

# Taylor County, West Virginia Demographic and Economic Opportunity Analysis

*Prepared For:*

Taylor County Development Authority  
214 W. Main St., Room 105  
Grafton, West Virginia 26354



*Prepared By:*

Bowen National Research  
Author: Patrick M. Bowen, President  
155 E. Columbus Street, Ste. 220  
Pickerington, Ohio 43147  
(614) 833-9300  
patrickb@bowennational.com

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# I. Introduction

## A. Purpose

The Taylor County Development Authority retained Bowen National Research in the summer of 2019 for the purpose of conducting a Demographic and Economic Opportunity Analysis of Taylor County, West Virginia.

With changing demographic and employment characteristics and trends expected over the years ahead, it is important for the county and its citizens to understand the current market conditions and projected changes that are expected to occur that will influence future retail, office, housing, and lodging needs. Toward that end, this report intends to:

- Provide an overview of present-day Taylor County.
- Present and evaluate past, current and projected detailed demographic characteristics.
- Present and evaluate employment characteristics and trends, as well as the economic drivers impacting the area.
- Determine current characteristics of all major housing components within the market (for-sale/ownership and rental housing alternatives).
- Evaluate the existing retail and office space inventory and the factors that affect demand for such space.
- Assess the current lodging facilities within the market and evaluate the visitor/tourism and economic drivers that impact demand for short-stay rentals.
- Calculate demand for each of the supply segments studied in this report.
- Identify development opportunities (both existing structures and vacant parcels of land) within the county.
- Evaluate ancillary factors that affect housing market conditions and development, such as commuting patterns, crime, and proximity of community services.
- Compile local stakeholder perceptions of commercial, housing and lodging market conditions and trends, opinions on community needs, and identify barriers to development in the area.

By accomplishing the study's objectives, government officials, area stakeholders, and area employers can: (1) better understand the county's evolving market, (2) establish community needs and priorities, (3) modify or expand policies and approaches to support new development/redevelopment, and (4) identify and promote economic and development opportunities within the county.

## **B. Methodologies**

The following methods were used by Bowen National Research:

### Study Area Delineation

The primary geographic scope of this study is Taylor County. As such, the Primary Study Area (PSA) is the geographical area within the limits of Taylor County.

### Demographic Information

Demographic data for population, households, housing, crime, and employment was secured from ESRI, Incorporated, the 2000 and 2010 United States Census, Applied Geographic Solutions, U.S. Department of Commerce, and the American Community Survey. This data has been used in its primary form and by Bowen National Research for secondary calculations. All sources are referenced throughout the report and in Addendum F of this report.

### Employment Information

Employment information was obtained and evaluated for various geographic areas that were part of this overall study. This information included data related to wages by occupation, employment by job sector, total employment, unemployment rates, identification of top employers, and identification of large-scale job expansions or contractions. Most information was obtained through the U.S. Department of Labor, Bureau of Labor Statistics. However, Bowen National Research also conducted numerous interviews with local stakeholders familiar with employment characteristics and trends of the PSA.

### Housing Component Definitions

This study is concerned with two major housing components: (1) for-sale/ownership and (2) rental. For-sale/ownership housing includes single-family homes and condominiums. Rentals include multifamily apartments (generally five+ units per building), and non-conventional rentals such as single-family homes, duplexes, units over storefronts, etc.

### Housing Supply

From July to September of 2019, Bowen National Research conducted telephone research, as well as on-line research, of the area's housing supply. Additionally, market analysts from Bowen National Research traveled to the area in the summer of 2019, conducting research on the housing properties identified in this study, as well as obtaining other on-site information relative to this analysis. The following data was collected on each multifamily rental property:

- Property Information: Name, address, total units, and number of stories
- Owner/Developer and/or Property Manager: Name and telephone number
- Population Served (i.e. seniors vs. family, low-income vs. market-rate, etc.)
- Available Amenities/Features: Both in-unit and within the overall project
- Years Built and Renovated (if applicable)
- Vacancy Rates
- Distribution of Units by Bedroom Type
- Square Feet and Number of Bathrooms by Bedroom Type
- Gross Rents or Price Points by Bedroom Type
- Property Type
- Quality Ratings
- GPS Locations

Information regarding for-sale housing was collected through MLS data provided by a local real estate office. Information regarding the for-sale housing inventory includes property address, sales/asking price, square footage, number of bedrooms and bathrooms, price per square foot, and the number of days on market.

### Retail & Office Space

Available office and retail space were identified in the county using on-line resources, published reports and on-site research conducted by Bowen National Research staff. Data points collected for such space included property address, local contact information, property/building size (square feet), year built, and lease-rate or sales price. Each property was rated for its overall condition/class, visibility, and access/parking. A one-page profile was created for each property and included exterior property photographs. A map identifying the location of all identified properties was included in this analysis.

### Lodging Facilities

The existing lodging facilities were identified and inventoried. Representatives of Bowen National Research personally visited each facility and interviewed management at each property to obtain property location, contact information, lodging capacity, unit configurations, amenities, services, typical occupancy levels, and lease rates. Our interviews also obtained information on seasonal factors, economic and tourism influences and other factors that impact lodging in the county. Each surveyed property was photographed, mapped and rated based on its quality.

### Demand

Demand estimates were provided for each development alternative considered in this report. While the methodology for each development alternative varies, they each consider the existing supply against the demand elements that drive the need for additional supply. The following summarizes the metrics used in our demand estimates. For additional details, please see the specific sections of the report dedicated to each development opportunity.

- *Rental Housing* – We included renter household growth, the number of units required for a balanced market, the need for replacement housing and external market support as the demand components in our estimates for new rental housing units. As part of this analysis, we accounted for vacancies reported among all rental alternatives. We concluded this analysis by providing the number of units that the market can support by different income segments and rent levels.
- *For-Sale Housing* – We considered potential demand from new owner-occupied household growth, renters converting to homeowners, need for replacement housing and external market support in our estimates for new for-sale housing. We accounted for the available supply of for-sale housing to yield a net support base of potential for-sale housing. Demand estimates were provided for multiple income stratifications and corresponding price points.
- *Retail/Office Space* – Demand for *retail* space considered the projected growth in consumer expenditures within the county over a five-year projection period. Demand for *office* space considered projected job growth among traditional office-user occupations over the next five years. These demand drivers were then compared with the retail and office space currently available in the market to determine if there is a surplus or deficit of either space. The retail space analysis was also refined to evaluate deficits in certain commercial sectors (e.g. grocers, department stores, dry cleaners, eateries, etc.) to help identify commercial market opportunities in the county.

