. However, getting accurate counts of vacant units is time consuming and expensive. Therefore, most cities and counties tend to provide estimates based on resident feedback and/or anecdotal evidence, such as undeliverable mail, instead of employing a staff to survey each unit in person. The data for this analysis was provided by ESRI.

Vacant housing is both an opportunity and a threat to any municipality. It is a potential opportunity in the sense that the housing could be used to fill immediate housing needs, especially for those earning lower incomes. However, vacant housing is often vacant for long periods of time and, consequently, it quickly falls into disrepair. Vacant housing is also usually difficult to acquire. Landlords are difficult to locate and those properties owned by banks can remain unsold for years at a time, generally prompting the bank to sell vacant homes in blocks of properties.

In the Greater Morgantown PMA, the highest number of vacant housing units can be found in Granville, Westover and from The Flatts to Chestnut Ridge. The areas with the least number of vacant housing units are the airport, West Virginia University's academic areas and some of the rural areas near Brookhaven.

It is estimated that the PMA has a total of approximately 2,363 vacant housing units with 960 in the city of Morgantown.

### 2010 Estimated Renter Share of Housing Market

The renter share of a housing market refers to the percentage of occupied housing units that are inhabited by renters. Nationally, it is estimated that the renter share of the market is 34.2% - approximately one-third of the market. In Monongalia County, it is estimated that 39.5% of the market is made up of renters. This is based on U.S. Census data and data from the American Housing Survey, but was provided through ESRI, a third-party data provider.

The estimated renter share of the housing market in the Greater Morgantown PMA is 46.1%. While this may seem high, it is not unusual for counties with large student populations to have renter shares much higher than the national average. In fact, some of the Census Block Groups near West Virginia University have a renter share of over 80%. More rural and suburban communities farther away from the city, such as Brookhaven and Cheat Lake, have a small renter share.

### 2010 Estimated Rent Collected

Estimated Rent Collected is, very simply, the amount of rent collected for a housing unit. Rents are discussed at some depth in the various Field Survey addendums, but for the subsequent map, a range of rents being collected at a Census Block Group level is shown. Although it does not differentiate size or age of the rental product, it does illustrate that there are a number of areas, especially near the University, that can command upwards of \$1,100 per month in rent.

Some of the areas with the smallest renter share of the housing market also have lower collected rent ranges. This is likely due to a lack of a diverse rental supply.

### Low-Income

This map is focused on the distribution of low-income households at a Census Block Group level. The lowest income ranges are located in the city of Morgantown's Central Business District, Chancery Hill and South Park neighborhoods. In these areas, median household income is below \$10,000. Suburban income tends to be in excess of \$30,000 with the exception of Star City and Granville, where median household incomes range between \$20,001 and \$25,000 and from \$10,001 to \$20,000, respectively.

### Racial Composition Maps and Diversity Indices

Maps are provided in this section to illustrate the racial composition of the county. For both sets, the data is provided by ESRI.

The associated map is population-based and is aggregated at the Block Group level. It clearly illustrated a concentration on non-white population around both of West Virginia University's campuses as well as in the Greenmont neighborhood of Morgantown.

Another way of quantifying the diversity of an area is to employ a statistic called the diversity index. The diversity index can range from zero to 100. It represents the likelihood that two people chosen at random would belong to different races. A low number indicates that there is very little diversity, and a higher number indicates that there are people of many different races living in the area. A value of 50 indicates that there is an equal probability that any two people chosen at random would belong to different races. In the U.S., the diversity index in 2000 was 54.6. In 2010, the diversity index for the U.S. is estimated to be 61.0 and in 2015 it is projected to be 63.4. Monongalia County in 2000 had a diversity index of 16.5. In 2010, the diversity index for Monongalia County is estimated to be 20.9, and in 2015 it is projected to be 22.7. The diversity index for the PMA in 2000 was 18.6. In 2010, the diversity index is estimated to be 23.4, and in 2015 it is projected to be 25.3. Morgantown's diversity index was 22.4 in 2000, is estimated to be 28.8 in 2010 and projected to be 31.0 in 2015. It is likely that the university is responsible for the increase in diversity, but it should be noted that diversity is trending up at almost every municipal level in the United States.

### Employment Map

The presence and location of jobs is a key indicator of the health of any housing market. Housing is dependent upon an adequate supply of jobs at all pay levels. Housing is considered a lagging indicator of employment, which means changes in the employment market typically take a while to affect the housing market. Basically, as employment goes, so goes housing. The employment information contained in this section uses data provided by InfoGroup (formally InfoUSA).

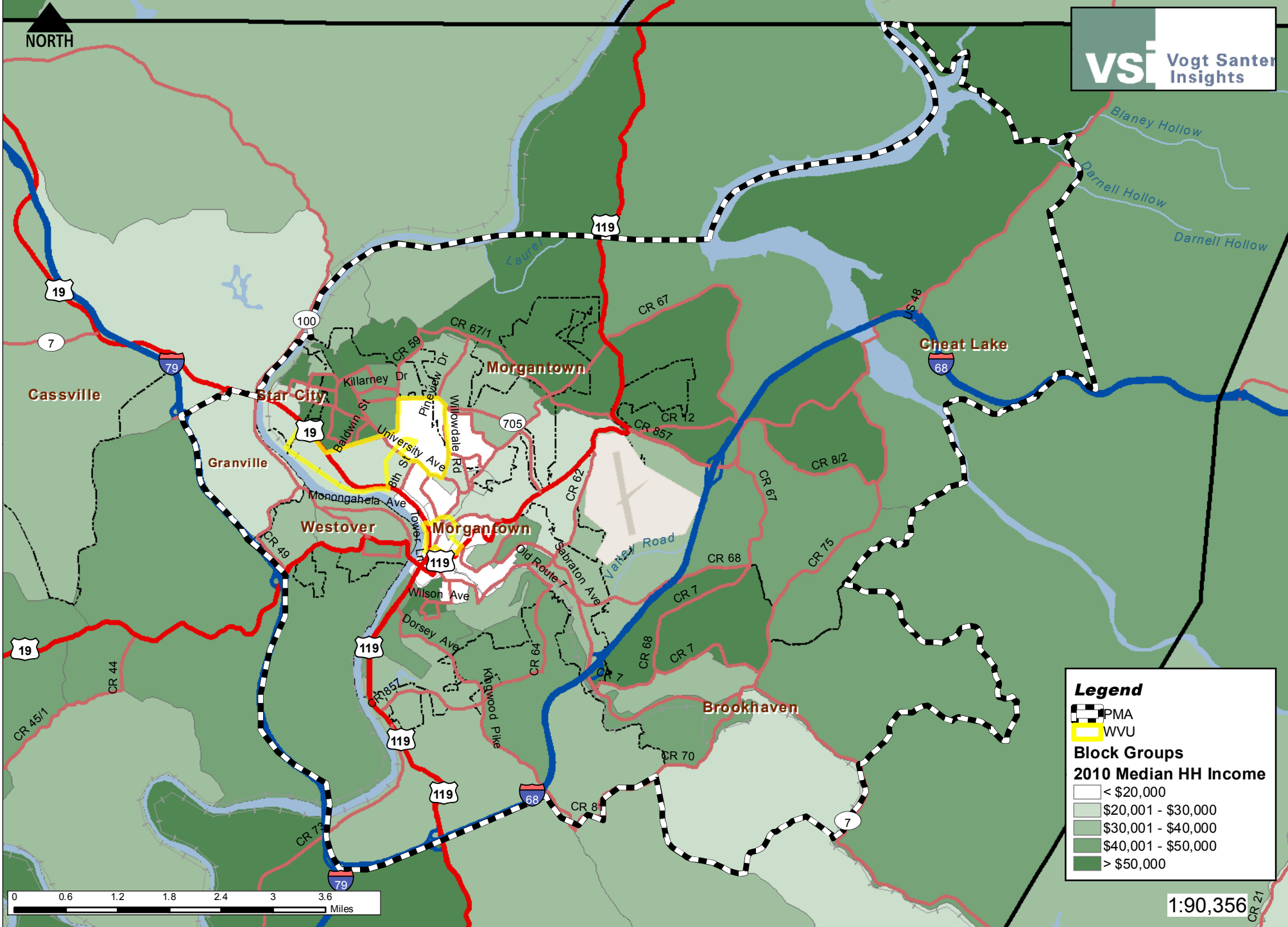
The related map shows the exact location of *major* employers by using proportional symbols to represent the number of employees at each location. In other words, the symbols get larger as the number of employees increases. This map reinforces that the region's major employers are located close to the majority of the population.

### Aerial Map

This map comprises of an aerial view of Greater Morgantown. This map can be helpful when viewed in conjunction with the preceding it. It helps to provide a perspective that can often get lost when viewing thematic maps. All of the aerials used were provided by DigiGlobe, and each photo was taken on July 27, 2009.



# Morgantown, WV: 2010 Estimated Median Household Income



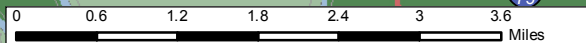
**Legend**

- PMA
- WVU

**Block Groups**

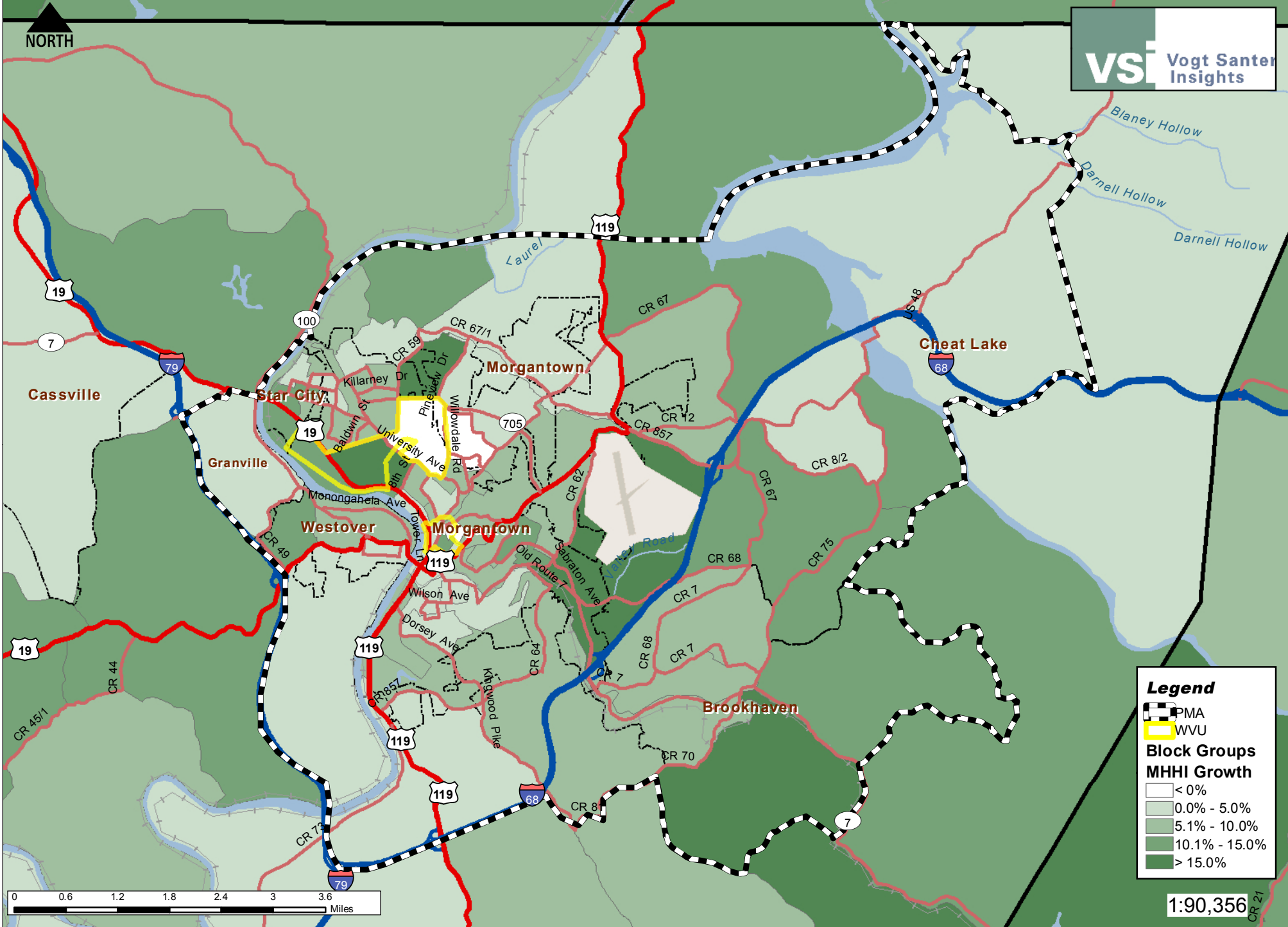
**2010 Median HH Income**

- < \$20,000
- \$20,001 - \$30,000
- \$30,001 - \$40,000
- \$40,001 - \$50,000
- > \$50,000



1:90,356

# Morgantown, WV: 2010-2015 Projected Median Household Income Growth



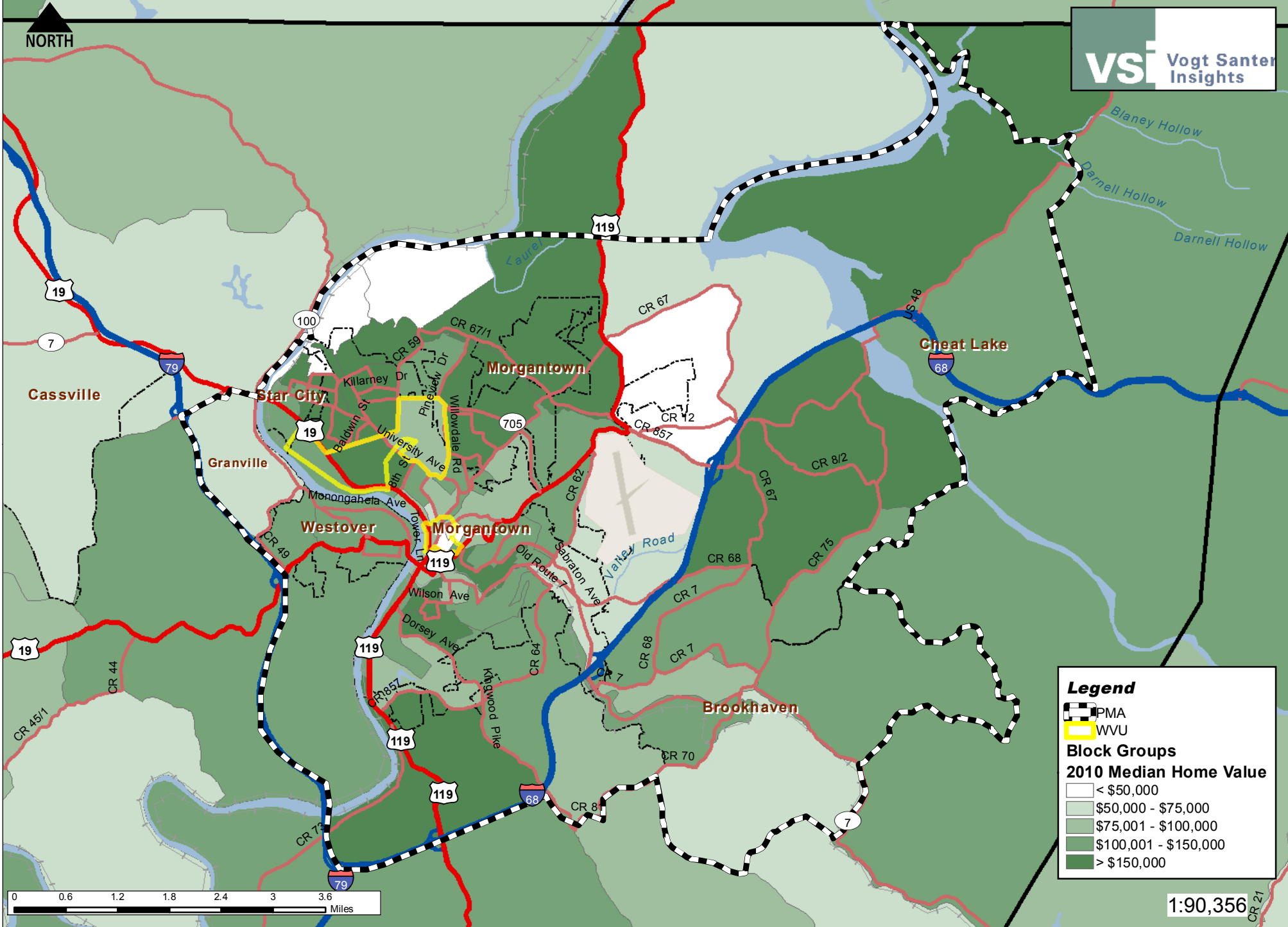
**Legend**

- PMA
- WVU
- Block Groups**
- MHHI Growth**
- < 0%
- 0.0% - 5.0%
- 5.1% - 10.0%
- 10.1% - 15.0%
- > 15.0%

0 0.6 1.2 1.8 2.4 3 3.6 Miles

1:90,356

# Morgantown, WV: 2010 Estimated Median Home Value



**Legend**

- PMA
- WVU

**Block Groups**

**2010 Median Home Value**

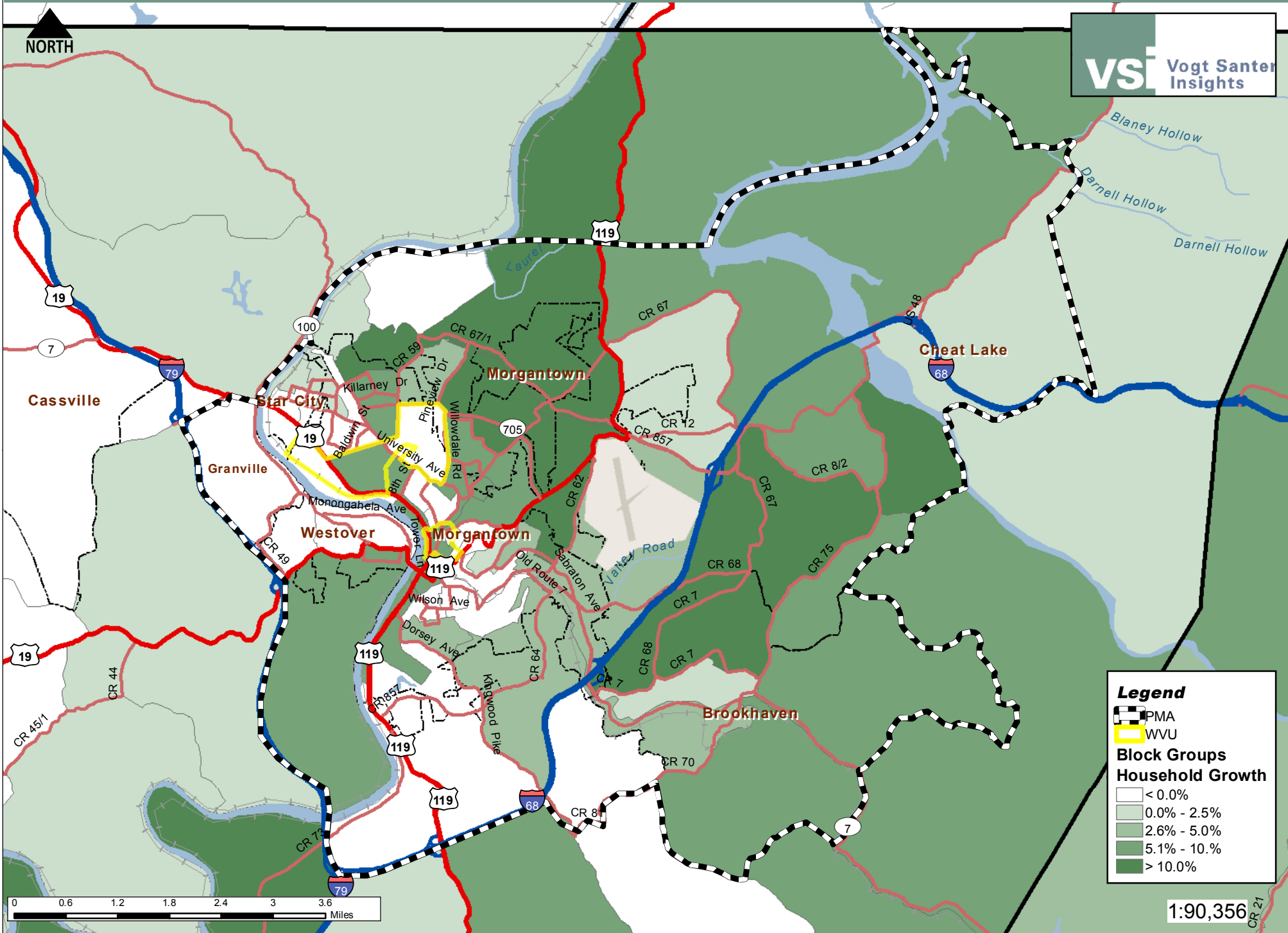
- < \$50,000
- \$50,000 - \$75,000
- \$75,001 - \$100,000
- \$100,001 - \$150,000
- > \$150,000



1:90,356

# Morgantown, WV: 2010-2015 Projected Household Growth

**vsi** Vogt Santer  
Insights

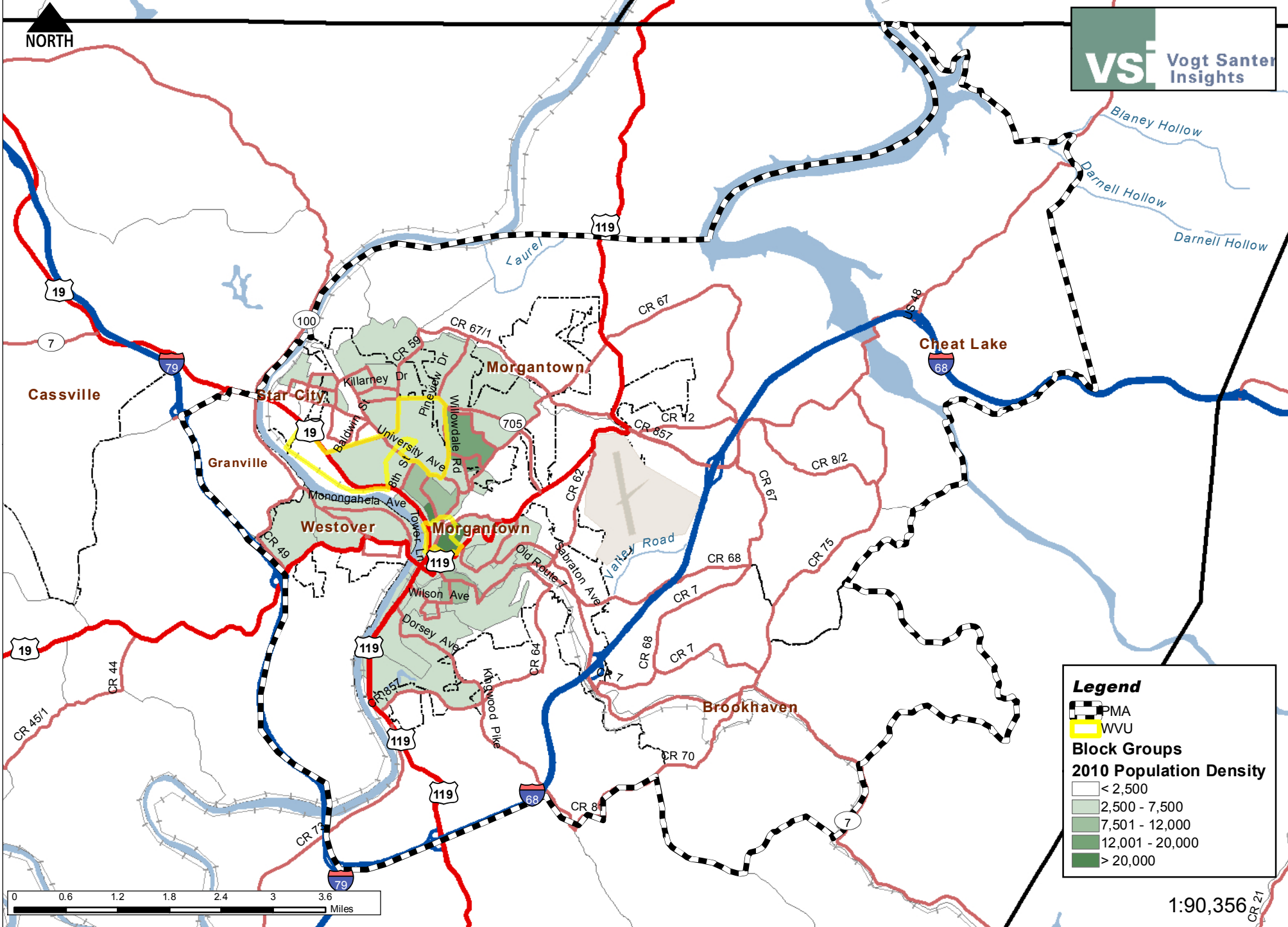


0 0.6 1.2 1.8 2.4 3 3.6 Miles

1:90,356

# Morgantown, WV: 2010 Estimated Population Density

**VSI** Vogt Santer  
Insights

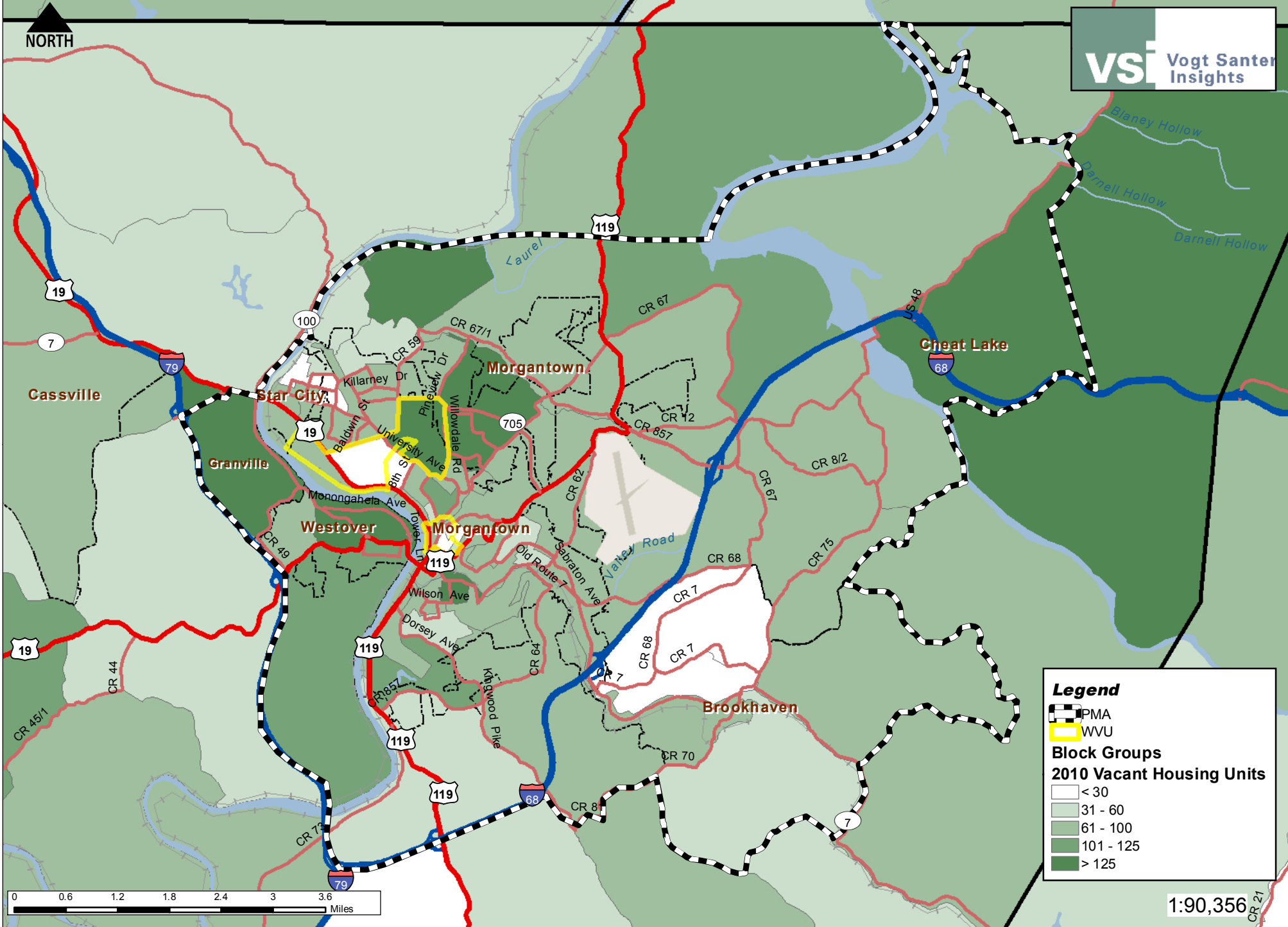


0 0.6 1.2 1.8 2.4 3 3.6 Miles

1:90,356

# Morgantown, WV: 2010 Vacant Housing Units

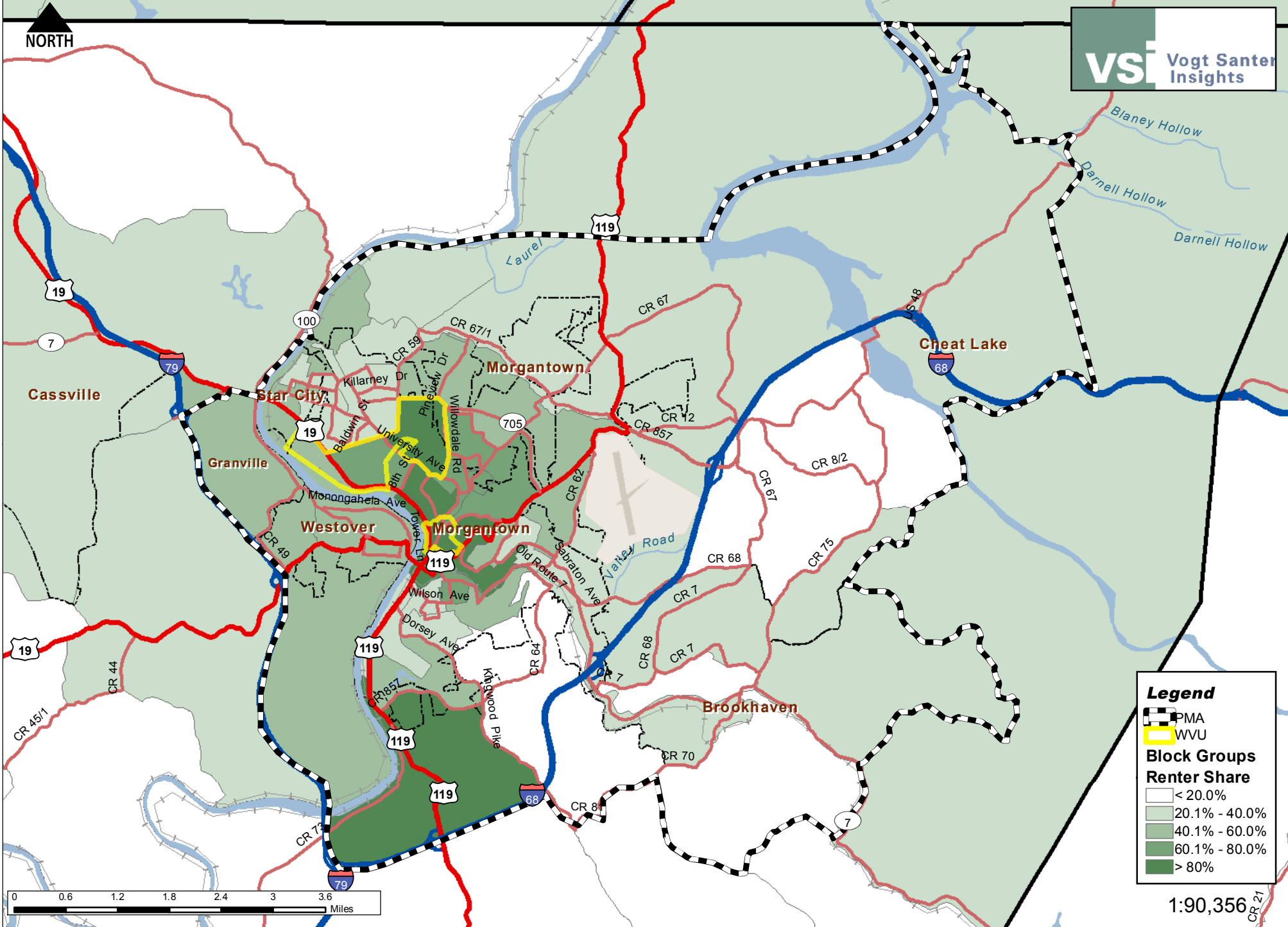
**VSI** Vogt Santer  
Insights



0 0.6 1.2 1.8 2.4 3 3.6 Miles

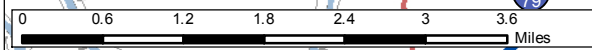
1:90,356

# Morgantown, WV: 2010 Estimated Renter Share of Housing Market



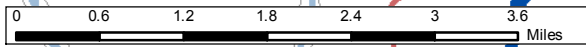
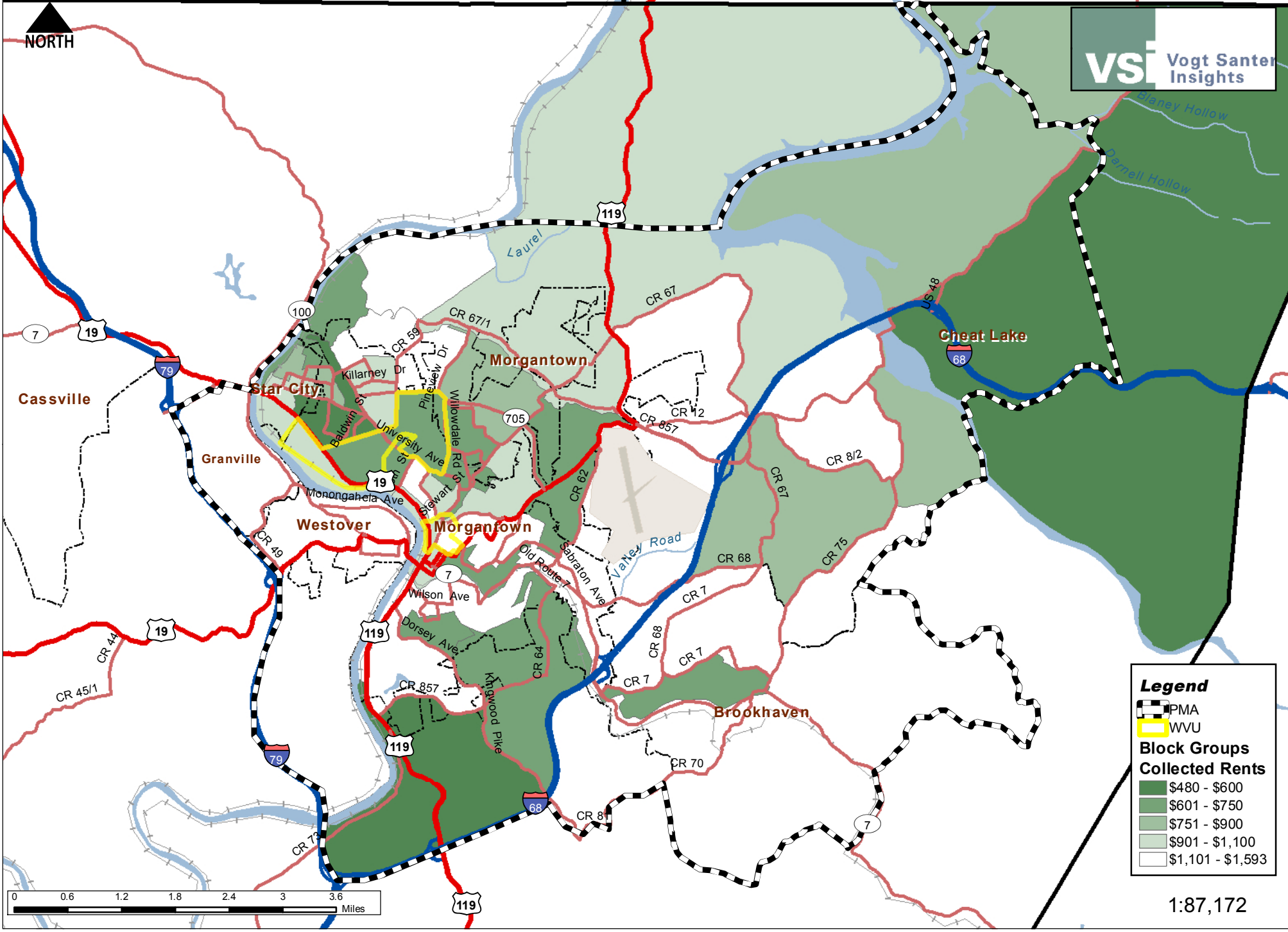
**Legend**

