

# **LOVEJOY FBO**

Development of Regional Impact #1451

**HENRY COUNTY, GA**

## **SUPPLEMENTAL AREA OF INFLUENCE (AOI) ANALYSIS**

***Prepared for:***

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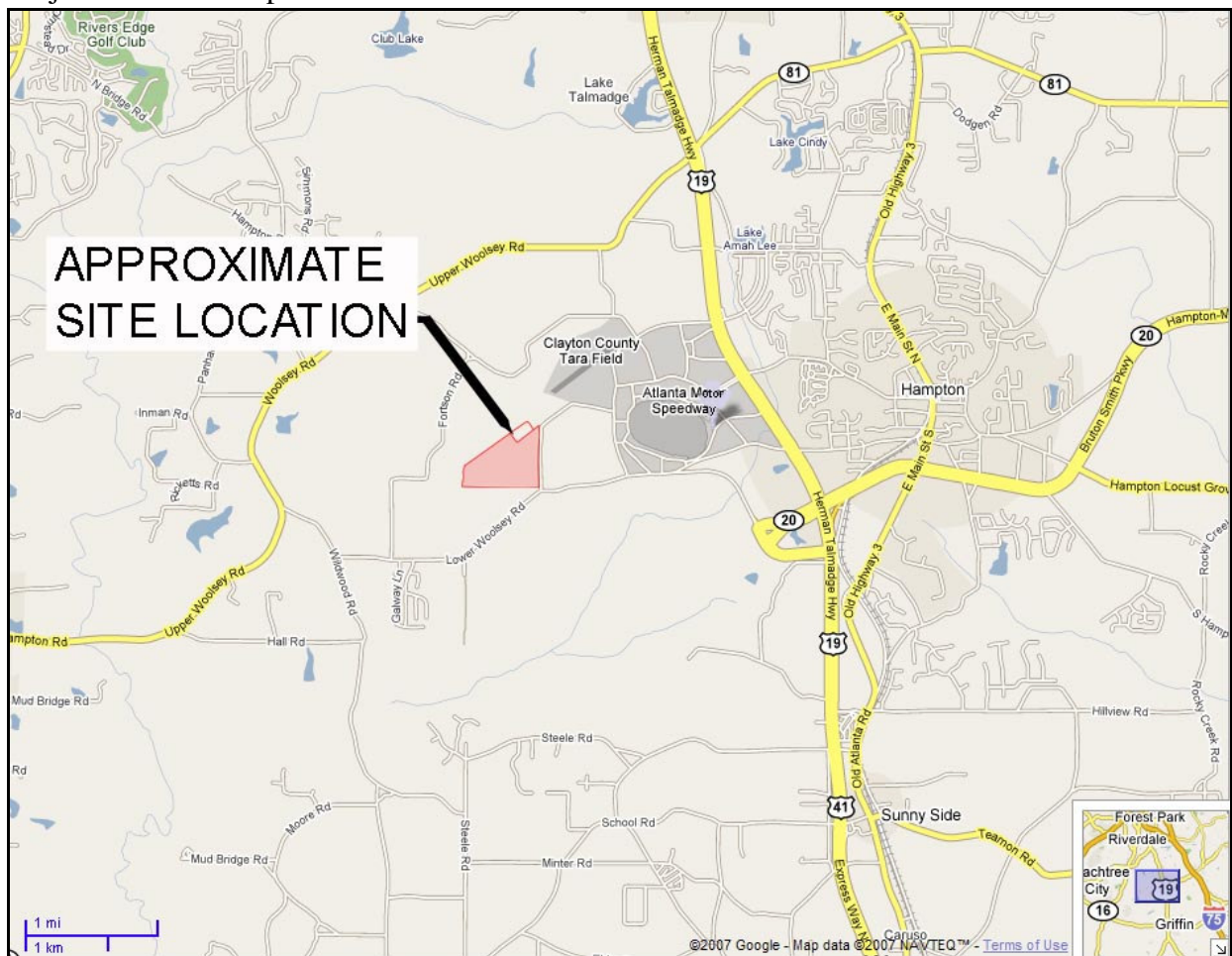
# LOVEJOY FBO - DRI #1451

## Area of Influence Analysis

### General

The proposed DRI is located along West Selfridge Road at the northwest intersection of Lower Woolsey Road and Selfridge Road in Henry County. The 96.633 acre site occupies portions of land lot 17 in the 3rd District and is aligned to the southwest of Clayton County Tara Field Airport and west of the Atlanta Motor Speedway. Highway 41/19 runs north-south just east of the site.

### Project Location Map

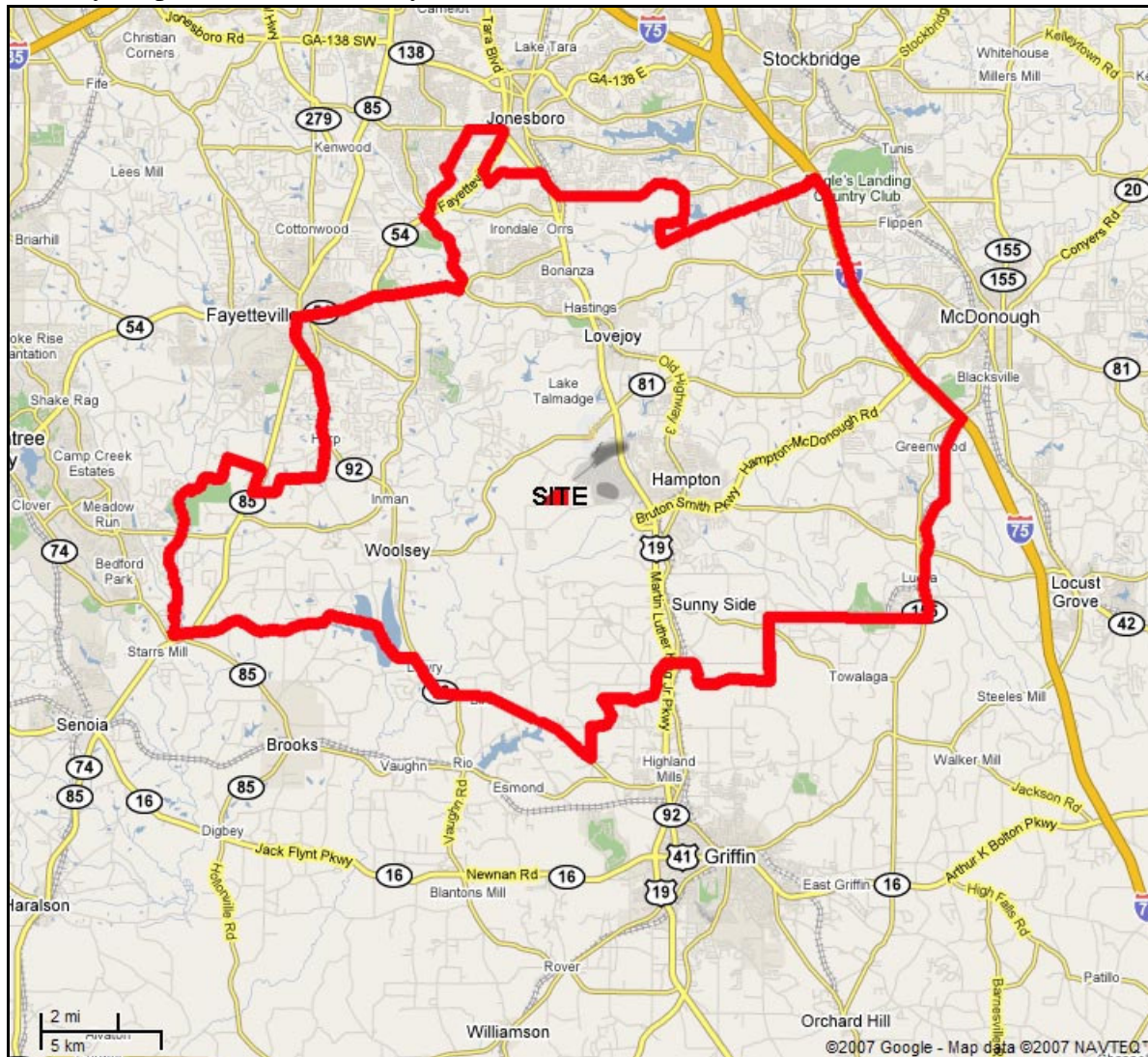


As Henry County is a member of the Atlanta Regional Commission and is in the Atlanta “non-attainment” area for pollution control, the proposed project is subject to Georgia Regional Transportation Authority (GRTA) DRI review. This report fulfills the requirements of GRTA’s Area of Influence Study and is a supplement to the required transportation analysis.