- *Lodging Facilities* – We attempted to identify the relationship between lodging demand and the existing inventory of lodging within the county. Consideration was given to both economic and tourism factors that influence the need for lodging facilities.

### **C. Report Limitations**

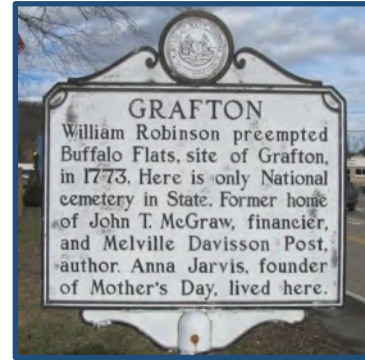
The intent of this report is to collect and analyze significant levels of data for Taylor County. Bowen National Research relied on a variety of data sources to generate this report (see Addendum F). These data sources are not always verifiable; however, Bowen National Research makes a concerted effort to assure accuracy. While this is not always possible, we believe that our efforts provide an acceptable standard margin of error. Bowen National Research is not responsible for errors or omissions in the data provided by other sources.

We have no present or prospective interest in any of the properties included in 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 resulting from the analyses, opinions, or use of this study. Any reproduction or duplication of this study without the expressed approval of the Taylor County Development Authority or Bowen National Research is strictly prohibited.

## II. Executive Summary

The purpose of this report is to evaluate the market needs and development potential for a variety of development alternatives in Taylor County, West Virginia and to recommend priorities and strategies to facilitate new development in the market. To that end, we have conducted a comprehensive *Demographic and Economic Opportunity Analysis* that considered the following:

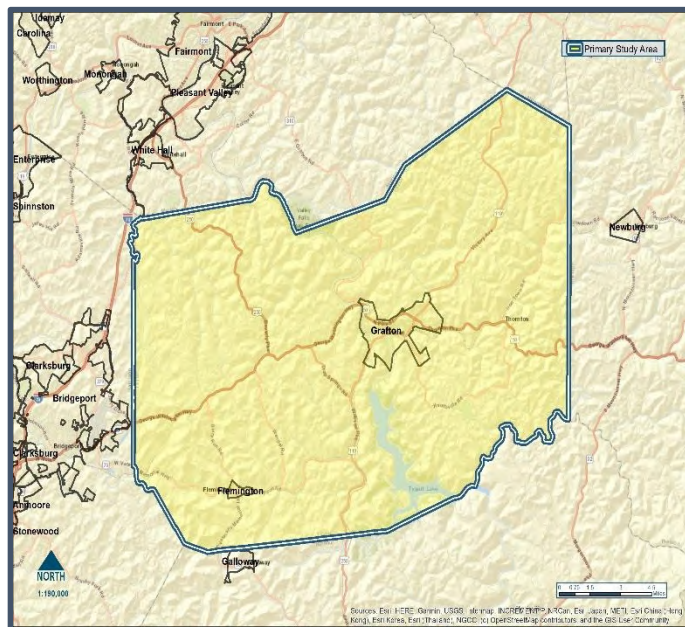
- Demographic Characteristics and Trends
- Economic Conditions and Initiatives
- Existing Supply
  - Rental Residential
  - For-Sale Residential
  - Retail Space
  - Office Space
  - Lodging
- Interviews with Community Stakeholders
- Evaluation of crime, commuting patterns, community attributes and identification of development opportunities (vacant land and vacant buildings)
- Quantifiable Demand Estimates



Based on these metrics and input, we were able to identify development opportunities that represent the greatest need and development potential within the county. Using these findings, we developed an outline of strategies that should be considered for implementation by the community in order to maximize the opportunities for success. Detailed data analysis is presented within the individual sections of this report.

### Primary Study Area

This report focuses on the demographics, economics, and relevant supply within Taylor County, referenced as the Primary Study Area (PSA) throughout this report. A map of the county is shown on the right. Supplemental analysis and commentary are provided for the county seat of Grafton.

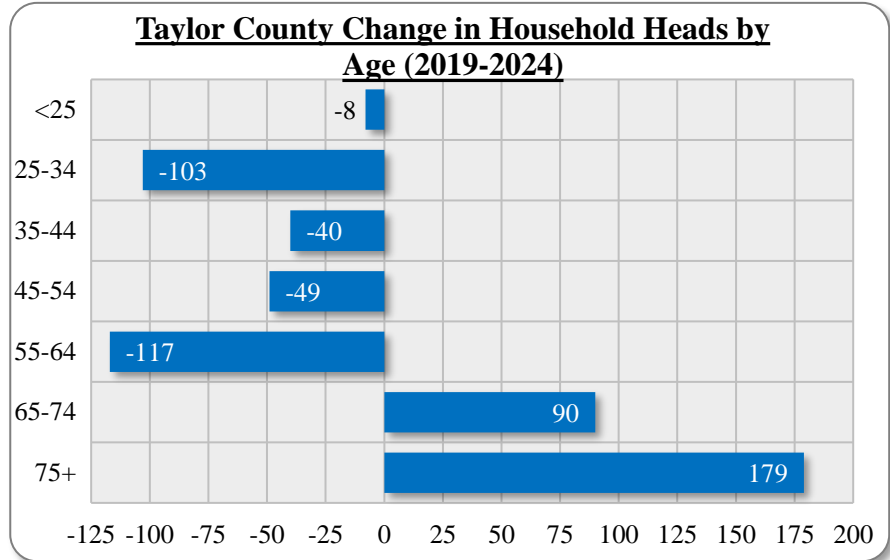




**Key Findings**

***While Overall Population and Household Trends are Stable, Notable Changes are Occurring Among Millennials (ages 25 to 34) and Seniors (Ages 65 and older) that Create Development Opportunities for Age-Appropriate Projects and Businesses*** – While the PSA experienced

modest population and household growth over the past nine years, it is projected that they will remain generally stable through 2024. Despite this stability, senior household growth will be significant over the next five years. Meanwhile, Millennials (between ages 25 and 34) are projected to decline.