- PMA
- WVU
- Block Groups Renter Share**
- < 20.0%
- 20.1% - 40.0%
- 40.1% - 60.0%
- 60.1% - 80.0%
- > 80%



1:90,356

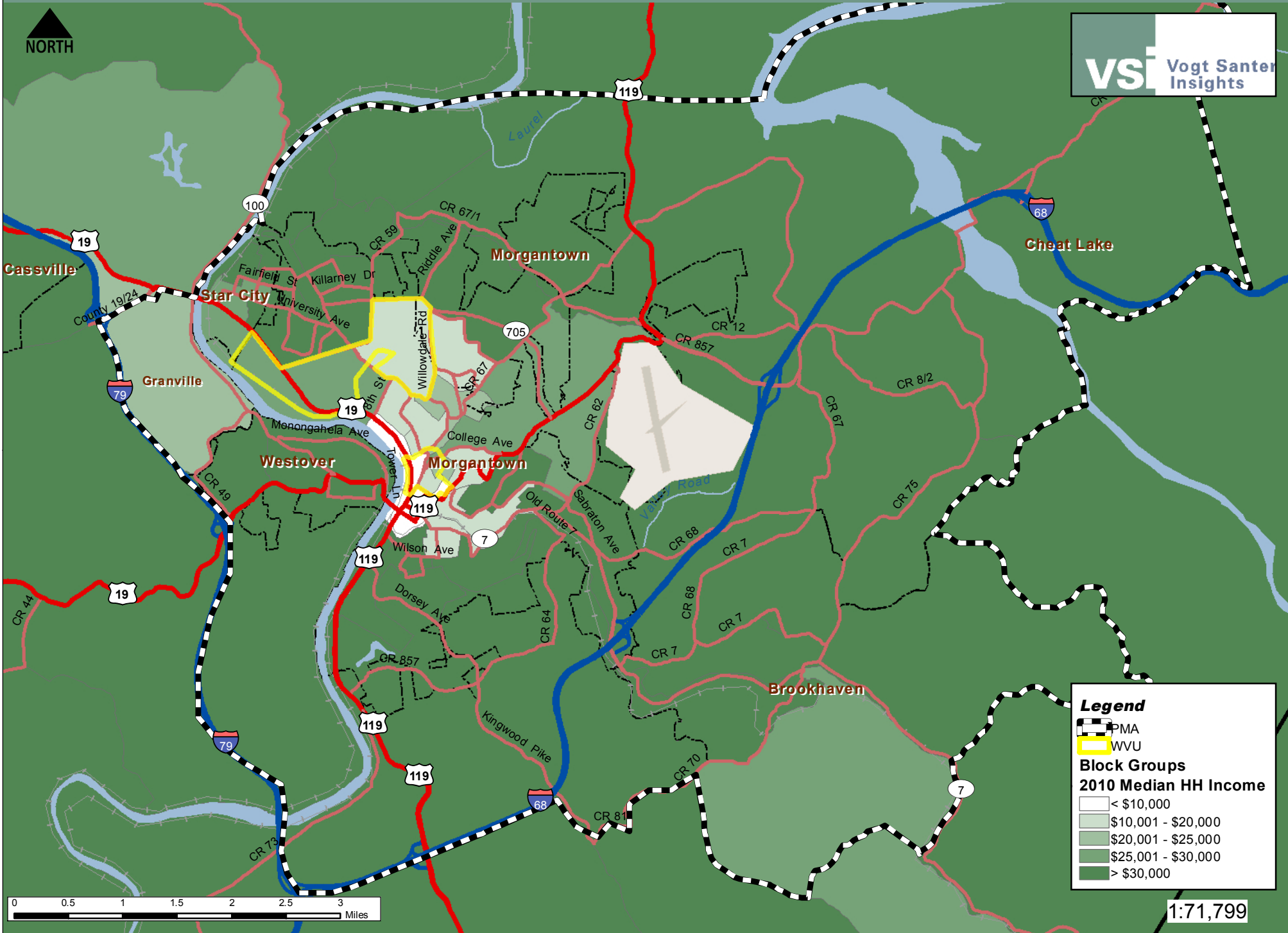
# Morgantown, WV: Collected Rents



1:87,172



# Morgantown, WV: Concentrations of Low-Income Households (2010 MHHI)



**Legend**

- PMA
- WVU

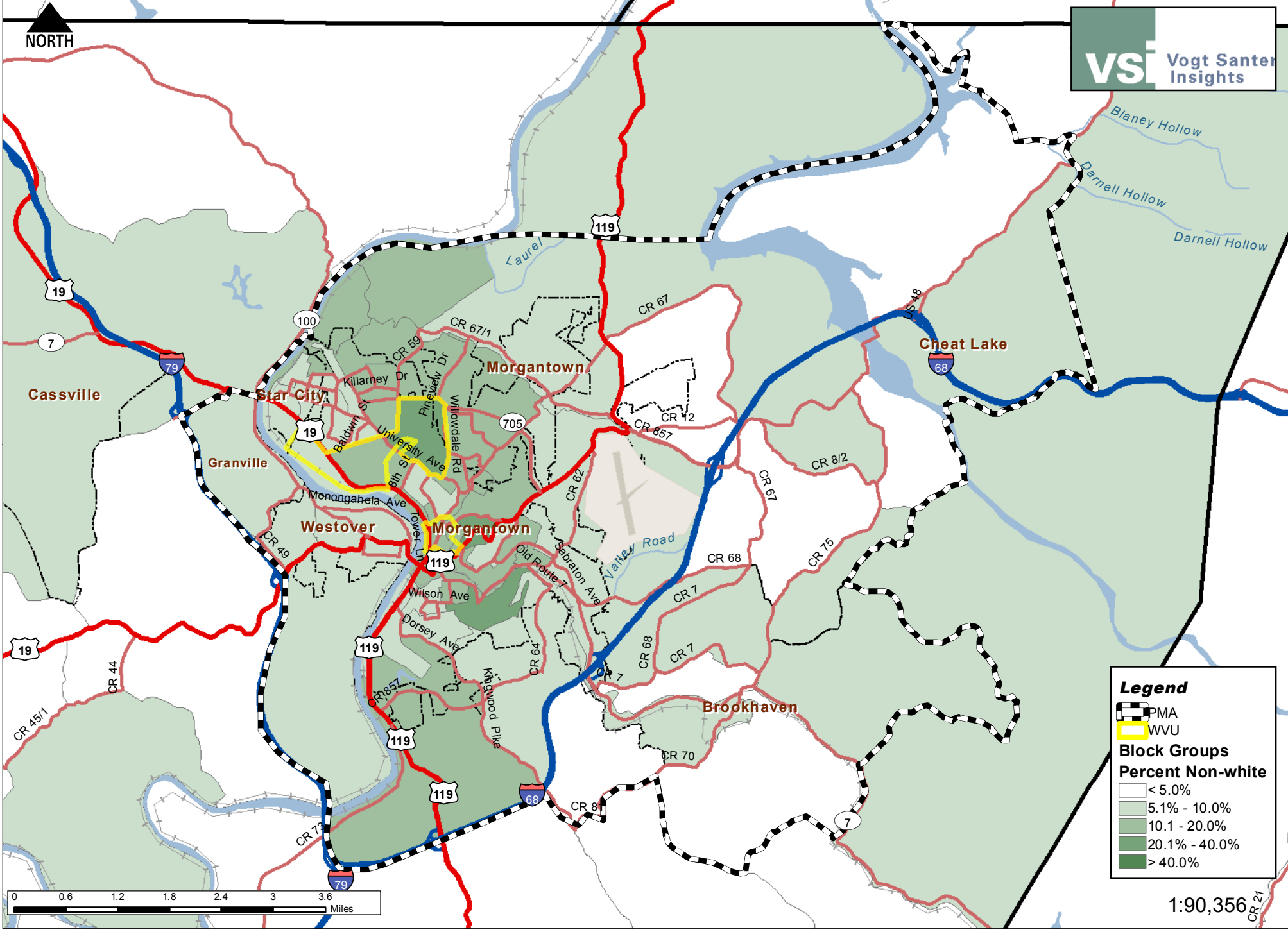
**Block Groups**  
**2010 Median HH Income**

- < \$10,000
- \$10,001 - \$20,000
- \$20,001 - \$25,000
- \$25,001 - \$30,000
- > \$30,000



1:71,799

# Morgantown, WV: 2010 Estimated Racial Composition



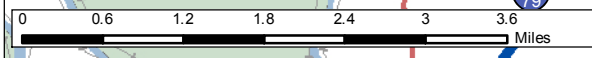
**Legend**

- PMA
- WVU

**Block Groups**

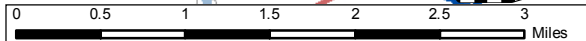
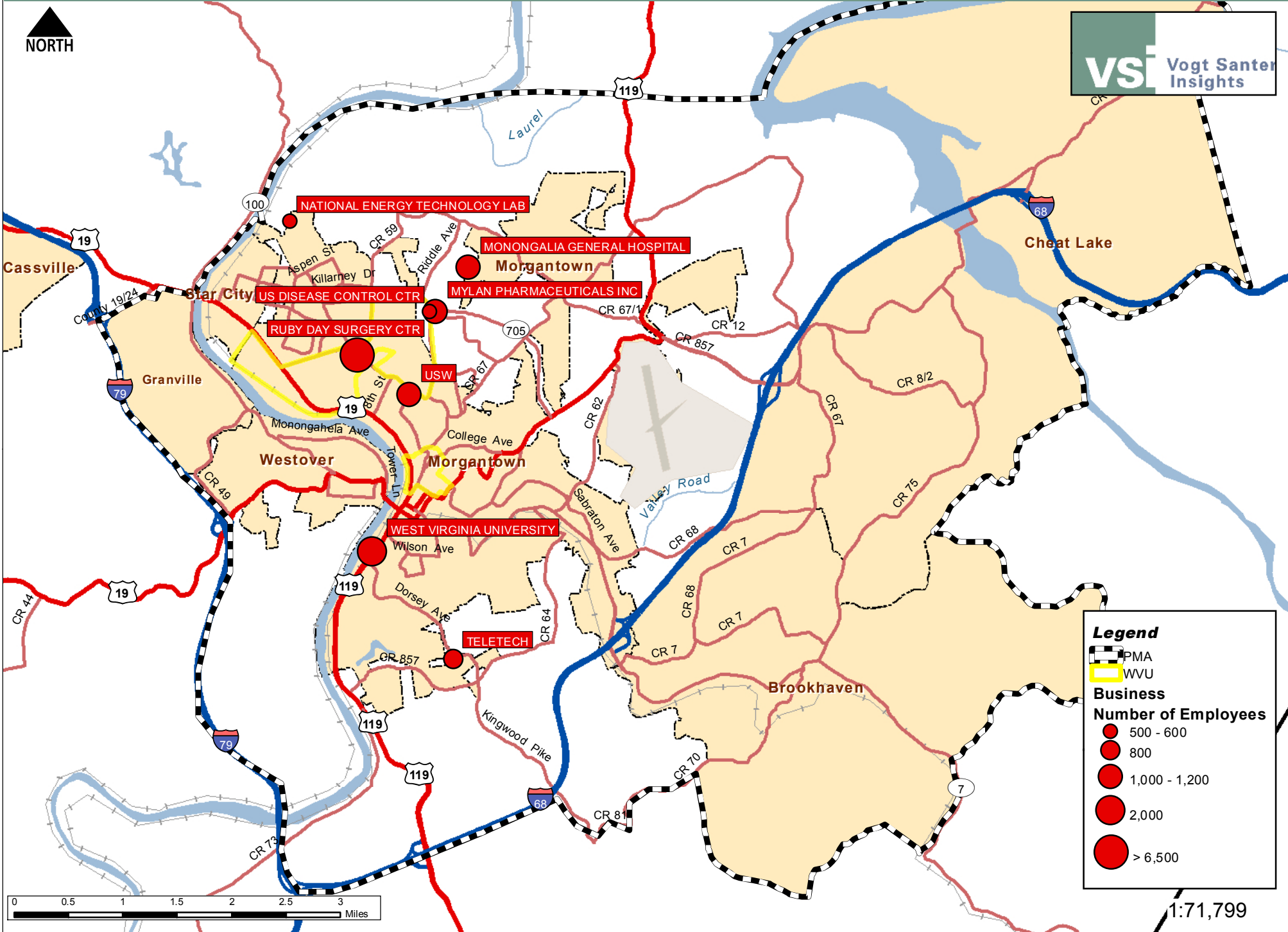
**Percent Non-white**

- < 5.0%
- 5.1% - 10.0%
- 10.1% - 20.0%
- 20.1% - 40.0%
- > 40.0%



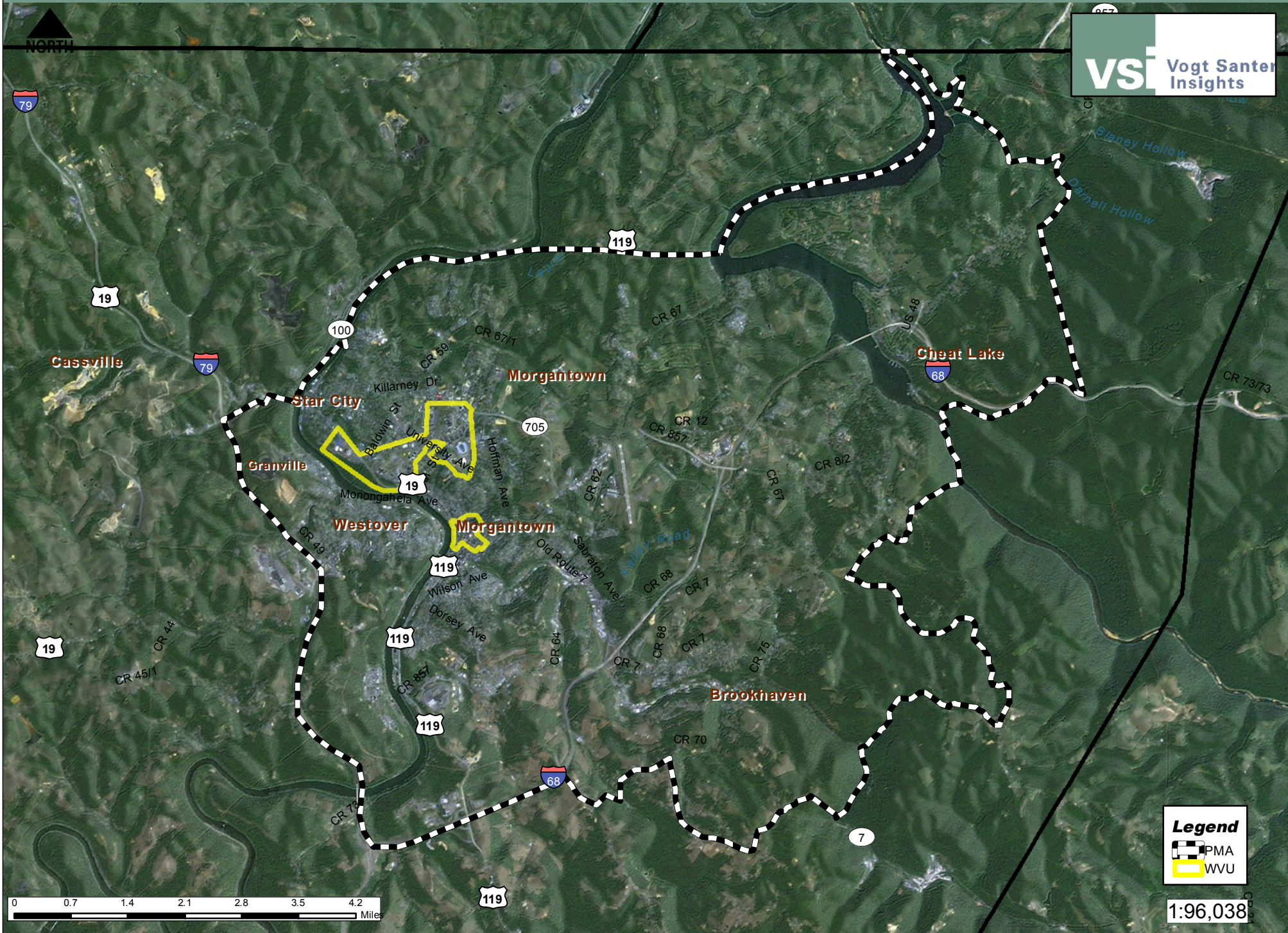
1:90,356

# Morgantown, WV: Major Employers



1:71,799

# Morgantown, WV: Aerial



**Legend**

- PMA
- WWU

1:96,038

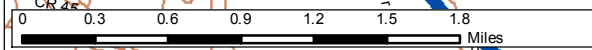
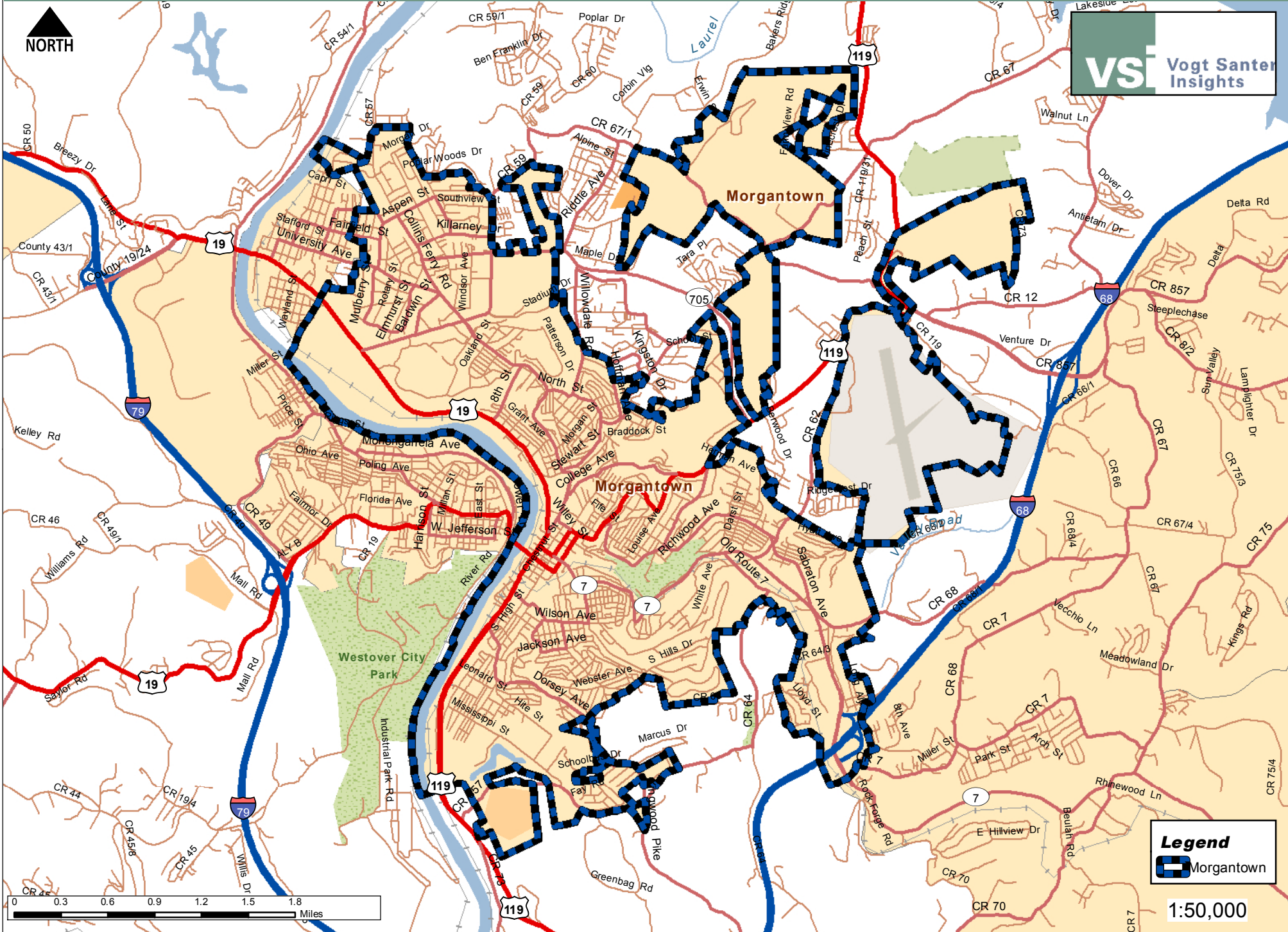
The following pages provide a simple snapshot of the municipalities that make up the Greater Morgantown study area, including the neighborhoods of the city of Morgantown. For each of these geographies, a political map, aerial map and demographic data are provided. The following communities are part of this snapshot:

Community	Associated Geography
City of Morgantown	Greater Morgantown
Chancery Hill	City of Morgantown
Evensdale	City of Morgantown
Greenmont	City of Morgantown
Jerome Park	City of Morgantown
South Park	City of Morgantown
Suncrest	City of Morgantown
Wiles	City of Morgantown
Woodburn	City of Morgantown
Central Business District	City of Morgantown
Brookhaven	Greater Morgantown
Cassville	Greater Morgantown
Cheat Lake	Greater Morgantown
Granville	Greater Morgantown
Star City	Greater Morgantown
Westover	Greater Morgantown
Monongalia County	N/A

# Morgantown, WV



NORTH



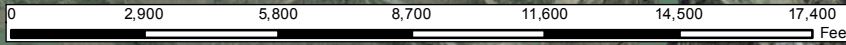
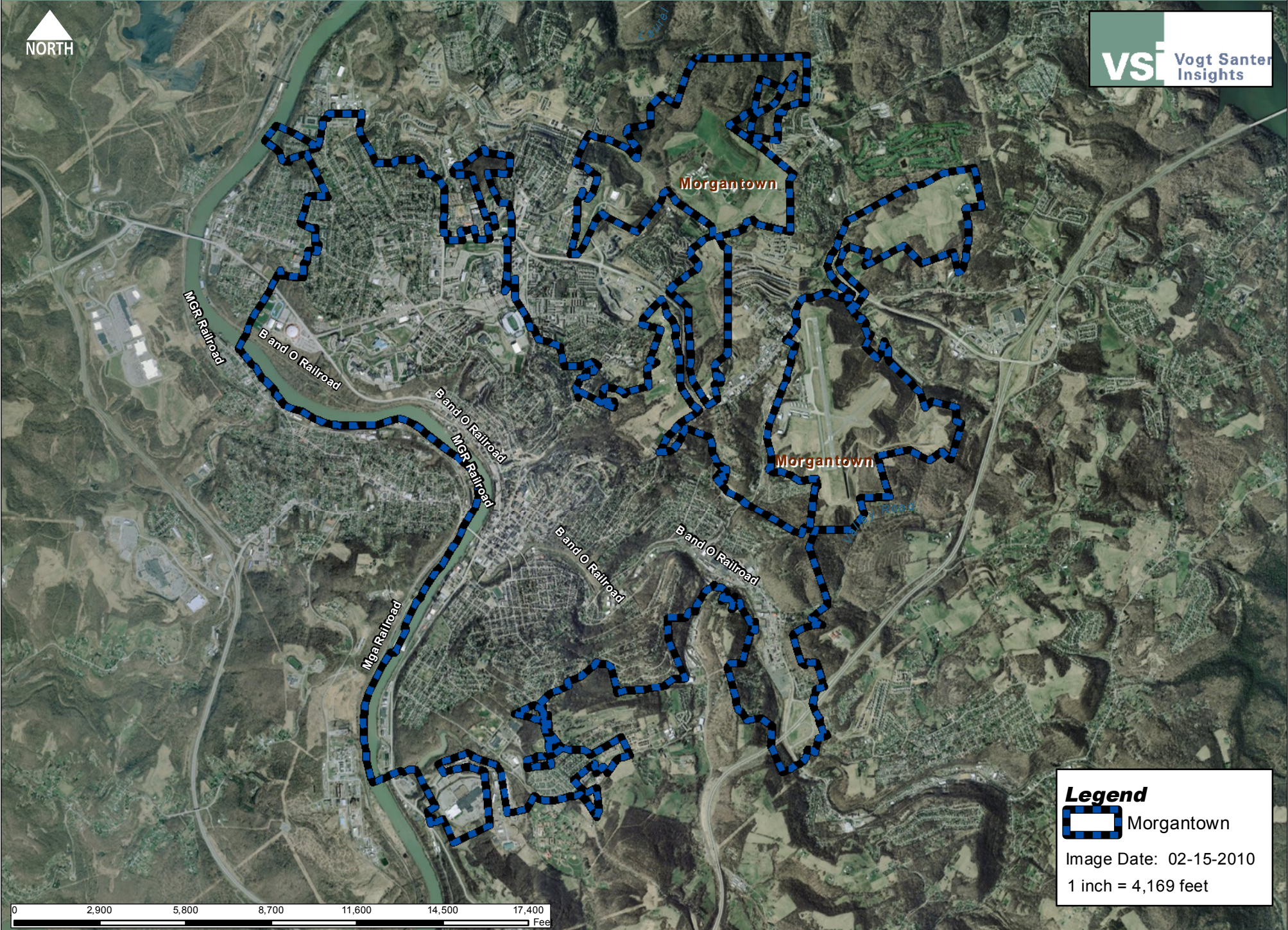
**Legend**  
 Morgantown

1:50,000

# Morgantown, WV



NORTH



**Legend**


 Morgantown

Image Date: 02-15-2010

1 inch = 4,169 feet

## CITY OF MORGANTOWN DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	26,344	26,809	28,999	29,648
POPULATION CHANGE	-	465	2,190	649
PERCENT CHANGE	-	1.8%	8.2%	2.2%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	7,204	26.9%	7,079	24.4%	7,092	23.9%	13	0.2%
20 TO 24	7,825	29.2%	7,986	27.5%	8,028	27.1%	42	0.5%
25 TO 34	3,273	12.2%	3,683	12.7%	3,612	12.2%	-71	-1.9%
35 TO 44	2,289	8.5%	2,463	8.5%	2,684	9.1%	221	9.0%
45 TO 54	2,207	8.2%	2,563	8.8%	2,422	8.2%	-141	-5.5%
55 TO 64	1,315	4.9%	2,123	7.3%	2,320	7.8%	197	9.3%
65 TO 74	1,242	4.6%	1,335	4.6%	1,742	5.9%	407	30.5%
75 & OVER	1,454	5.4%	1,767	6.1%	1,748	5.9%	-19	-1.1%
TOTAL	26,809	100.0%	28,999	100.0%	29,648	100.0%	649	2.2%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	9,788	10,782	10,904	11,154
HOUSEHOLD CHANGE	-	994	122	250
PERCENT CHANGE	-	10.2%	1.1%	2.3%
HOUSEHOLD SIZE	2.19	2.08	2.16	2.17

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	3,783	35.1%	3,570	32.7%	3,493	31.3%	-77	-2.2%
25 TO 34	1,818	16.9%	1,770	16.2%	1,763	15.8%	-7	-0.4%
35 TO 44	1,368	12.7%	1,181	10.8%	1,294	11.6%	113	9.6%
45 TO 54	1,149	10.7%	1,363	12.5%	1,273	11.4%	-90	-6.6%
55 TO 64	790	7.3%	1,120	10.3%	1,219	10.9%	99	8.8%
65 TO 74	822	7.6%	758	7.0%	991	8.9%	233	30.7%
75 TO 84	805	7.5%	749	6.9%	714	6.4%	-35	-4.7%
85 & OVER	247	2.3%	393	3.6%	407	3.6%	14	3.6%
TOTAL	10,782	100.0%	10,904	100.0%	11,154	100.0%	250	2.3%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	4,342	40.3%	4,554	41.8%	4,672	41.9%
RENTER-OCCUPIED	6,440	59.7%	6,350	58.2%	6,482	58.1%
TOTAL	10,782	100.0%	10,904	100.0%	11,154	100.0%



PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	2,843	44.1%	3,007	47.3%	164	5.8%
2 PERSONS	2,159	33.5%	1,933	30.4%	-225	-10.4%
3 PERSONS	861	13.4%	830	13.1%	-31	-3.6%
4 PERSONS	415	6.5%	429	6.8%	14	3.3%
5 PERSONS+	162	2.5%	152	2.4%	-11	-6.7%
TOTAL	6,440	100.0%	6,350	100.0%	-90	-1.4%

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

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	1,296	29.9%	1,251	27.5%	-45	-3.5%
2 PERSONS	1,655	38.1%	1,733	38.0%	78	4.7%
3 PERSONS	757	17.4%	826	18.1%	69	9.2%
4 PERSONS	410	9.4%	493	10.8%	82	20.1%
5 PERSONS+	224	5.1%	252	5.5%	28	12.5%
TOTAL	4,342	100.0%	4,554	100.0%	212	4.9%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	3,238	30.0%	2,452	22.5%	2,253	20.2%
\$10,000 TO \$19,999	2,113	19.6%	2,019	18.5%	1,956	17.5%
\$20,000 TO \$29,999	1,388	12.9%	1,269	11.6%	1,327	11.9%
\$30,000 TO \$39,999	1,030	9.5%	1,029	9.4%	1,030	9.2%
\$40,000 TO \$49,999	801	7.4%	884	8.1%	864	7.7%
\$50,000 TO \$59,999	537	5.0%	650	6.0%	710	6.4%
\$60,000 & OVER	1,675	15.5%	2,602	23.9%	3,014	27.0%
TOTAL	10,782	100.0%	10,904	100.0%	11,154	100.0%
MEDIAN INCOME	\$20,288		\$27,730		\$30,389	