The project has an area of influence (AOI), measured by a six-mile “road radius” originating at

the center of the site, that includes a majority of northern Henry County including most of the cities of College Park, Forest Park, , Lake City and Morrow, as well as portions of Atlanta, East Point, Hapeville and Riverdale. The AOI also includes a small portion of southwest DeKalb County.

Vicinity Map with AOI Boundary

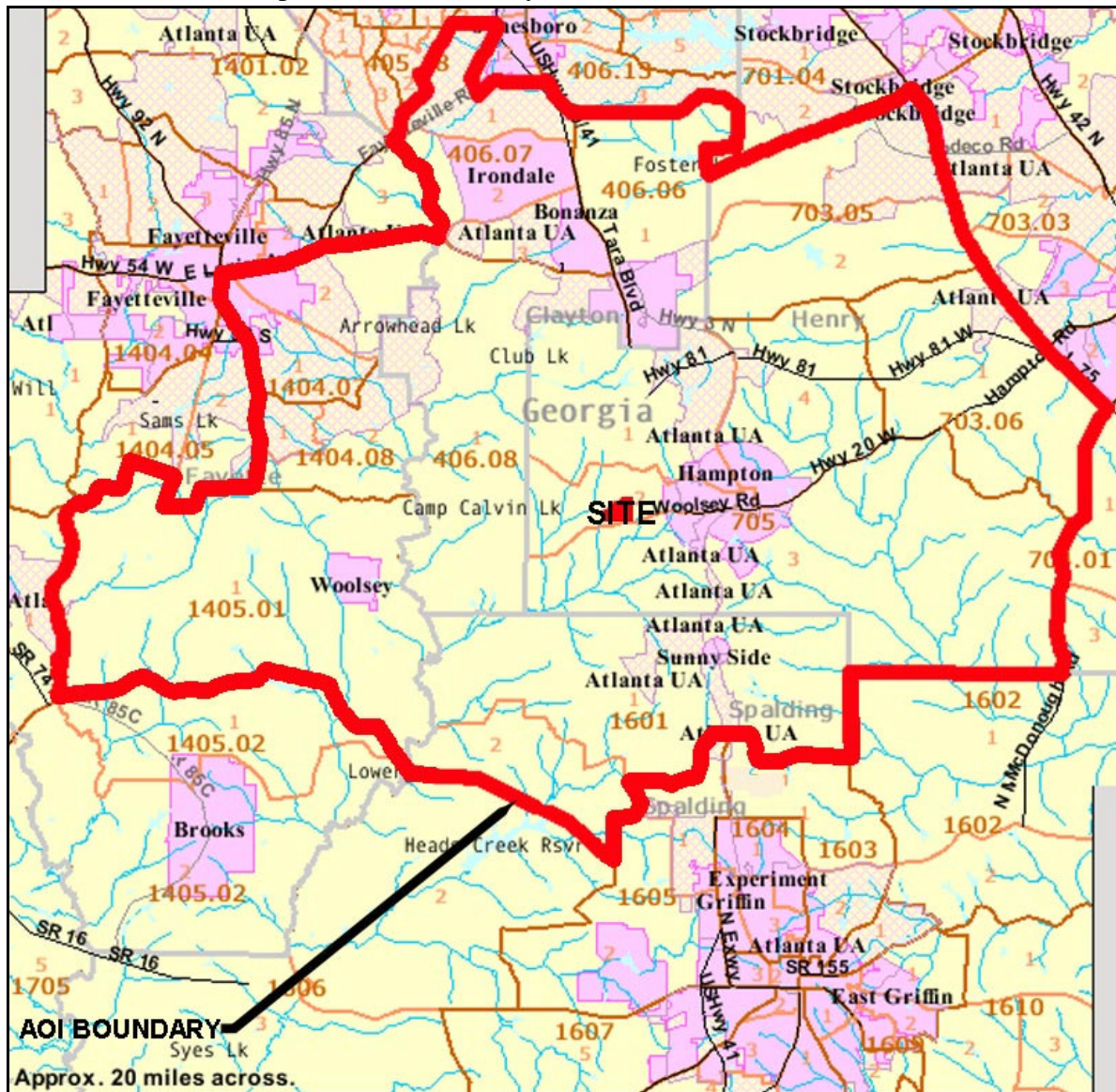


The boundary for the AOI was determined by the combined boundaries of the U.S. Census Tracts included in the 6 road-mile radius as described. Due to the density of the population in this area, the AOI is comprised of 10 census tracts; however the land area is relatively large at approximately 189.13 square miles. The AOI includes all of southwestern Henry County including the City of Hampton and a portion of McDonough, as well as a portion of Clayton County, to the west including the City of Lovejoy in its entirety; a portion of Fayette County, including a portion of Fayetteville and Woolsey; and a small portion of Spalding County to the



south.

2000 Census Tract Map with AOI Boundary



Utilizing the U.S. Census Tracts provides the means to collect social, economic and housing data, without extrapolating or estimating percentages of data within multiple jurisdictions. In addition, salary information was collected from various sources, including the Georgia Department of Labor, and estimates provided in previous AOI studies approved by GRTA.

### Land Use Analysis

The Lovejoy FBO site is currently undeveloped. The proposed DRI plan includes 873,600 s.f. hanger space, 45,544 s.f. retail/commercial space, 20,000 s.f. FBO and approximately 352



residential condominiums. The site will require rezoning from the existing RA (Residential Agricultural) designation to a PD (Planned Development) district in order to accommodate the various land uses being proposed (see AOI Appendix for proposed site plan).