The change of an aging household base will increase the demand for senior-oriented housing, while efforts to reverse the loss of Millennials may require the introduction of housing and retail product that will attract/retain younger households.

***The County’s Large Share of Lower Income Renter Households and Projected Growth of Higher Income Households Create Opportunities for Residential and Retail Development*** – More than one-half (50.5%) of the renter households in the PSA in 2019

have incomes below \$30,000 annually, indicating the continuing need for rental housing and for discount retailers that offer product that is affordable to low-income households. It is projected between 2019 and 2024 that most of the renter and owner household growth will be among those earning \$60,000 or more annually. This anticipated growth among higher income households along with projected increases in consumer expenditures will drive the demand for higher end housing and retail product and services. This represents a development opportunity for market-rate rental housing and moderate to higher end for-sale product, as well create demand for additional retail space.

***The Combination of New Businesses and Recent Investments, Along with the Number of Commuters Coming into the County for Work, Support Development Opportunities in the County*** – Several small businesses have recently been opened/started, new development activity has occurred (particularly in the western part of the county) and both private and public sector investment continues within the county. These positive trends are expected to contribute to a growing job base, increased incomes, and greater purchasing power for housing and retail. This growth will also create additional professional jobs that will increase the demand for new office space. As such, housing, retail and office development opportunities will continue to exist in the market.

***Numerous Vacant and Build-Ready Parcels Exist in the County, Along with Several Vacant Buildings, Representing an Abundance of Potential Development Sites*** – A total of 22 properties were identified as potentially suitable for development. Of the 22 properties, 13 included vacant structures that could be converted into other uses. The nine remaining properties consist of vacant land containing a combined total of approximately 1,328 acres. As such, developers seeking sites within Taylor County have many from which they can choose. Vacant structures like the Willard Hotel (shown in the picture on the right) are within the Grafton area and represent adaptive reuse buildings that could support residential, retail and/or office development. Such opportunities should be promoted to potential developers and investors.



***The Lack of Available, Affordable and Quality Housing in the Market Represent an Opportunity to Develop New Rental and For-Sale Housing Alternatives*** – Based on the very limited availability of rental and for-sale housing alternatives in the market, there is a high level of demand for new residential development. This lack of availability puts the county at risk of losing existing households and businesses and limits ability to attract households, businesses and investments. This is particularly true of both the low- and high-income households in the market. Based on the housing gap estimates shown later in this report, there are development opportunities to build both rental and for-sale housing at a variety of rent levels and price points.

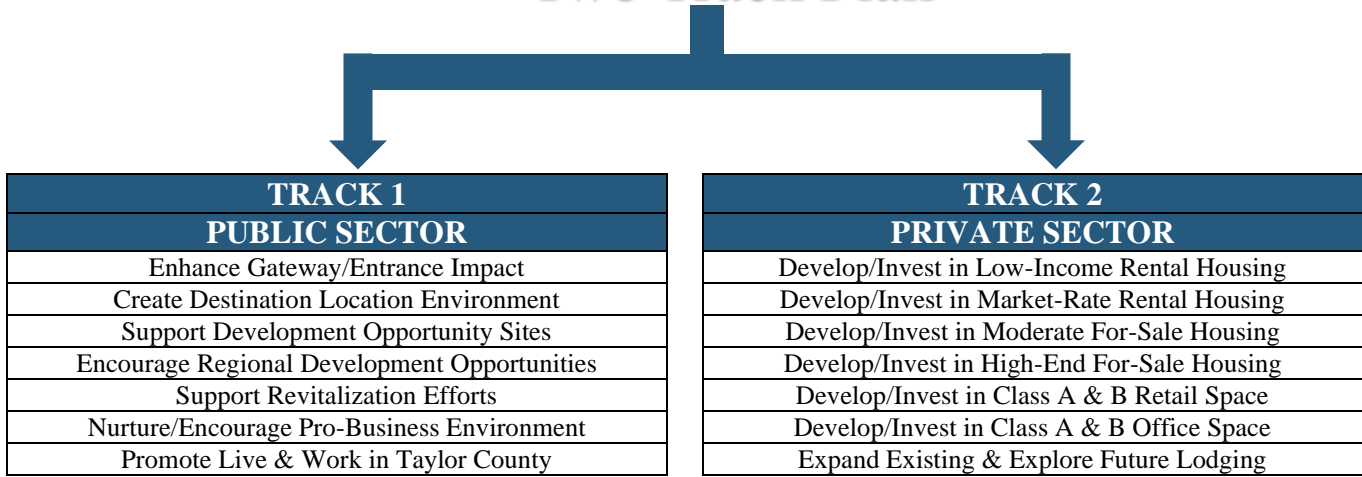
***The Notable Projected Increase in Consumer Expenditures will Contribute to the Demand for Additional Retail Space*** – One of the primary drivers behind the need for additional retail space is the growth in future consumer expenditures. Aggregate consumer spending for the PSA is projected to grow by over \$12 million between 2019 and 2024, representing an increase of 11.9% during this time. This represents an annual increase of roughly \$2.4 million annually. This is notable growth that will increase the demand for retail space. While there is some retail space currently vacant, it is insufficient to meet the growing need for additional retail space. As such, there is a potential opportunity for the development of retail space in the market.

***Moderate Projected Growth in Professional Jobs will Increase the Demand for Additional Office Space*** – Job growth among traditionally white-collar professional jobs is one of the primary drivers for the demand for additional office space within a market. The PSA’s overall job base and unemployment rate has remained relatively stable over the past few years. However, the broader region is projected to add 1,450 professional jobs annually through at least 2026. Taylor County is expected to experience a small portion of these jobs, estimated at 29 such jobs annually or 145 new professional jobs over the next five years. While the existing available inventory of office space in the market is expected to absorb a large portion of the demand for new office space, we believe there is an opportunity to develop small-scale office space in the county.