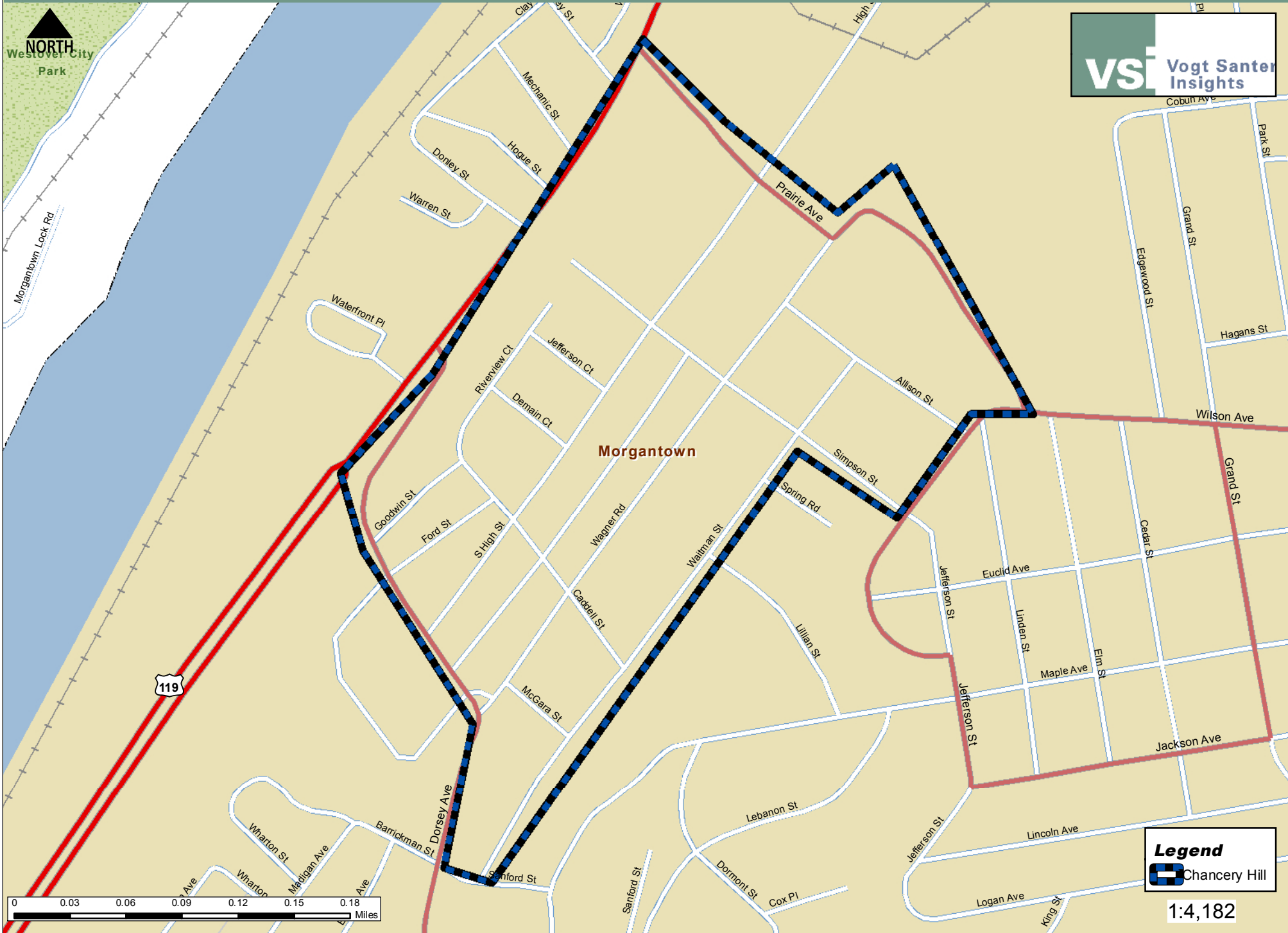
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,449	1,023	289	104	43	2,909
\$10,000 TO \$19,999	654	512	298	119	56	1,638
\$20,000 TO \$29,999	363	249	93	63	33	802
\$30,000 TO \$39,999	214	115	67	42	20	458
\$40,000 TO \$49,999	60	114	16	36	0	226
\$50,000 TO \$59,999	55	53	36	20	5	169
\$60,000 TO \$74,999	20	40	26	12	2	100
\$75,000 TO \$99,999	8	28	21	10	2	69
\$100,000 TO \$124,999	9	13	8	6	0	35
\$125,000 TO \$149,999	2	5	2	1	0	10
\$150,000 TO \$199,999	3	3	2	2	0	10
\$200,000 & OVER	5	5	3	1	1	15
TOTAL	2,843	2,159	861	415	162	6,440

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,271	687	197	66	27	2,248
\$10,000 TO \$19,999	730	502	311	115	57	1,715
\$20,000 TO \$29,999	405	225	90	63	32	815
\$30,000 TO \$39,999	283	133	63	48	21	549
\$40,000 TO \$49,999	82	152	13	68	1	316
\$50,000 TO \$59,999	113	72	32	15	5	236
\$60,000 TO \$74,999	37	48	37	16	4	141
\$75,000 TO \$99,999	40	55	40	16	4	154
\$100,000 TO \$124,999	14	23	23	8	1	68
\$125,000 TO \$149,999	7	15	12	6	0	40
\$150,000 TO \$199,999	12	11	6	5	0	34
\$200,000 & OVER	13	11	5	3	1	33
<b>TOTAL</b>	<b>3,007</b>	<b>1,933</b>	<b>830</b>	<b>429</b>	<b>152</b>	<b>6,350</b>

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	1,228	583	174	59	24	2,067
\$10,000 TO \$19,999	744	460	304	113	62	1,683
\$20,000 TO \$29,999	480	233	96	75	40	922
\$30,000 TO \$39,999	313	128	61	52	19	573
\$40,000 TO \$49,999	88	151	14	103	2	358
\$50,000 TO \$59,999	129	60	49	17	4	259
\$60,000 TO \$74,999	47	50	42	18	5	162
\$75,000 TO \$99,999	54	63	50	21	4	191
\$100,000 TO \$124,999	28	37	29	14	2	109
\$125,000 TO \$149,999	12	19	17	7	0	56
\$150,000 TO \$199,999	11	17	14	6	0	48
\$200,000 & OVER	21	17	9	4	2	53
<b>TOTAL</b>	<b>3,154</b>	<b>1,817</b>	<b>858</b>	<b>491</b>	<b>162</b>	<b>6,482</b>

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Chancery Hill Neighborhood




1:4,182

# Morgantown, WV: Chancery Hill Neighborhood (Aerial)



119

0 300 600 900 1,200 1,500 1,800 Feet

**Legend**  
 Chancery Hill  
Image Date: 02-15-2010  
1 inch = 434 feet

## CHANCERY HILL DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	476	439	447	458
POPULATION CHANGE	-	-38	8	11
PERCENT CHANGE	-	-7.9%	1.8%	2.5%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	85	19.4%	82	18.3%	81	17.7%	-1	-1.2%
20 TO 24	54	12.3%	49	11.0%	49	10.7%	0	0.0%
25 TO 34	65	14.8%	62	13.9%	56	12.2%	-6	-9.7%
35 TO 44	60	13.7%	56	12.5%	62	13.5%	6	10.7%
45 TO 54	70	15.9%	73	16.3%	67	14.6%	-6	-8.2%
55 TO 64	37	8.4%	57	12.8%	65	14.2%	8	14.0%
65 TO 74	34	7.7%	32	7.2%	43	9.4%	11	34.4%
75 & OVER	34	7.7%	36	8.1%	35	7.6%	-1	-2.8%
TOTAL	439	100.0%	447	100.0%	458	100.0%	11	2.5%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	225	217	218	223
HOUSEHOLD CHANGE	-	-8	1	5
PERCENT CHANGE	-	-3.6%	0.5%	2.3%
HOUSEHOLD SIZE	2.12	2.02	2.05	2.05

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	27	12.4%	23	10.6%	21	9.4%	-2	-8.7%
25 TO 34	30	13.8%	34	15.6%	32	14.3%	-2	-5.9%
35 TO 44	40	18.4%	34	15.6%	37	16.6%	3	8.8%
45 TO 54	47	21.7%	43	19.7%	41	18.4%	-2	-4.7%
55 TO 64	32	14.7%	34	15.6%	39	17.5%	5	14.7%
65 TO 74	16	7.4%	21	9.6%	27	12.1%	6	28.6%
75 TO 84	18	8.3%	19	8.7%	17	7.6%	-2	-10.5%
85 & OVER	7	3.2%	10	4.6%	9	4.0%	-1	-10.0%
TOTAL	217	100.0%	218	100.0%	223	100.0%	5	2.3%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	134	62.0%	135	61.9%	138	61.9%
RENTER-OCCUPIED	83	38.0%	83	38.1%	85	38.1%
TOTAL	217	100.0%	218	100.0%	223	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	37	44.6%	40	48.6%	4	9.5%
2 PERSONS	26	31.3%	24	28.4%	-2	-8.5%
3 PERSONS	13	15.2%	12	14.7%	0	-2.8%
4 PERSONS	5	6.3%	5	5.5%	-1	-11.4%
5 PERSONS+	2	2.7%	2	2.8%	0	3.3%
TOTAL	83	100.0%	83	100.0%	0	0.5%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	48	35.7%	40	29.6%	-8	-16.8%
2 PERSONS	54	39.8%	55	40.8%	2	2.9%
3 PERSONS	19	14.3%	25	18.4%	6	29.3%
4 PERSONS	10	7.1%	11	8.0%	1	12.5%
5 PERSONS+	4	3.1%	4	3.2%	0	5.0%
TOTAL	134	100.0%	135	100.0%	1	0.4%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	43	19.7%	32	14.5%	27	12.1%
\$10,000 TO \$19,999	34	15.5%	30	13.9%	29	13.1%
\$20,000 TO \$29,999	32	14.6%	23	10.5%	20	9.1%
\$30,000 TO \$39,999	26	12.0%	21	9.5%	22	9.7%
\$40,000 TO \$49,999	28	13.1%	26	11.9%	22	9.7%
\$50,000 TO \$59,999	10	4.8%	19	8.6%	20	9.1%
\$60,000 & OVER	44	20.3%	68	31.1%	83	37.1%
TOTAL	217	100.0%	218	100.0%	223	100.0%
MEDIAN INCOME	\$30,142		\$41,327		\$46,099	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	16	9	4	1	1	32
\$10,000 TO \$19,999	8	7	3	2	1	21
\$20,000 TO \$29,999	7	4	1	0	0	13
\$30,000 TO \$39,999	4	2	2	1	1	10
\$40,000 TO \$49,999	0	3	0	1	0	4
\$50,000 TO \$59,999	1	0	1	0	0	2
\$60,000 TO \$74,999	1	0	1	0	0	1
\$75,000 TO \$99,999	0	0	0	0	0	0
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	37	26	13	5	2	83

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	14	6	3	1	1	25
\$10,000 TO \$19,999	10	7	3	2	1	23
\$20,000 TO \$29,999	6	3	1	0	0	10
\$30,000 TO \$39,999	4	2	2	1	1	10
\$40,000 TO \$49,999	0	5	0	1	0	5
\$50,000 TO \$59,999	5	1	2	0	0	7
\$60,000 TO \$74,999	1	0	1	0	0	2
\$75,000 TO \$99,999	1	0	1	0	0	2
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	40	24	12	5	2	83

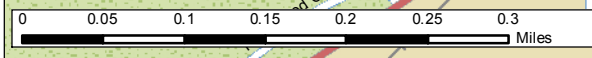
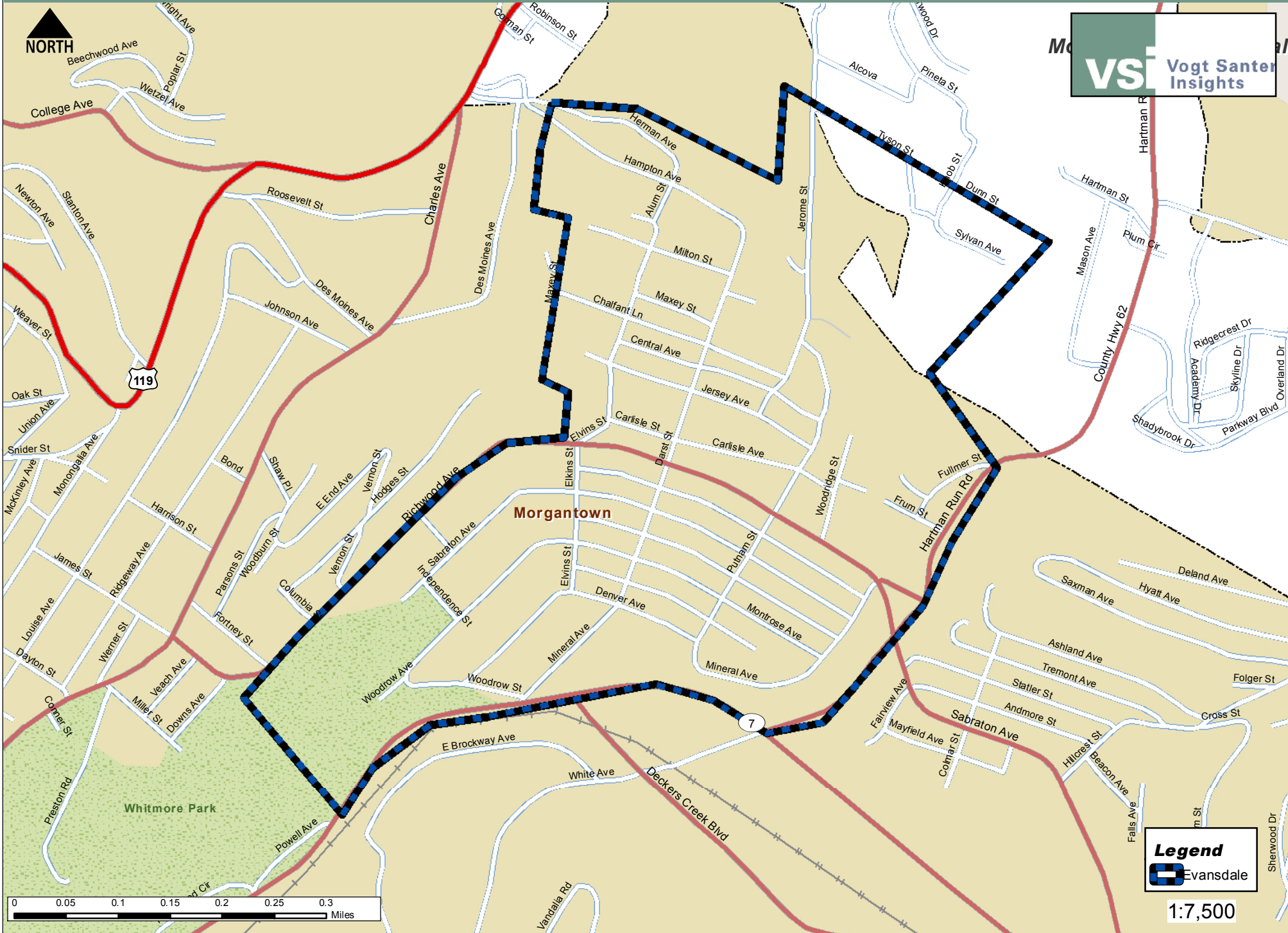
RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	14	5	2	1	0	22
\$10,000 TO \$19,999	11	6	2	2	1	21
\$20,000 TO \$29,999	7	3	1	0	0	11
\$30,000 TO \$39,999	5	2	2	1	1	10
\$40,000 TO \$49,999	0	5	0	1	0	6
\$50,000 TO \$59,999	5	0	2	0	0	7
\$60,000 TO \$74,999	2	1	1	1	0	4
\$75,000 TO \$99,999	2	0	1	0	0	2
\$100,000 TO \$124,999	1	0	0	0	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	46	21	11	5	2	85

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Evansdale Neighborhood



NORTH

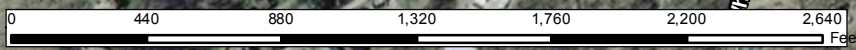


**Legend**  
 Evansdale

1:7,500



# Morgantown, WV: Evansdale Neighborhood (Aerial)



**Legend**


-  Evansdale

Image Date: 02-15-2010  
1 inch = 625 feet

## EVANSDALE DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	662	672	753	807
POPULATION CHANGE	-	10	81	54
PERCENT CHANGE	-	1.5%	12.1%	7.2%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	151	22.5%	171	22.7%	189	23.4%	18	10.5%
20 TO 24	71	10.6%	66	8.8%	57	7.1%	-9	-13.6%
25 TO 34	108	16.1%	120	15.9%	119	14.7%	-1	-0.8%
35 TO 44	99	14.7%	106	14.1%	128	15.9%	22	20.8%
45 TO 54	87	12.9%	104	13.8%	98	12.1%	-6	-5.8%
55 TO 64	54	8.0%	84	11.2%	100	12.4%	16	19.0%
65 TO 74	54	8.0%	48	6.4%	62	7.7%	14	29.2%
75 & OVER	48	7.1%	54	7.2%	54	6.7%	0	0.0%
TOTAL	672	100.0%	753	100.0%	807	100.0%	54	7.2%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	290	297	324	347
HOUSEHOLD CHANGE	-	7	27	23
PERCENT CHANGE	-	2.2%	9.1%	7.1%
HOUSEHOLD SIZE	2.27	2.24	2.30	2.30

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	37	12.5%	35	10.8%	31	8.9%	-4	-11.4%
25 TO 34	52	17.5%	61	18.8%	61	17.6%	0	0.0%
35 TO 44	50	16.8%	53	16.4%	63	18.2%	10	18.9%
45 TO 54	69	23.2%	58	17.9%	54	15.6%	-4	-6.9%
55 TO 64	26	8.8%	47	14.5%	56	16.1%	9	19.1%
65 TO 74	25	8.4%	31	9.6%	42	12.1%	11	35.5%
75 TO 84	21	7.1%	26	8.0%	26	7.5%	0	0.0%
85 & OVER	17	5.7%	13	4.0%	14	4.0%	1	7.7%
TOTAL	297	100.0%	324	100.0%	347	100.0%	23	7.1%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	172	58.1%	188	58.0%	198	57.1%
RENTER-OCCUPIED	125	41.9%	136	42.0%	149	42.9%
TOTAL	297	100.0%	324	100.0%	347	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	52	41.4%	55	40.7%	4	7.3%
2 PERSONS	41	32.8%	45	33.3%	5	11.1%
3 PERSONS	19	15.5%	24	17.5%	4	23.2%
4 PERSONS	6	5.2%	6	4.5%	0	-4.6%
5 PERSONS+	6	5.2%	5	4.0%	-1	-16.5%
TOTAL	125	100.0%	136	100.0%	11	9.2%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	60	35.0%	69	36.6%	9	14.2%
2 PERSONS	52	30.1%	57	30.3%	5	9.7%
3 PERSONS	34	19.5%	32	16.9%	-2	-5.6%
4 PERSONS	15	8.9%	19	9.9%	3	20.2%
5 PERSONS+	11	6.5%	12	6.3%	1	6.2%
TOTAL	172	100.0%	188	100.0%	16	9.0%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	58	19.7%	46	14.1%	43	12.5%
\$10,000 TO \$19,999	65	21.8%	52	15.9%	48	13.8%
\$20,000 TO \$29,999	60	20.2%	56	17.4%	55	15.8%
\$30,000 TO \$39,999	30	10.2%	45	13.8%	45	13.0%
\$40,000 TO \$49,999	27	9.0%	23	7.2%	31	8.9%
\$50,000 TO \$59,999	24	8.0%	22	6.8%	25	7.1%
\$60,000 & OVER	33	11.1%	80	24.7%	101	29.0%
TOTAL	297	100.0%	324	100.0%	347	100.0%
MEDIAN INCOME	\$24,242		\$31,842		\$36,135	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	24	11	7	1	4	46
\$10,000 TO \$19,999	19	13	6	2	1	41
\$20,000 TO \$29,999	5	8	1	2	1	18
\$30,000 TO \$39,999	2	3	1	1	1	8
\$40,000 TO \$49,999	1	3	1	0	0	6
\$50,000 TO \$59,999	1	2	0	0	0	3
\$60,000 TO \$74,999	0	1	1	0	0	1
\$75,000 TO \$99,999	0	1	1	0	0	2
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	52	41	19	6	6	125

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	23	8	5	0	2	38
\$10,000 TO \$19,999	18	12	6	2	1	38
\$20,000 TO \$29,999	7	8	2	2	2	21
\$30,000 TO \$39,999	4	5	1	2	1	13
\$40,000 TO \$49,999	2	6	2	0	0	10
\$50,000 TO \$59,999	1	2	0	0	0	2
\$60,000 TO \$74,999	0	2	3	0	0	5
\$75,000 TO \$99,999	0	2	3	0	0	5
\$100,000 TO \$124,999	0	1	2	0	0	3
\$125,000 TO \$149,999	0	1	1	0	0	2
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	55	45	24	6	5	136

Source: Ribbon Demographics; ESRI; Urban Decision Group

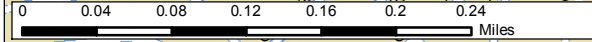
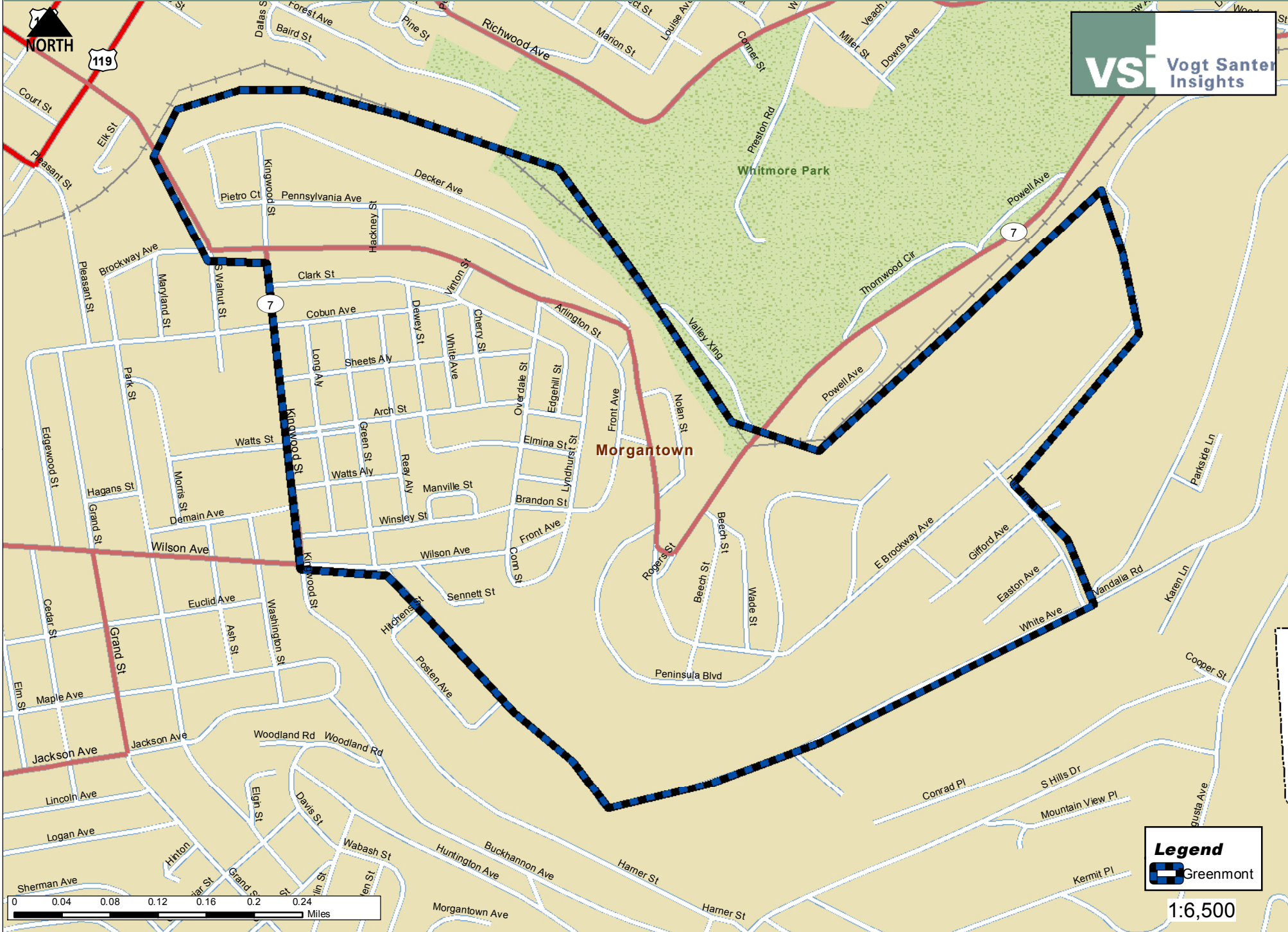
RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	25	6	4	0	2	37
\$10,000 TO \$19,999	20	10	5	2	1	38
\$20,000 TO \$29,999	8	9	2	3	2	22
\$30,000 TO \$39,999	4	6	2	3	1	16
\$40,000 TO \$49,999	3	8	2	0	0	12
\$50,000 TO \$59,999	2	2	0	0	0	3
\$60,000 TO \$74,999	0	2	4	0	0	6
\$75,000 TO \$99,999	0	2	4	0	0	6
\$100,000 TO \$124,999	0	2	2	0	0	3
\$125,000 TO \$149,999	0	1	2	0	0	3
\$150,000 TO \$199,999	0	1	1	0	0	2
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	61	47	28	8	5	149

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Greenmont Neighborhood



NORTH



**Legend**  
 Greenmont

1:6,500

# Morgantown, WV: Greenmont Neighborhood (Aerial)



**Legend**


-  Greenmont

Image Date: 02-15-2010  
1 inch = 542 feet

## GREENMONT DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	1,687	1,674	1,575	1,558
POPULATION CHANGE	-	-13	-99	-17
PERCENT CHANGE	-	-0.7%	-5.9%	-1.1%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	344	20.5%	300	19.0%	290	18.6%	-10	-3.3%
20 TO 24	457	27.3%	405	25.7%	394	25.3%	-11	-2.7%
25 TO 34	294	17.6%	316	20.1%	286	18.4%	-30	-9.5%
35 TO 44	190	11.4%	148	9.4%	180	11.6%	32	21.6%
45 TO 54	162	9.7%	157	10.0%	136	8.7%	-21	-13.4%
55 TO 64	70	4.2%	108	6.9%	118	7.6%	10	9.3%
65 TO 74	69	4.1%	53	3.4%	71	4.6%	18	34.0%
75 & OVER	88	5.3%	88	5.6%	83	5.3%	-5	-5.7%
TOTAL	1,674	100.0%	1,575	100.0%	1,558	100.0%	-17	-1.1%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	786	804	737	727
HOUSEHOLD CHANGE	-	18	-67	-10
PERCENT CHANGE	-	2.3%	-8.3%	-1.4%
HOUSEHOLD SIZE	2.15	2.07	2.13	2.13

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	275	34.2%	233	31.6%	220	30.3%	-13	-5.6%
25 TO 34	200	24.9%	160	21.7%	146	20.1%	-14	-8.8%
35 TO 44	125	15.5%	86	11.7%	102	14.0%	16	18.6%
45 TO 54	14	1.7%	96	13.0%	84	11.6%	-12	-12.5%
55 TO 64	38	4.7%	61	8.3%	66	9.1%	5	8.2%
65 TO 74	94	11.7%	35	4.7%	47	6.5%	12	34.3%
75 TO 84	39	4.9%	45	6.1%	42	5.8%	-3	-6.7%
85 & OVER	19	2.4%	21	2.8%	20	2.8%	-1	-4.8%
TOTAL	804	100.0%	737	100.0%	727	100.0%	-10	-1.4%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	300	37.3%	285	38.7%	275	37.8%
RENTER-OCCUPIED	504	62.7%	452	61.3%	452	62.2%
TOTAL	804	100.0%	737	100.0%	727	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	207	41.1%	194	43.0%	-13	-6.1%
2 PERSONS	171	33.9%	137	30.3%	-34	-19.9%
3 PERSONS	68	13.5%	59	13.1%	-9	-12.5%
4 PERSONS	40	8.0%	45	10.0%	5	12.4%
5 PERSONS+	18	3.6%	16	3.6%	-2	-10.7%
TOTAL	504	100.0%	452	100.0%	-52	-10.3%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	105	35.0%	91	32.1%	-14	-13.1%
2 PERSONS	120	39.8%	112	39.2%	-8	-6.4%
3 PERSONS	43	14.2%	44	15.3%	1	2.6%
4 PERSONS	22	7.5%	23	8.1%	1	3.2%
5 PERSONS+	10	3.5%	15	5.3%	5	43.8%
TOTAL	300	100.0%	285	100.0%	-15	-5.0%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	214	26.6%	138	18.8%	129	17.7%
\$10,000 TO \$19,999	165	20.5%	161	21.8%	142	19.5%
\$20,000 TO \$29,999	113	14.1%	70	9.6%	82	11.3%
\$30,000 TO \$39,999	84	10.5%	80	10.8%	75	10.3%
\$40,000 TO \$49,999	69	8.6%	61	8.2%	55	7.5%
\$50,000 TO \$59,999	25	3.1%	45	6.2%	47	6.5%
\$60,000 & OVER	134	16.7%	182	24.6%	198	27.2%
TOTAL	804	100.0%	737	100.0%	727	100.0%
MEDIAN INCOME	\$22,089		\$29,802		\$31,428	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	106	53	25	5	5	195
\$10,000 TO \$19,999	50	51	17	19	5	142
\$20,000 TO \$29,999	33	35	5	0	0	73
\$30,000 TO \$39,999	13	13	14	5	7	52
\$40,000 TO \$49,999	0	13	0	5	0	18
\$50,000 TO \$59,999	5	0	0	0	0	5
\$60,000 TO \$74,999	0	1	3	1	0	5
\$75,000 TO \$99,999	0	2	2	2	0	6
\$100,000 TO \$124,999	0	2	1	1	0	4
\$125,000 TO \$149,999	0	1	0	1	0	2
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	207	171	68	40	18	504



RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	79	29	15	3	3	129
\$10,000 TO \$19,999	59	45	16	18	5	144
\$20,000 TO \$29,999	24	20	3	0	0	47
\$30,000 TO \$39,999	16	13	13	6	8	56
\$40,000 TO \$49,999	0	19	0	8	0	27
\$50,000 TO \$59,999	16	0	0	0	0	16
\$60,000 TO \$74,999	0	3	4	3	0	10
\$75,000 TO \$99,999	0	2	4	2	0	8
\$100,000 TO \$124,999	0	2	2	2	0	6
\$125,000 TO \$149,999	0	2	1	2	0	5
\$150,000 TO \$199,999	0	1	1	1	0	3
\$200,000 & OVER	0	0	0	0	0	0
<b>TOTAL</b>	<b>194</b>	<b>137</b>	<b>59</b>	<b>45</b>	<b>16</b>	<b>452</b>

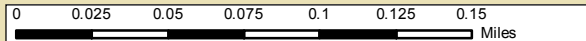
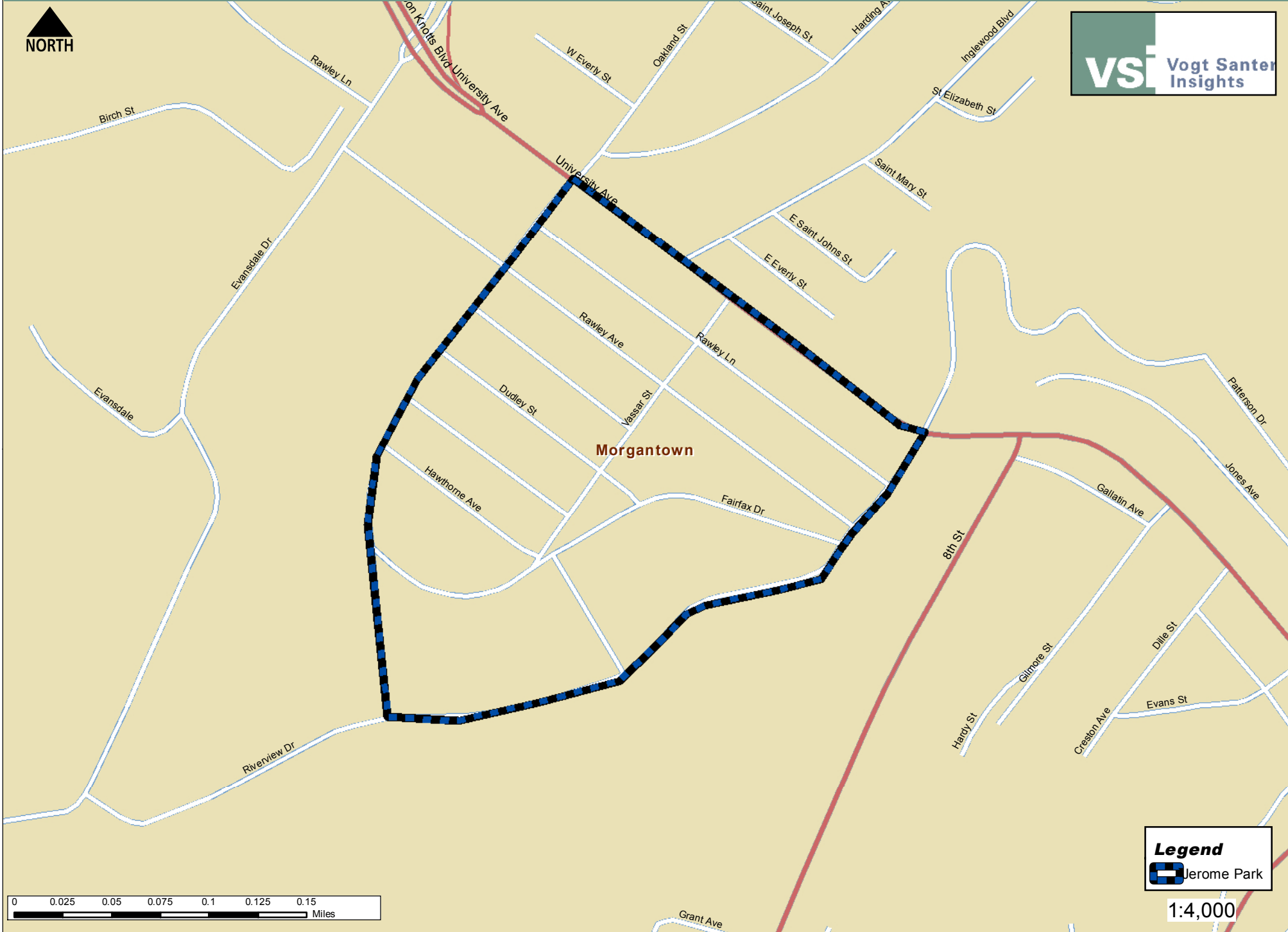
RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	77	25	13	3	3	121
\$10,000 TO \$19,999	54	36	14	15	4	124
\$20,000 TO \$29,999	33	25	4	0	0	62
\$30,000 TO \$39,999	17	12	13	5	7	54
\$40,000 TO \$49,999	0	19	0	9	0	28
\$50,000 TO \$59,999	19	0	0	0	0	19
\$60,000 TO \$74,999	0	3	3	3	0	10
\$75,000 TO \$99,999	0	3	4	3	0	11
\$100,000 TO \$124,999	0	2	3	2	0	7
\$125,000 TO \$149,999	0	2	2	2	0	6
\$150,000 TO \$199,999	0	2	2	2	0	6
\$200,000 & OVER	0	1	1	1	0	3
<b>TOTAL</b>	<b>201</b>	<b>130</b>	<b>60</b>	<b>46</b>	<b>15</b>	<b>452</b>