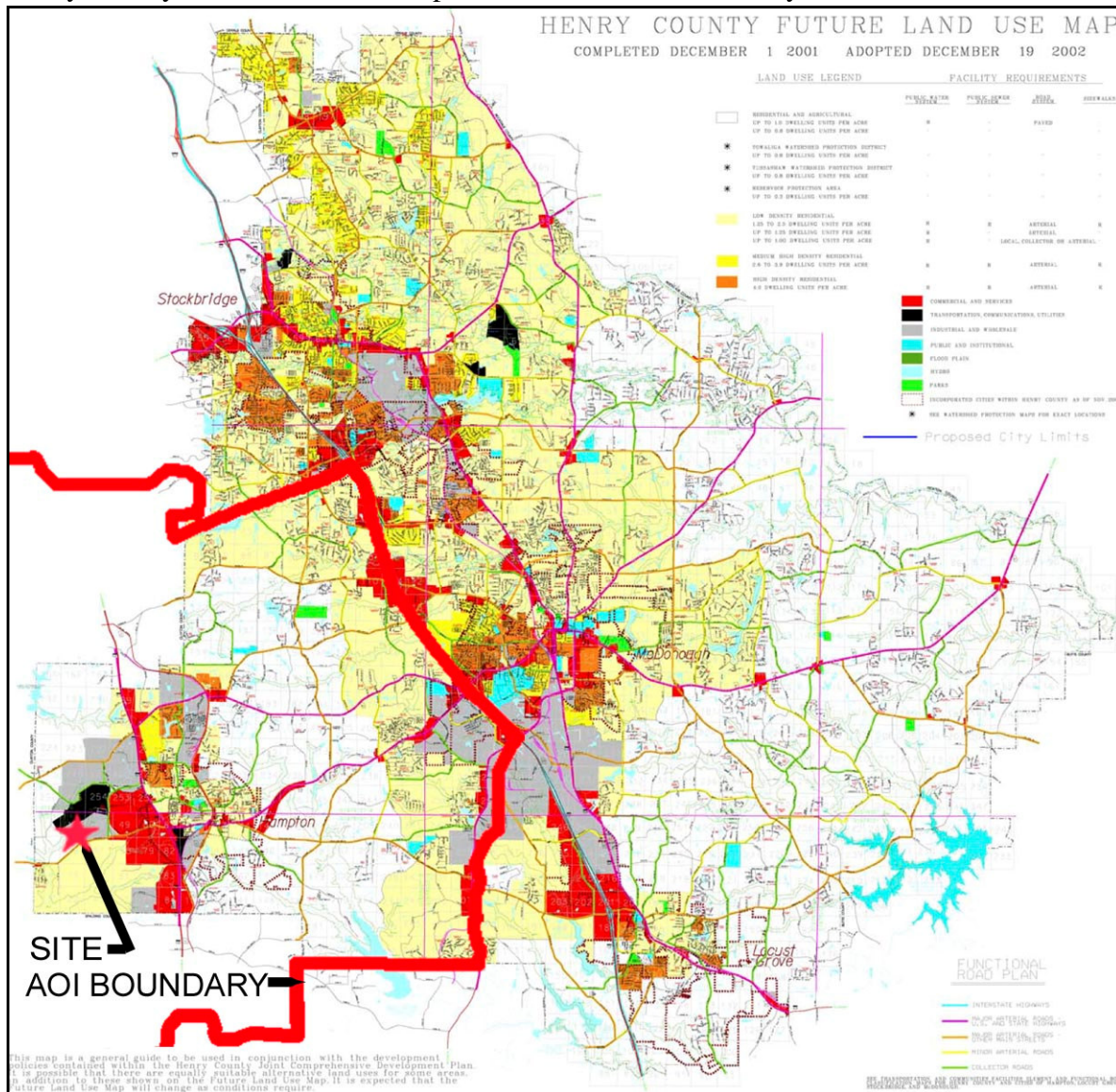
The site and immediate surrounding area is undeveloped except for the Clayton County Airport and Atlanta Motor Speedway. There is currently RA zoning to the west and south and M1 uses to the northeast and east of the site. Further from the site, there are several commercial sites along Herman Talmadge Highway (19/41) and many neighborhoods east of that highway in Hampton. There are a few light industrial/business park uses to the northeast and southeast, and residential uses northwest of Woolsey Road in Clayton County. Aerial photography illustrates the existing uses in the immediate area.

Aerial Photograph (2002) of the Site and Surroundings



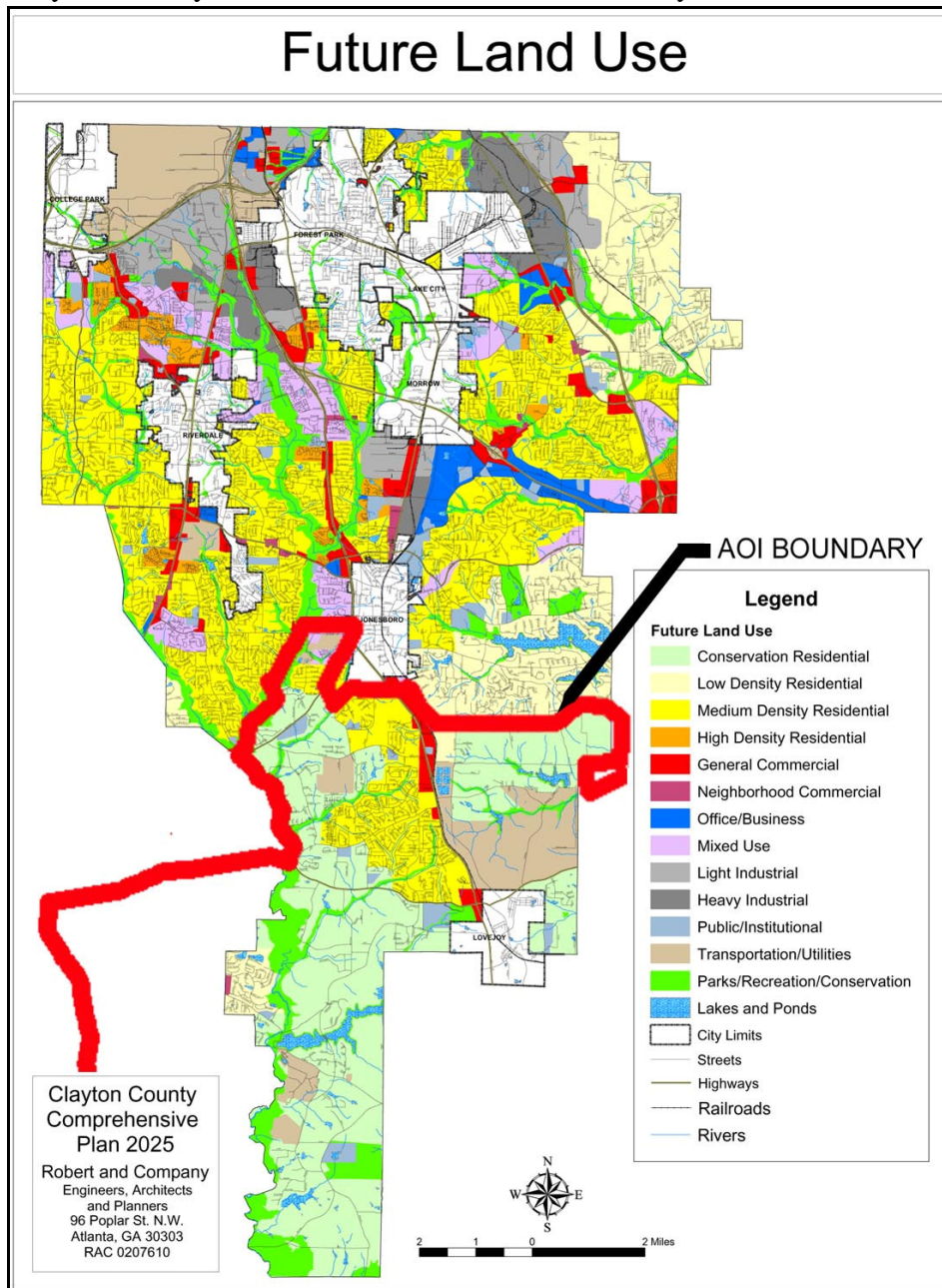


## Henry County Future Land Use Map with Site and AOI Boundary



Within Henry County and the AOI Boundary, land uses include primarily *Residential and Agricultural* between Hampton and the other areas of Henry County. There are also large tracts of *Low Density Residential*, especially south of the project and in a pattern along I-75 on the outskirts of the municipalities to the east. There are obvious *TCU* uses designated at the airport and relatively large areas of *Industrial and Wholesale* uses designated around the airport and in southwestern McDonough. *Commercial and Service Uses* are existing or planned along major transportation corridors including areas within Hampton and McDonough, and there are a few tracts in Hampton reserved for *Medium and High Density Residential* use. The smaller tracts of *Public/Institutional and Parks* are scattered throughout the AOI with a network of areas along the major tributaries reserved for *Floodplain*.

## Clayton County Future Land Use with AOI Boundary



Just west of the site, south Clayton County is included in the AOI and according to the Clayton County Comprehensive Plan 2025, future land uses within this area include primarily *Conservation Residential* and *Medium Density Residential*. There are a few large tracts of *Transportation/Utilities*, several smaller tracts of *General Commercial* along the highway, and areas along the river reserved for *Parks/Recreation Conservation*. Finally, there is one area accommodating a *Low Density Residential* community with *Neighborhood Commercial* tracts along the western County boundary and a *Mixed Use* designation on several tracts at the northwestern boundary of the AOI, just west of Jonesboro.



A small portion of Fayette County is also within the AOI, including Woolsey and a small portion of eastern Fayetteville. The future land use map for this area indicates a mix (from north to south of *Low Density Residential*, *Rural Residential*, and *Agricultural Residential*). Finally, there are a few small tracts reserved for *Public Facilities/Institutional* representing schools and other community centers.