***While Conventional Hotels Currently do not Appear to be Supported in Taylor County, the County’s Attractive State Park and Lake and Its Unique Historic and Cultural Buildings and Events Provide Near- and Long-Term Lodging Opportunities*** – Due to the PSA’s rural location, lack of large-scale corporations, lack of large convention/meeting space, and lack of direct interstate highway access, the market is currently not positioned to support large-scale or chain hotels. In the near term, the best opportunity for additional lodging in Taylor County is an expansion of the Tygart Lake State Park Lodge. The addition of significantly more meeting space at the lodge would help create more demand for hotels in the county. Given that Tygart Lake is the largest lake in Mountaineer Country with a comprehensive amenity package, a lodge with more rooms and meeting facilities appears poised to capitalize on an untapped market for groups and corporate retreats. Taylor County is rich with cultural tourism opportunities, particularly in downtown Grafton. While there are clusters of attractive historic buildings and sites in the downtown, unkempt surrounding buildings and/or ground floor vacancies decrease the overall marketability. Furthermore, the limited restaurant base, especially near the former B & O train station and hotel, hinders the marketability of lodging in the downtown. Once these issues have been addressed, there is an opportunity for several upper floor hotel rooms and eventually a boutique hotel.

Below is an outline of two separate tracks that should be considered to support and encourage development within Taylor County. While not all individual recommendations need to be conducted concurrently, we believe incorporating a combination of the recommended strategies will encourage investment and development within the county. The tracks are separated between the efforts that can be made by the public sector (Track 1) and the opportunities that exist for the private sector (Track 2).

## Taylor County Development Strategy Two Track Plan



Taylor County Development Potential (2019 to 2024)			
Development Alternative		Number of Units/Space	Level of Demand
Rental Housing	Low-Income Rental Housing (<\$750/Month Rent)	~50 Units	High
	Affordable Workforce Rental Housing (\$750-\$1,250/Month Rent)	~20 Units	Moderate
	Market-rate Rental Housing (>\$1,250/Month Rent)	~55 Units	High
For-Sale Housing	Entry-Level For-Sale Homes (<100K)	~20 Units	Moderate
	Moderate-Income For-Sale Homes (\$100K-\$199K)	~40 Units	Moderate
	High-Income For-Sale Homes (\$200K+)	~65 Units	High
Commercial	Retail Space	~34,000 Sq. Ft.	High
	Office Space	~12,000 Sq. Ft.	Moderate
	Lodging	None	Low

Note: The actual level of demand for an individual project will ultimately be impacted by its marketability. The preceding estimates of demand should be used as a guide for future development alternatives.

## **Public Sector Recommendations**

Below are outlines of possible public sector (government) goals and initiatives that we believe would encourage a variety of development opportunities within the county if enacted. This should not be considered an exhaustive list, nor is it expected that all recommendations need to be adopted to spur development or investment.

***Enhance Gateway/Entrance Impact*** – Establishing a good first impression of Taylor County and Grafton will send a positive message to prospective residents, developers, visitors and investors. Therefore, efforts to enhance primary road and highway entrances into the county and into downtown Grafton would have the most impact. Specific recommendations include:

- Grafton (downtown and primary entrance points into city): Consider beautification efforts (adding green space, lighting, signage, streetscape enhancements, etc.) for downtown and some lesser improvement into overall city limits entrance points.
- Taylor County (primary entrance points into the county) – Identify key county highway access points and consider basic beautification efforts (signage and green space enhancements).

***Create Destination Location Environment*** – Support attractions that are unique and will appeal to residents and visitors from outside the county. The county has many assets (or potential assets) that provide unique experiences that could attract people to Taylor County. Some assets, such as downtown Grafton and Tygart Lake State Park, could be improved both in terms of aesthetics and in services and facilities offered that could further enhance their ability to draw people to the area. Expanding existing facilities or encouraging investment and development of new tourist attractions, restaurants, hospitality offerings, and entertainment and recreation venues would help to create a destination location that would bring in more jobs, investment and development opportunities.

- Encourage new retail development in downtown Grafton, possibly focusing on the establishment of unique boutique shops.
- Support Tygart Lake State Park and encourage unique festivals, corporate/university retreats, fundraisers, concerts, and other events built around the lake and park assets (camping, hiking, and boating opportunities).
- Build upon the attraction of Tygart Lake Golf Course (supporting corporate retreats, school/league competitions, WVU alumni events, other social events).
- Leverage existing “cultural tourism” assets (sites and events with cultural and historical value) in Grafton and the county such as the International Mother’s Day Shrine/Church (Nation’s first Mother’s Day Event), Civil War history, and Historic Manos Theater (currently under renovation).

***Support and Promote Development Opportunity Sites*** – There were 22 properties identified in the county (all located in Grafton) that represent potential sites for new residential, office and retail development. These include both vacant parcels and vacant/unused buildings. Efforts should be made to promote such sites and to encourage the development of the sites, including the promotion of Historic Tax Credits available in Grafton. A full list of the identified sites is included in Section IX of this report, along with a corresponding map.

- ***Vacant Buildings*** – There were 13 vacant structures in the county that could be repurposed to modern uses including residential, retail and office space of varying sizes. Relatively large and historic structures such as the Willard Hotel and the B&O Railroad Station represent opportunities to create unique assets that attract residents, visitors, businesses and ultimately additional investment into the community.
- ***Vacant Land*** – A total of nine individual parcels were identified in the county totaling more than 1,328 acres that could support a variety of new development. These parcels range in size from small lots to large parcels (more than 100 acres), which can accommodate a variety of product types and sizes.

***Support Revitalization/Rehabilitation Efforts*** – The city of Grafton is the county seat of Taylor County and provides many of the county’s services, attractions and cultural opportunities. Downtown Grafton is a historic district, offering many unique buildings and commercial opportunities. The downtown could benefit from enhancements to further encourage rehabilitation, development and investment. Primary areas of focus should include:

- ***Promote Historic Designation*** – Downtown Grafton’s historic designation makes certain structures in the area eligible for Historic Tax Credits that can be used to support rehabilitation of existing structures. The city should develop an outreach/marketing campaign to promote the Historic Tax Credits it currently offers.
- ***Explore Beautification Efforts*** – The downtown Grafton area has several vacant buildings, including several store fronts, and several occupied buildings that show signs of disrepair and neglect. The downtown could benefit from a focused effort to improve the appearance of the buildings, sidewalks, streets, parking and overall streetscape. While the city can make direct beautification efforts (e.g. street lamps, greenery, sidewalk repairs, bench installation, etc.), the city may also want to provide incentives or assistance for downtown commercial property owners to improve storefront facades.
- ***Continue Efforts to Remove Blighted Structures*** – According to local sources, the city of Grafton has removed more than 50 blighted residential structures in recent years. Given the age of the existing housing stock in Grafton and throughout the county, the removal of blight should be an ongoing process in order to remove structures that serve as public nuisances, diminish neighboring property values and deter investment. Should the government own any of the formerly blighted properties, consideration should be given to promoting the development of such properties with incentives for neighbors to purchase and enhance the now vacant properties.