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Jerome Park Neighborhood



NORTH



**Legend**  
 Jerome Park

1:4,000

# Morgantown, WV: Jerome Park Neighborhood (Aerial)



**Legend**


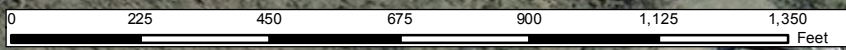
-  Jerome Park

Image Date: 02-15-2010  
1 inch = 333 feet



## JEROME PARK DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	948	217	274	279
POPULATION CHANGE	-	-731	57	5
PERCENT CHANGE	-	-77.1%	26.3%	1.8%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	31	14.3%	104	38.0%	105	37.6%	1	1.0%
20 TO 24	85	39.2%	84	30.7%	85	30.5%	1	1.2%
25 TO 34	21	9.7%	24	8.8%	25	9.0%	1	4.2%
35 TO 44	22	10.1%	23	8.4%	23	8.2%	0	0.0%
45 TO 54	17	7.8%	15	5.5%	14	5.0%	-1	-6.7%
55 TO 64	13	6.0%	8	2.9%	10	3.6%	2	25.0%
65 TO 74	12	5.5%	7	2.6%	7	2.5%	0	0.0%
75 & OVER	16	7.4%	9	3.3%	10	3.6%	1	11.1%
TOTAL	217	100.0%	274	100.0%	279	100.0%	5	1.8%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	58	93	112	121
HOUSEHOLD CHANGE	-	35	19	9
PERCENT CHANGE	-	61.6%	20.4%	8.0%
HOUSEHOLD SIZE	2.73	2.33	1.00	1.00

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	17	18.3%	73	65.2%	79	65.3%	6	8.2%
25 TO 34	20	21.5%	10	8.9%	13	10.7%	3	30.0%
35 TO 44	8	8.6%	10	8.9%	11	9.1%	1	10.0%
45 TO 54	15	16.1%	7	6.3%	6	5.0%	-1	-14.3%
55 TO 64	11	11.8%	4	3.6%	4	3.3%	0	0.0%
65 TO 74	8	8.6%	2	1.8%	2	1.7%	0	0.0%
75 TO 84	14	15.1%	4	3.6%	4	3.3%	0	0.0%
85 & OVER	0	0.0%	2	1.8%	2	1.7%	0	0.0%
TOTAL	93	100.0%	112	100.0%	121	100.0%	9	8.0%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	33	35.4%	41	36.6%	41	33.9%
RENTER-OCCUPIED	60	64.6%	71	63.4%	80	66.1%
TOTAL	93	100.0%	112	100.0%	121	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	31	52.1%	38	54.2%	7	23.0%
2 PERSONS	18	30.1%	20	27.8%	2	9.0%
3 PERSONS	6	9.6%	6	8.3%	0	2.7%
4 PERSONS	5	8.2%	7	9.7%	2	39.8%
5 PERSONS+	0	0.0%	0	0.0%	0	#DIV/0!
TOTAL	60	100.0%	71	100.0%	11	18.2%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	12	36.4%	0	0.0%	-12	-100.0%
2 PERSONS	18	54.5%	29	70.0%	11	59.7%
3 PERSONS	3	9.1%	8	20.0%	5	173.8%
4 PERSONS	0	0.0%	0	0.0%	0	#DIV/0!
5 PERSONS+	0	0.0%	4	10.0%	4	#DIV/0!
TOTAL	33	100.0%	41	100.0%	8	24.4%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	34	36.5%	24	21.1%	22	17.9%
\$10,000 TO \$19,999	20	21.8%	24	21.1%	24	19.7%
\$20,000 TO \$29,999	10	10.6%	12	10.6%	15	12.5%
\$30,000 TO \$39,999	8	8.2%	14	12.6%	12	9.6%
\$40,000 TO \$49,999	1	0.9%	4	3.5%	8	6.3%
\$50,000 TO \$59,999	5	5.9%	0	0.0%	5	4.3%
\$60,000 & OVER	15	16.1%	35	31.0%	36	29.8%
TOTAL	93	100.0%	112	100.0%	121	100.0%
MEDIAN INCOME	\$16,186		\$27,324		\$29,973	

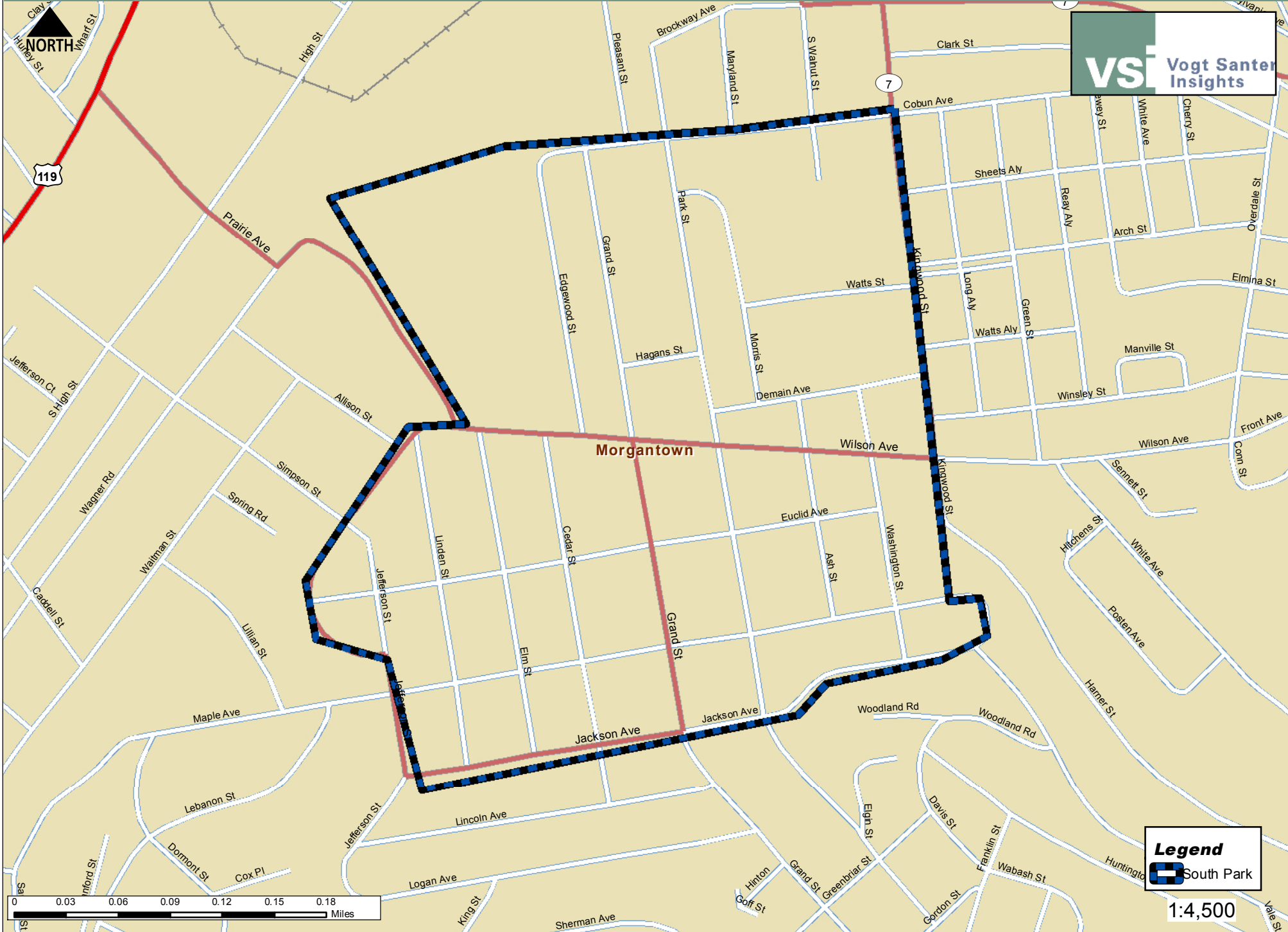
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	16	8	2	2	0	28
\$10,000 TO \$19,999	8	5	3	1	0	17
\$20,000 TO \$29,999	6	4	0	0	0	10
\$30,000 TO \$39,999	1	1	0	0	0	2
\$40,000 TO \$49,999	0	0	0	1	0	1
\$50,000 TO \$59,999	1	0	1	1	0	2
\$60,000 TO \$74,999	0	0	0	0	0	0
\$75,000 TO \$99,999	0	0	0	0	0	0
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	31	18	6	5	0	60

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	15	6	1	2	0	24
\$10,000 TO \$19,999	12	6	5	1	0	24
\$20,000 TO \$29,999	6	6	0	0	0	12
\$30,000 TO \$39,999	4	2	0	0	0	6
\$40,000 TO \$49,999	0	0	0	4	0	4
\$50,000 TO \$59,999	0	0	0	0	0	0
\$60,000 TO \$74,999	0	0	0	0	0	0
\$75,000 TO \$99,999	1	0	0	0	0	1
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	0	0	0	0	1
TOTAL	38	20	6	7	0	71

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	14	5	1	1	0	22
\$10,000 TO \$19,999	13	5	4	1	0	24
\$20,000 TO \$29,999	8	8	0	0	0	15
\$30,000 TO \$39,999	5	2	0	0	0	8
\$40,000 TO \$49,999	0	0	0	8	0	8
\$50,000 TO \$59,999	1	0	0	0	0	1
\$60,000 TO \$74,999	0	0	0	0	0	0
\$75,000 TO \$99,999	1	0	0	0	0	1
\$100,000 TO \$124,999	1	0	0	0	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	1	0	0	0	0	1
TOTAL	44	21	5	10	0	80

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

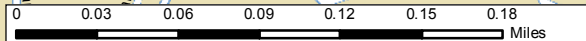
# Morgantown, WV: South Park Neighborhood



Morgantown

**Legend**  
[Blue and black dashed line symbol] South Park

1:4,500



# Morgantown, WV: South Park Neighborhood (Aerial)

**VSI** Vogt Santer  
Insights



**Legend**


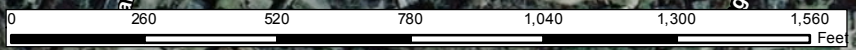
-  South Park

Image Date: 02-15-2010  
1 inch = 375 feet





## SOUTH PARK DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	950	883	845	842
POPULATION CHANGE	-	-67	-38	-3
PERCENT CHANGE	-	-7.1%	-4.3%	-0.4%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	175	19.8%	157	18.6%	154	18.3%	-3	-1.9%
20 TO 24	165	18.7%	165	19.5%	161	19.1%	-4	-2.4%
25 TO 34	139	15.7%	119	14.1%	121	14.4%	2	1.7%
35 TO 44	110	12.5%	90	10.7%	82	9.7%	-8	-8.9%
45 TO 54	123	13.9%	120	14.2%	112	13.3%	-8	-6.7%
55 TO 64	63	7.1%	85	10.1%	89	10.6%	4	4.7%
65 TO 74	52	5.9%	51	6.0%	66	7.8%	15	29.4%
75 & OVER	56	6.3%	58	6.9%	57	6.8%	-1	-1.7%
TOTAL	883	100.0%	845	100.0%	842	100.0%	-3	-0.4%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	422	411	383	381
HOUSEHOLD CHANGE	-	-11	-28	-2
PERCENT CHANGE	-	-2.7%	-6.8%	-0.5%
HOUSEHOLD SIZE	2.25	2.14	2.20	2.20

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	90	21.9%	80	20.9%	74	19.4%	-6	-7.5%
25 TO 34	63	15.3%	62	16.2%	64	16.8%	2	3.2%
35 TO 44	57	13.9%	50	13.1%	46	12.1%	-4	-8.0%
45 TO 54	81	19.7%	64	16.7%	60	15.7%	-4	-6.3%
55 TO 64	53	12.9%	48	12.5%	50	13.1%	2	4.2%
65 TO 74	29	7.1%	33	8.6%	42	11.0%	9	27.3%
75 TO 84	28	6.8%	31	8.1%	30	7.9%	-1	-3.2%
85 & OVER	10	2.4%	15	3.9%	15	3.9%	0	0.0%
TOTAL	411	100.0%	383	100.0%	381	100.0%	-2	-0.5%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	218	53.0%	206	53.8%	202	53.0%
RENTER-OCCUPIED	193	47.0%	177	46.2%	179	47.0%
TOTAL	411	100.0%	383	100.0%	381	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	80	41.6%	78	44.3%	-2	-2.4%
2 PERSONS	66	33.9%	55	31.0%	-11	-16.2%
3 PERSONS	25	13.1%	22	12.3%	-4	-14.0%
4 PERSONS	16	8.1%	17	9.4%	1	5.3%
5 PERSONS+	6	3.2%	5	3.0%	-1	-14.5%
TOTAL	193	100.0%	177	100.0%	-16	-8.4%

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

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	72	33.2%	65	31.7%	-7	-9.7%
2 PERSONS	84	38.7%	81	39.4%	-3	-3.8%
3 PERSONS	33	15.1%	32	15.4%	-1	-3.5%
4 PERSONS	20	9.0%	17	8.1%	-3	-14.9%
5 PERSONS+	9	4.0%	11	5.4%	2	27.7%
TOTAL	218	100.0%	206	100.0%	-12	-5.4%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	89	21.6%	59	15.4%	53	13.9%
\$10,000 TO \$19,999	72	17.4%	70	18.2%	65	17.0%
\$20,000 TO \$29,999	57	13.8%	36	9.4%	41	10.8%
\$30,000 TO \$39,999	46	11.2%	37	9.6%	33	8.6%
\$40,000 TO \$49,999	45	11.0%	35	9.1%	31	8.0%
\$50,000 TO \$59,999	16	3.9%	29	7.7%	30	8.0%
\$60,000 & OVER	87	21.1%	117	30.7%	128	33.6%
TOTAL	411	100.0%	383	100.0%	381	100.0%
MEDIAN INCOME	\$27,955		\$37,312		\$39,557	

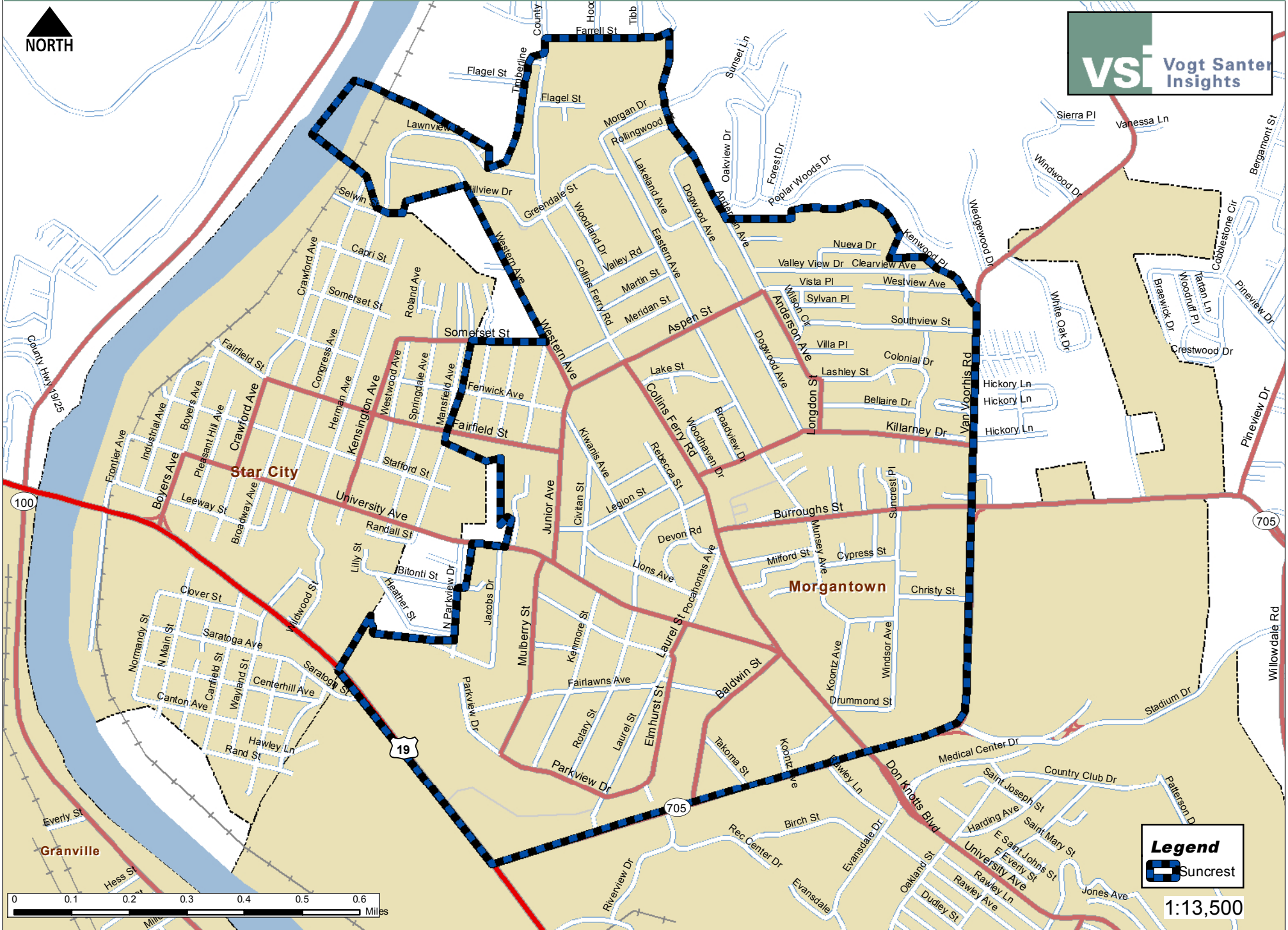
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	40	20	10	2	2	73
\$10,000 TO \$19,999	20	19	6	7	2	54
\$20,000 TO \$29,999	12	13	2	0	0	27
\$30,000 TO \$39,999	5	5	6	3	3	22
\$40,000 TO \$49,999	1	5	0	2	0	8
\$50,000 TO \$59,999	2	0	0	0	0	2
\$60,000 TO \$74,999	0	1	1	1	0	3
\$75,000 TO \$99,999	0	1	1	1	0	3
\$100,000 TO \$124,999	0	1	0	1	0	2
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	80	66	25	16	6	193

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	31	12	6	1	1	51
\$10,000 TO \$19,999	24	18	6	7	2	58
\$20,000 TO \$29,999	10	8	1	0	0	19
\$30,000 TO \$39,999	6	4	4	2	3	19
\$40,000 TO \$49,999	0	8	0	3	0	10
\$50,000 TO \$59,999	6	0	0	0	0	6
\$60,000 TO \$74,999	0	1	2	1	0	3
\$75,000 TO \$99,999	0	1	2	1	0	3
\$100,000 TO \$124,999	0	1	1	1	0	3
\$125,000 TO \$149,999	0	1	0	1	0	2
\$150,000 TO \$199,999	0	1	0	1	0	2
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	78	55	22	17	5	177

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	31	10	5	1	1	48
\$10,000 TO \$19,999	23	15	6	6	2	52
\$20,000 TO \$29,999	14	9	2	0	0	25
\$30,000 TO \$39,999	7	4	5	2	3	20
\$40,000 TO \$49,999	0	8	0	3	0	11
\$50,000 TO \$59,999	7	0	0	0	0	7
\$60,000 TO \$74,999	0	2	1	1	0	4
\$75,000 TO \$99,999	0	1	2	1	0	4
\$100,000 TO \$124,999	0	1	1	1	0	3
\$125,000 TO \$149,999	0	1	1	1	0	3
\$150,000 TO \$199,999	0	1	1	1	0	3
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	82	52	22	16	6	179

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Suncrest Neighborhood



1:13,500

# Morgantown, WV: Suncrest Neighborhood (Aerial)

**vsi** Vogt Santer  
Insights



## Legend

 Suncrest

Image Date: 02-15-2010

1 inch = 375 feet

## SUNCREST DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	3,626	3,541	4,003	4,223
POPULATION CHANGE	-	-85	462	220
PERCENT CHANGE	-	-2.3%	13.0%	5.5%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	673	19.0%	648	16.2%	657	15.6%	9	1.4%
20 TO 24	300	8.5%	291	7.3%	274	6.5%	-17	-5.8%
25 TO 34	380	10.7%	514	12.8%	506	12.0%	-8	-1.6%
35 TO 44	474	13.4%	432	10.8%	554	13.1%	122	28.2%
45 TO 54	500	14.1%	578	14.4%	524	12.4%	-54	-9.3%
55 TO 64	363	10.3%	567	14.2%	625	14.8%	58	10.2%
65 TO 74	374	10.6%	391	9.8%	509	12.1%	118	30.2%
75 & OVER	477	13.5%	582	14.5%	574	13.6%	-8	-1.4%
TOTAL	3,541	100.0%	4,003	100.0%	4,223	100.0%	220	5.5%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	1,546	1,612	1,769	1,861
HOUSEHOLD CHANGE	-	66	157	92
PERCENT CHANGE	-	4.3%	9.7%	5.2%
HOUSEHOLD SIZE	2.28	2.14	2.20	2.21

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	172	10.7%	138	7.8%	126	6.8%	-12	-8.7%
25 TO 34	195	12.1%	248	14.0%	256	13.8%	8	3.2%
35 TO 44	256	15.9%	220	12.4%	274	14.7%	54	24.5%
45 TO 54	265	16.4%	316	17.9%	283	15.2%	-33	-10.4%
55 TO 64	209	13.0%	291	16.4%	314	16.9%	23	7.9%
65 TO 74	201	12.5%	215	12.2%	276	14.8%	61	28.4%
75 TO 84	265	16.4%	228	12.9%	214	11.5%	-14	-6.1%
85 & OVER	49	3.0%	113	6.4%	118	6.3%	5	4.4%
TOTAL	1,612	100.0%	1,769	100.0%	1,861	100.0%	92	5.2%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	1,109	68.8%	1,199	67.8%	1,260	67.7%
RENTER-OCCUPIED	503	31.2%	570	32.2%	601	32.3%
TOTAL	1,612	100.0%	1,769	100.0%	1,861	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	232	46.1%	270	47.4%	38	16.5%
2 PERSONS	175	34.9%	187	32.8%	11	6.5%
3 PERSONS	63	12.5%	80	14.1%	17	27.5%
4 PERSONS	29	5.7%	30	5.2%	1	3.6%
5 PERSONS+	4	0.7%	3	0.5%	-1	-19.7%
TOTAL	503	100.0%	570	100.0%	67	13.4%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	317	28.6%	349	29.1%	32	10.0%
2 PERSONS	453	40.8%	450	37.6%	-2	-0.5%
3 PERSONS	149	13.4%	187	15.6%	38	25.6%
4 PERSONS	137	12.3%	163	13.6%	27	19.6%
5 PERSONS+	54	4.9%	50	4.1%	-4	-8.1%
TOTAL	1,109	100.0%	1,199	100.0%	90	8.1%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	171	10.6%	136	7.7%	134	7.2%
\$10,000 TO \$19,999	225	14.0%	201	11.4%	190	10.2%
\$20,000 TO \$29,999	193	12.0%	176	10.0%	176	9.4%
\$30,000 TO \$39,999	239	14.8%	170	9.6%	166	8.9%
\$40,000 TO \$49,999	157	9.7%	234	13.2%	196	10.5%
\$50,000 TO \$59,999	130	8.1%	129	7.3%	175	9.4%
\$60,000 & OVER	498	30.9%	722	40.8%	824	44.3%
TOTAL	1,612	100.0%	1,769	100.0%	1,861	100.0%
MEDIAN INCOME	\$39,109		\$48,573		\$53,933	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	45	53	12	4	4	118
\$10,000 TO \$19,999	89	35	10	4	0	138
\$20,000 TO \$29,999	35	29	15	4	0	83
\$30,000 TO \$39,999	47	19	14	4	0	84
\$40,000 TO \$49,999	12	4	0	0	0	16
\$50,000 TO \$59,999	3	19	0	6	0	29
\$60,000 TO \$74,999	0	6	4	2	0	11
\$75,000 TO \$99,999	0	6	4	2	0	11
\$100,000 TO \$124,999	0	3	2	2	0	6
\$125,000 TO \$149,999	0	1	0	0	0	1
\$150,000 TO \$199,999	0	1	1	1	0	3
\$200,000 & OVER	0	0	2	1	0	3
TOTAL	232	175	63	29	4	503

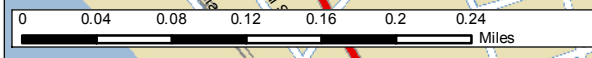
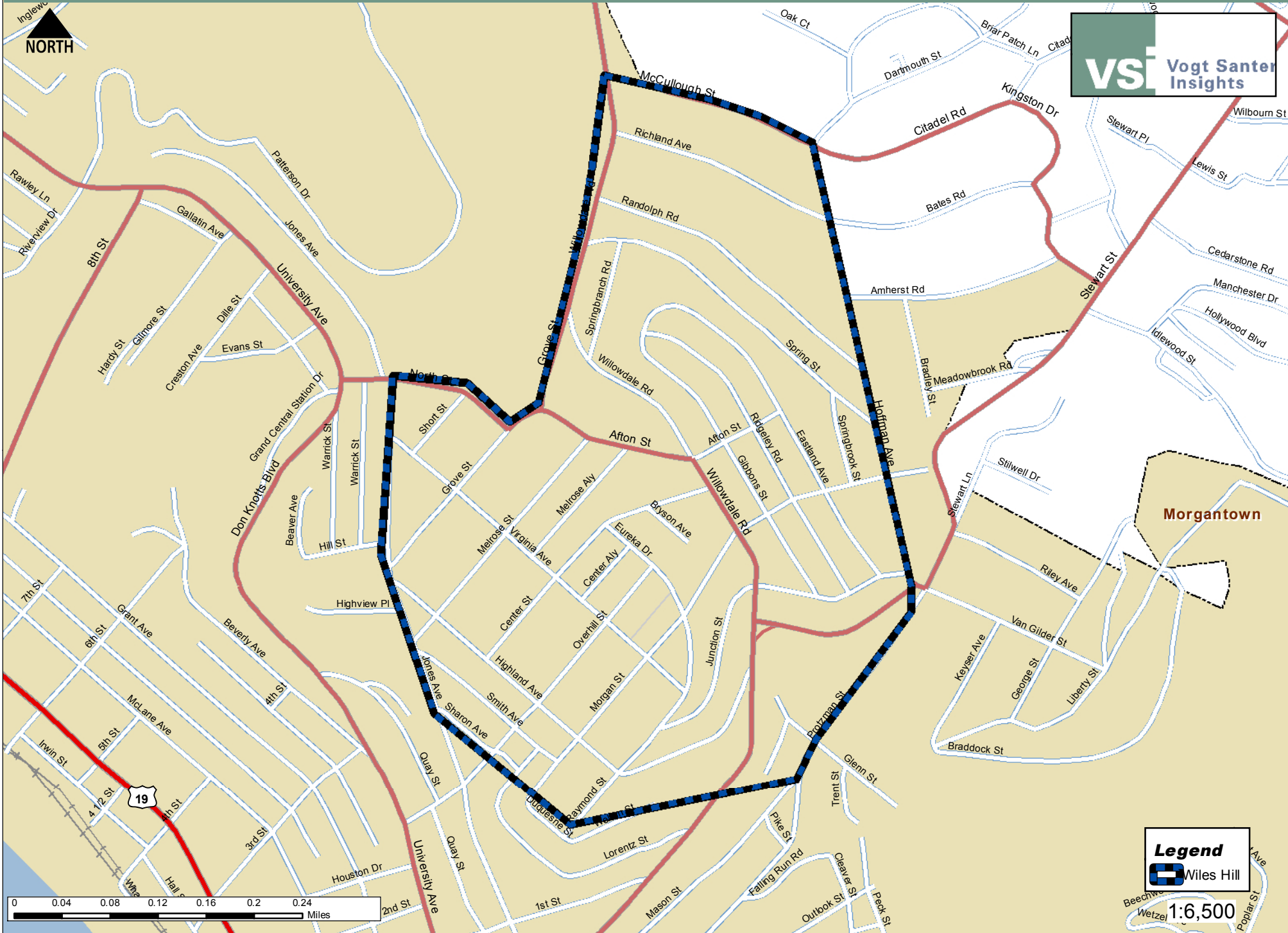
RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	42	40	10	2	3	96
\$10,000 TO \$19,999	98	33	11	3	0	145
\$20,000 TO \$29,999	48	31	17	4	0	99
\$30,000 TO \$39,999	49	15	20	5	0	88
\$40,000 TO \$49,999	29	8	0	0	0	37
\$50,000 TO \$59,999	5	25	0	4	0	34
\$60,000 TO \$74,999	0	8	3	2	0	13
\$75,000 TO \$99,999	0	10	8	4	0	22
\$100,000 TO \$124,999	0	7	5	2	0	14
\$125,000 TO \$149,999	0	4	2	1	0	7
\$150,000 TO \$199,999	0	3	2	1	0	6
\$200,000 & OVER	0	4	3	2	0	9
TOTAL	270	187	80	30	3	570

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	45	38	10	2	3	98
\$10,000 TO \$19,999	103	32	9	2	0	146
\$20,000 TO \$29,999	53	28	17	4	0	103
\$30,000 TO \$39,999	54	15	21	5	0	95
\$40,000 TO \$49,999	25	5	0	0	0	30
\$50,000 TO \$59,999	10	18	0	9	0	37
\$60,000 TO \$74,999	0	9	4	2	0	15
\$75,000 TO \$99,999	0	12	8	4	0	24
\$100,000 TO \$124,999	0	10	5	3	0	18
\$125,000 TO \$149,999	0	5	3	2	0	11
\$150,000 TO \$199,999	0	6	3	2	0	12
\$200,000 & OVER	0	6	3	2	0	12
TOTAL	290	186	83	39	3	601

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights



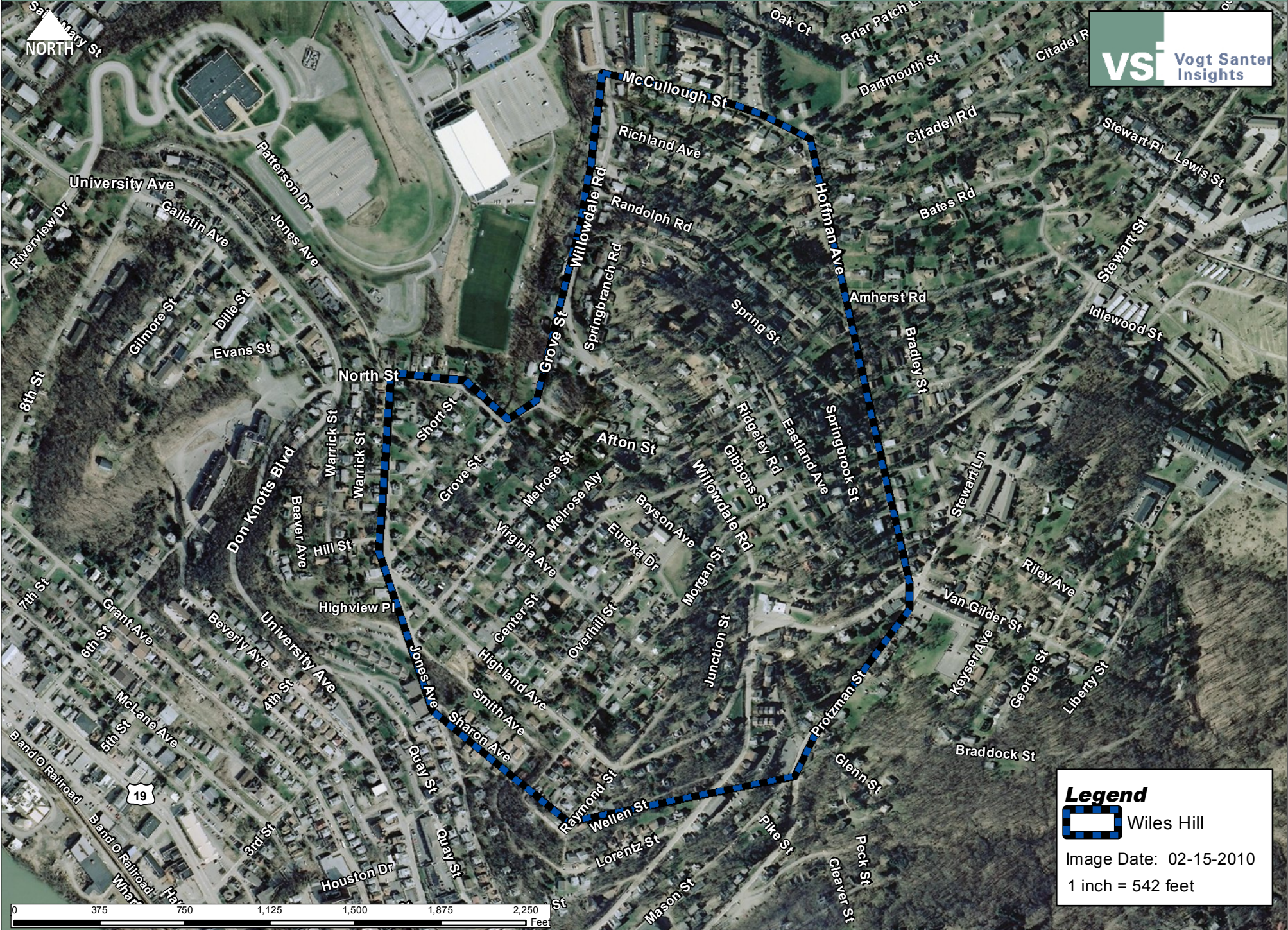
# Morgantown, WV: Wiles Hill Neighborhood