**FAYETTE COUNTY LAND USE PLAN**

**LAND USE**

- AGRICULTURAL RESIDENTIAL (1 Unit/5 Acres, 5 Acres Min.)
- RURAL RESIDENTIAL (1 Unit/2 to 3 Acres)
- LOW DENSITY RESIDENTIAL (1 Unit/1 to 2 Acres)
- LOW MEDIUM DENSITY RESIDENTIAL (1 to 2 Units/1 Acre)
- MEDIUM DENSITY RESIDENTIAL (2 to 4 Units/1 Acre)
- HIGH DENSITY RESIDENTIAL (5 Units/1 Acre)
- MOBILE HOME PARK
- OFFICE
- COMMERCIAL
- LIGHT INDUSTRIAL
- HEAVY INDUSTRIAL
- PUBLIC FACILITIES/INSTITUTIONAL
- CONSERVATION AREAS
- PARKS AND RECREATION
- TRANS., UTIL., & COMMUNICATIONS

**FAYETTE COUNTY LAND USE PLAN**

**AOI BOUNDARY**

Map showing Fayette County Land Use Plan with various colored zones and a red AOI boundary. The map includes labels for Fayetteville, Wadley, Brooks, and Bear Reservoir. A legend on the left lists land use categories and their corresponding colors. A scale bar at the bottom indicates distances in miles.



The land uses within the City of Fayetteville and the AOI, include primarily *Low Density Single Family and High Density Single Family Residential*, with a few tracts of *Public/Institutional*, and at least one tract each of *Industrial, Office, Multi-Family*, and *Downtown Mixed Use*. There are also several tracts of *Highway Commercial* uses along the main north-south and east-west transportation corridors.

**City of Fayetteville Future Land Use Map**

**Legend**

- AGRICULTURAL
- RESIDENTIAL
- BUSINESS PARK
- COMMUNITY COMMERCIAL
- LOW-DENSITY RESIDENTIAL
- FLIGHT INDUSTRY SINGLE-FAMILY
- HIGHWAY COMMERCIAL
- INDUSTRIAL
- LOW-DENSITY SINGLE-FAMILY
- MEDIUM-DENSITY SINGLE-FAMILY
- MULTI-FAMILY
- OFFICE
- PARK / RECREATION / CONSERVATION
- PUBLIC / INSTITUTIONAL
- TRANSPORTATION, COMMUNICATIONS AND UTILITIES

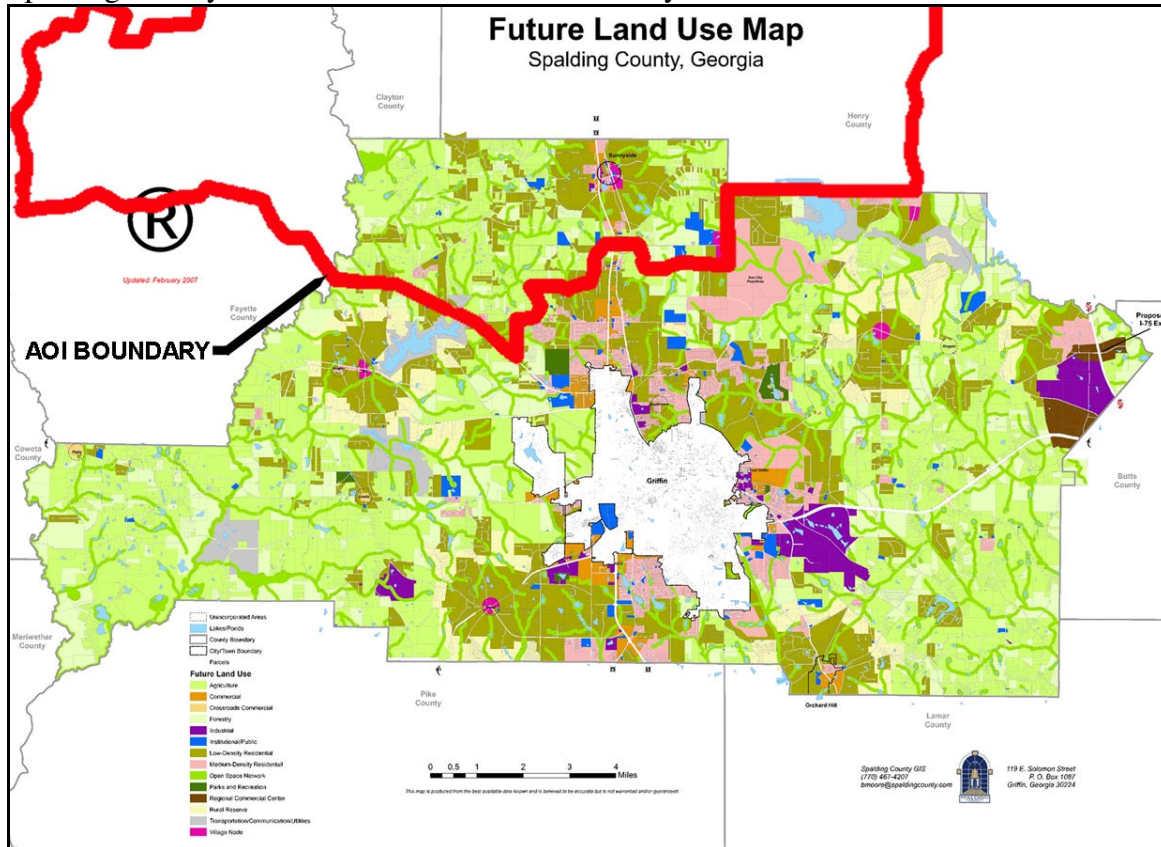
**Special Features and Other Plans**

- EXISTING CITY BOUNDARY
- EXISTING ZONING
- EXISTING WATER
- EXISTING TRANSPORTATION
- EXISTING UTILITIES
- EXISTING LAND USE
- EXISTING WATERSHED
- EXISTING WATERSHED
- EXISTING WATERSHED
- EXISTING WATERSHED

The map is a detailed land use plan for the City of Fayetteville. It shows various land use zones color-coded according to the legend. A thick red line indicates the AOI Boundary. A black line points to the AOI Boundary label. The map includes a compass rose, a scale bar, and a legend with categories such as Agricultural, Residential, Commercial, Industrial, and Public Use.

Within Spalding County and the AOI, the land uses are designated primarily for *Agriculture* and *Low Density Residential* use. There are several parcels designated for *Institutional/Public*, a few tracts of *Medium Density Residential*, while the community of Sunnyside includes a variety of uses, including *Village Node*, *Commercial*, *Industrial*, *Institutional/Public*, and *Medium Density Residential*. Finally a very small portion of the community of Sun City Peachtree is within the AOI Boundary and is designated for *Village Node* uses.

Spalding County Land Use Plan with AOI Boundary





## GRTA Jobs/Housing Balance Criteria

In accordance with Section 3-103.A.7. Criteria for GRTA DRI Non- Expedited Review, of the Procedure and Principles for GRTA DRI Review, the proposed DRI is analyzed with regard to on-site jobs/housing balance. The purpose of the analysis is to show the proposed DRI “is located in an Area of Influence where the proposed DRI is reasonably anticipated to contribute to a balancing of land uses within the Area of Influence such that twenty-five percent (25%) of the persons who are reasonably anticipated to be employed in the proposed DRI have the opportunity to live within the Area of Influence.”

## Employment Analysis

The DRI as planned will generate job opportunities with a range of salaries. Utilizing the proposed building square footage and an averages square footage per employee calculation, the number of employees was calculate for the variety of land uses being proposed. Thus, Lovejoy FBO is expected to generate approximately 327 jobs at its 2009 build out date.