***Nurture/Encourage Pro-Business Environment*** – While the overall county’s economy has remained generally stable over the past few years, several small businesses have opened in the past year. Supporting these recent start-up businesses and establishing an environment to support the creation of other businesses, both large and small, would be beneficial to the local economy and could spur additional business growth and development. Consideration should be given to examples listed below:

- *Explore Establishing A Business Incubator* – The city should attempt to build upon recent increases of small businesses by exploring the establishment of space and support services for a business incubator. The city may want to consider establishing the space for a business incubator in an existing vacant building in the downtown Grafton area.
- *Explore and Promote Tax Abatements and Other Incentives* – While parts of downtown Grafton are eligible for Historic Tax Credits, the city may want to consider targeted tax abatements or other incentives to encourage the establishment of businesses, re-investment/rehabilitation of existing structures, or other financial incentives to spur economic activity.

***Encourage Regional Development Opportunities*** – Taylor County is physically located south of the city Morgantown and east of the cities of Clarksburg and Bridgeport. Each of these communities offer a larger scale and broader base of employment, cultural, educational, entertainment and recreational opportunities than those offered in Taylor County. However, Taylor County can further benefit from its proximity to these other areas by positioning itself to better compete with these areas while at the same time facilitate a regional approach to development.

- *Leverage Western Portion of County’s Proximity to Interstate 79 and to the NCWV Airport in Bridgeport* – While the county does not have direct access to Interstate 79, the interstate can be accessed from Taylor County via U.S. Highways 50 and 250 (both located in the western portion of Taylor County). The western part of the county has recently experienced some new investment and development and a \$70 million planned investment to enhance and expand the North Central West Virginia Airport in Bridgeport (located less than two miles from the western edge of Taylor County) should create additional development opportunities. The western part of the county could serve as an opportunity for new residential, self-storage, business/industrial park or other commercial development.
- *Develop and Expand Regional Partnerships and Strategies* – The county should continue to work with West Virginia University (based in Morgantown) on marketing efforts to draw visitors and encourage development in Taylor County, as well as explore such things as offering satellite classes that build upon the WVU Extension Services already offered in the county. The county should look at leveraging the Tygart Lake State Park (including the lake, lodging and golf course) for possible WVU faculty retreats, alumni events, or college/job fairs, for example. Taylor County should make it a focus to take advantage of its recent merger with the Greater Morgantown Convention and Visitors Bureau (GMCVB) to promote itself regionally.

### **Private Sector Investment/Development Recommendations**

Based on the findings contained in this report, there are a variety of development opportunities that exist in Taylor County. The following is a summary of *high* and *moderate* needs for the county.

***Rental Housing for Low-Income Seniors and Families (High Need)*** – The largest number of *renter* households in Taylor County make less than 30,000 annually. Adding to the challenges facing these lower income households is the fact that multifamily apartments affordable to them (government-subsidized or Tax Credit) have limited availability and long wait lists. Given the fact that much of the demographic growth will be among seniors and that nearly 700 children in the county live in poverty, it will be important that rental housing is developed that meets the affordability needs of low-income seniors and families. It is estimated that there is a gap of approximately 50 rental units priced under \$750/month.

***Affordable Workforce Rental Housing (Moderate Need)*** – The survey of Tax Credit apartment projects in the market, which can serve households with incomes up to 80% of Area Median Household Income, indicates a lack of available rental housing that is affordable to many workforce households (generally earning between \$30,000 and \$50,000 annually). Given the large number of workers commuting into the county on a daily basis, the anticipated growth in blue-collar occupations, and the existing base of households in the market earning between \$30,000 and \$50,000, there is an opportunity for the county to attract and retain workforce households. This is particularly true of Millennials (persons between the ages of 25 and 34), blue-collar workers and young professionals who may be interested in living in or near downtown Grafton or in the western portion of the county. The development of affordable workforce housing with rents generally between \$750 and \$1,250 should be supported. At least 20 such units could be supported and potentially more, if the project were to target a portion of the low-income households (earning below \$30,000 annually) in need of housing.

***Modern Market-Rate Rental Housing (High Need)*** – There were no available rental units identified among the existing market-rate supply offered in the county. It will be important for Taylor County to add to its inventory of higher end market-rate rental product to keep pace with the projected growth of higher income rental households. The failure to keep development on pace with demographic growth trends may make it difficult for Taylor County to attract and retain higher income renter households. The development of well-designed market-rate product would enable the county to attract and retain such groups as young professionals and independent seniors. This would include product priced around \$1,250 or higher per month that primarily includes one- and two-bedroom units, possibly in a mixed-use and/or mixed-income product. It is estimated that a 55-unit gap (deficit) exist for such housing in the market.



***A Variety of For-Sale Housing (Moderate to High Need)*** – The county is projected to experience significant growth among high-income owner households (earning \$70,000 or more) between 2019 and 2024. At the same time, there is a lack of available for-sale product at all price points in the county, resulting in a housing gap (deficit) among a variety of price points and affordability levels. As such, there appears to be an opportunity to develop a variety of for-sale housing product, serving the needs of young families seeking “starter” or “entry-level” homes, Millennials and seniors seeking more maintenance-free housing alternatives such as condominiums, and larger single-family homes to meet the needs of higher income family households. There is an estimated housing gap for roughly 20 units priced under \$100,000, 40 units priced between \$100,000 and \$199,999, and 65 units priced at \$200,000 and higher over the next few years.

***Class A and B Retail Space (High Need)*** – The projected growth of consumer expenditures over the next five years is expected to be relatively significant. While there is some available retail space in the county, it will be insufficient to meet the growing demand for retail space in the foreseeable future. It is estimated that the county can support approximately 34,000 square feet of retail space over the next few years, consisting of Class A or B product with base pricing close to \$7 per square foot for Class B product and roughly \$10 per square foot for Class A space. Possible premiums above these base prices could be achieved if the product is developed in a high-traffic area, included within a mixed-use product, or built adjacent to other established retail, office or residential areas of notable density. There appears to be an opportunity for a variety of retail businesses, including apparel (clothing and shoes), Pets (supplies), grocery stores, restaurants, pharmacies, automobile repair and maintenance, and home furnishings.