**Legend**  
 Wiles Hill

1:6,500

# Morgantown, WV: Wiles Hill Neighborhood (Aerial)



**Legend**


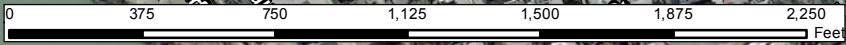
-  Wiles Hill

Image Date: 02-15-2010  
1 inch = 542 feet



## WILES HILL DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	1,159	1,311	1,416	1,478
POPULATION CHANGE	-	152	105	62
PERCENT CHANGE	-	13.1%	8.0%	4.4%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	212	16.2%	217	15.3%	219	14.8%	2	0.9%
20 TO 24	560	42.7%	613	43.3%	632	42.8%	19	3.1%
25 TO 34	193	14.7%	198	14.0%	212	14.3%	14	7.1%
35 TO 44	97	7.4%	84	5.9%	85	5.8%	1	1.2%
45 TO 54	94	7.2%	108	7.6%	105	7.1%	-3	-2.8%
55 TO 64	51	3.9%	72	5.1%	81	5.5%	9	12.5%
65 TO 74	51	3.9%	60	4.2%	79	5.3%	19	31.7%
75 & OVER	53	4.0%	64	4.5%	65	4.4%	1	1.6%
TOTAL	1,311	100.0%	1,416	100.0%	1,478	100.0%	62	4.4%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	489	572	604	631
HOUSEHOLD CHANGE	-	83	32	27
PERCENT CHANGE	-	17.1%	5.6%	4.5%
HOUSEHOLD SIZE	2.19	2.25	2.30	2.30

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	299	52.3%	280	46.4%	285	45.2%	5	1.8%
25 TO 34	90	15.7%	99	16.4%	107	17.0%	8	8.1%
35 TO 44	65	11.4%	51	8.4%	52	8.2%	1	2.0%
45 TO 54	8	1.4%	60	9.9%	59	9.4%	-1	-1.7%
55 TO 64	32	5.6%	40	6.6%	45	7.1%	5	12.5%
65 TO 74	25	4.4%	30	5.0%	39	6.2%	9	30.0%
75 TO 84	47	8.2%	30	5.0%	30	4.8%	0	0.0%
85 & OVER	6	1.0%	14	2.3%	14	2.2%	0	0.0%
TOTAL	572	100.0%	604	100.0%	631	100.0%	27	4.5%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	176	30.7%	200	33.1%	210	33.3%
RENTER-OCCUPIED	396	69.3%	404	66.9%	421	66.7%
TOTAL	572	100.0%	604	100.0%	631	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	165	41.7%	191	47.4%	26	16.0%
2 PERSONS	140	35.3%	122	30.1%	-18	-12.9%
3 PERSONS	56	14.1%	52	12.9%	-4	-6.6%
4 PERSONS	25	6.2%	26	6.5%	2	7.6%
5 PERSONS+	11	2.8%	12	3.1%	1	11.8%
TOTAL	396	100.0%	404	100.0%	8	2.0%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	39	22.4%	41	20.7%	2	5.4%
2 PERSONS	72	41.0%	86	43.0%	14	19.1%
3 PERSONS	46	26.1%	44	22.2%	-1	-3.2%
4 PERSONS	9	5.2%	13	6.7%	4	45.2%
5 PERSONS+	9	5.2%	15	7.4%	6	61.4%
TOTAL	176	100.0%	200	100.0%	24	13.8%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	228	39.8%	186	30.8%	174	27.6%
\$10,000 TO \$19,999	136	23.8%	140	23.2%	139	22.0%
\$20,000 TO \$29,999	57	9.9%	63	10.5%	79	12.5%
\$30,000 TO \$39,999	38	6.6%	58	9.7%	60	9.6%
\$40,000 TO \$49,999	15	2.6%	26	4.4%	29	4.6%
\$50,000 TO \$59,999	39	6.9%	21	3.4%	25	3.9%
\$60,000 & OVER	60	10.4%	109	18.0%	125	19.8%
TOTAL	572	100.0%	604	100.0%	631	100.0%
MEDIAN INCOME	\$14,294		\$18,250		\$20,317	

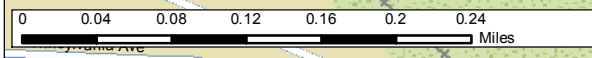
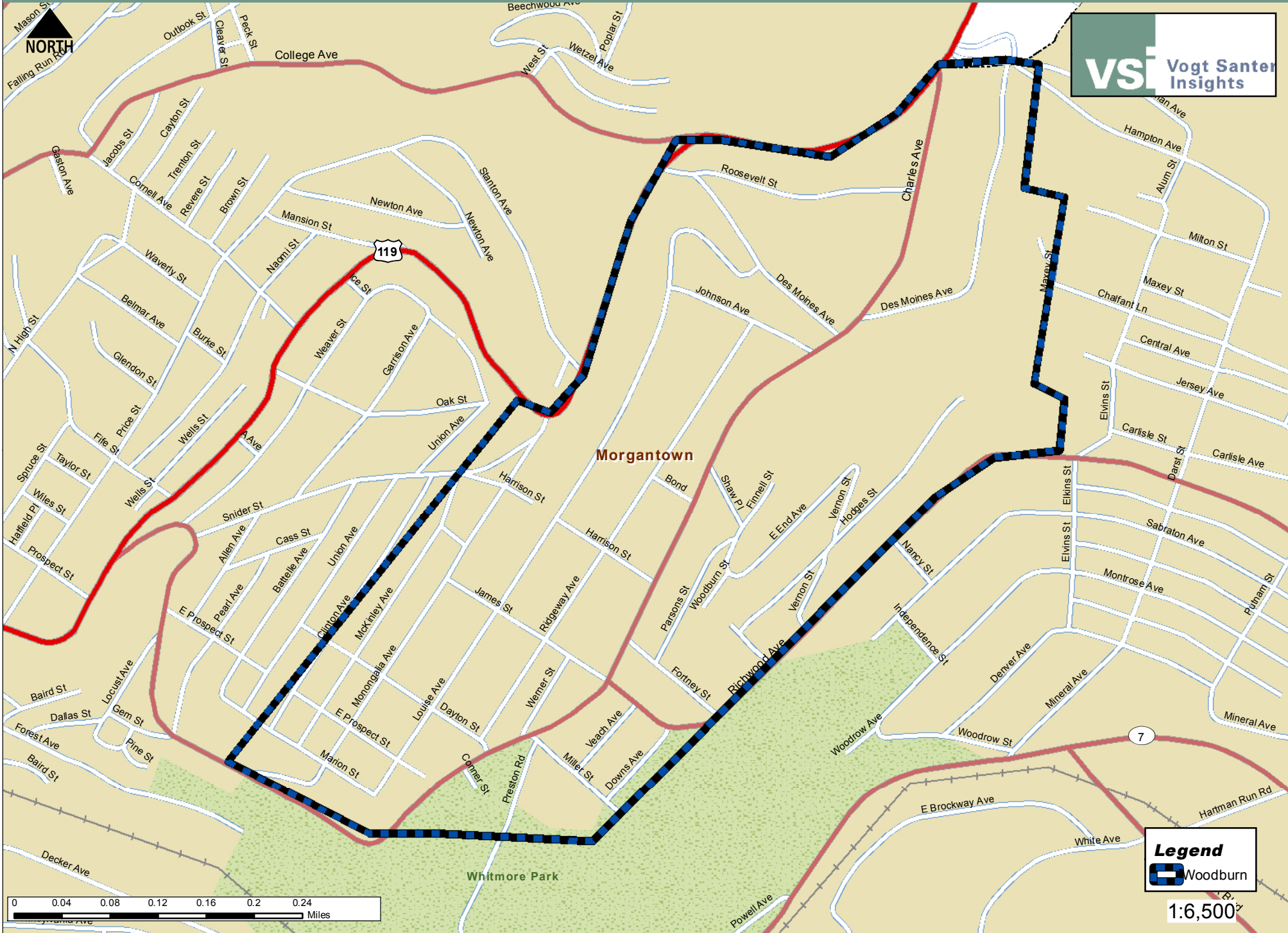
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	98	90	20	9	0	217
\$10,000 TO \$19,999	33	28	31	8	8	109
\$20,000 TO \$29,999	19	4	0	4	3	29
\$30,000 TO \$39,999	6	3	0	0	0	9
\$40,000 TO \$49,999	4	7	0	0	0	11
\$50,000 TO \$59,999	3	3	4	0	0	10
\$60,000 TO \$74,999	1	3	0	2	0	7
\$75,000 TO \$99,999	1	1	0	1	0	3
\$100,000 TO \$124,999	0	1	0	1	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	165	140	56	25	11	396

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	94	64	15	7	0	179
\$10,000 TO \$19,999	42	29	34	9	9	122
\$20,000 TO \$29,999	26	4	0	4	3	37
\$30,000 TO \$39,999	12	4	0	0	0	17
\$40,000 TO \$49,999	9	10	0	0	0	19
\$50,000 TO \$59,999	2	2	3	0	0	7
\$60,000 TO \$74,999	3	4	1	3	1	11
\$75,000 TO \$99,999	2	3	0	2	0	7
\$100,000 TO \$124,999	1	1	0	1	0	2
\$125,000 TO \$149,999	1	1	0	1	0	2
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	191	122	52	26	12	404

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	90	54	13	6	0	163
\$10,000 TO \$19,999	45	29	34	10	9	126
\$20,000 TO \$29,999	37	4	0	6	4	50
\$30,000 TO \$39,999	15	4	0	0	0	19
\$40,000 TO \$49,999	10	9	1	0	0	19
\$50,000 TO \$59,999	4	3	4	0	0	12
\$60,000 TO \$74,999	3	4	1	3	1	11
\$75,000 TO \$99,999	4	4	1	4	0	12
\$100,000 TO \$124,999	1	1	0	1	0	4
\$125,000 TO \$149,999	1	1	0	1	0	2
\$150,000 TO \$199,999	0	1	0	1	0	1
\$200,000 & OVER	0	1	0	0	0	1
TOTAL	208	115	54	31	13	421

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Woodburn Neighborhood



**Legend**  
 Woodburn

1:6,500

# Morgantown, WV: Woodburn Neighborhood (Aerial)



**Legend**


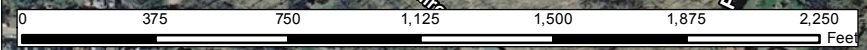
-  Woodburn

Image Date: 02-15-2010  
1 inch = 542 feet



## WOODBURN DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	1,046	1,114	1,170	1,204
POPULATION CHANGE	-	68	56	34
PERCENT CHANGE	-	6.5%	5.0%	2.9%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	231	20.7%	235	20.1%	240	19.9%	5	2.1%
20 TO 24	207	18.6%	224	19.1%	224	18.6%	0	0.0%
25 TO 34	190	17.1%	192	16.4%	194	16.1%	2	1.0%
35 TO 44	142	12.7%	124	10.6%	130	10.8%	6	4.8%
45 TO 54	128	11.5%	148	12.6%	139	11.5%	-9	-6.1%
55 TO 64	81	7.3%	109	9.3%	123	10.2%	14	12.8%
65 TO 74	71	6.4%	70	6.0%	86	7.1%	16	22.9%
75 & OVER	64	5.7%	68	5.8%	68	5.6%	0	0.0%
TOTAL	1,114	100.0%	1,170	100.0%	1,204	100.0%	34	2.9%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	496	524	537	550
HOUSEHOLD CHANGE	-	28	13	13
PERCENT CHANGE	-	5.8%	2.5%	2.4%
HOUSEHOLD SIZE	2.10	2.12	2.18	2.19

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	113	21.6%	111	20.7%	107	19.5%	-4	-3.6%
25 TO 34	106	20.2%	103	19.2%	104	18.9%	1	1.0%
35 TO 44	70	13.4%	73	13.6%	76	13.8%	3	4.1%
45 TO 54	80	15.3%	87	16.2%	80	14.5%	-7	-8.0%
55 TO 64	32	6.1%	65	12.1%	73	13.3%	8	12.3%
65 TO 74	64	12.2%	46	8.6%	58	10.5%	12	26.1%
75 TO 84	41	7.8%	34	6.3%	34	6.2%	0	0.0%
85 & OVER	18	3.4%	18	3.4%	18	3.3%	0	0.0%
TOTAL	524	100.0%	537	100.0%	550	100.0%	13	2.4%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	278	53.0%	288	53.6%	295	53.6%
RENTER-OCCUPIED	246	47.0%	249	46.4%	255	46.4%
TOTAL	524	100.0%	537	100.0%	550	100.0%



PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	103	42.0%	101	40.6%	-2	-2.3%
2 PERSONS	81	33.0%	82	33.0%	1	1.2%
3 PERSONS	39	16.0%	44	17.6%	4	11.4%
4 PERSONS	11	4.7%	13	5.3%	2	15.9%
5 PERSONS+	11	4.3%	9	3.5%	-2	-19.2%
TOTAL	246	100.0%	249	100.0%	3	1.2%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	97	35.0%	102	35.5%	5	4.9%
2 PERSONS	84	30.4%	87	30.2%	3	3.0%
3 PERSONS	53	19.2%	53	18.5%	0	0.0%
4 PERSONS	27	9.8%	27	9.4%	0	-0.4%
5 PERSONS+	16	5.6%	18	6.4%	3	18.6%
TOTAL	278	100.0%	288	100.0%	10	3.6%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	111	21.3%	79	14.8%	71	13.0%
\$10,000 TO \$19,999	117	22.3%	97	18.1%	88	16.0%
\$20,000 TO \$29,999	100	19.0%	88	16.4%	89	16.1%
\$30,000 TO \$39,999	49	9.4%	70	13.0%	67	12.3%
\$40,000 TO \$49,999	46	8.7%	39	7.3%	48	8.8%
\$50,000 TO \$59,999	40	7.5%	42	7.7%	37	6.8%
\$60,000 & OVER	62	11.9%	122	22.8%	149	27.1%
TOTAL	524	100.0%	537	100.0%	550	100.0%
MEDIAN INCOME	\$23,405		\$30,614		\$33,978	

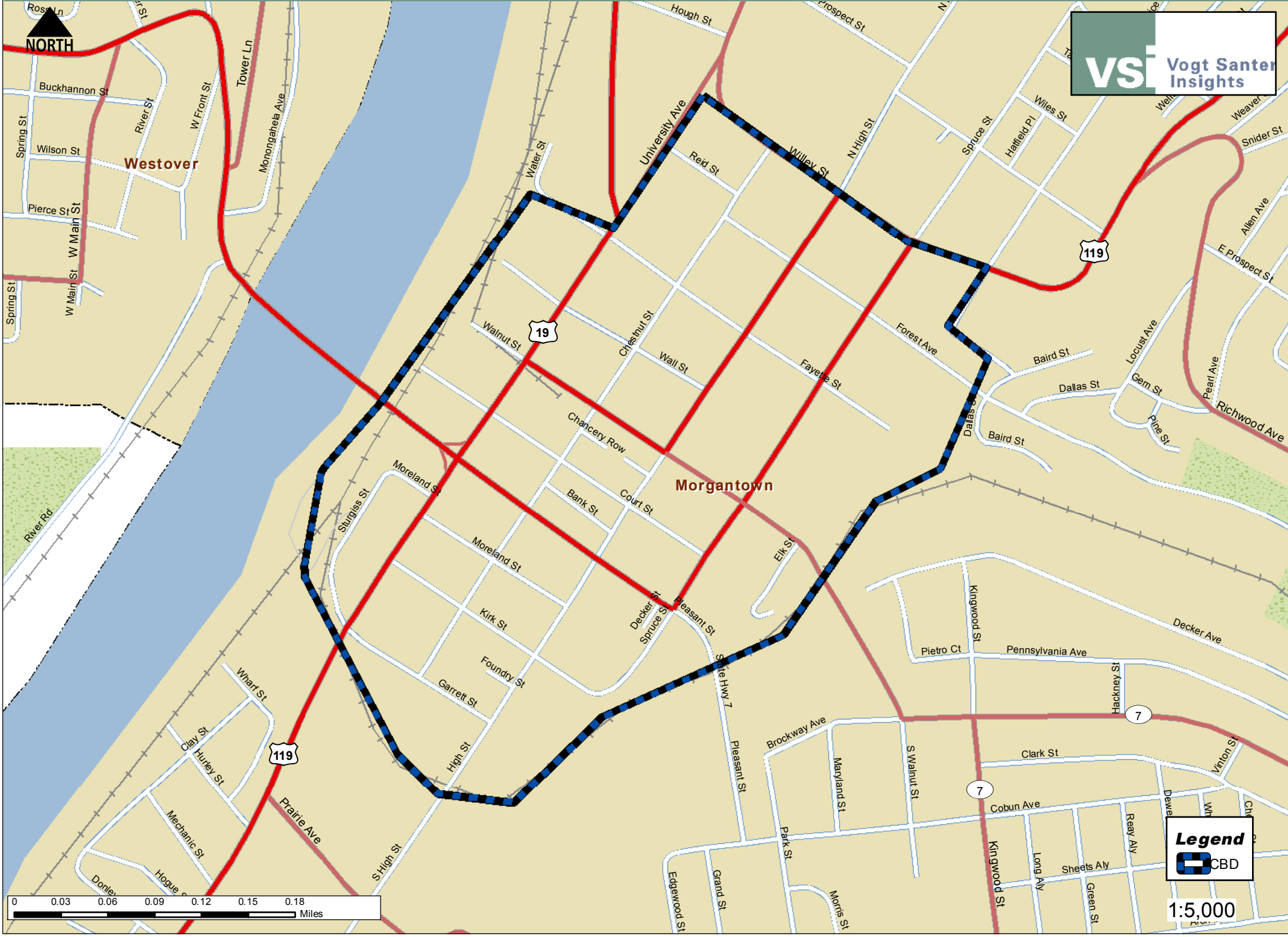
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	48	22	14	1	7	92
\$10,000 TO \$19,999	37	26	12	4	1	80
\$20,000 TO \$29,999	9	14	2	4	2	32
\$30,000 TO \$39,999	4	6	1	2	1	14
\$40,000 TO \$49,999	3	7	3	0	0	13
\$50,000 TO \$59,999	2	4	0	0	0	6
\$60,000 TO \$74,999	0	1	2	0	0	3
\$75,000 TO \$99,999	0	2	3	0	0	5
\$100,000 TO \$124,999	0	0	1	0	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	103	81	39	11	11	246

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	41	13	9	1	4	67
\$10,000 TO \$19,999	34	22	12	3	1	72
\$20,000 TO \$29,999	13	15	3	4	2	37
\$30,000 TO \$39,999	7	9	2	5	2	24
\$40,000 TO \$49,999	4	11	2	0	0	17
\$50,000 TO \$59,999	2	4	1	1	0	8
\$60,000 TO \$74,999	0	3	5	0	0	8
\$75,000 TO \$99,999	0	2	5	0	0	7
\$100,000 TO \$124,999	0	2	3	0	0	5
\$125,000 TO \$149,999	0	1	2	0	0	3
\$150,000 TO \$199,999	0	0	1	0	0	1
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	101	82	44	13	9	249

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	40	10	7	1	3	62
\$10,000 TO \$19,999	34	17	10	4	2	66
\$20,000 TO \$29,999	13	15	3	5	3	39
\$30,000 TO \$39,999	7	10	2	6	2	27
\$40,000 TO \$49,999	5	13	3	0	0	21
\$50,000 TO \$59,999	2	3	0	0	0	6
\$60,000 TO \$74,999	0	3	7	0	0	10
\$75,000 TO \$99,999	0	3	7	0	0	10
\$100,000 TO \$124,999	0	2	4	0	0	6
\$125,000 TO \$149,999	0	2	3	0	0	5
\$150,000 TO \$199,999	0	1	2	0	0	2
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	101	80	49	15	10	255

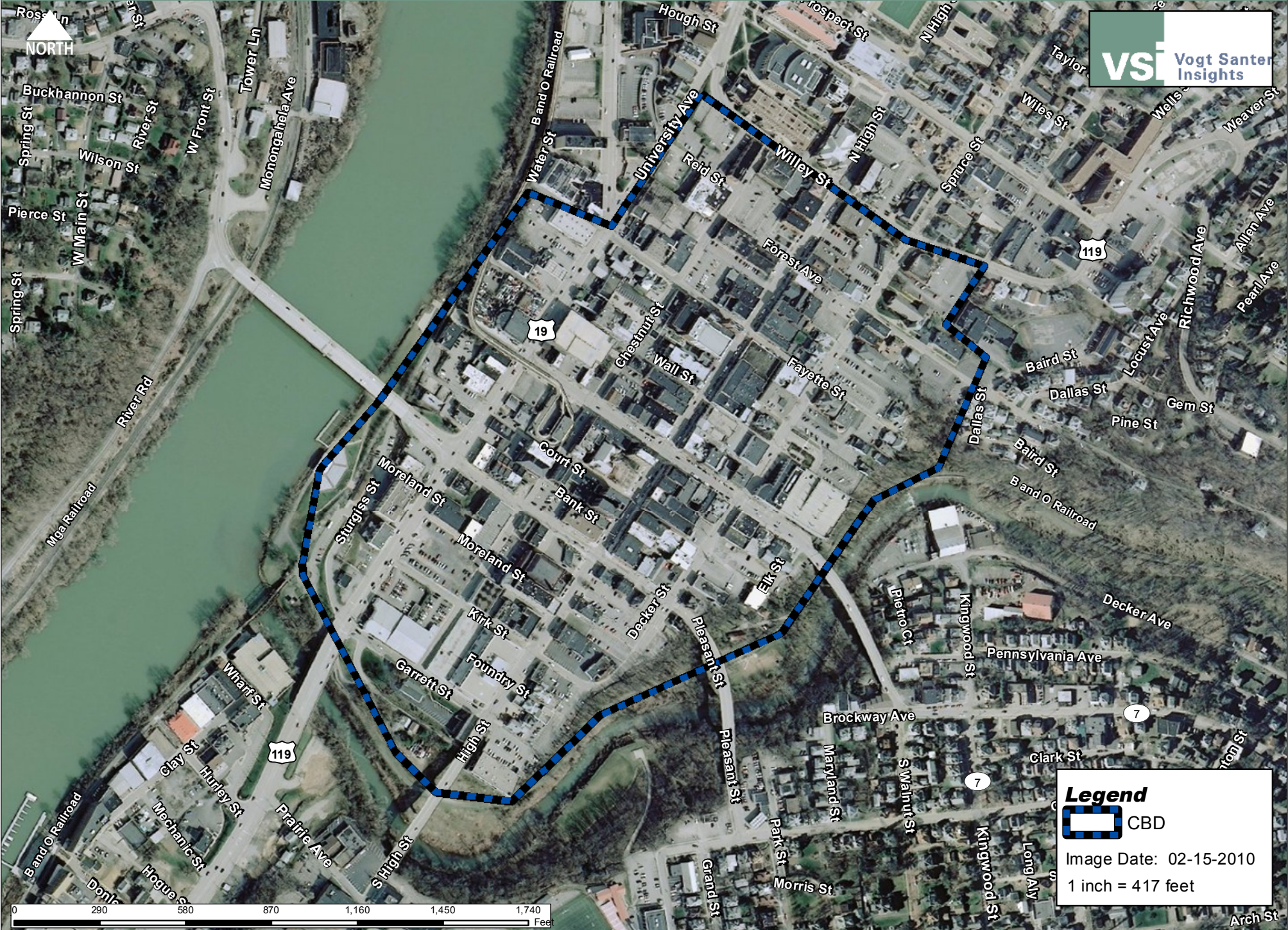
Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Morgantown, WV: Central Business District



1:5,000

# Morgantown, WV: Central Business District (Aerial)



**Legend**


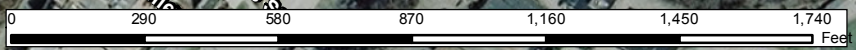
-  CBD

Image Date: 02-15-2010  
1 inch = 417 feet



## CENTRAL BUSINESS DISTRICT DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	491	625	704	737
POPULATION CHANGE	-	134	79	33
PERCENT CHANGE	-	27.2%	12.6%	4.7%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	74	11.8%	78	11.1%	79	10.7%	1	1.3%
20 TO 24	398	63.7%	458	65.1%	485	65.8%	27	5.9%
25 TO 34	83	13.3%	89	12.6%	94	12.8%	5	5.6%
35 TO 44	23	3.7%	22	3.1%	22	3.0%	0	0.0%
45 TO 54	18	2.9%	21	3.0%	19	2.6%	-2	-9.5%
55 TO 64	11	1.8%	17	2.4%	18	2.4%	1	5.9%
65 TO 74	5	0.8%	5	0.7%	6	0.8%	1	20.0%
75 & OVER	13	2.1%	14	2.0%	14	1.9%	0	0.0%
TOTAL	625	100.0%	704	100.0%	737	100.0%	33	4.7%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	267	324	344	359
HOUSEHOLD CHANGE	-	57	20	15
PERCENT CHANGE	-	21.5%	6.2%	4.4%
HOUSEHOLD SIZE	1.52	1.81	1.90	1.91

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	218	67.3%	254	73.8%	264	73.5%	10	3.9%
25 TO 34	60	18.5%	47	13.7%	49	13.6%	2	4.3%
35 TO 44	19	5.9%	12	3.5%	13	3.6%	1	8.3%
45 TO 54	13	4.0%	11	3.2%	10	2.8%	-1	-9.1%
55 TO 64	6	1.9%	7	2.0%	8	2.2%	1	14.3%
65 TO 74	2	0.6%	3	0.9%	4	1.1%	1	33.3%
75 TO 84	6	1.9%	7	2.0%	8	2.2%	1	14.3%
85 & OVER	0	0.0%	3	0.9%	3	0.8%	0	0.0%
TOTAL	324	100.0%	344	100.0%	359	100.0%	15	4.4%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	13	4.1%	15	4.4%	15	4.2%
RENTER-OCCUPIED	311	95.9%	329	95.6%	344	95.8%
TOTAL	324	100.0%	344	100.0%	359	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	133	42.7%	153	46.6%	21	15.5%
2 PERSONS	112	36.0%	108	32.8%	-4	-3.5%
3 PERSONS	39	12.6%	42	12.8%	3	6.8%
4 PERSONS	20	6.3%	19	5.9%	0	-1.8%
5 PERSONS+	7	2.4%	7	2.1%	-1	-7.6%
TOTAL	311	100.0%	329	100.0%	18	5.9%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	5	34.9%	5	36.4%	1	16.8%
2 PERSONS	4	30.2%	4	29.5%	0	9.5%
3 PERSONS	3	25.6%	4	27.3%	1	19.5%
4 PERSONS	1	4.7%	0	2.3%	0	-45.2%
5 PERSONS+	1	4.7%	1	4.5%	0	9.5%
TOTAL	13	100.0%	15	100.0%	2	12.0%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	182	56.3%	156	45.2%	149	41.5%
\$10,000 TO \$19,999	65	20.0%	82	24.0%	91	25.5%
\$20,000 TO \$29,999	40	12.3%	45	13.1%	50	13.9%
\$30,000 TO \$39,999	16	4.9%	25	7.3%	28	7.9%
\$40,000 TO \$49,999	8	2.5%	7	2.1%	12	3.2%
\$50,000 TO \$59,999	3	1.0%	11	3.1%	8	2.3%
\$60,000 & OVER	10	2.9%	18	5.1%	20	5.7%
TOTAL	324	100.0%	344	100.0%	359	100.0%
MEDIAN INCOME	\$8,884		\$11,982		\$13,344	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	91	69	16	2	2	180
\$10,000 TO \$19,999	18	25	11	5	2	61
\$20,000 TO \$29,999	11	7	10	7	2	38
\$30,000 TO \$39,999	7	4	1	2	0	15
\$40,000 TO \$49,999	2	1	0	2	0	6
\$50,000 TO \$59,999	1	1	0	0	0	2
\$60,000 TO \$74,999	1	2	1	0	0	5
\$75,000 TO \$99,999	0	1	0	0	0	1
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	1	0	0	0	1
TOTAL	133	112	39	20	7	311

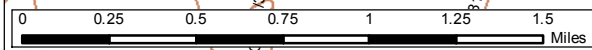
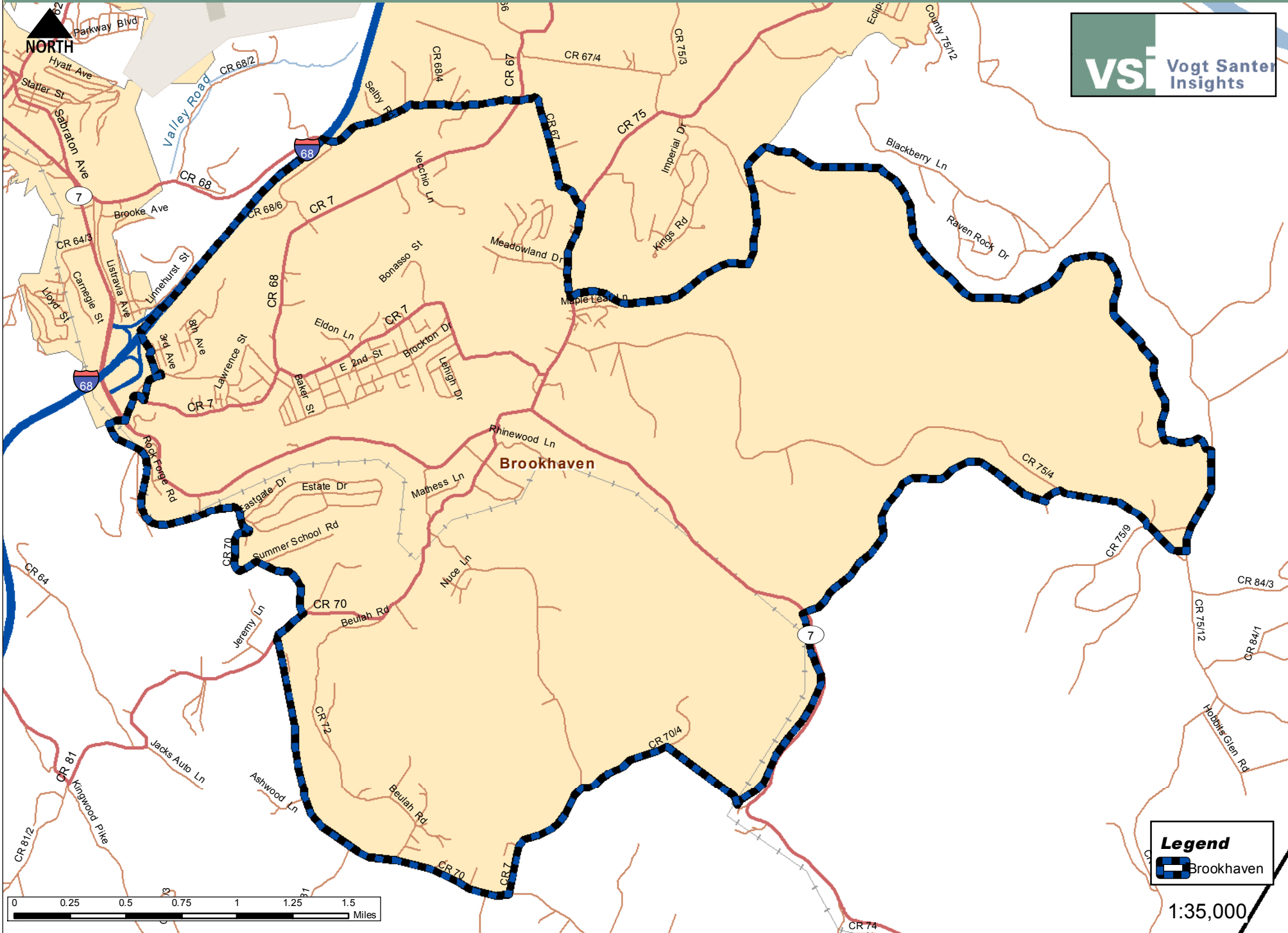
RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	90	51	11	1	1	154
\$10,000 TO \$19,999	26	29	15	6	3	79
\$20,000 TO \$29,999	15	8	11	7	2	43
\$30,000 TO \$39,999	14	5	1	3	0	23
\$40,000 TO \$49,999	1	2	0	2	0	6
\$50,000 TO \$59,999	6	5	0	0	0	10
\$60,000 TO \$74,999	1	2	1	0	0	5
\$75,000 TO \$99,999	1	3	2	0	0	7
\$100,000 TO \$124,999	0	1	0	0	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	1	0	0	0	1
TOTAL	153	108	42	19	7	329

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	90	45	10	1	1	148
\$10,000 TO \$19,999	31	31	16	7	3	89
\$20,000 TO \$29,999	17	8	12	8	3	48
\$30,000 TO \$39,999	16	5	1	3	0	25
\$40,000 TO \$49,999	3	2	0	3	0	9
\$50,000 TO \$59,999	5	3	0	0	0	8
\$60,000 TO \$74,999	1	2	1	0	0	5
\$75,000 TO \$99,999	1	3	2	0	0	7
\$100,000 TO \$124,999	1	1	1	0	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	1	0	0	0	1
TOTAL	166	103	44	23	8	344