Development Summary			
Land Use	S.F.	S.F. Per Employee	# Employees
FBO/Office	20000	400	50
Hanger/Warehouse	873,600	6000	146
Retail/Commercial	45,544	500	91
Grounds/Security	4209203	105500	40
Total Employees			327

Associated salary ranges for employees in a variety of light industrial/warehouse, airport maintenance and retail positions are also estimated, based on regional averages and information obtained by the Georgia Department of Labor. Utilizing a breakdown of employees by position and salary ranges for each position, the following numbers were derived:

Land Use	Employee Positions	Employees Per Position On Site	Employee Position Breakdown	Max. Annual Salary for Anticipated Employment Opportunities
Manufacturing/Assembly/Warehouse Airport Technician*	Manager (i.e. manufacturing)	15	10%	\$ 95,000
	Mechanic/Service Technicians	22	15%	\$ 54,000
	Warehouse Employee	109	75%	\$ 40,000
	total mnfg/tech employees	146	100%	
FBO Office	Exec./Prof. Level Lt. Ind. Office	1.1	2%	\$ 95,000
	Mid Level Lt. Ind. Office	33.5	67%	\$ 53,000
	Admin./Entry Level Lt. Ind Office	15.5	31%	\$ 41,500
	total office employees	50	100%	
Protective Services	Supervisors	1.8	12%	\$ 46,350
	Security Guard	13.2	88%	\$ 23,620
	total security employees	15	100%	
Retail/Commercial	Retail/Commercial Owner/CEO	0.9	1%	\$ 170,000
	Sales Head/Manager	7.3	8%	\$ 37,275
	Sales Staff/Service Employee	69.0	76%	\$ 25,000
Restaurant	Restaurant Owner	0.9	1%	\$ 150,000
	Rest.Mgr/Head Cook	2.4	3%	\$ 35,000
	Rest. Staff	10.9	12%	\$ 17,800
	total commercial/retail employs	91	100%	
Grounds Maintenance Services	Grounds Maintenance Supervisors	3.0	12%	\$ 40,240
	Grounds Maintenance Employee	22.0	88%	\$ 23,010
	total grounds maint. employees	25	100%	

In calculating home price affordability a maximum monthly household income and corresponding housing budget are calculated to account for an estimated 1.5 workers, with similar salary ranges, per household. These figures do not take into account interest rates, insurance costs or taxes. A housing budget for each employee position is derived from 30% of monthly household income for owner occupied housing costs. The results are in ascending order of maximum monthly household income to better illustrate the number of employees with a given monthly housing budget as well as the maximum monthly household income.

Employees On Site	Employee Positions	Max. Monthly Household (HH) Income (@1.5 workers/hh)
11	Rest. Staff	\$ 2,225
22	Grounds Maintenance Employee	\$ 2,876
13	Security Guard	\$ 2,953
69	Sales Staff/Service Employee	\$ 3,125
2	Rest.Mgr/Head Cook	\$ 4,375
7	Sales Head/Manager	\$ 4,659
109	Warehouse Employee	\$ 5,000
3	Grounds Maintenance Supervisors	\$ 5,030
16	Admin./Entry Level Lt. Ind Office	\$ 5,188
2	Supervisors	\$ 5,794
34	Mid Level Lt. Ind. Office	\$ 6,625
22	Mechanic/Service Technicians	\$ 6,750
15	Manager (i.e. manufacturing)	\$ 11,875
1	Exec./Prof. Level Lt. Ind. Office	\$ 11,875
1	Restaurant Owner	\$ 18,750
1	Retail/Commercial Owner/CEO	\$ 21,250
327	Total employees on site	
25%	Employees to Find Housing	82

Given a total 327 employees on site, a 25% minimum of 82 employees would be required to find affordable housing within the AOI in order to meet the GRTA jobs-housing balance criteria for this development.

### Housing Analysis

Housing tenure, vacancy rates, sales and value information was collected from various sources, including the 2000 U.S. Census. The raw data is provided in the AOI Appendix. According to 2000 U.S. Census data, the AOI includes at least 15,892 potential “for sale” units and 2,706 rental units at various sale prices or monthly rental rates. The following analysis provides the annual and monthly income required to make monthly payments on each unit within each given price range.



**Single Family Owner Occupied**  
**AOI - 2000 Available Owner-Occupied Housing by Value**

Units	Range of Value		Mortgage Payment Range*		Annual Income Range to Qualify (30% housing budget)		Min. Monthly Income Required
286	\$ -	\$ 50,000	\$ -	\$ 300	\$ -	\$ 11,991	\$ 999
4282	\$ 50,000	\$ 99,999	\$ 300	\$ 594	\$ 11,991	\$ 23,750	\$ 999
6606	\$ 100,000	\$ 149,999	\$ 594	\$ 893	\$ 23,750	\$ 35,733	\$ 1,979
3139	\$ 150,000	\$ 199,999	\$ 893	\$ 1,193	\$ 35,733	\$ 47,720	\$ 2,978
1130	\$ 200,000	\$ 299,999	\$ 1,193	\$ 1,793	\$ 47,720	\$ 71,706	\$ 3,977
326	\$ 300,000	\$ 499,999	\$ 1,793	\$ 2,992	\$ 71,706	\$ 119,670	\$ 5,976
101	\$ 500,000	\$ 999,999	\$ 2,992	\$ 5,990	\$ 119,670	\$ 239,580	\$ 9,973
22	\$ 1,000,000		\$ 5,996		\$ 239,820		\$ 19,985
15,892							

**Assumptions:**

- 6% interest rate
- 30 Year Loan
- 12 annual payments
- No down payment
- Monthly payment 30% of gross monthly salary for owner occupied housing
- All households have an estimated 1.5 workers earning similar salaries
- Payment does not include taxes or insurance.

**Multi-Family or Renter Occupied**  
**AOI - 2000 Available Rental Units by Monthly Rates**

Units	Range of Rental Rates		Min. Monthly Income to Qualify (35% housing budget)	
125	\$ -	\$ 200	\$ -	\$ 571
73	\$ 200	\$ 299	\$ 571	\$ 854
387	\$ 300	\$ 499	\$ 857	\$ 1,426
961	\$ 500	\$ 749	\$ 1,429	\$ 2,140
611	\$ 750	\$ 999	\$ 2,143	\$ 2,854
268	\$ 1,000	\$ 1,499	\$ 2,857	\$ 4,283
80	\$ 1,500		\$ 4,286	\$ -
201	No cash rent			
2,706				

**Assumptions:**

- Monthly payment 35% of gross monthly salary for renter occupied housing
- All households have an estimated 1.5 workers earning similar salaries

**Conclusion**

In summary, given the proximity to the airport and raceway industries, there is a presumable demand for high end housing as well as additional employment opportunities. The proposed DRI creates job opportunities in an area where adequate and affordable housing is currently available. Furthermore, the income provided at some of the potential employment positions meets the

minimum income to qualify for some of the housing units according to the employment and housing analyses.

According to available data, all of the 327 potential employees could find affordable housing within the AOI. More specifically, a conservative weighted average of 93% of the employees could find affordable single family owner occupied housing and a weighted average of 95% of the employees could find rental property within their housing budgets. This figure far exceeds GRTA's requirement of at least 25% of the employees to have to opportunity/affordability to live within the Area of Influence.

Conclusion - SF/Owner Occupied Units		
SF Owner Occupied Units	DRI Employees (in HH) Earning Adequate Income to Qualify	% DRI Employees (in HH) Earning Adequate Income to Qualify
286	328	100%
4282	328	100%
6606	328	100%
3139	282	86%
1130	213	65%
326	74	23%
101	18	6%
22	1	0%
15,892	Weighted Average:	93%

Conclusion - Rental Units		
Rental Units	On-Site Employees (in HH) Earning Adequate Income to Qualify	Percent of Employees Earning Adequate Income to Qualify
125	328	100%
73	328	100%
387	328	100%
961	328	100%
611	317	97%
268	213	65%
80	211	65%
201	328	100%
2,706	Weighted Average:	95%