***Class A and B Office Space (Moderate Need)*** – While white-collar professional job growth within the county is projected to be modest over the next few years, it will be sufficient enough to require the development of additional office space. It is estimated that there is potential to support approximately 12,000 square feet of new Class A or B office space within the county over the next few years. Like the retail space estimates, Class B product could be priced at \$7 per square foot and Class A could be priced around \$10 per square foot, with higher potential premiums achievable.

**DISCLAIMER:** There are a variety of factors that contribute to the ultimate success of a newly developed project. Factors such as the site location, site access and visibility, quality of finishes, architectural design, floorplan and site plan layouts, amenities, services and pricing affect marketability of an individual project. Therefore, the estimated support for the preceding development alternatives should be used as a general guide and developers should commission individual site/project concept market feasibility studies to confirm the level of potential support for their property type and location.

### III. Community Overview and Study Areas

#### A. Taylor County, West Virginia

This report focuses on the housing needs of Taylor County, West Virginia. Taylor County is located in the north-central portion of the state, and is part of the Clarksburg, West Virginia Metropolitan Statistical Area (MSA). It is bounded by Marion County and Monongalia County to the north, Preston County to the east, Barbour County to the south and Harrison County to the west. Taylor County contains approximately 173 square miles and was created as a county in 1844. As of 2018, Taylor County was the 34<sup>th</sup> largest county in the state of West Virginia in terms of population. The county's 2019 population was estimated to be 17,182.

The city of Grafton, which is the county seat of government, is the largest municipality in the county with an estimated population of 5,040. The town of Flemington is the second largest municipality, with an estimated population of 312, located approximately 10.7 miles southwest of Grafton. The remaining portions of Taylor County consist of several unincorporated areas. The county population is primarily concentrated in Grafton and surrounding areas in the central portion of the county. Notable highways that serve the county include U.S. Highway 50, U.S. Highway 119, U.S. Highway 250, as well as several state and county routes. Interstate 79 is located west and northwest of Taylor County, accessible via U.S. Highway 50 and U.S. Highway 250. Larger cities near Taylor County include Bridgeport, Clarksburg, Fairmont, and Morgantown. The nearest passenger airport is the North Central West Virginia Airport (CKB), located approximately 15.0 miles west of Grafton in the city of Bridgeport. This passenger airport offers daily and seasonal flights from Allegiant Airlines and United Airlines.

Taylor County has an established recreation and tourism industry centered around state parks and natural areas. The two largest parks in the county are Valley Falls State Park and Tygart Lake State Park. Valley Falls State Park was created from the remnants of a former lumber and grist mill and features four waterfalls along the Tygart Valley River. Tygart Lake State Park features a large lake for boating and recreation.

The county's largest employment sectors include Health Care & Social Assistance (16.3%), Retail Trade (13.5%), Manufacturing (10.3%), and Education Services (10.2%). Combined, these four job sectors represent slightly over half (50.2%) of the county employment base. Major employers in Taylor County include Arch Coal, Incorporated, Taylor County Board of Education, Grafton City Hospital, and Walmart Associates Incorporated. The county's economy is considered relatively well balanced.

The county's housing stock is dominated by for-sale/owner-occupied housing, representing over 75.0% of occupied housing units. Owner-occupied housing in Taylor County largely consists of older single-family homes. Nearly 30.0% of owner-occupied units were built in 1949 or earlier, while only 15.0% of homes were built in 2000 or later. Most renter-occupied housing units in Taylor County were built before 1980.

Additional information regarding the county's demographic characteristics and trends, economic conditions, housing supply, community services and other attributes and challenges are included throughout this report.



## **B. Study Areas – PSA Delineation**

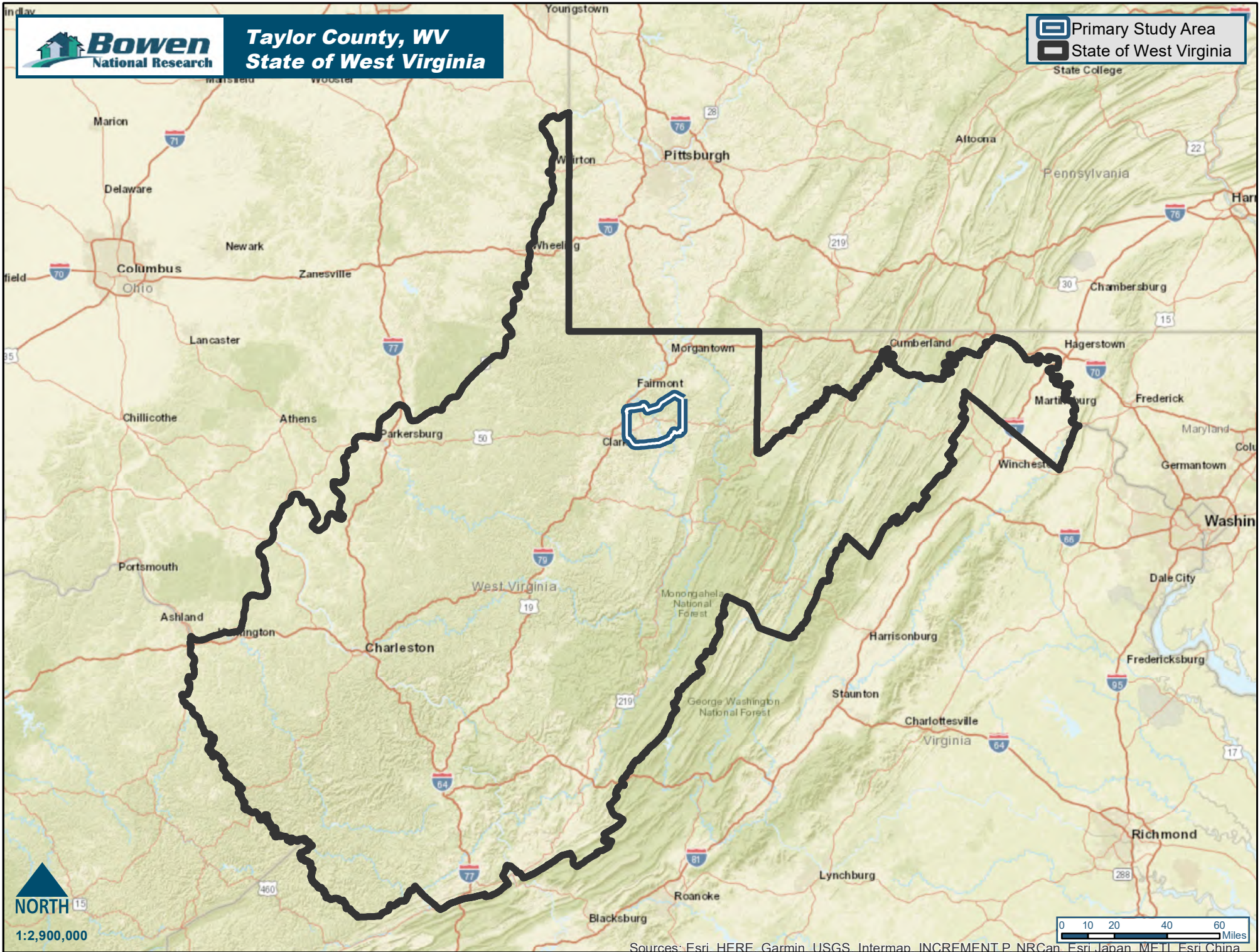
This report addresses the various residential, commercial and lodging needs and opportunities of Taylor County, West Virginia. To this end, we focused our evaluation on the demographic and economic characteristics, as well as the existing housing stock, office/retail space inventory and lodging supply of Taylor County, which is referred to as the *Primary Study Area (PSA)* for the purposes of this report. The PSA (Taylor County) is compared with the state of West Virginia and/or the United States for statistical purposes throughout this report.