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Brookhaven, WV



**Legend**  
[Blue and black dashed line symbol] Brookhaven

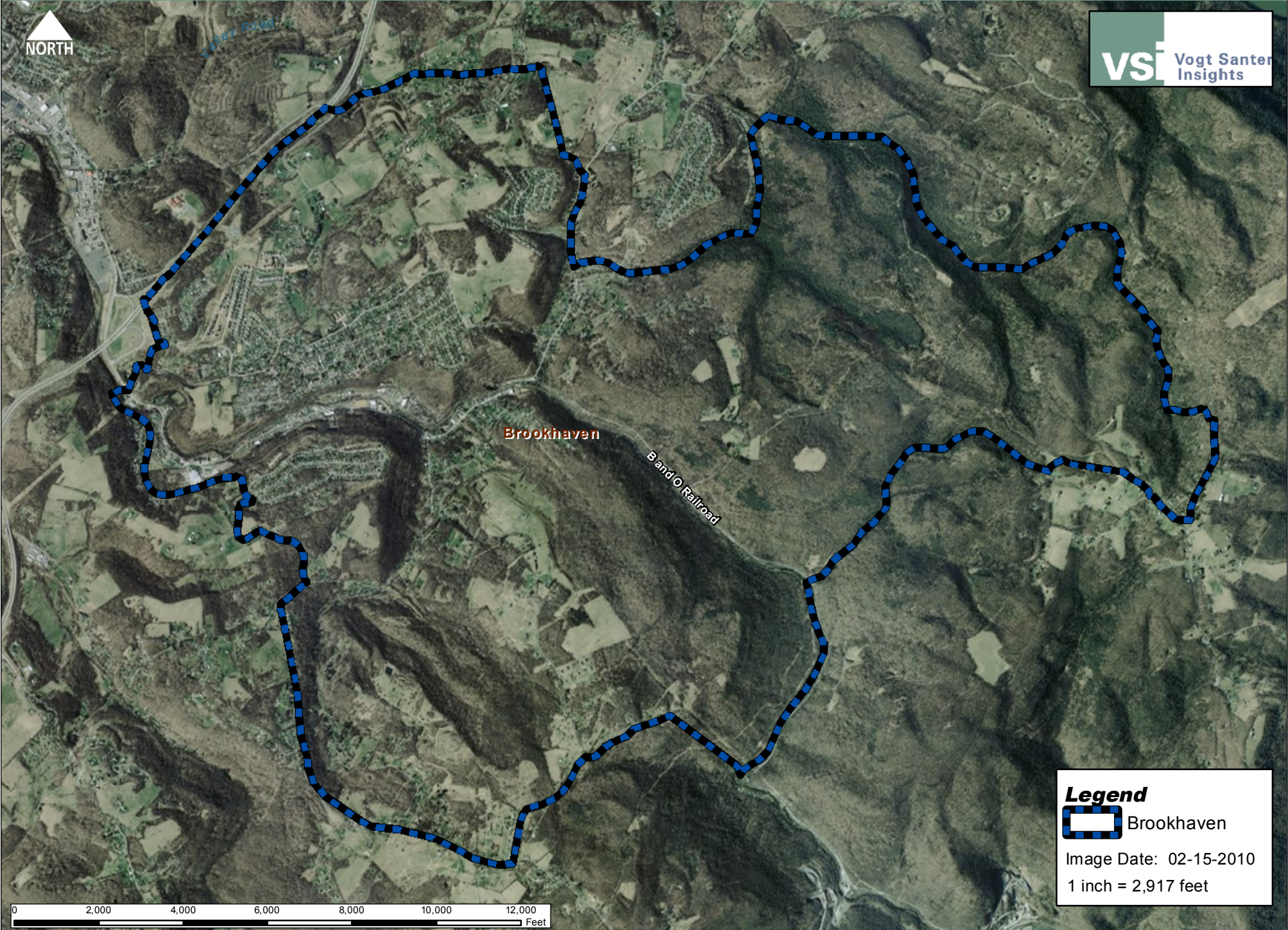
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# Brookhaven, WV



NORTH



**Legend**


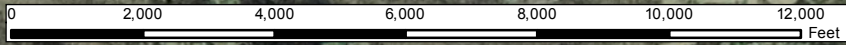
 Brookhaven

Image Date: 02-15-2010

1 inch = 2,917 feet



## BROOKHAVEN DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	3,888	4,734	5,584	5,989
POPULATION CHANGE	-	846	850	405
PERCENT CHANGE	-	21.8%	18.0%	7.3%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	1,378	29.1%	1,568	28.1%	1,626	27.1%	58	3.7%
20 TO 24	249	5.3%	286	5.1%	353	5.9%	67	23.4%
25 TO 34	704	14.9%	655	11.7%	673	11.2%	18	2.7%
35 TO 44	887	18.7%	818	14.6%	781	13.0%	-37	-4.5%
45 TO 54	723	15.3%	956	17.1%	915	15.3%	-41	-4.3%
55 TO 64	372	7.9%	741	13.3%	898	15.0%	157	21.2%
65 TO 74	246	5.2%	333	6.0%	481	8.0%	148	44.4%
75 & OVER	175	3.7%	227	4.1%	262	4.4%	35	15.4%
TOTAL	4,734	100.0%	5,584	100.0%	5,989	100.0%	405	7.3%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	1,507	1,838	2,111	2,256
HOUSEHOLD CHANGE	-	331	273	145
PERCENT CHANGE	-	22.0%	14.9%	6.9%
HOUSEHOLD SIZE	2.58	2.57	2.64	2.65

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	93	5.1%	88	4.2%	92	4.1%	4	4.5%
25 TO 34	411	22.4%	294	13.9%	300	13.3%	6	2.0%
35 TO 44	409	22.3%	409	19.4%	376	16.7%	-33	-8.1%
45 TO 54	503	27.4%	511	24.2%	484	21.5%	-27	-5.3%
55 TO 64	187	10.2%	452	21.4%	527	23.4%	75	16.6%
65 TO 74	142	7.7%	209	9.9%	309	13.7%	100	47.8%
75 TO 84	82	4.5%	106	5.0%	124	5.5%	18	17.0%
85 & OVER	11	0.6%	42	2.0%	44	2.0%	2	4.8%
TOTAL	1,838	100.0%	2,111	100.0%	2,256	100.0%	145	6.9%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	1,538	83.7%	1,702	80.6%	1,818	80.6%
RENTER-OCCUPIED	300	16.3%	409	19.4%	438	19.4%
TOTAL	1,838	100.0%	2,111	100.0%	2,256	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	125	41.8%	184	45.0%	59	46.6%
2 PERSONS	83	27.6%	100	24.5%	17	20.9%
3 PERSONS	40	13.4%	57	14.1%	17	42.7%
4 PERSONS	36	11.9%	43	10.4%	7	19.7%
5 PERSONS+	16	5.4%	25	6.0%	9	52.9%
TOTAL	300	100.0%	409	100.0%	109	36.1%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	254	16.5%	255	15.0%	1	0.3%
2 PERSONS	528	34.3%	599	35.2%	72	13.6%
3 PERSONS	326	21.2%	380	22.3%	54	16.7%
4 PERSONS	293	19.0%	316	18.6%	24	8.1%
5 PERSONS+	137	8.9%	151	8.9%	14	10.0%
TOTAL	1,538	100.0%	1,702	100.0%	164	10.7%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	171	9.3%	135	6.4%	128	5.7%
\$10,000 TO \$19,999	278	15.1%	182	8.6%	157	7.0%
\$20,000 TO \$29,999	288	15.7%	242	11.4%	223	9.9%
\$30,000 TO \$39,999	254	13.8%	223	10.6%	209	9.2%
\$40,000 TO \$49,999	217	11.8%	227	10.8%	205	9.1%
\$50,000 TO \$59,999	130	7.1%	180	8.5%	210	9.3%
\$60,000 & OVER	500	27.2%	922	43.7%	1,123	49.8%
TOTAL	1,838	100.0%	2,111	100.0%	2,256	100.0%
MEDIAN INCOME	\$37,167		\$52,584		\$59,777	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	37	13	9	13	0	71
\$10,000 TO \$19,999	44	16	0	7	0	67
\$20,000 TO \$29,999	32	18	16	2	9	78
\$30,000 TO \$39,999	12	17	7	3	2	41
\$40,000 TO \$49,999	1	9	1	9	0	21
\$50,000 TO \$59,999	0	6	0	0	5	10
\$60,000 TO \$74,999	0	1	2	0	0	3
\$75,000 TO \$99,999	0	1	2	1	0	5
\$100,000 TO \$124,999	0	1	2	0	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	125	83	40	36	16	300

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	46	10	8	11	0	76
\$10,000 TO \$19,999	54	11	0	7	0	72
\$20,000 TO \$29,999	54	16	15	0	8	94
\$30,000 TO \$39,999	26	18	7	5	5	61
\$40,000 TO \$49,999	2	13	2	13	0	30
\$50,000 TO \$59,999	2	16	3	3	11	36
\$60,000 TO \$74,999	0	3	5	2	0	10
\$75,000 TO \$99,999	0	3	5	2	0	10
\$100,000 TO \$124,999	0	2	3	0	0	5
\$125,000 TO \$149,999	0	3	3	0	0	7
\$150,000 TO \$199,999	0	2	3	0	0	5
\$200,000 & OVER	0	2	3	0	0	5
TOTAL	184	100	57	43	25	409

Source: Ribbon Demographics; ESRI; Urban Decision Group

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	49	9	7	10	0	75
\$10,000 TO \$19,999	56	9	0	5	0	70
\$20,000 TO \$29,999	54	14	14	0	9	90
\$30,000 TO \$39,999	31	16	5	5	7	64
\$40,000 TO \$49,999	2	12	2	12	0	28
\$50,000 TO \$59,999	5	17	5	5	17	50
\$60,000 TO \$74,999	0	3	5	2	0	10
\$75,000 TO \$99,999	0	3	7	2	0	12
\$100,000 TO \$124,999	0	3	5	2	0	10
\$125,000 TO \$149,999	0	2	3	0	0	5
\$150,000 TO \$199,999	0	3	5	2	0	10
\$200,000 & OVER	0	3	7	2	0	12
TOTAL	196	96	66	47	33	438

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights



# Cassville, WV



NORTH



Morgantown Railway

Cassville

MGR Railroad

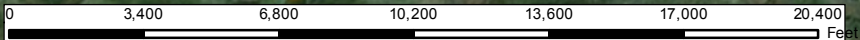
B and O Railroad  
Mga Railroad

### Legend

 Cassville

Image Date: 02-15-2010

1 inch = 4,839 feet



## CASSVILLE NEIGHBORHOOD DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	1,651	1,586	1,401	1,360
POPULATION CHANGE	-	-65	-185	-41
PERCENT CHANGE	-	-3.9%	-11.7%	-2.9%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	372	23.5%	325	23.2%	322	23.7%	-3	-0.9%
20 TO 24	87	5.5%	62	4.4%	56	4.1%	-6	-9.7%
25 TO 34	218	13.7%	134	9.6%	110	8.1%	-24	-17.9%
35 TO 44	263	16.6%	205	14.6%	174	12.8%	-31	-15.1%
45 TO 54	245	15.4%	239	17.1%	210	15.4%	-29	-12.1%
55 TO 64	173	10.9%	218	15.6%	232	17.1%	14	6.4%
65 TO 74	126	7.9%	128	9.1%	166	12.2%	38	29.7%
75 & OVER	102	6.4%	90	6.4%	90	6.6%	0	0.0%
TOTAL	1,586	100.0%	1,401	100.0%	1,360	100.0%	-41	-2.9%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	619	644	556	538
HOUSEHOLD CHANGE	-	25	-88	-18
PERCENT CHANGE	-	4.0%	-13.7%	-3.2%
HOUSEHOLD SIZE	2.67	2.46	2.52	2.53

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	29	4.5%	13	2.3%	11	2.0%	-2	-15.4%
25 TO 34	92	14.3%	57	10.3%	45	8.4%	-12	-21.1%
35 TO 44	102	15.8%	94	16.9%	78	14.5%	-16	-17.0%
45 TO 54	160	24.8%	124	22.3%	106	19.7%	-18	-14.5%
55 TO 64	120	18.6%	120	21.6%	130	24.2%	10	8.3%
65 TO 74	91	14.1%	82	14.7%	102	19.0%	20	24.4%
75 TO 84	32	5.0%	48	8.6%	49	9.1%	1	2.1%
85 & OVER	18	2.8%	18	3.2%	17	3.2%	-1	-5.6%
TOTAL	644	100.0%	556	100.0%	538	100.0%	-18	-3.2%

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

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	516	80.1%	432	77.7%	418	77.7%
RENTER-OCCUPIED	128	19.9%	124	22.3%	120	22.3%
TOTAL	644	100.0%	556	100.0%	538	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	50	38.7%	53	42.5%	3	6.3%
2 PERSONS	37	28.6%	39	31.1%	2	5.5%
3 PERSONS	20	16.0%	18	14.2%	-3	-14.2%
4 PERSONS	10	7.6%	6	4.7%	-4	-39.6%
5 PERSONS+	12	9.2%	9	7.5%	-2	-21.0%
TOTAL	128	100.0%	124	100.0%	-4	-3.2%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	100	19.3%	73	16.8%	-27	-27.1%
2 PERSONS	188	36.5%	173	40.1%	-15	-8.1%
3 PERSONS	105	20.3%	82	19.0%	-23	-21.5%
4 PERSONS	85	16.4%	68	15.8%	-16	-19.2%
5 PERSONS+	38	7.4%	35	8.2%	-3	-7.3%
TOTAL	516	100.0%	432	100.0%	-84	-16.3%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	71	11.1%	51	9.1%	44	8.2%
\$10,000 TO \$19,999	160	24.8%	95	17.1%	78	14.5%
\$20,000 TO \$29,999	152	23.6%	113	20.3%	100	18.7%
\$30,000 TO \$39,999	57	8.8%	81	14.6%	86	16.0%
\$40,000 TO \$49,999	80	12.4%	41	7.4%	47	8.7%
\$50,000 TO \$59,999	68	10.5%	55	10.0%	39	7.3%
\$60,000 & OVER	57	8.8%	119	21.4%	143	26.6%
TOTAL	644	100.0%	556	100.0%	538	100.0%
MEDIAN INCOME	\$25,981		\$32,351		\$35,377	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	22	6	8	4	4	44
\$10,000 TO \$19,999	15	17	1	3	3	40
\$20,000 TO \$29,999	11	3	11	2	2	29
\$30,000 TO \$39,999	2	1	0	0	1	4
\$40,000 TO \$49,999	0	3	0	0	0	3
\$50,000 TO \$59,999	0	1	0	0	1	2
\$60,000 TO \$74,999	0	2	1	0	0	3
\$75,000 TO \$99,999	0	1	0	0	0	1
\$100,000 TO \$124,999	0	1	0	0	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	50	37	20	10	12	128

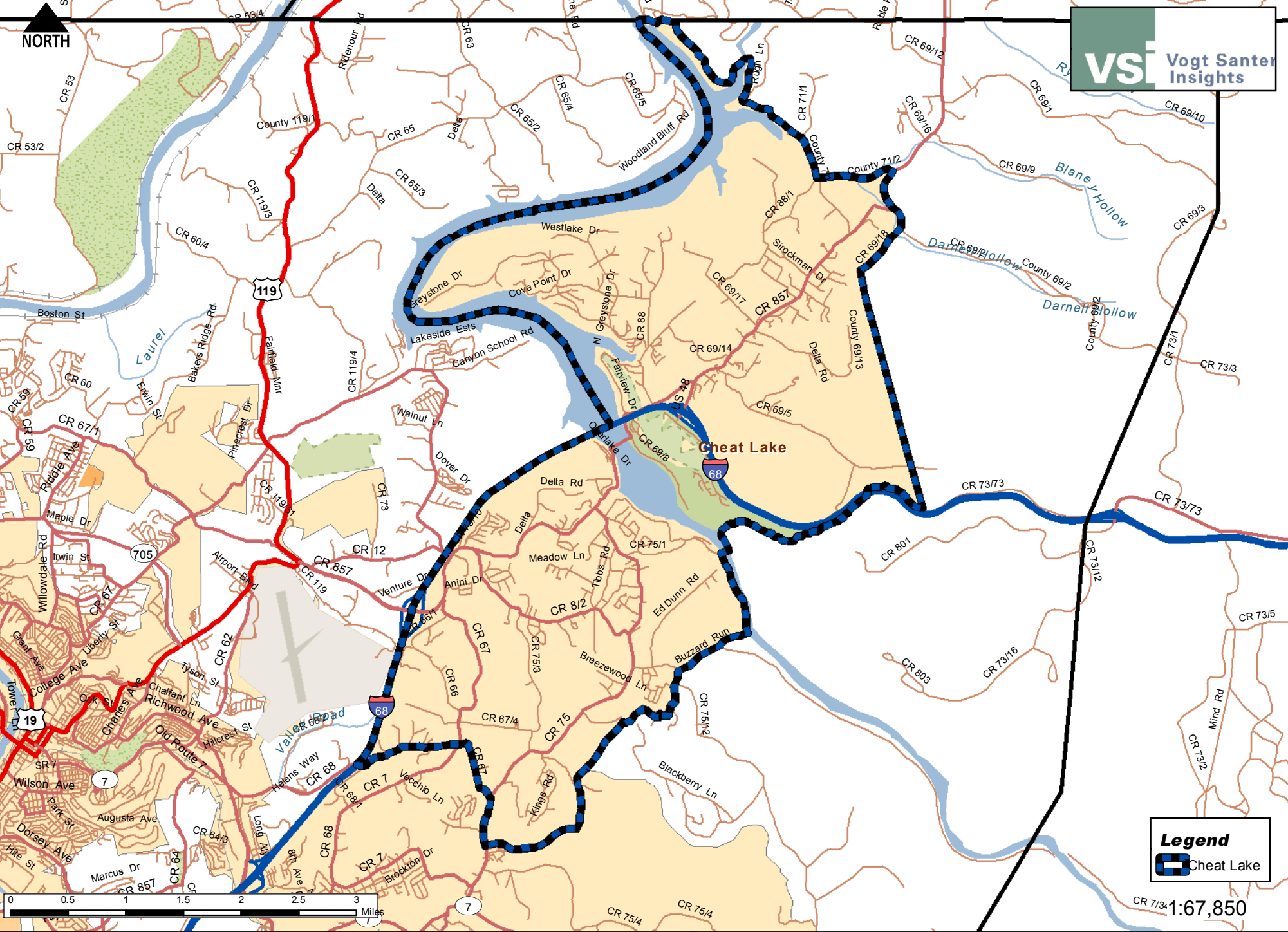


RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	20	6	5	2	2	35
\$10,000 TO \$19,999	14	11	1	2	2	30
\$20,000 TO \$29,999	11	4	8	1	1	25
\$30,000 TO \$39,999	8	2	0	0	2	13
\$40,000 TO \$49,999	0	2	0	0	0	2
\$50,000 TO \$59,999	0	2	0	0	1	4
\$60,000 TO \$74,999	0	6	2	0	0	8
\$75,000 TO \$99,999	0	4	1	0	0	5
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	1	0	0	0	1
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	53	39	18	6	9	124

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	18	4	4	3	3	31
\$10,000 TO \$19,999	12	10	0	3	3	27
\$20,000 TO \$29,999	9	4	6	1	1	22
\$30,000 TO \$39,999	9	4	0	0	4	17
\$40,000 TO \$49,999	0	1	0	0	0	1
\$50,000 TO \$59,999	0	1	0	0	1	3
\$60,000 TO \$74,999	0	6	3	0	0	9
\$75,000 TO \$99,999	0	5	1	0	0	6
\$100,000 TO \$124,999	0	1	0	0	0	1
\$125,000 TO \$149,999	0	1	0	0	0	1
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	48	40	14	6	12	120

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Cheat Lake, WV



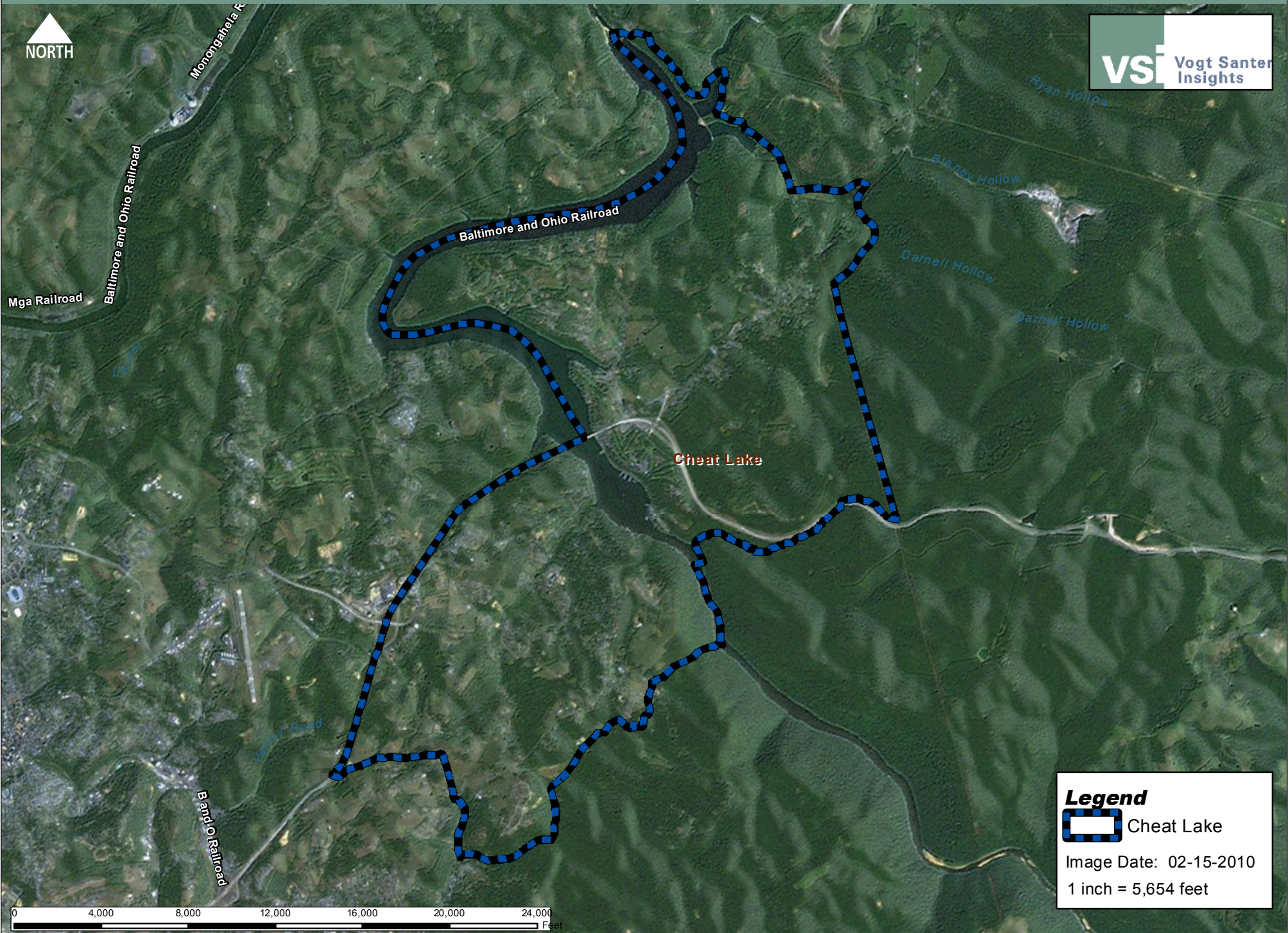
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Cheat Lake

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# Cheat Lake, WV



NORTH



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 Cheat Lake

Image Date: 02-15-2010

1 inch = 5,654 feet

## CHEAT LAKE DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	4,659	6,396	7,588	8,156
POPULATION CHANGE	-	1,737	1,192	568
PERCENT CHANGE	-	37.3%	18.6%	7.5%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	1,773	27.7%	1,945	25.6%	2,051	25.1%	106	5.4%
20 TO 24	343	5.4%	347	4.6%	405	5.0%	58	16.7%
25 TO 34	788	12.3%	868	11.4%	875	10.7%	7	0.8%
35 TO 44	1,114	17.4%	1,025	13.5%	1,077	13.2%	52	5.1%
45 TO 54	1,140	17.8%	1,259	16.6%	1,222	15.0%	-37	-2.9%
55 TO 64	650	10.2%	1,165	15.4%	1,248	15.3%	83	7.1%
65 TO 74	335	5.2%	609	8.0%	851	10.4%	242	39.7%
75 & OVER	253	4.0%	370	4.9%	427	5.2%	57	15.4%
TOTAL	6,396	100.0%	7,588	100.0%	8,156	100.0%	568	7.5%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	1,723	2,511	2,902	3,111
HOUSEHOLD CHANGE	-	788	391	209
PERCENT CHANGE	-	45.8%	15.6%	7.2%
HOUSEHOLD SIZE	2.71	2.55	2.61	2.62

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	101	4.0%	107	3.7%	111	3.6%	4	3.7%
25 TO 34	347	13.8%	375	12.9%	376	12.1%	1	0.3%
35 TO 44	576	22.9%	513	17.7%	538	17.3%	25	4.9%
45 TO 54	610	24.3%	665	22.9%	642	20.6%	-23	-3.5%
55 TO 64	452	18.0%	661	22.8%	694	22.3%	33	5.0%
65 TO 74	226	9.0%	338	11.6%	466	15.0%	128	37.9%
75 TO 84	140	5.6%	166	5.7%	197	6.3%	31	18.7%
85 & OVER	59	2.3%	77	2.7%	87	2.8%	10	13.0%
TOTAL	2,511	100.0%	2,902	100.0%	3,111	100.0%	209	7.2%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	1,998	79.6%	2,252	77.6%	2,415	77.6%
RENTER-OCCUPIED	513	20.4%	650	22.4%	696	22.4%
TOTAL	2,511	100.0%	2,902	100.0%	3,111	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	243	47.3%	343	52.7%	100	41.3%
2 PERSONS	148	28.9%	176	27.0%	28	18.6%
3 PERSONS	76	14.9%	81	12.5%	5	6.4%
4 PERSONS	27	5.3%	33	5.0%	6	20.6%
5 PERSONS+	19	3.7%	18	2.7%	-1	-7.2%
TOTAL	513	100.0%	650	100.0%	137	26.6%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	351	17.6%	357	15.9%	6	1.8%
2 PERSONS	729	36.5%	853	37.9%	124	17.0%
3 PERSONS	376	18.8%	422	18.8%	46	12.3%
4 PERSONS	381	19.1%	434	19.3%	53	13.9%
5 PERSONS+	161	8.1%	186	8.2%	25	15.4%
TOTAL	1,998	100.0%	2,252	100.0%	254	12.7%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	186	7.4%	140	4.8%	132	4.3%
\$10,000 TO \$19,999	293	11.7%	204	7.0%	172	5.5%
\$20,000 TO \$29,999	313	12.5%	248	8.5%	242	7.8%
\$30,000 TO \$39,999	250	9.9%	243	8.4%	222	7.1%
\$40,000 TO \$49,999	337	13.4%	236	8.1%	232	7.5%
\$50,000 TO \$59,999	193	7.7%	186	6.4%	202	6.5%
\$60,000 & OVER	939	37.4%	1,644	56.6%	1,909	61.4%
TOTAL	2,511	100.0%	2,902	100.0%	3,111	100.0%
MEDIAN INCOME	\$46,330		\$55,631		\$56,465	

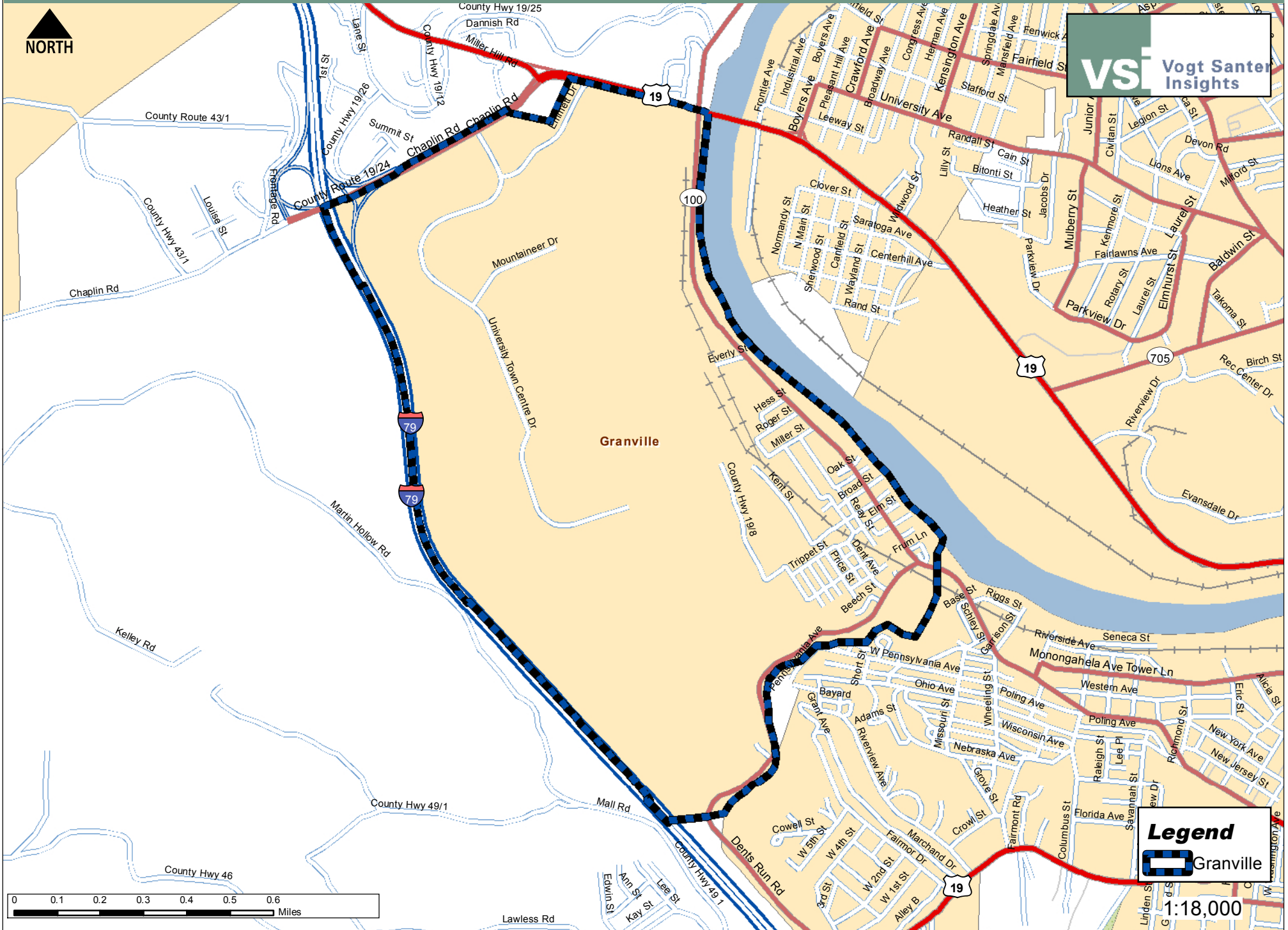
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	51	27	11	6	0	94
\$10,000 TO \$19,999	53	22	10	9	0	94
\$20,000 TO \$29,999	47	21	35	2	9	115
\$30,000 TO \$39,999	42	9	9	0	0	60
\$40,000 TO \$49,999	15	35	0	7	4	61
\$50,000 TO \$59,999	9	4	0	0	6	19
\$60,000 TO \$74,999	7	8	2	1	0	18
\$75,000 TO \$99,999	8	8	3	1	0	20
\$100,000 TO \$124,999	4	6	2	1	0	13
\$125,000 TO \$149,999	1	2	1	0	0	4
\$150,000 TO \$199,999	2	2	1	0	0	6
\$200,000 & OVER	4	3	1	0	0	9
TOTAL	243	148	76	27	19	513

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	52	16	9	4	0	81
\$10,000 TO \$19,999	53	27	12	7	0	99
\$20,000 TO \$29,999	58	15	24	1	7	105
\$30,000 TO \$39,999	68	7	7	0	0	83
\$40,000 TO \$49,999	7	27	0	9	1	44
\$50,000 TO \$59,999	13	4	0	0	9	27
\$60,000 TO \$74,999	21	18	6	1	0	46
\$75,000 TO \$99,999	18	16	6	3	0	43
\$100,000 TO \$124,999	15	10	4	1	0	31
\$125,000 TO \$149,999	10	10	4	1	0	27
\$150,000 TO \$199,999	13	10	4	1	0	30
\$200,000 & OVER	15	15	4	1	0	35
TOTAL	343	176	81	33	18	650

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	52	14	8	5	0	79
\$10,000 TO \$19,999	50	27	8	5	0	90
\$20,000 TO \$29,999	66	16	24	2	8	115
\$30,000 TO \$39,999	61	6	6	0	0	74
\$40,000 TO \$49,999	11	28	0	8	2	49
\$50,000 TO \$59,999	11	3	0	0	14	28
\$60,000 TO \$74,999	16	13	6	2	0	36
\$75,000 TO \$99,999	25	22	8	3	0	58
\$100,000 TO \$124,999	17	14	5	2	0	38
\$125,000 TO \$149,999	16	11	5	2	0	33
\$150,000 TO \$199,999	17	14	6	2	0	39
\$200,000 & OVER	25	22	8	2	0	57
TOTAL	368	191	83	30	24	696

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

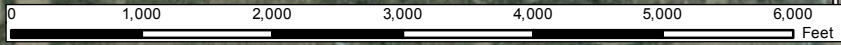
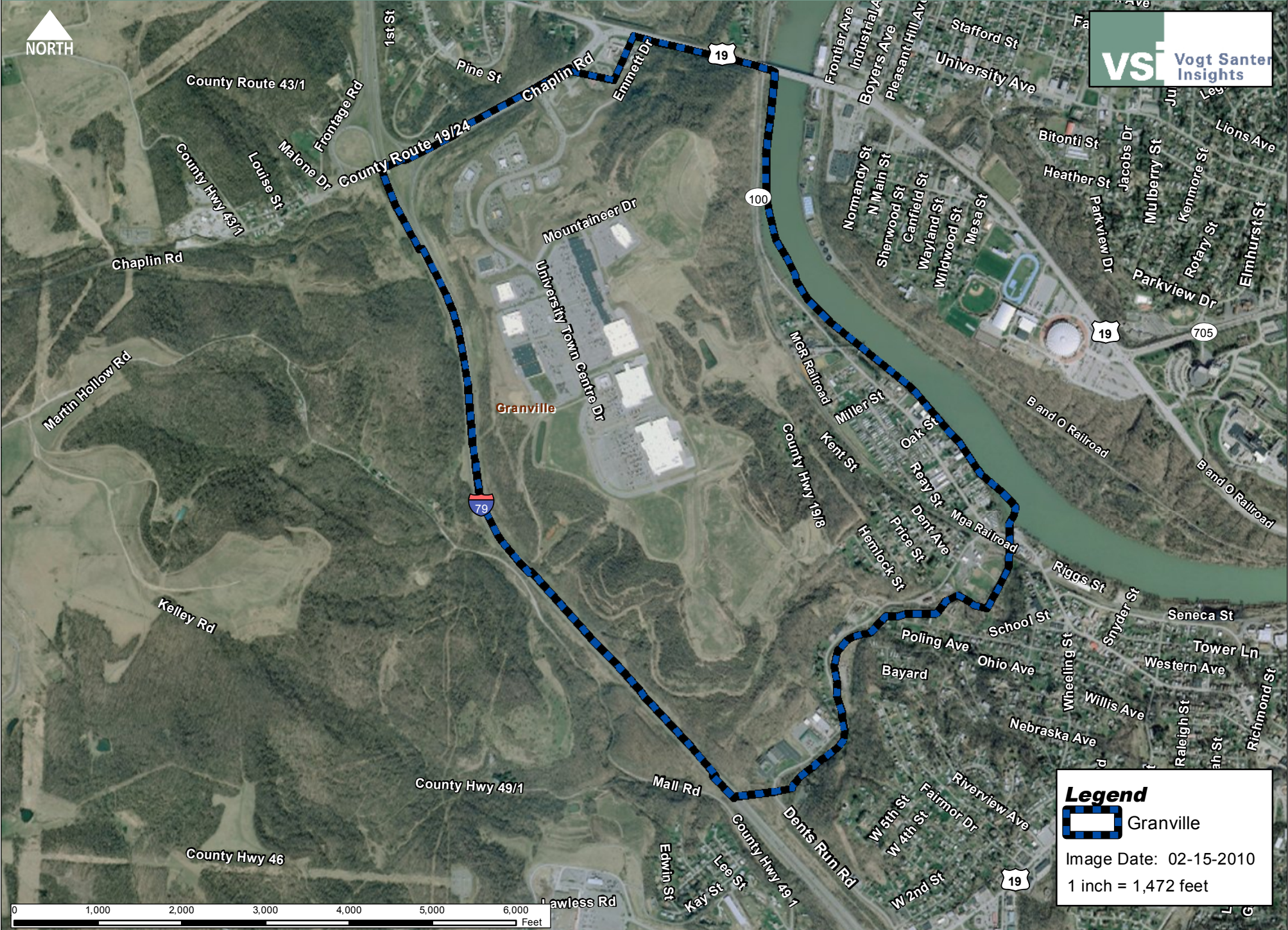
# Granville, WV