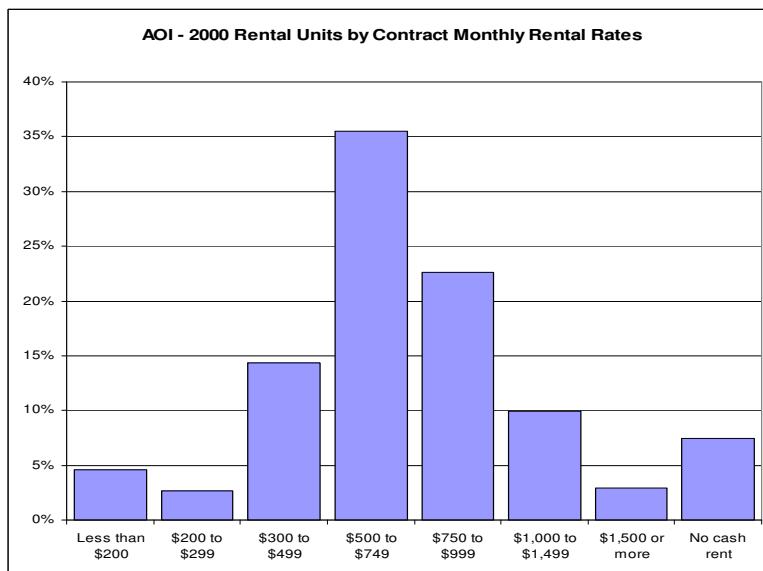
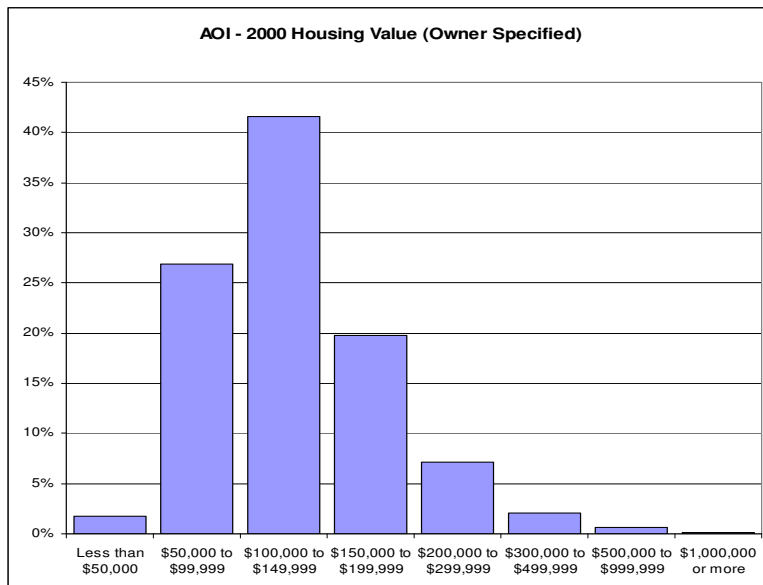
The project being proposed will provide some employment for existing residents as well as those attracted to the area for employment opportunities. Moreover, the jobs that will be generated are expected to provide an income that would make the existing area housing attractively affordable. This compatible relationship between the uses encourages a balance of jobs and housing and enables those who are taking advantage of the relationship to incur fewer and shorter vehicular trips between sites.



## **AOI- Socioeconomic and Demographic Summary**

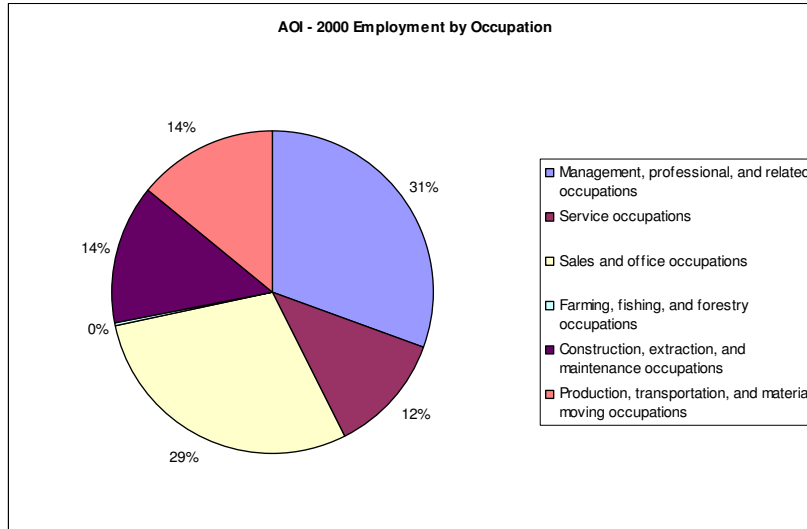
### **Housing**

- The AOI, including ten (10) 2000 census tracts, is occupied by a total of 64,425 people with a median age of 34.7 years.
- The 2000 Census figures indicate an average household size of 2.92 persons per household in the AOI.
- The AOI's 2000 housing stock includes 22,651 units, with 87% owner occupied, and 13% renter occupied units. The average 2000 homeowner vacancy rate is 2%. The housing stock is relatively new with 75% built since 1980 and 32% built since 1995.
- Data from the U.S. Census indicated a median home value of \$133,170 and median rent of \$760 in 2000.

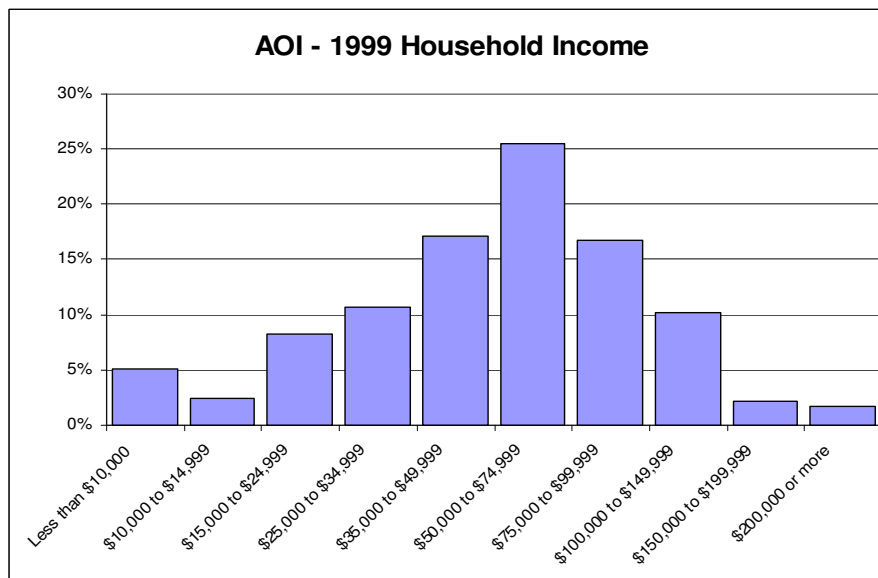


## **Employment**

- The 2000 AOI population is employed in approximately 31,630 positions.



- The AOI's median household income for 1999 of \$49,883, lower than that of Henry County at \$57,309 but higher than that of the State of Georgia at \$42,433 for the same year.



- Within the AOI population, there is an inverse relationship in the jobs-housing balance with approximately 1.40 positions for each housing unit, and 1.44 persons over the age of 18 per employment position.



## **AOI Appendix**

Appendix 1 - AOI Employment Analysis

Appendix 2 – AOI Housing Analysis and Jobs-Housing Conclusion

Appendix 3 – AOI 2000 U.S. Census Data

Site Plan (if available)

Lovejoy FBO - DRI #1451

AOI Appendix 1 - AOI Employment Analysis

Land Use	Employee Positions	Employees Per Position On Site	Employee Position Breakdown	Max. Annual Salary for Anticipated Employment Opportunities	Max. Monthly Salary of Individual Employee	Max. Monthly Household (HH) Income (@1.5 workers/hh)
Manufacturing/Assembly/Warehouse Airport Technician*	Manager (i.e. manufacturing)	15	10%	\$ 95,000	\$ 7,917	\$ 11,875
	Mechanic/Service Technicians	22	15%	\$ 54,000	\$ 4,500	\$ 6,750
	Warehouse Employee	109	75%	\$ 40,000	\$ 3,333	\$ 5,000
	total mnfg/tech employees	146	100%			
FBO Office	Exec./Prof. Level Lt. Ind. Office	1.1	2%	\$ 95,000	\$ 7,917	\$ 11,875
	Mid Level Lt. Ind. Office	33.5	67%	\$ 53,000	\$ 4,417	\$ 6,625
	Admin./Entry Level Lt. Ind Office	15.5	31%	\$ 41,500	\$ 3,458	\$ 5,188
	total office employees	50	100%			
Protective Services	Supervisors	1.8	12%	\$ 46,350	\$ 3,863	\$ 5,794
	Security Guard	13.2	88%	\$ 23,620	\$ 1,968	\$ 2,953
	total security employees	15	100%			
Retail/Commercial	Retail/Commercial Owner/CEO	0.9	1%	\$ 170,000	\$ 14,167	\$ 21,250
	Sales Head/Manager	7.3	8%	\$ 37,275	\$ 3,106	\$ 4,659
	Sales Staff/Service Employee	69.0	76%	\$ 25,000	\$ 2,083	\$ 3,125
Restaurant	Restaurant Owner	0.9	1%	\$ 150,000	\$ 12,500	\$ 18,750
	Rest.Mgr/Head Cook	2.4	3%	\$ 35,000	\$ 2,917	\$ 4,375
	Rest. Staff	10.9	12%	\$ 17,800	\$ 1,483	\$ 2,225
	total commercial/retail employs	91	100%			
Grounds Maintenance Services	Grounds Maintenance Supervisors	3.0	12%	\$ 40,240	\$ 3,353	\$ 5,030
	Grounds Maintenance Employee	22.0	88%	\$ 23,010	\$ 1,918	\$ 2,876
	total grounds maint. employees	25	100%			
	Total employees on site	327				