Maps delineating the boundaries of the Primary Study Area (Taylor County) and the state of West Virginia are shown on the following pages.



# Taylor County, WV State of West Virginia

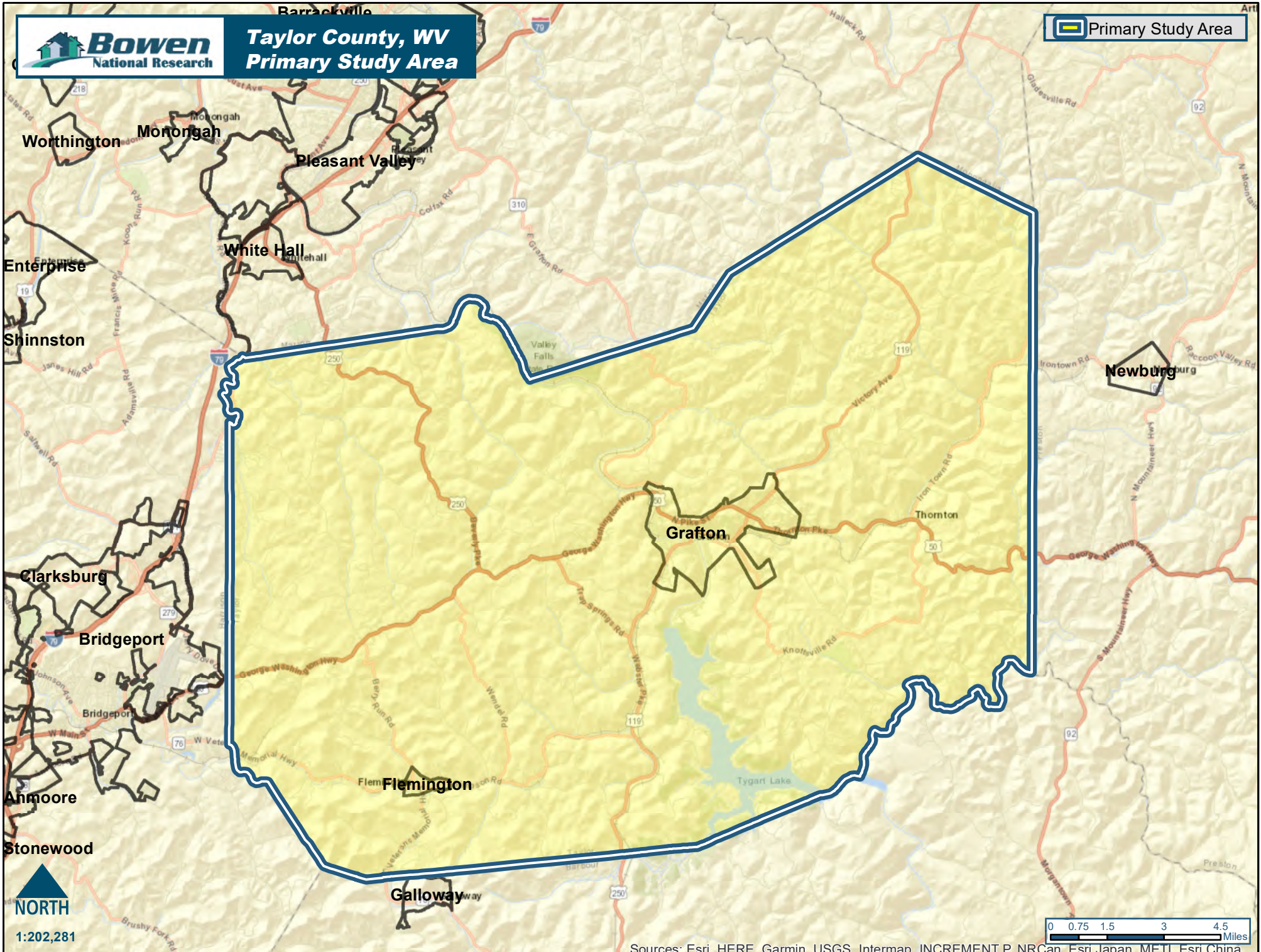
 Primary Study Area  
 State of West Virginia





# Taylor County, WV Primary Study Area

Primary Study Area



NORTH

1:202,281



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

## IV. Demographic Analysis

### A. Introduction

This section of the report evaluates key demographic characteristics for the Primary Study Area (Taylor County) and West Virginia (statewide). Through this analysis, unfolding trends and unique conditions are often revealed regarding populations and households residing in each selected geographic area. Demographic comparisons among these geographies provide insights into the human composition of housing markets. Critical questions, such as the following, can be answered with this information:

- Who lives in Taylor County and what are these people like?
- In what kinds of household groupings do Taylor County residents live?
- What share of people rent or own their Taylor County residence?
- Are the number of people and households living in Taylor County increasing or decreasing over time?
- How do Taylor County residents compare with residents in West Virginia as a whole?