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 Granville

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# Granville, WV



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 Granville

Image Date: 02-15-2010

1 inch = 1,472 feet



## GRANVILLE DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	846	778	678	653
POPULATION CHANGE	-	-68	-100	-25
PERCENT CHANGE	-	-8.1%	-12.9%	-3.7%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	180	23.1%	171	25.2%	158	24.2%	-13	-7.6%
20 TO 24	60	7.7%	33	4.9%	45	6.9%	12	36.4%
25 TO 34	129	16.6%	90	13.3%	66	10.1%	-24	-26.7%
35 TO 44	99	12.7%	105	15.5%	104	15.9%	-1	-1.0%
45 TO 54	111	14.3%	85	12.5%	86	13.2%	1	1.2%
55 TO 64	78	10.0%	90	13.3%	72	11.0%	-18	-20.0%
65 TO 74	76	9.8%	53	7.8%	75	11.5%	22	41.5%
75 & OVER	45	5.8%	51	7.5%	47	7.2%	-4	-7.8%
TOTAL	778	100.0%	678	100.0%	653	100.0%	-25	-3.7%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	378	362	308	296
HOUSEHOLD CHANGE	-	-16	-54	-12
PERCENT CHANGE	-	-4.1%	-14.9%	-3.9%
HOUSEHOLD SIZE	2.24	2.15	2.20	2.21

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	32	8.8%	17	5.5%	16	5.4%	-1	-5.9%
25 TO 34	62	17.1%	42	13.6%	31	10.5%	-11	-26.2%
35 TO 44	52	14.4%	61	19.8%	60	20.3%	-1	-1.6%
45 TO 54	75	20.7%	48	15.6%	46	15.5%	-2	-4.2%
55 TO 64	57	15.7%	61	19.8%	48	16.2%	-13	-21.3%
65 TO 74	51	14.1%	38	12.3%	54	18.2%	16	42.1%
75 TO 84	20	5.5%	32	10.4%	28	9.5%	-4	-12.5%
85 & OVER	13	3.6%	9	2.9%	13	4.4%	4	44.4%
TOTAL	362	100.0%	308	100.0%	296	100.0%	-12	-3.9%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	214	59.2%	182	59.1%	174	58.8%
RENTER-OCCUPIED	148	40.8%	126	40.9%	122	41.2%
TOTAL	362	100.0%	308	100.0%	296	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	64	43.6%	54	43.2%	-10	-15.5%
2 PERSONS	46	30.8%	34	27.3%	-11	-24.5%
3 PERSONS	21	14.3%	19	15.2%	-2	-9.5%
4 PERSONS	10	6.8%	11	8.3%	1	5.0%
5 PERSONS+	7	4.5%	8	6.1%	1	14.6%
TOTAL	148	100.0%	126	100.0%	-22	-14.7%

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

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	67	31.3%	50	27.7%	-17	-24.8%
2 PERSONS	67	31.3%	56	30.7%	-11	-16.5%
3 PERSONS	39	18.0%	37	20.3%	-2	-4.0%
4 PERSONS	30	14.2%	27	14.7%	-4	-12.1%
5 PERSONS+	11	5.2%	12	6.5%	1	5.8%
TOTAL	214	100.0%	182	100.0%	-32	-15.1%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	65	18.0%	41	13.4%	36	12.2%
\$10,000 TO \$19,999	92	25.5%	66	21.5%	55	18.5%
\$20,000 TO \$29,999	59	16.2%	49	15.9%	45	15.3%
\$30,000 TO \$39,999	54	14.8%	37	11.9%	35	11.9%
\$40,000 TO \$49,999	32	8.8%	36	11.6%	34	11.5%
\$50,000 TO \$59,999	23	6.3%	21	6.9%	26	8.8%
\$60,000 & OVER	38	10.4%	58	18.8%	65	21.8%
TOTAL	362	100.0%	308	100.0%	296	100.0%
MEDIAN INCOME	\$23,984		\$29,541		\$33,340	

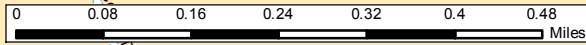
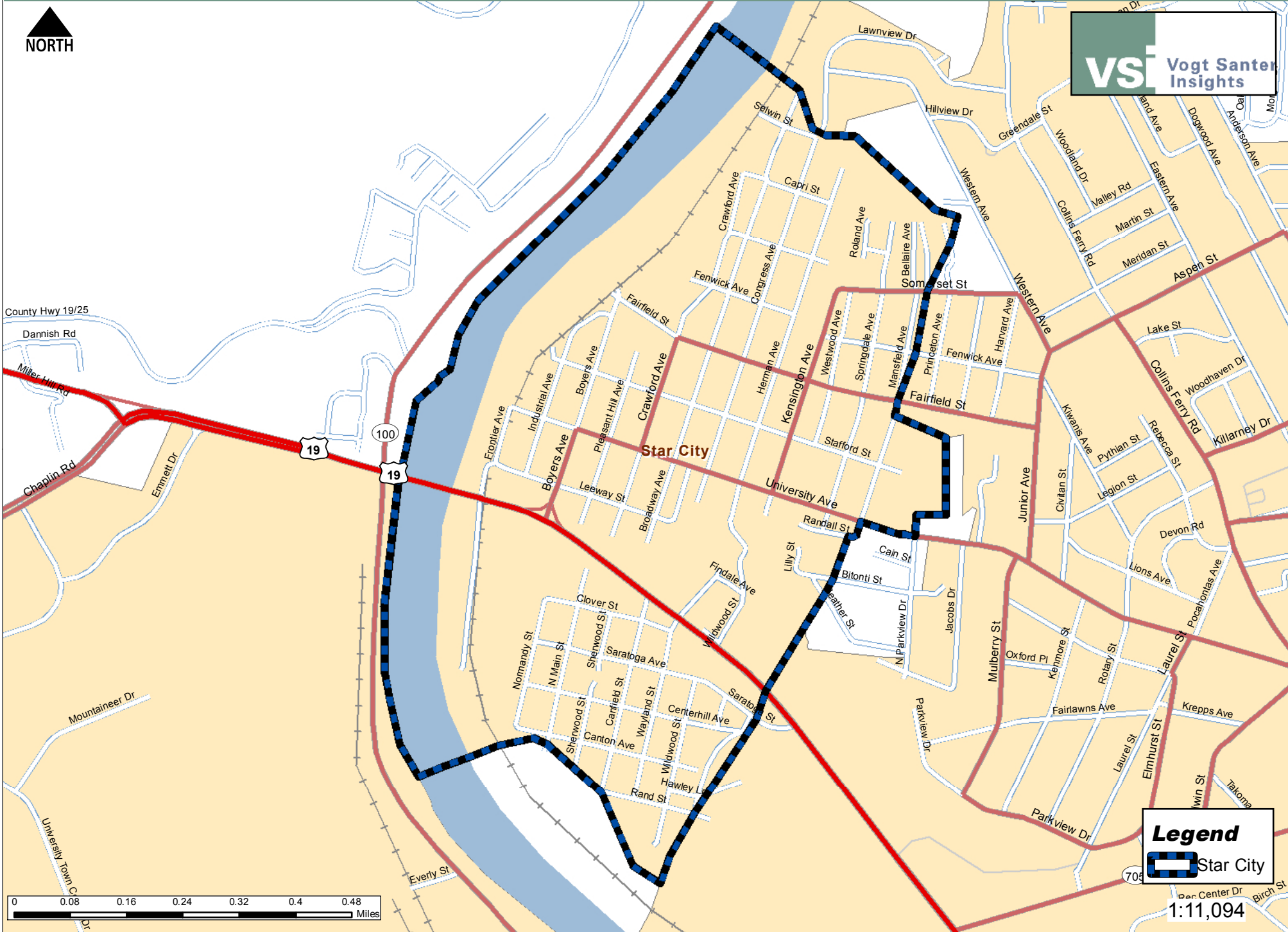
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	28	12	8	1	1	50
\$10,000 TO \$19,999	29	10	6	3	0	48
\$20,000 TO \$29,999	7	7	3	3	0	20
\$30,000 TO \$39,999	1	13	1	1	4	21
\$40,000 TO \$49,999	0	1	2	0	1	4
\$50,000 TO \$59,999	0	2	1	0	0	3
\$60,000 TO \$74,999	0	0	0	1	0	1
\$75,000 TO \$99,999	0	0	0	0	0	0
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	64	46	21	10	7	148

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	20	7	5	1	1	33
\$10,000 TO \$19,999	25	8	5	3	0	40
\$20,000 TO \$29,999	9	4	3	3	0	18
\$30,000 TO \$39,999	1	10	1	1	3	15
\$40,000 TO \$49,999	0	4	4	0	4	11
\$50,000 TO \$59,999	0	3	2	0	0	5
\$60,000 TO \$74,999	0	0	0	1	0	1
\$75,000 TO \$99,999	0	0	0	2	0	2
\$100,000 TO \$124,999	0	0	0	0	0	0
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	54	34	19	11	8	126

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	19	5	4	1	1	30
\$10,000 TO \$19,999	22	8	4	3	0	37
\$20,000 TO \$29,999	9	4	3	3	0	18
\$30,000 TO \$39,999	1	8	1	1	3	14
\$40,000 TO \$49,999	0	3	4	0	4	11
\$50,000 TO \$59,999	0	6	3	0	0	9
\$60,000 TO \$74,999	0	0	0	1	0	1
\$75,000 TO \$99,999	0	0	0	2	0	2
\$100,000 TO \$124,999	0	0	0	1	0	1
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	51	33	18	12	8	122

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Star City, WV

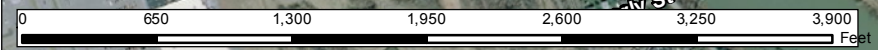


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# Star City, WV



**VSI** Vogt Santer  
Insights



**Legend**


-  Star City

Image Date: 02-15-2010  
1 inch = 925 feet

Birch St

## STAR CITY DEMOGRAPHIC

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	1,346	1,366	1,322	1,322
POPULATION CHANGE	-	20	-44	0
PERCENT CHANGE	-	1.5%	-3.2%	0.0%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	251	18.4%	211	16.0%	205	15.5%	-6	-2.8%
20 TO 24	186	13.6%	136	10.3%	120	9.1%	-16	-11.8%
25 TO 34	217	15.9%	291	22.0%	270	20.4%	-21	-7.2%
35 TO 44	164	12.0%	154	11.6%	204	15.4%	50	32.5%
45 TO 54	178	13.0%	153	11.6%	143	10.8%	-10	-6.5%
55 TO 64	109	8.0%	161	12.2%	156	11.8%	-5	-3.1%
65 TO 74	125	9.2%	89	6.7%	112	8.5%	23	25.8%
75 & OVER	136	10.0%	127	9.6%	112	8.5%	-15	-11.8%
TOTAL	1,366	100.0%	1,322	100.0%	1,322	100.0%	0	0.0%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	673	697	658	656
HOUSEHOLD CHANGE	-	24	-39	-2
PERCENT CHANGE	-	3.5%	-5.6%	-0.3%
HOUSEHOLD SIZE	2.00	1.96	2.01	2.01

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	98	14.1%	79	12.0%	65	9.9%	-14	-17.7%
25 TO 34	126	18.1%	161	24.5%	151	23.0%	-10	-6.2%
35 TO 44	105	15.1%	85	12.9%	113	17.2%	28	32.9%
45 TO 54	140	20.1%	96	14.6%	88	13.4%	-8	-8.3%
55 TO 64	80	11.5%	90	13.7%	88	13.4%	-2	-2.2%
65 TO 74	79	11.3%	55	8.4%	70	10.7%	15	27.3%
75 TO 84	43	6.2%	63	9.6%	52	7.9%	-11	-17.5%
85 & OVER	26	3.7%	29	4.4%	29	4.4%	0	0.0%
TOTAL	697	100.0%	658	100.0%	656	100.0%	-2	-0.3%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	377	54.0%	361	54.9%	361	55.0%
RENTER-OCCUPIED	320	46.0%	297	45.1%	295	45.0%
TOTAL	697	100.0%	658	100.0%	656	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	157	49.0%	163	55.0%	6	4.1%
2 PERSONS	117	36.4%	99	33.3%	-18	-15.1%
3 PERSONS	21	6.7%	18	6.1%	-3	-16.1%
4 PERSONS	25	7.9%	17	5.6%	-9	-34.4%
5 PERSONS+	0	0.0%	0	0.0%	0	#DIV/0!
TOTAL	320	100.0%	297	100.0%	-23	-7.3%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	126	33.3%	105	29.1%	-20	-16.2%
2 PERSONS	140	37.3%	125	34.7%	-15	-10.8%
3 PERSONS	64	17.0%	77	21.2%	13	19.7%
4 PERSONS	42	11.0%	50	13.8%	8	20.3%
5 PERSONS+	5	1.3%	4	1.1%	-1	-21.9%
TOTAL	377	100.0%	361	100.0%	-16	-4.1%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	105	15.0%	65	9.9%	57	8.7%
\$10,000 TO \$19,999	117	16.8%	85	12.9%	77	11.7%
\$20,000 TO \$29,999	102	14.7%	82	12.4%	71	10.8%
\$30,000 TO \$39,999	116	16.6%	73	11.1%	69	10.6%
\$40,000 TO \$49,999	60	8.6%	89	13.5%	67	10.3%
\$50,000 TO \$59,999	63	9.1%	46	7.0%	65	10.0%
\$60,000 & OVER	134	19.2%	218	33.2%	249	38.0%
TOTAL	697	100.0%	658	100.0%	656	100.0%
MEDIAN INCOME	\$32,094		\$42,710		\$48,034	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	34	32	5	5	0	76
\$10,000 TO \$19,999	47	19	5	5	0	76
\$20,000 TO \$29,999	25	21	3	5	0	55
\$30,000 TO \$39,999	31	20	8	1	0	60
\$40,000 TO \$49,999	16	5	0	0	0	21
\$50,000 TO \$59,999	4	8	0	8	0	20
\$60,000 TO \$74,999	0	3	0	0	0	3
\$75,000 TO \$99,999	0	4	0	0	0	4
\$100,000 TO \$124,999	0	3	0	0	0	3
\$125,000 TO \$149,999	0	0	0	0	0	0
\$150,000 TO \$199,999	0	1	0	0	0	1
\$200,000 & OVER	0	0	0	0	0	0
TOTAL	157	117	21	25	0	320

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	24	17	3	3	0	46
\$10,000 TO \$19,999	44	13	4	3	0	63
\$20,000 TO \$29,999	30	18	1	5	0	54
\$30,000 TO \$39,999	28	13	5	1	0	48
\$40,000 TO \$49,999	32	8	0	0	0	40
\$50,000 TO \$59,999	5	5	0	5	0	15
\$60,000 TO \$74,999	0	6	1	0	0	8
\$75,000 TO \$99,999	0	8	3	0	0	10
\$100,000 TO \$124,999	0	4	1	0	0	5
\$125,000 TO \$149,999	0	3	0	0	0	3
\$150,000 TO \$199,999	0	3	0	0	0	3
\$200,000 & OVER	0	3	0	0	0	3
<b>TOTAL</b>	<b>163</b>	<b>99</b>	<b>18</b>	<b>17</b>	<b>0</b>	<b>297</b>

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	23	13	3	3	0	41
\$10,000 TO \$19,999	43	11	3	3	0	60
\$20,000 TO \$29,999	28	14	1	4	0	47
\$30,000 TO \$39,999	29	11	4	1	0	46
\$40,000 TO \$49,999	26	6	0	0	0	32
\$50,000 TO \$59,999	9	8	0	9	0	26
\$60,000 TO \$74,999	0	6	1	0	0	8
\$75,000 TO \$99,999	0	9	3	0	0	11
\$100,000 TO \$124,999	0	6	1	0	0	8
\$125,000 TO \$149,999	0	4	1	0	0	5
\$150,000 TO \$199,999	0	5	1	0	0	6
\$200,000 & OVER	0	4	1	0	0	5
<b>TOTAL</b>	<b>158</b>	<b>98</b>	<b>19</b>	<b>19</b>	<b>0</b>	<b>295</b>

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights



# Westover, WV




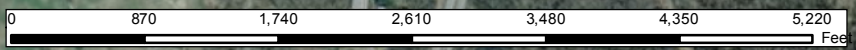
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# Westover, WV

**VSI** Vogt Santer  
Insights



**Legend**  
 Westover  
Image Date: 02-15-2010  
1 inch = 1,250 feet



## WESTOVER DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	4,152	3,941	3,948	4,005
POPULATION CHANGE	-	-211	7	57
PERCENT CHANGE	-	-5.1%	0.2%	1.4%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	882	22.4%	826	20.9%	833	20.8%	7	0.8%
20 TO 24	343	8.7%	211	5.3%	203	5.1%	-8	-3.8%
25 TO 34	575	14.6%	575	14.6%	438	10.9%	-137	-23.8%
35 TO 44	590	15.0%	567	14.4%	688	17.2%	121	21.3%
45 TO 54	524	13.3%	578	14.6%	532	13.3%	-46	-8.0%
55 TO 64	352	8.9%	509	12.9%	566	14.1%	57	11.2%
65 TO 74	369	9.4%	314	8.0%	401	10.0%	87	27.7%
75 & OVER	306	7.8%	368	9.3%	344	8.6%	-24	-6.5%
TOTAL	3,941	100.0%	3,948	100.0%	4,005	100.0%	57	1.4%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	1,815	1,807	1,765	1,785
HOUSEHOLD CHANGE	-	-8	-42	20
PERCENT CHANGE	-	-0.4%	-2.3%	1.1%
HOUSEHOLD SIZE	2.29	2.18	2.23	2.24

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	171	9.5%	108	6.1%	105	5.9%	-3	-2.8%
25 TO 34	277	15.3%	298	16.9%	231	12.9%	-67	-22.5%
35 TO 44	362	20.0%	297	16.8%	361	20.2%	64	21.5%
45 TO 54	295	16.3%	332	18.8%	298	16.7%	-34	-10.2%
55 TO 64	236	13.1%	273	15.5%	298	16.7%	25	9.2%
65 TO 74	253	14.0%	192	10.9%	242	13.6%	50	26.0%
75 TO 84	170	9.4%	178	10.1%	154	8.6%	-24	-13.5%
85 & OVER	43	2.4%	87	4.9%	96	5.4%	9	10.3%
TOTAL	1,807	100.0%	1,765	100.0%	1,785	100.0%	20	1.1%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	1,074	59.4%	1,050	59.5%	1,086	60.8%
RENTER-OCCUPIED	733	40.6%	715	40.5%	699	39.2%
TOTAL	1,807	100.0%	1,765	100.0%	1,785	100.0%

PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	349	47.6%	338	47.3%	-11	-3.0%
2 PERSONS	229	31.3%	224	31.3%	-5	-2.2%
3 PERSONS	67	9.1%	73	10.3%	7	9.8%
4 PERSONS	48	6.5%	43	6.0%	-5	-10.6%
5 PERSONS+	41	5.6%	37	5.1%	-4	-10.3%
TOTAL	733	100.0%	715	100.0%	-18	-2.5%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	299	27.9%	237	22.6%	-62	-20.6%
2 PERSONS	380	35.4%	371	35.3%	-9	-2.3%
3 PERSONS	207	19.3%	231	22.0%	24	11.5%
4 PERSONS	133	12.3%	161	15.3%	28	21.4%
5 PERSONS+	55	5.1%	49	4.7%	-6	-10.2%
TOTAL	1,074	100.0%	1,050	100.0%	-24	-2.2%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	274	15.2%	193	11.0%	176	9.8%
\$10,000 TO \$19,999	401	22.2%	313	17.7%	262	14.7%
\$20,000 TO \$29,999	267	14.8%	230	13.0%	244	13.7%
\$30,000 TO \$39,999	238	13.2%	197	11.2%	179	10.0%
\$40,000 TO \$49,999	218	12.1%	186	10.5%	184	10.3%
\$50,000 TO \$59,999	109	6.0%	153	8.6%	152	8.5%
\$60,000 & OVER	300	16.6%	493	27.9%	589	33.0%
TOTAL	1,807	100.0%	1,765	100.0%	1,785	100.0%
MEDIAN INCOME	\$28,566		\$37,410		\$41,760	

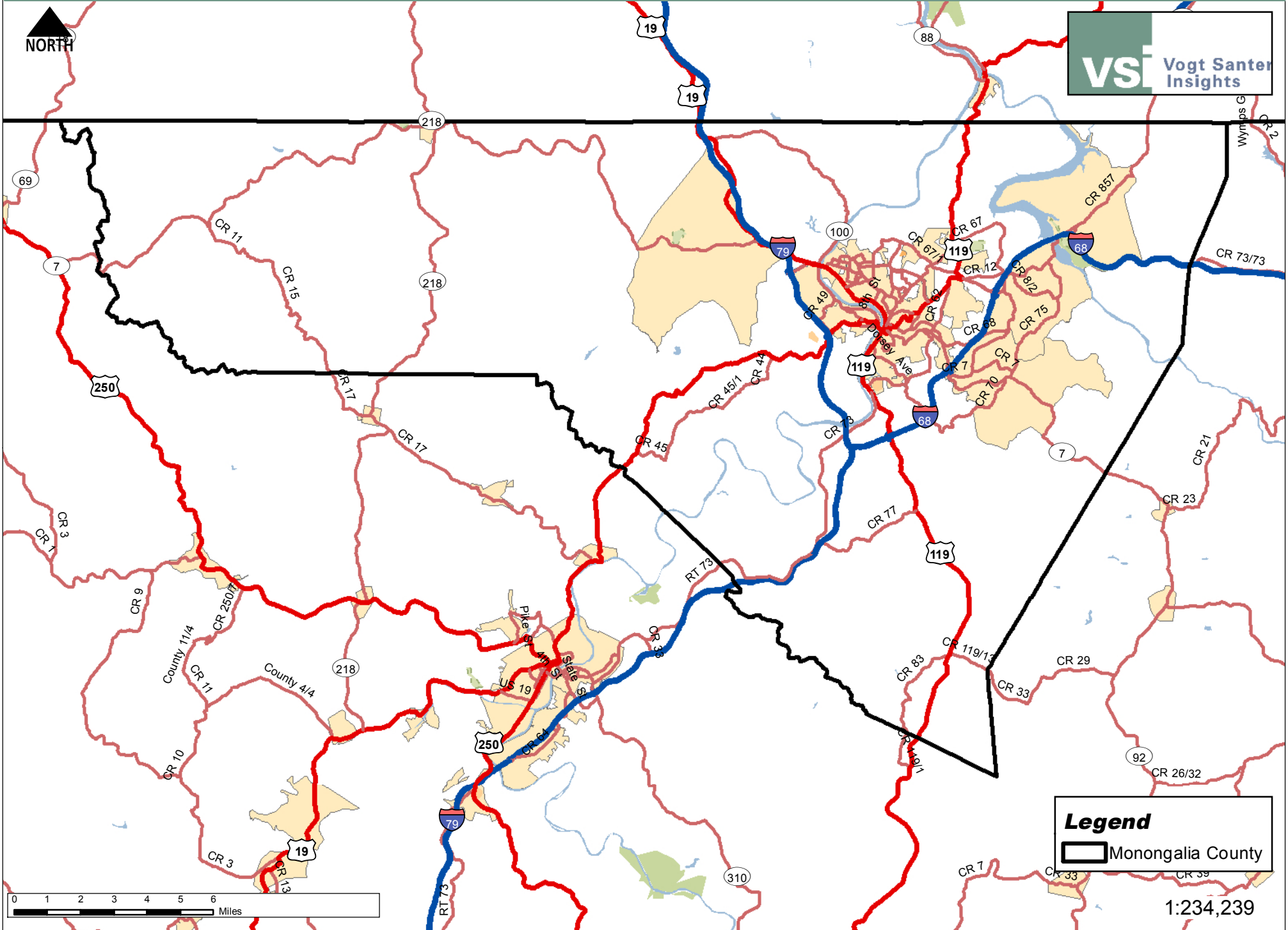
RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	132	35	11	12	17	206
\$10,000 TO \$19,999	124	79	17	9	4	232
\$20,000 TO \$29,999	54	23	5	9	4	95
\$30,000 TO \$39,999	30	41	16	13	6	106
\$40,000 TO \$49,999	10	12	6	0	6	34
\$50,000 TO \$59,999	0	13	2	0	4	19
\$60,000 TO \$74,999	0	12	4	3	0	19
\$75,000 TO \$99,999	0	8	3	1	0	12
\$100,000 TO \$124,999	0	4	1	1	0	6
\$125,000 TO \$149,999	0	1	0	0	0	1
\$150,000 TO \$199,999	0	0	0	0	0	0
\$200,000 & OVER	0	2	2	0	0	4
TOTAL	349	229	67	48	41	733

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	110	21	7	6	9	154
\$10,000 TO \$19,999	123	62	15	8	3	212
\$20,000 TO \$29,999	68	20	5	8	4	106
\$30,000 TO \$39,999	21	28	13	7	4	73
\$40,000 TO \$49,999	15	17	10	0	11	54
\$50,000 TO \$59,999	0	20	3	0	5	29
\$60,000 TO \$74,999	0	16	5	4	0	25
\$75,000 TO \$99,999	0	19	6	6	0	32
\$100,000 TO \$124,999	0	8	4	1	0	13
\$125,000 TO \$149,999	0	4	2	1	0	7
\$150,000 TO \$199,999	0	4	1	1	0	6
\$200,000 & OVER	0	3	1	0	0	4
TOTAL	338	224	73	43	37	715

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	103	16	6	5	8	139
\$10,000 TO \$19,999	109	48	13	7	2	179
\$20,000 TO \$29,999	75	21	4	9	4	114
\$30,000 TO \$39,999	25	26	11	9	5	77
\$40,000 TO \$49,999	13	14	8	0	9	44
\$50,000 TO \$59,999	0	25	4	0	6	36
\$60,000 TO \$74,999	0	19	7	5	0	31
\$75,000 TO \$99,999	0	21	7	6	0	34
\$100,000 TO \$124,999	0	13	4	3	0	20
\$125,000 TO \$149,999	0	6	2	1	0	9
\$150,000 TO \$199,999	0	5	2	1	0	8
\$200,000 & OVER	0	4	2	1	0	7
TOTAL	325	217	72	49	36	699

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

# Monongalia County, WV

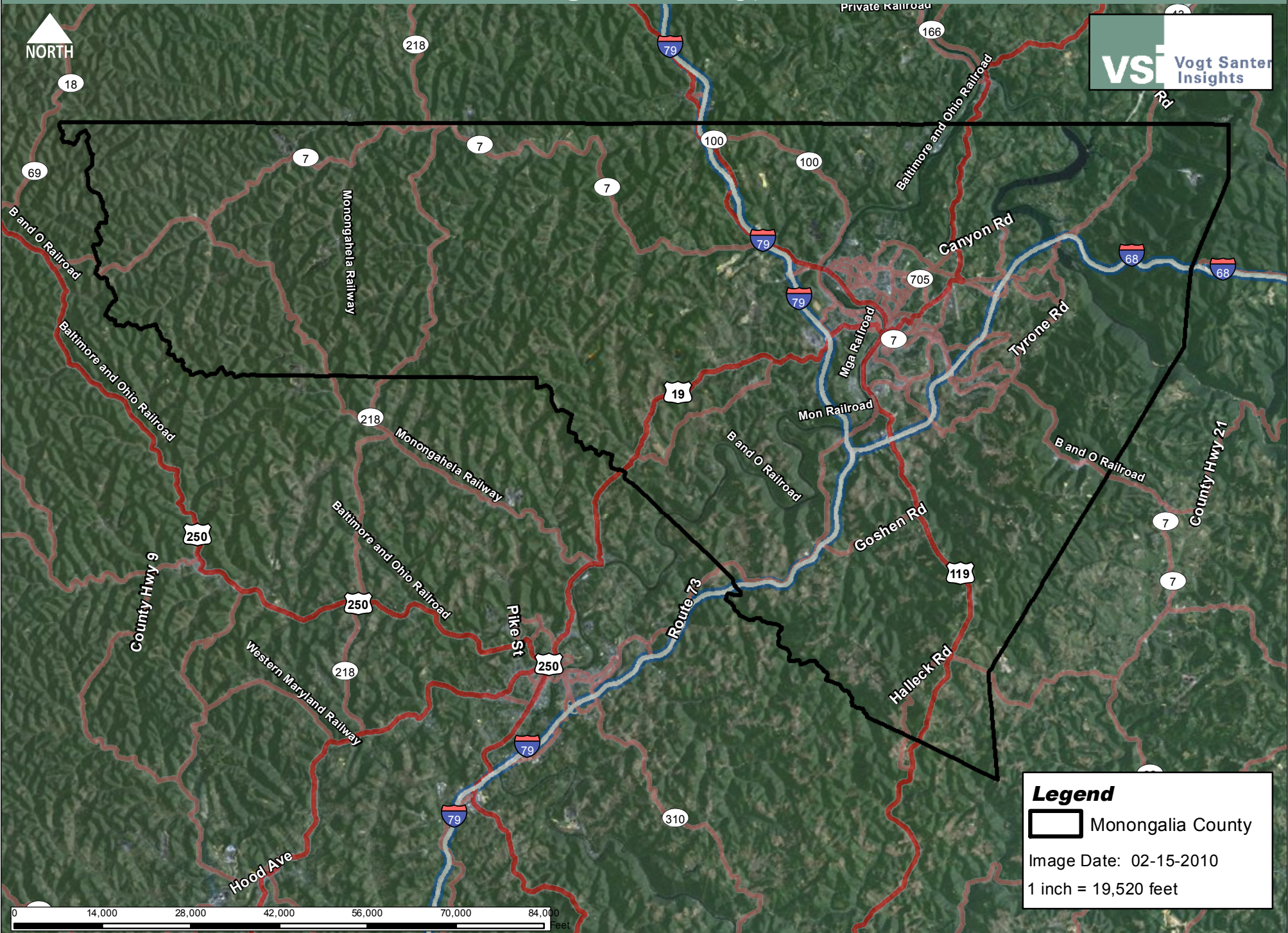


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Monongalia County

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# Monongalia County, WV

**VSI** Vogt Santer  
Insights



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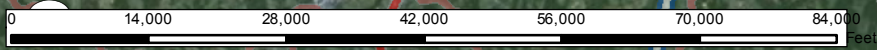
-  Monongalia County

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1 inch = 19,520 feet



## MONONGALIA COUNTY DEMOGRAPHICS

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
POPULATION	75,508	81,865	89,989	93,624
POPULATION CHANGE	-	6,357	8,124	3,635
PERCENT CHANGE	-	8.4%	9.9%	4.0%

POPULATION BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
19 & UNDER	20,630	25.2%	20,900	23.2%	21,337	22.8%	437	2.1%
20 TO 24	13,416	16.4%	13,556	15.1%	14,116	15.1%	560	4.1%
25 TO 34	11,709	14.3%	12,549	13.9%	12,024	12.8%	-525	-4.2%
35 TO 44	10,934	13.4%	10,866	12.1%	11,432	12.2%	566	5.2%
45 TO 54	10,256	12.5%	11,681	13.0%	11,260	12.0%	-421	-3.6%
55 TO 64	6,155	7.5%	9,895	11.0%	10,980	11.7%	1,085	11.0%
65 TO 74	4,590	5.6%	5,395	6.0%	7,143	7.6%	1,748	32.4%
75 & OVER	4,175	5.1%	5,147	5.7%	5,332	5.7%	185	3.6%
TOTAL	81,865	100.0%	89,989	100.0%	93,624	100.0%	3,635	4.0%

	YEAR			
	1990 (CENSUS)	2000 (CENSUS)	2010 (ESTIMATED)	2015 (PROJECTED)
HOUSEHOLDS	29,087	33,446	35,284	36,717
HOUSEHOLD CHANGE	-	4,359	1,838	1,433
PERCENT CHANGE	-	15.0%	5.5%	4.1%
HOUSEHOLD SIZE	2.40	2.28	2.34	2.35

HOUSEHOLDS BY AGE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)		CHANGE 2010-2015	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
UNDER 25	6,151	18.4%	6,121	17.3%	6,116	16.7%	-5	-0.1%
25 TO 34	5,809	17.4%	5,836	16.5%	5,658	15.4%	-178	-3.1%
35 TO 44	5,823	17.4%	5,236	14.8%	5,502	15.0%	266	5.1%
45 TO 54	5,874	17.6%	6,167	17.5%	5,872	16.0%	-295	-4.8%
55 TO 64	3,791	11.3%	5,445	15.4%	5,963	16.2%	518	9.5%
65 TO 74	3,088	9.2%	3,195	9.1%	4,206	11.5%	1,011	31.6%
75 TO 84	2,224	6.6%	2,255	6.4%	2,298	6.3%	43	1.9%
85 & OVER	686	2.1%	1,029	2.9%	1,102	3.0%	73	7.1%
TOTAL	33,446	100.0%	35,284	100.0%	36,717	100.0%	1,433	4.1%