Employees On Site	Employee Positions	Max. Monthly Household (HH) Income (@1.5 workers/hh)
11	Rest. Staff	\$ 2,225
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327	Total employees on site	
25%	Employees to Find Housing	82

Lovejoy FBO - DRI #1451  
Appendix 2 - AOI Housing Analysis and Jobs/Housing Conclusion

6% interest	30 years	12 payments/yr.	Millage Rate: 0.037509
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Housing Type	Number of Units	Price Range		Value	Build Out
Condominiums	70	\$ 370,000	\$ 380,000	\$ 26,400,000	2009
Condominiums	211	\$ 440,000	\$ 460,000	\$ 95,040,000	
Condominiums	70	\$ 640,000	\$ 660,000	\$ 45,760,000	
352				\$ 121,440,000	

Number of Units	Midpoint Rent/Selling Price	5% Down Payment	Amt. Financed	Mortgage Payment	Taxes	Escrowed Monthly Payment	Annual Income to Qualify	Monthly Income to Qualify	Number of Employee Positions that Qualify	% of Positions to Qualify
70	\$ 375,000	\$ 18,750	\$ 356,250	\$ 2,136	\$ 469	\$ 2,605	\$ 104,191	\$ 8,683	18	6%
211	\$ 450,000	\$ 22,500	\$ 427,500	\$ 2,563	\$ 563	\$ 3,126	\$ 125,029	\$ 10,419	18	6%
70	\$ 650,000	\$ 32,500	\$ 617,500	\$ 3,702	\$ 813	\$ 4,515	\$ 180,597	\$ 15,050	2	1%
352										

Single Family Owner Occupied  
AOI - 2000 Available Owner-Occupied Housing by Value

AOI - 2000 Available Owner-Occupied Housing by Value								Conclusion - SF/Owner Occupied Units		
Units	Range of Value		Mortgage Payment Range*		Annual Income Range to Qualify (30% housing budget)		Min. Monthly Income Required	SF Owner Occupied Units	DRI Employees (in HH) Earning Adequate Income to Qualify	% DRI Employees (in HH) Earning Adequate Income to Qualify
286	\$ -	\$ 50,000	\$ -	\$ 300	\$ -	\$ 11,991	\$ 999	286	328	100%
4282	\$ 50,000	\$ 99,999	\$ 300	\$ 594	\$ 11,991	\$ 23,750	\$ 999	4282	328	100%
6606	\$ 100,000	\$ 149,999	\$ 594	\$ 893	\$ 23,750	\$ 35,733	\$ 1,979	6606	328	100%
3139	\$ 150,000	\$ 199,999	\$ 893	\$ 1,193	\$ 35,733	\$ 47,720	\$ 2,978	3139	282	86%
1130	\$ 200,000	\$ 299,999	\$ 1,193	\$ 1,793	\$ 47,720	\$ 71,706	\$ 3,977	1130	213	65%
326	\$ 300,000	\$ 499,999	\$ 1,793	\$ 2,992	\$ 71,706	\$ 119,670	\$ 5,976	326	74	23%
101	\$ 500,000	\$ 999,999	\$ 2,992	\$ 5,990	\$ 119,670	\$ 239,580	\$ 9,973	101	18	6%
22	\$ 1,000,000		\$ 5,996		\$ 239,820		\$ 19,985	22	1	0%
15,892								15,892	Weighted Average:	93%
									Average:	60%

\* Mortgage payment assumes no money down, 6.0% interest, and does not include taxes or insurance, etc.

\* Mortgage payment assumes no money down, 6.0% interest, and does not include taxes or insurance, etc.

Multi-Family or Renter Occupied  
AOI - 2000 Available Rental Units by Monthly Rates

AOI - 2000 Available Rental Units by Monthly Rates					Conclusion - Rental Units			
Units	Range of Rental Rates		Min. Monthly Income to Qualify (35% housing budget)		Rental Units	On-Site Employees (in HH) Earning Adequate Income to Qualify	Percent of Employees Earning Adequate Income to Qualify	
125	\$ -	\$ 200	\$ -	\$ 571	125	328	100%	125
73	\$ 200	\$ 299	\$ 571	\$ 854	73	328	100%	73
387	\$ 300	\$ 499	\$ 857	\$ 1,426	387	328	100%	388
961	\$ 500	\$ 749	\$ 1,429	\$ 2,140	961	328	100%	964
611	\$ 750	\$ 999	\$ 2,143	\$ 2,854	611	317	97%	592
268	\$ 1,000	\$ 1,499	\$ 2,857	\$ 4,283	268	213	65%	175
80	\$ 1,500		\$ 4,286	\$ -	80	211	65%	52
201	No cash rent				201	328	100%	202
2,706					2,706	Weighted Average:	95%	2571
						Average:	91%	

0705tp3-Housing and Conclusion.xls



Lovejoy FBO - DRI #1451

AOI Appendix 3 - AOI 2000 US Census Data

General Characteristics - SF1 (DP-1)	Clayton County			Henry County			Fayette County			Spalding County			
AOI - 2000 Population by Census Tract	Census Tracts										10		
	406.06	406.07	406.08	703.05	703.06	705	1404.07	1404.08	1405.01	1601.00	Total	Average	Percent
Census Tract Land Area (GCT-PH1)	9.67	11.29	17.33	15.68	13.86	52.82	8.65	6.12	27.37	26.34	189.1		
Population Density (GCT-PH1)	359	1608	321	326.8	195.4	189.2	699.8	558.8	169.9	215.9	4644	464	
Population	3,406	18,097	5,522	5,070	2,690	9,924	6,036	3,398	4,618	5,664	64,425	6443	
Median age (years)	31.2	30.4	34.8	35.1	35.1	33.4	36.6	37.1	39.9	33.2	346.8	34.7	
Population over 18 Years	2,721	12,096	3,879	3,498	1,890	7,073	4,556	2,364	3,319	4,049	45445		
Average household size	2.75	3.05	2.98	2.93	3.06	2.83	2.52	3.19	3.04	2.81	29.16	2.92	
Housing Units	925	6,154	1,919	1764	927	3,716	2,464	1,076	1,556	2150	22651	2265	
Occupied housing units	807	5,939	1,851	1,728	878	3,495	2,320	1,066	1,517	2,013	21614	2161	95%
Homeowner Vacancy Rate	4.7%	1.6%	2.0%	1.3%	4.5%	1.1%	2.4%	0.5%	0.8%	1.0%	0.199	2.0%	
Owner-occupied housing units	728	5,169	1,777	1,643	856	3,023	1,634	1,022	1,434	1,546	18832	1883	87%
Renter-occupied housing units	79	770	74	85	22	472	686	44	83	467	2782	278	13%
												0	
Social Characteristics - SF3 (DP-2)													
AOI - 2000 Educational Attainment													
Population 25 years and over	2,173	10,489	3,533	3,227	1,710	6,309	4,039	2,020	3,048	3,516	40064		62%
Less than 9th grade	108	329	30	54	52	459	59	64	42	311	1508		4%
9th to 12th grade, no diploma	523	1,164	162	155	147	1,071	279	180	177	936	4794		12%
High school graduate (includes equivalency)	843	3,192	903	1,002	668	2,425	1,251	410	975	1,245	12914		32%
Some college, no degree	460	3,045	812	784	559	1,321	1,160	503	742	576	9962		25%
Associate degree	75	671	327	263	56	344	347	249	221	181	2734		7%
Bachelor's degree	100	1,468	922	718	179	554	613	458	647	168	5827		15%
Graduate or professional degree	64	620	377	251	49	135	330	156	244	99	2325		6%
Percent high school graduate or higher	71	85.8	94.6	93.5	88.4	75.7	91.6	87.9	92.8	64.5	845.8	85	
Percent bachelor's degree or higher	7.5	19.9	36.8	30	13.3	10.9	23.3	30.4	29.2	7.6	208.9	21	