TENURE	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
OWNER-OCCUPIED	20,391	61.0%	21,350	60.5%	22,245	60.6%
RENTER-OCCUPIED	13,055	39.0%	13,934	39.5%	14,472	39.4%
TOTAL	33,446	100.0%	35,284	100.0%	36,717	100.0%



PERSONS PER RENTER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	5,886	45.1%	6,748	48.4%	862	14.6%
2 PERSONS	4,296	32.9%	4,193	30.1%	-103	-2.4%
3 PERSONS	1,626	12.5%	1,721	12.3%	95	5.9%
4 PERSONS	873	6.7%	903	6.5%	30	3.4%
5 PERSONS+	374	2.9%	370	2.7%	-5	-1.2%
TOTAL	13,055	100.0%	13,934	100.0%	879	6.7%

PERSONS PER OWNER HOUSEHOLD	2000 (CENSUS)		2010 (ESTIMATED)		CHANGE 2000-2010	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
1 PERSON	4,619	22.7%	4,324	20.3%	-295	-6.4%
2 PERSONS	7,451	36.5%	7,813	36.6%	362	4.9%
3 PERSONS	3,931	19.3%	4,350	20.4%	419	10.7%
4 PERSONS	2,994	14.7%	3,382	15.8%	388	13.0%
5 PERSONS+	1,396	6.8%	1,481	6.9%	85	6.1%
TOTAL	20,391	100.0%	21,350	100.0%	959	4.7%

HOUSEHOLD INCOME	2000 (CENSUS)		2010 (ESTIMATED)		2015 (PROJECTED)	
	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT	HOUSEHOLDS	PERCENT
LESS THAN \$10,000	6,730	20.1%	5,274	14.9%	4,921	13.4%
\$10,000 TO \$19,999	5,824	17.4%	5,006	14.2%	4,725	12.9%
\$20,000 TO \$29,999	4,833	14.5%	4,041	11.5%	3,991	10.9%
\$30,000 TO \$39,999	3,706	11.1%	3,640	10.3%	3,497	9.5%
\$40,000 TO \$49,999	3,262	9.8%	3,043	8.6%	3,091	8.4%
\$50,000 TO \$59,999	2,195	6.6%	2,473	7.0%	2,581	7.0%
\$60,000 & OVER	6,895	20.6%	11,807	33.5%	13,911	37.9%
TOTAL	33,446	100.0%	35,284	100.0%	36,717	100.0%
MEDIAN INCOME	\$28,627		\$39,123		\$43,961	

RENTER HOUSEHOLDS	2000 (CENSUS)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,680	1,693	473	217	82	5,146
\$10,000 TO \$19,999	1,429	1,047	450	220	85	3,231
\$20,000 TO \$29,999	820	519	253	120	98	1,811
\$30,000 TO \$39,999	568	342	165	110	60	1,245
\$40,000 TO \$49,999	142	261	66	77	12	557
\$50,000 TO \$59,999	103	163	66	51	32	415
\$60,000 TO \$74,999	52	98	57	28	2	237
\$75,000 TO \$99,999	40	85	55	26	2	208
\$100,000 TO \$124,999	24	41	22	14	0	102
\$125,000 TO \$149,999	7	16	5	3	0	31
\$150,000 TO \$199,999	7	13	4	3	0	27
\$200,000 & OVER	13	17	10	3	1	45
TOTAL	5,886	4,296	1,626	873	374	13,055

RENTER HOUSEHOLDS	2010 (ESTIMATED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,538	1,225	347	144	53	4,307
\$10,000 TO \$19,999	1,624	1,025	497	213	85	3,444
\$20,000 TO \$29,999	991	488	224	114	81	1,899
\$30,000 TO \$39,999	813	363	160	120	71	1,528
\$40,000 TO \$49,999	198	321	89	112	19	738
\$50,000 TO \$59,999	204	230	81	50	50	616
\$60,000 TO \$74,999	95	143	82	38	4	362
\$75,000 TO \$99,999	109	163	101	48	4	425
\$100,000 TO \$124,999	62	82	63	26	1	234
\$125,000 TO \$149,999	39	60	35	18	0	151
\$150,000 TO \$199,999	39	47	23	11	0	120
\$200,000 & OVER	36	45	19	7	1	108
TOTAL	6,748	4,193	1,721	903	370	13,934

RENTER HOUSEHOLDS	2015 (PROJECTED)					
	1-PERSON	2-PERSON	3-PERSON	4-PERSON	5-PERSON+	TOTAL
LESS THAN \$10,000	2,509	1,057	309	133	49	4,056
\$10,000 TO \$19,999	1,678	948	490	210	90	3,417
\$20,000 TO \$29,999	1,129	501	225	129	90	2,074
\$30,000 TO \$39,999	856	345	151	123	71	1,547
\$40,000 TO \$49,999	219	344	117	153	18	851
\$50,000 TO \$59,999	244	226	115	55	53	693
\$60,000 TO \$74,999	112	152	95	45	5	409
\$75,000 TO \$99,999	143	188	120	56	4	512
\$100,000 TO \$124,999	90	119	80	39	2	331
\$125,000 TO \$149,999	56	73	50	24	0	204
\$150,000 TO \$199,999	53	73	43	20	0	189
\$200,000 & OVER	65	72	34	15	2	188
TOTAL	7,155	4,100	1,827	1,004	386	14,472

Source for all tables: 2000 Census, Ribbon Demographics; ESRI; Urban Decision Group, Vogt Santer Insights

## Addendum F - Glossary of Terms

### A

**ABSORPTION PERIOD:** The period of time necessary for a newly constructed or renovated property to achieve the stabilized level of occupancy. The absorption period begins when the first certificate of occupancy is issued and ends when the last unit is leased. It assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.

**ABSORPTION RATE:** The average number of units rented each month during the absorption period.

**ACCEPTABLE RENT BURDEN:** The rent-to-income ratio used to qualify tenants for both income-restricted and non-income restricted units. The acceptable rent burden varies depending on the requirements of funding sources, government funding sources, target markets and local conditions.

**ACCESSORY USE:** The use of a building, structure or land that is subordinate to, customarily incidental to and ordinarily found in association with the principal use it serves.

**ACHIEVABLE RENTS:** See “MARKET RENT.”

**ACRE:** 43,560 square feet (90.75% the size of a football field, excluding end zones).

**AFFORDABLE HOUSING:** In general, housing for which the occupant(s) is/are paying no more than 30% of his or her income for gross housing costs, including utilities. Please note that some jurisdictions may define affordable housing based on other, locally determined criteria, and that this definition is intended solely as an approximate guideline or general rule of thumb.

**AFFORDABLE HOUSING PROGRAM (AHP):** This is competitive program of the Federal Home Loan Banks (FHLBanks) system that provides grants twice a year through financial institutions for investment in lowest- or middle-income housing initiatives. The program is flexible, so that AHP funds can be used in combination with other programs and funding sources, thus promoting a project's feasibility.

**AMENITY:** Tangible or intangible benefits offered to a tenant. Typical amenities include on-site recreational facilities, planned programs, services and activities.

**AMERICAN COMMUNITY SURVEY (ACS):** A nationwide survey designed to provide communities with a fresh look at how they are changing. It is a critical element in the Census Bureau's reengineered 2010 census plan. The ACS collects information such as age, race, income, commute time to work, home value, veteran status and other important data from U.S. households.

**AMERICAN HOUSING SURVEY (AHS):** Contains data on apartments, single-family homes, mobile homes, vacant homes, family composition, income, housing and neighborhood quality, housing costs, equipment, fuels, size of housing units and recent movers. National data are collected every other year, from a fixed sample of about 50,000 homes, plus new construction each year. The survey started in 1973 and has relied on the same sample since 1985, allowing users to view statistical changes in homes and households over the years. In some metropolitan areas, additional samples (every four to six years) measure local conditions.

**ANNUAL CONTRIBUTION CONTRACT (ACC):** Annual contracts with Public Housing Authorities for payments toward rent, financing debt service and financing for modernization.

**ANNUAL DEMAND:** The total estimated demand present in the market in any one year for the type of units proposed.

**ANNUAL INCOME:** The HOME Program allows the use of three income definitions for the purpose of determining applicant eligibility:

- Annual income as defined in the Code of Federal Regulations (24 CFR 5.609);
- Annual income as reported under the Census Long Form for the most recent decennial census; or
- Adjusted gross income as defined for purposes of reporting under Internal Revenue Service (IRS) Form 1040 series for individual federal annual income tax purposes.

The definitions are collectively referred to as "annual income" and are also used in the Community Development Block Grant (CDBG) Program.

**AREA MEDIAN HOUSEHOLD INCOME (AMHI):** 100% of the gross median Household income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.

**ATTACHED HOUSING:** Two or more dwelling units connected with party walls (e.g. townhouses or flats).

**ASSISTED HOUSING:** Housing in which federal, state or other programs subsidize the monthly costs to the tenants.

## B

**BASIC RENT:** The minimum monthly rent that tenants who do not have Rental Assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223(d)(3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate and provide a return on equity to the developer in accordance with the regulatory documents governing the property.

**BELOW MARKET INTEREST RATE PROGRAM (BMIR):** This program is targeted to renters with income not exceeding 80% of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below market-rate. Interest rates are typically subsidized to effective rates of 1% or 3%.

**BROWNFIELD:** Abandoned, idled and underused industrial and commercial facilities where expansion and redevelopment are burdened by real or potential environmental contamination.

**BUILDING CODE:** A set of building construction requirements developed and administered by national and local bodies to ensure that buildings meet certain minimum standards for structural integrity, safety, design and durability.

## C

**CAPTURE RATE:** The percentage of age, size and income qualified renter households in the Primary Market Area that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation, including age, income, living in substandard housing, mover-ship and other comparable factors. The Capture Rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the Primary Market Area. See also: penetration rate.

**CENSUS BLOCK:** Census blocks, the smallest geographic area for which the Bureau of the Census collects and tabulates decennial census data, are formed by streets, roads, railroads, streams and other bodies of water, other visible physical and cultural features and the legal boundaries shown on Census Bureau maps. There are approximately 8,200,000 blocks in the United States and Puerto Rico.

**CENSUS BLOCK GROUP:** U.S. Bureau of the Census term denoting a cluster of Census Blocks in which 800 to 1000 people reside. Block groups are a subset of census tracts.

**CENSUS TRACT:** A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.

**CENSUS TRACT NUMBER:** A four-digit basic number, followed by an optional two-digit decimal suffix, used to uniquely identify a census tract within a county or statistically equivalent entity.

**CENTRAL BUSINESS DISTRICT (CBD):** The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.

**COMMERCIAL BUILDING:** Any building other than a residential or government building, including any building constructed for industrial, retail, business or public purposes.

**COMMITMENT:** As used in the HOME program, commitment means one of three things. The Participating Jurisdiction (PJ) has:

1. Executed a legally binding agreement with a state recipient, subrecipient or contractor to use a specific amount of HOME funds to produce affordable housing or provide tenant-based rental assistance;
2. Executed a written agreement reserving a specific amount of funds for a Community Housing Development Organization; or
3. Met requirements to commit to a specific local project as defined below. For tenant-based Rental Assistance, commitment means that a Rental Assistance contract between the PJ (or other entity) and the tenant or owner has been executed. HUD recognizes a commitment when the project is set up in the Integrated Disbursement and Information System.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG):** Created under the Housing and Community Development Act of 1974, this program provides grant funds to local and state governments to develop viable urban communities by providing decent housing with a suitable living environment and expanding economic opportunities to assist low- and moderate-income residents.

CDBG replaced several categorical grant programs, such as the Model Cities program, the Urban Renewal program and the Housing Rehabilitation Loan and Grant program.

**COMMUNITY DEVELOPMENT CORPORATION (CDC):** Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.

**COMMUNITY PLANNING AND DEVELOPMENT (CPD):** HUD's Office of Community Planning and Development seeks to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment and expand economic opportunities for low- and moderate-income persons. The primary means toward this end is the development of partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations.

**COMPARABLE PROPERTY:** A property that is representative of the rental housing choices of the subject's Primary Market Area and that is similar in construction, size, amenities, location and/or age. Comparable and competitive properties are generally used to derive market rent and to evaluate the subject's position in the market. See the NCAHMA white paper, *Selecting Comparable Properties*.

**COMPETITIVE PROPERTY:** A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.

**CONCESSION DISCOUNT:** A discount or rebate given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or for free amenities, which are normally charged separately (i.e. washer/dryer, parking).

**CONDOMINIUM:** A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

**CONSOLIDATED PLAN:** A document written by a state or local government describing the housing needs of the low- and moderate-income residents, outlining strategies to meet these needs and listing all resources available to implement the strategies. This document is required in order to receive HUD Community Planning and Development funds.

**CONTRACT RENT: LEASE RENT:** See “NET RENT.”

**COOPERATIVE (CO-OP):** Housing in which each member shares in the ownership of the entire project with the exclusive right to occupy a specific unit and to participate in project operations through the purchase of stock.

## D

**DATA SET:** HUD USER provides researchers with access to original electronic data sets generated by PD&R-sponsored data collection efforts, including the American Housing Survey, HUD median family income limits, as well as microdata from research initiatives on topics such as housing discrimination, the HUD-insured multifamily housing stock and the Public Housing population.

**DEMAND:** The total number of households in a defined market area that would potentially move into the proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of demand vary and can include household growth; turnover; those living in substandard conditions; rent over-burdened households; and demolished housing units. Demand is project specific.

**DETACHED HOUSING:** A freestanding dwelling unit, typically single-family, situated on its own lot.

**DIFFICULT DEVELOPMENT AREA (DDA):** An area designated by HUD as an area that has high construction, land and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.

## E

**EFFECTIVE RENTS:** Contract rent, less concessions.

**ELDERLY HOUSING:** See “SENIOR HOUSING.”

**EMERGENCY SHELTER GRANT (ESG) PROGRAM:** A federal CPD program grant designed to help improve the quality of existing emergency shelters for the homeless, to make additional shelters available, to meet the costs of operating shelters, to provide essential social services to homeless individuals and to help prevent homelessness. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure or utility shutoffs.



**EMINENT DOMAIN:** An exercise of the power of government or quasi-government agencies (such as airport authorities, highway commissions, community development agencies and utility companies) to purchase private property for public use.

**ENERGY AUDIT:** Any process that identifies and specifies the energy and cost savings likely to be realized through the purchase and installation of particular energy efficiency measures or renewable energy measures.

**EXTREMELY LOW INCOME:** Person or household with income below 30% of Area Median Income adjusted for household size.

## F

**FAIR MARKET RENT (FMR):** Primarily used to determine payment standard amounts for the Housing Choice Voucher program, to determine initial renewal rents for some expiring project-based Section 8 contracts, to determine initial rents for housing assistance payment contracts in the Moderate Rehabilitation Single Room Occupancy program and to serve as a rent ceiling in the HOME rental assistance program.

**FAIR MARKET VALUE:** The amount of money that would probably be paid for a property in a sale between a willing seller, who does not have to sell, and a willing buyer, who does not have to buy.

**FANNIE MAE:** See GOVERNMENT SPONSORED ENTERPRISE.

**FEDERAL HOUSING ADMINISTRATION (FHA):** Provides mortgage insurance on loans made by FHA-approved lenders throughout the United States and its territories. FHA insures mortgages on single-family, multifamily and manufactured homes and hospitals. It is the largest insurer of mortgages in the world, insuring over 34 million properties since its inception in 1934.

**FEDERAL REGISTER:** Published by the Office of the Federal Register, National Archives and Records Administration (NARA), the Federal Register is the official daily publication for rules, proposed rules and notices of federal agencies and organizations as well as executive orders and other presidential documents.

## G

**GARDEN APARTMENTS:** Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings and on-site parking.

**GEOGRAPHICAL INFORMATION SYSTEMS (GIS):** A computer system for the input, storage, processing, applications development, retrieval and maintenance of information about the points, lines and areas that represent the streets and roads, rivers, railroads, geographic entities and other features on the surface of the earth — information that previously was available only on paper maps.

**GEOCODING:** The process of identifying the coordinates of a location given its address.

**GOVERNMENT SPONSORED ENTERPRISE (GSE):** HUD regulates two housing-related government-sponsored enterprises, Fannie Mae and Freddie Mac, which were chartered by U.S. Congress to create a secondary market for residential mortgage loans. They are considered "government-sponsored" because Congress authorized their creation and established their public purposes.

**GROSS RENT:** The monthly housing cost to a tenant that equals the Contract Rent provided for in the lease plus the estimated cost of all tenant-paid utilities.

**GROUP QUARTERS:** A type of housing in which unrelated groups of people reside, such as college dormitories, military barracks, prisons and jails and nursing homes.

## H

**HIGH-RISE:** A residential building having more than ten stories.

**HOME (HOME INVESTMENT PARTNERSHIPS PROGRAM):** Provides formula grants to states and localities that communities use — often in partnership with local nonprofit groups — to fund a wide range of activities that build, buy and/or rehabilitate affordable housing for rent or homeownership, or to provide direct Rental Assistance to low-income people.

**HOMEOWNERSHIP ZONE PROGRAM (HOZ):** Allows communities to reclaim vacant and blighted properties, increase homeownership and promote economic revitalization by creating entire neighborhoods of new, single-family homes called HOZs.

**HOUSEHOLD:** One or more people who occupy a housing unit as their usual place of residence.

**HOUSEHOLD TRENDS:** Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation), changes in average household size and net migration.

**HOUSING CHOICE VOUCHER (SECTION 8 PROGRAM):** Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible Households to use in the housing of their choice. The voucher payment subsidizes the difference between the gross rent and the tenant's contribution of 30% of adjusted income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenant's income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.

**HOUSING FINANCE AGENCY (HFA):** State or local agencies responsible for financing housing and administering Assisted Housing programs.

**HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA):** Provides housing assistance and supportive services to low-income people with HIV/AIDS and their families. HOPWA funds may also be used for health care and mental health services, chemical dependency treatment, nutritional services, case management, assistance with daily living and other supportive services.

**HOUSING UNIT:** House, apartment, mobile home or group of rooms used as a separate living quarters by a single household.

**HUD METRO FMR AREA:** Indicates that only a portion of the OMB-defined core-based statistical area (CBSA) is in the area in which the income limits or FMRs apply. HUD is required by OMB to alter the name of metropolitan geographic entities it derives from the CBSAs when the geography is not the same as that established by OMB.

**HUD USER:** An information resource from HUD's Office of Policy Development and Research offering a wide range of low- and no-cost content of interest to housing and community development researchers, government officials, academics, policymakers and the American public. HUD USER is the primary source for federal government reports and information on housing policy and programs, building technology, economic development, urban planning and other housing-related topics.

## I

**INCOME BAND:** The range of incomes of households that can afford to pay a specific rent, but do not have income below any applicable program-specific maximum income limits. The minimum household income typically is based on a defined acceptable rent burden percentage and the maximum typically is pre-defined by specific program requirements or by general market parameters.

**INCOME LIMIT (IL):** Maximum household income by county or Metropolitan Statistical Area, adjusted for household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMHI. HUD published income limits each year for Low-Income (80% AMHI), Very Low Income (50% AMHI) and Extremely Low-Income (30% AMHI) for households with 1 through 8 people.

**INFRASTRUCTURE:** Services and facilities, including roads, highways, water, sewer, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.

## J

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## K

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## L

**LEASE RENT:** See “NET RENT.”

**LOW INCOME:** Person or household with gross household income below 80% of Area Median Income adjusted for household size.

**LOW INCOME HOUSING TAX CREDIT:** A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and that the rents on these units be restricted accordingly.

**LOW RISE BUILDING:** A building with one to three stories

## M

**MARKET ADVANTAGE:** The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner’s proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property.  $(\text{market rent} - \text{proposed rent}) / \text{proposed rent} * 100$

**MARKET ANALYSIS:** A study of real estate market conditions for a specific type of property.

**MARKET AREA:** See Primary Market Area.

**MARKET DEMAND:** The total number of households in a defined market area that would potentially move into any new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining project-specific demand. A common example of market demand used by HUD's MAP program, which is based on three years of renter household growth, loss of existing units due to demolition and market conditions.

**MARKET RENT:** The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the Primary Market Area considering its location, features and amenities. Market rent should be adjusted for concessions and owner-paid utilities included in the rent. See the NCAHMA publication *Calculating Market Rent*.

**MARKET STUDY:** A comprehensive study of a specific proposal, including a review of the housing market in a defined market area. Project specific market studies are often used by developers, syndicators and government entities to determine the appropriateness of a proposed development, whereas market-specific market studies are used to determine what housing needs, if any, exist within a specific geography. The minimal content of a market study is shown in the NCAHMA publication *Model Content for Market Studies for Rental Housing*.

**MARKETABILITY:** This is manner in which the subject fits into the market and the relative desirability of a property (for sale or lease) in comparison to similar or competing properties in the area.

**MARKET VACANCY RATE, ECONOMIC:** Percentage of rent loss due to concessions, vacancies and non-payment of rent for occupied units.

**MARKET VACANCY RATE, PHYSICAL:** Average number of apartment units in any market which are unoccupied, divided by the total number of apartment units in the same market, excluding units in properties that are in the lease-up stage.

**METROPOLITAN STATISTICAL AREA (MSA):** A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.

**MICROPOLITAN STATISTICAL AREA:** An area with at least one urban cluster of at least 10,000, but less than 50,000 population, plus adjacent territory that has a high degree of social and economic integration with the core, as measured by commuting ties.

**MIDRISE:** A building with four to ten stories.

**MIGRATION:** The movement of households into or out of an area, especially a Primary Market Area.

**MIXED INCOME PROPERTY:** An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low income Tax Credit property with income limits of 30%, 50% and 60%).

**MOBILITY:** The ease with which people move from one location to another.

**MODERATE INCOME:** Person or household with gross household income between 80% and 120% of area median income adjusted for household size.

**MOVE-UP (STEP-UP) DEMAND:** An estimate of how many consumers are able and willing to relocate to more expensive or desirable units. Examples: tenants who move from class-C properties to class-B properties, or tenants who move from older Tax Credit properties to newer Tax Credit properties.

**MULTIFAMILY STRUCTURES:** Properties that contain more than two housing units.

## N

**NEIGHBORHOOD:** An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.

**NET RENT (also known as Contract Rent or Lease Rent):** Gross rent less tenant paid utilities.

## O

**OFFICE OF MANAGEMENT AND BUDGET (OMB):** Assists the President in overseeing the preparation of the federal budget and supervises its administration in Executive Branch agencies. In helping to formulate the President's spending plans, OMB evaluates the effectiveness of agency programs, policies and procedures, assesses competing funding demands among agencies and sets funding priorities. OMB ensures that agency reports, rules, testimony and proposed legislation are consistent with the President's Budget and with Administration policies. In addition, OMB oversees and coordinates the Administration's procurement, financial management, information and regulatory policies. In each of these areas, OMB's role is to help improve administrative management, to develop better performance measures and coordinating mechanisms and to reduce any unnecessary burdens on the public.

**OFFICE OF POLICY DEVELOPMENT AND RESEARCH (PD&R):** HUD's Office of Policy Development and Research (PD&R) maintains current information on housing needs, market conditions and existing programs as well as conducts research on priority housing and community development issues. The office provides reliable and objective data and analysis to help inform policy decisions. In 1978, PD&R established HUD USER, an information resource for housing and community development researchers, government officials, academics, policymakers and the American public.

## P

**PENETRATION RATE:** The percentage of age and income qualified renter households in the Primary Market Area that all existing and proposed properties (to be completed within six months of the subject and which are competitively priced relative to the subject) that must be captured to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation, including age, income, living in substandard housing, movership and other comparable factors.

((units in all proposals / households in market) \* 100). See also: capture rate.

**PENT-UP DEMAND:** A market in which there is a scarcity of supply and vacancy rates are very low.

**PERCENTILE RENT ESTIMATES (50th):** Calculated for all FMR areas. These are not fair market rents. Under certain conditions, as set forth in the Interim Rule (Federal Register Vol. 65, No. 191, Monday October 2, 2000, pages 58870—58875), these 50th percentile rents can be used to set success rate payment standards.

**PRIMARY METROPOLITAN STATISTICAL AREA (PMSA):** An area that qualifies as a Metropolitan Statistical Area and has a census population of 1 million or more; two or more PMSAs may be designated within it if they meet published official standards and local opinion favors the designation.

**POPULATION TRENDS:** Changes in population levels for a particular area over a specific period of time—which is a function of the level of births, deaths and net migration.

**PRIMARY MARKET AREA:** A geographic area from which a property is expected to draw the majority of its residents. See the NCAHMA publication Determining Market Area.

**PROGRAMMATIC RENTS:** See restricted rents.

**PROJECT-BASED RENTAL ASSISTANCE:** Rental Assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.

**PUBLIC HOUSING OR LOW INCOME CONVENTIONAL PUBLIC HOUSING:** HUD program administered by local (or regional) housing authorities that serves low- and very-low income households with rents based on the same formula used for HUD Section 8 assistance.

## Q

**QUALIFIED CENSUS TRACT (QCT):** Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50% of Households have an income less than 60% of Area Median Income or where the poverty rate is at least 25%. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.

## R

**RANCH HOME:** Single-story housing unit.

**REDEVELOPMENT:** The redesign or rehabilitation of existing properties.

**REGULATORY BARRIERS CLEARINGHOUSE (RBC):** Collects, processes, assembles and disseminates information on the barriers faced in the creation and maintenance of affordable housing. The Clearinghouse is hosted by HUD USER.



**RENT BURDEN:** Gross rent divided by adjusted monthly household income.

**RENT BURDENED HOUSEHOLDS:** Households with rent burden above the level determined by the lender, investor or public program to be an acceptable rent-to-income ratio.

**RESTRICTED RENT:** The rent charged under the restrictions of a specific housing program or subsidy.

**RESTRICTED RENT, ACHIEVABLE:** The rents that the project can attain taking into account both market conditions and rent in the Primary Market Area and income restrictions.

**RURAL DEVELOPMENT (RD) MARKET RENT:** A monthly rent that can be charged for an apartment under a specific USDA-RD housing program that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD Property.

**RURAL DEVELOPMENT (RD) PROGRAM (FORMERLY THE FARMERS HOME ADMINISTRATION SECTION 515 RURAL RENTAL HOUSING PROGRAM):** Federal program which provides low interest loans to finance housing that serves low- and moderate-income persons in rural areas who pay 30% of their adjusted income for rent, or the basic rent, whichever is the higher (but not exceeding the market rent). The Program may include property-based Rental Assistance and interest reduction contracts to write down the interest on the loan to as low as 1%.

## S

**SATURATION:** The point at which there is no longer demand to support additional units. Saturation usually refers to a particular segment of a specific market.

**SECONDARY MARKET AREA:** The portion of a market area that supplies additional support to an apartment property beyond that provided by the Primary Market Area.

**SECTION 202:** Federal program that provides direct capital assistance (i.e. grant) and operating or Rental Assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships in which the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project-based Rental Assistance that enables tenants to occupy units at rents based on 30% of tenant income.

**SECTION 236 PROGRAM:** Federal program that provides interest reduction payments for loans that finance housing targeted to households with income not exceeding 80% of area median income who pay rent equal to the greater of Basic Rent or 30% of their adjusted income. All rents are capped at a HUD approved market rent.

**SECTION 8 EXISISTING RENTAL ASSISTANCE:** See “HOUSING CHOICE VOUCHER”

**SECTION 8 HOMEOWNERSHIP PROGRAM:** See “HOUSING CHOICE VOUCHER”

**SECTION 811 PROGRAM** - Federal program that provides direct capital assistance and operating or Rental Assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or to limited partnerships in which the sole general partner is a 501(c)(3) nonprofit organization.

**SENIOR HOUSING:** Housing in which (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by households where at least one household member is 55 years of age or older, and the housing is designed with amenities and facilities conceived to meet the needs of senior citizens.

**SINGLE-FAMILY HOUSING:** A dwelling unit, either attached or detached, designed for use by one household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.

**SPECIAL-NEEDS POPULATION:** Specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or persons with mobility limitations.

**STABILIZED LEVEL OF OCCUPANCY:** The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.

**SUBSIDY:** Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment’s contract rent and the amount paid by the tenant toward rent.

**SUBSTANDARD CONDITIONS:** Housing conditions that are conventionally considered unacceptable and that may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly or overcrowded conditions.

## T

**TARGET INCOME BAND:** The income band from which the subject property will draw tenants.

**TARGET POPULATION:** The market segment or segments a development will appeal or cater to. State agencies often use target population to refer to various income set asides, elderly v. family, etc.

**TENANT:** A person or group that rents and occupies land, a house, apartment or the like that is owned by someone else for a period of time; a lessee.

**TENANT PAID UTILITIES:** The cost of utilities (not including cable, telephone or Internet) necessary for the habitation of a dwelling unit that is paid by the tenant.

**TENURE:** The distinction between owner-occupied and renter-occupied housing units.

**TOWNHOUSE (OR ROW HOUSE):** Single-family attached residences' separated from each other by party walls, usually on a narrow lot offering small front yards and backyards; these units are also called row houses.

**TURNOVER:** An estimate of the number of housing units in a market area as a percentage of total housing units in the market area that will likely change occupants in any one year.  $((\text{Housing units with new occupants} / \text{housing units}) * 100)$ .

## U

**UNMET HOUSING NEED:** New units required in the market area to accommodate household growth, homeless people and units in substandard conditions.

**UNRESTRICTED RENTS:** Rents that are not subject to restriction.

**UNRESTRICTED UNITS:** Units that are not subject to any income or rent restrictions.

**U.S. CENSUS BUREAU:** Serves as the leading source of quality data about our nation's people and economy.

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD):** Established in 1965, HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination. To fulfill this mission, HUD will embrace high standards of ethics, management and accountability and forge new partnerships — particularly with faith-based and community organizations — to leverage resources and improve HUD's ability to be effective on the community level.

## V

**VACANCY PERIOD:** The amount of time that an apartment remains vacant and available for rent.

**VACANCY RATE:** Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

**VERY LOW INCOME:** Person or household whose gross household income does not exceed 50% of Area Median Income adjusted for household size.

## W

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## X

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## Y

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## Z

**ZONING:** The classification of land by types of uses permitted and prohibited in a given district, and by densities and intensities permitted and prohibited, including regulations regarding building location on lots.

## Addendum G - 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 over 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 over 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 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.

**Brian Gault** has conducted fieldwork and analyzed real estate markets for 10 years in more than 40 states. 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 redevelopment, 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 holds a Bachelor of Science in Human Ecology from The Ohio State University.

**Rick Stein** has more than 17 years of experience as a software developer and systems analyst and over five years experience in real estate and spatial analytics. He has served as a consultant on a wide variety of urban planning and information technology projects throughout the country. Mr. Stein manages the Geographic Information Systems (GIS) department at Vogt Santer Insights, which is responsible for all spatial analysis, mapping, demographic evaluation, demographic forecasting and spatial modeling. He also performs commercial real estate market analysis, which includes tasks such as: retail site selection, facilities programming and retail supply/demand analysis. Mr. Stein earned a Bachelor of Science in Business Administration (specializing in Management Information Systems) from Bowling Green State University and a Master of City and Regional Planning from The Ohio State University. He is an active member of the American Planning Association and the Ohio Planning Conference.

**Brian Higgins** has vast experience in urban housing and development solutions. Mr. Higgins spent eight years as a Program Director at Enterprise Community Partners' Columbus office, where he specialized in housing development, environmental sustainability, economic development, brownfield redevelopment, public policy, transportation, land use planning, data analysis and information technology. Mr. Higgins also worked for a neighborhood based community development corporation, founded and ran a business association in Downtown Columbus designed specifically to leverage capital improvement dollars, and has engaged in neighborhood based grant writing. Mr. Higgins earned his Master's Degree in City and Regional Planning from The Ohio State University in 2000 and his undergraduate degree in International Studies, Urban Geography and Russian in 1995, also 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 goes through a rigorous training of at least eight weeks under the direction of the field supervisor. The initial orientation is an intensive five-day session intended to educate a new staff member about the various housing programs that impact rental housing. Field analysts are fully trained to understand the differences between market-rate housing and the various federal programs, including Public Housing, Section 8, Section 201, Section 811, Section 236 and various HUD-insured programs that include 221(d)4 mortgage insurance, the Low-Income Housing Tax Credit program, Rural Development Section 515 program administered by the Department of Agriculture, Rental Assistance, HOPE VI housing developments and various combinations of the programs noted above.

Following five days of program orientation, field analysts are introduced to the detailed field sheets employed by Vogt Santer Insights for various housing assignments. The field sheet is used as the basis for all housing studies and variations have been developed for specific housing, including apartments, condominiums and single-family subdivisions. Because of the complexity of condominiums and single-family development, only experienced field analysts who have been thoroughly trained in multifamily data collection are given additional training in condominium and single-family data collection.

Once field analysts have been fully trained regarding the content and requirements of the field sheet, they also are trained in the process of updating previously collected data. Vogt Santer Insights has a database of over 50,000 properties nationwide that has previously been documented. By maintaining these projects in an interactive database, field work assignments for which Vogt Santer Insights is retained are often updates of previously collected data. The field analyst in training will spend about five weeks updating field sheets for various assignments for which the firm has been enlisted. The initial updating process is spent with the supervision of the field supervisor. Only after the training with the field supervisor, is a field analyst permitted to update field sheets alone. These updates are typically conducted by telephone and field verified.



Following the five-week, in-house training session, field analysts accompany the field supervisor for on-site field work. The field analyst is trained in the procedures for establishing the Primary Market Area (PMA); site evaluation techniques, including the proper evaluation of a site for visibility, accessibility and overall marketability; and trained to identify and survey properties. Typically, a field analyst will accompany the field supervisor on at least three different trips. Only after the “hands-on” training in which field analysts have 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, are they permitted into the field alone.

To ensure high data collection standards, field analysts are required to be in daily contact with the project director, who has the ultimate responsibility for the report.