	406.06	406.07	406.08	703.05	703.06	705	1404.07	1404.08	1405.01	1601.00	Total	Average	Percent
<b>Housing Characteristics - SF3 (DP-4)</b>													
<b>AOI - 2000 Housing Value (Owner Occupied)</b>													
YEAR STRUCTURE BUILT													
1999 to March 2000	168	471	209	29	142	336	358	19	65	91	1888	189	8%
1995 to 1998	273	1,458	859	668	156	963	388	158	322	221	5466	547	24%
1990 to 1994	171	1,510	447	462	232	548	514	116	202	190	4392	439	19%
1980 to 1989	160	1,367	233	335	291	693	591	573	484	598	5325	533	24%
1970 to 1979	80	674	90	103	69	556	366	135	289	524	2886	289	13%
1960 to 1969	21	579	52	101	19	307	107	51	58	266	1561	156	7%
1940 to 1959	24	71	16	29	27	168	120	0	78	113	646	65	3%
1939 or earlier	28	24	13	28	0	145	20	7	58	147	470	47	2%
												2263	100%
Specified owner-occupied units	318	4,549	1,709	1,567	769	2,428	1,567	968	1,173	844	15892	1589	
VALUE													
Less than \$50,000	5	40	0	31	10	80	10	0	10	100	286		2%
\$50,000 to \$99,999	84	2,012	80	102	97	978	266	79	74	510	4282		27%
\$100,000 to \$149,999	209	2,007	883	827	382	804	676	457	193	168	6606		42%
\$150,000 to \$199,999	14	430	531	443	246	416	369	369	255	66	3139		20%
\$200,000 to \$299,999	2	44	189	151	24	110	205	44	361	0	1130		7%
\$300,000 to \$499,999	0	7	12	13	0	40	41	19	194	0	326		2%
\$500,000 to \$999,999	0	9	14	0	0	0	0	0	78	0	101		1%
\$1,000,000 or more	4	0	0	0	10	0	0	0	8	0	22		0.1%
Median (dollars)	111,300	104,700	145,100	141,000	141,100	107,900	140,000	145,800	214,900	79,900	1331700	\$ 133,170	100%
<b>AOI - 2000 Rental Units by Contract Monthly Rental Rates</b>													
Specified renter-occupied units	73	764	73	80	14	471	686	6	74	465	2706	\$ 271	
GROSS RENT													
Less than \$200	0	105	0	0	0	10	0	0	0	10	125		5%
\$200 to \$299	0	22	0	0	0	34	0	0	8	9	73		3%
\$300 to \$499	15	100	0	6	7	125	21	0	2	111	387		14%
\$500 to \$749	19	239	11	26	7	151	274	0	11	223	961		36%
\$750 to \$999	27	181	14	0	0	79	234	0	9	67	611		23%
\$1,000 to \$1,499	7	105	41	29	0	17	49	6	14	0	268		10%
\$1,500 or more	0	0	0	0	0	0	78	0	2	0	80		3%
No cash rent	5	12	7	19	0	55	30	0	28	45	201		7%
Median (dollars)	725	645	1,063	739	525	581	783	1,125	813	604	7603	\$ 760	

	406.06	406.07	406.08	703.05	703.06	705	1404.07	1404.08	1405.01	1601.00	Total	Average	Percent
<b>Economic Characteristics - SF3</b>													
<b>AOI - 2000 Employment by Occupation</b>													
OCCUPATION													
Management, professional, and related occupations	315	2,537	1,221	1,031	457	1,107	1,059	704	746	476	9653		31%
Service occupations	101	1,317	348	242	57	487	412	208	370	287	3829		12%
Sales and office occupations	339	2,699	904	804	568	1,370	881	417	595	651	9228		29%
Farming, fishing, and forestry occupations	3	0	0	0	10	0	9	0	0	0	22		0%
Construction, extraction, and maintenance occupations	169	922	252	310	282	901	330	220	301	689	4376		14%
Production, transportation, and material moving occupations	232	1,347	275	248	150	859	339	178	296	598	4522		14%
											31630		
<b>AOI - 2000 Employment by Industry</b>													
Agriculture, forestry, fishing and hunting, and mining	0	15	0	0	0	18	9	6	8	8	64		0%
Construction	124	519	165	187	139	630	217	71	239	426	2717		9%
Manufacturing	101	672	106	254	181	485	233	114	198	533	2877		9%
Wholesale trade	52	369	98	107	115	240	70	44	103	111	1309		4%
Retail trade	215	843	309	248	146	452	349	99	178	414	3253		10%
Transportation and warehousing, and utilities	148	1,550	522	451	347	714	473	411	410	209	5235		17%
Information	29	307	138	87	54	186	74	65	105	16	1061		3%
Finance, insurance, real estate, and rental and leasing	63	681	215	182	98	252	183	109	85	106	1974		6%
Professional, scientific, mgmt, admin, and waste mgmt	81	683	247	207	122	306	270	78	151	158	2303		7%
Educational, health and social services	155	1,603	549	584	113	646	531	403	363	206	5153		16%
Arts, entertainment, recreation, accommodation and food services	73	548	227	127	33	251	289	137	127	219	2031		6%
Other services (except public administration)	45	466	113	84	66	283	171	93	152	167	1640		5%
Public administration	73	566	311	117	110	261	161	97	189	128	2013		6%
											31630		
CLASS OF WORKER													
Private wage and salary workers	937	6,631	2,155	1,981	1,250	3,713	2,377	1,293	1,716	2,164	24217		77%
Government workers	189	1,738	717	521	198	717	529	343	432	276	5660		18%
Self-employed workers in own not incorporated business	31	444	125	112	76	266	124	91	143	243	1655		5%
Unpaid family workers	2	9	3	21	0	28	0	0	17	18	98		0%
											31630		
<b>AOI - 1999 Household Income</b>													
Households	804	5,937	1,844	1,700	908	3,493	2,324	1,017	1,504	2,006	21537		
Less than \$10,000	29	307	38	32	8	293	114	26	27	235	1109		5%
\$10,000 to \$14,999	30	165	15	41	0	78	38	8	41	107	523		2%
\$15,000 to \$24,999	99	499	66	68	45	382	192	33	63	332	1779		8%
\$25,000 to \$34,999	127	711	119	120	39	411	331	64	115	266	2303		11%
\$35,000 to \$49,999	171	1,079	243	179	112	725	509	97	198	363	3676		17%
\$50,000 to \$74,999	211	1,762	496	468	262	825	494	239	322	418	5497		26%
\$75,000 to \$99,999	87	896	409	377	260	489	337	313	257	189	3614		17%
\$100,000 to \$149,999	41	440	336	331	165	180	168	201	277	67	2206		10%
\$150,000 to \$199,999	6	46	73	48	9	67	79	28	105	14	475		2%
\$200,000 or more	3	32	49	36	8	43	62	8	99	15	355		2%
Median household income (dollars)	43,704	51,900	71,610	71,341	72,273	46,975	48,167	79,092	72,296	37,072	498826	\$ 49,883	
Henry County median household income												\$ 57,309	
State of Georgia median household income												\$42,433	
Clayton County median household income												\$ 42,697	
Positions/Housing Unit	1.40												
Persons over 18 Years Old/Positions	1.44												
Resident Workers/Position	1.03												

0705tp4-AOI census data.xls