This section is comprised of three major parts: population characteristics, household characteristics, and demographic theme maps. Population characteristics describe the qualities of individual people, while household characteristics describe the qualities of people living together in one residence. Theme maps graphically show varying levels (low to high concentrations) of a demographic characteristic across a geographic region and are included in this section of the report.

It is important to note that 2000 and 2010 demographics are based on U.S. Census data (actual count), while 2019 and 2024 data are based on calculated estimates provided by ESRI, a nationally recognized demography firm. The accuracy of these estimates depends on the realization of certain assumptions:

- Economic projections made by secondary sources materialize;
- Governmental policies with respect to residential development remain consistent;
- Availability of financing for residential development (i.e. mortgages, commercial loans, subsidies, Tax Credits, etc.) remains consistent;
- Sufficient housing and infrastructure is provided to support projected population and household growth.

Significant unforeseen changes or fluctuations among any of the preceding assumptions could have an impact on demographic projections/estimates.

It should be noted that some total numbers and percentages may not match the totals within or between tables in this section due to rounding.

## B. Population Characteristics

Population by numbers and percent change (growth or decline) for selected years is shown in the following table:

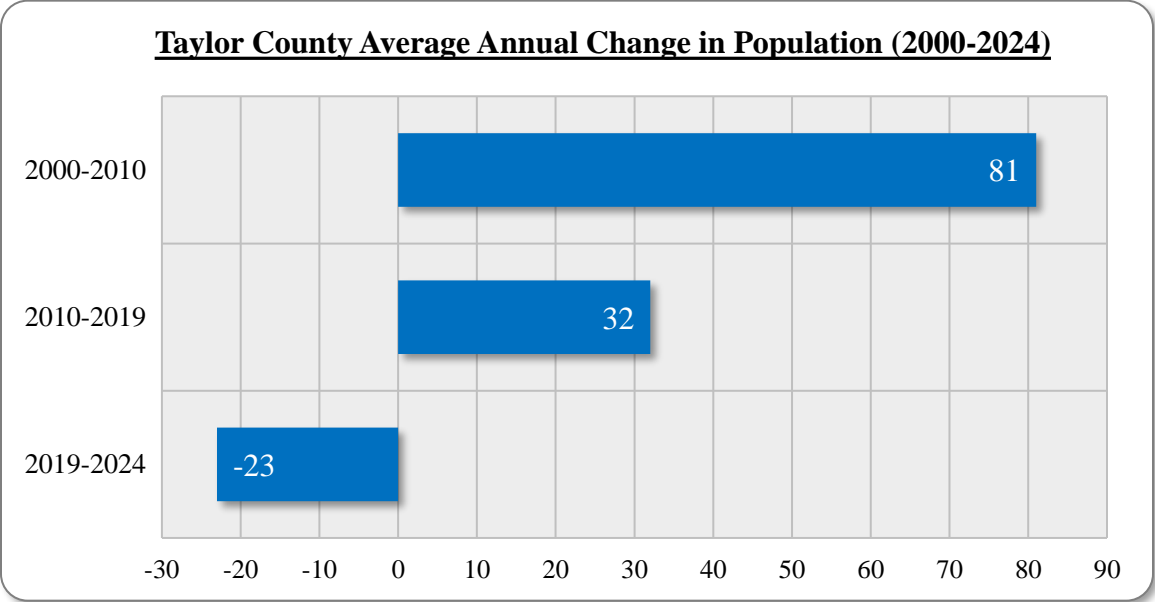
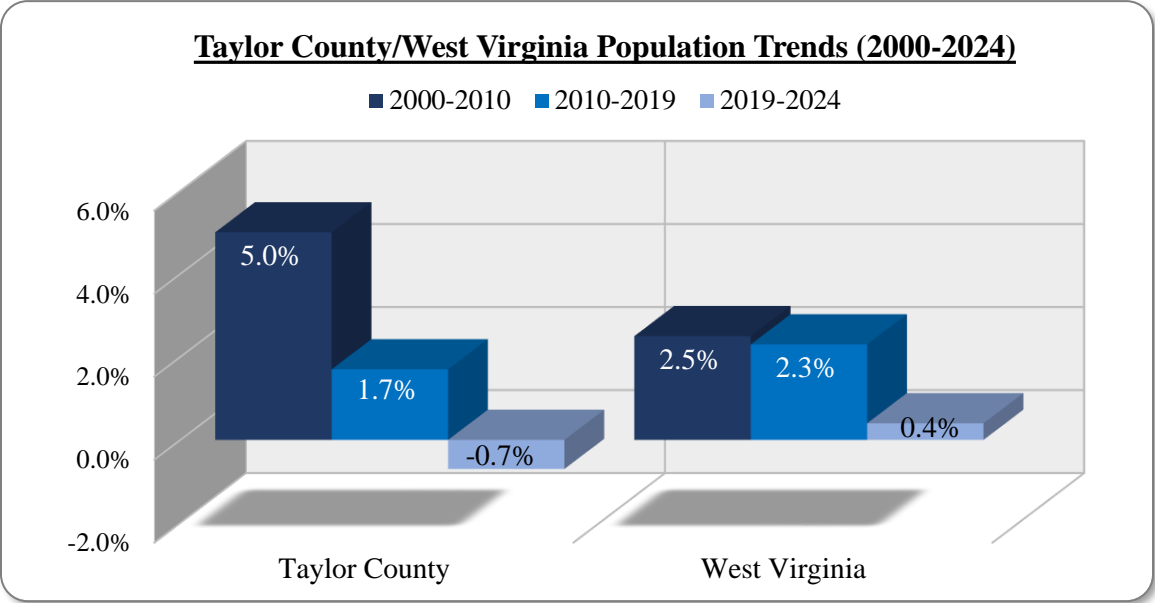
	Total Population									
	2000 Census	2010 Census	Change 2000-2010		2019 Estimated	Change 2010-2019		2024 Projected	Change 2019-2024	
			#	%		#	%		#	%
<b>Taylor County</b>	16,089	16,895	806	5.0%	17,182	287	1.7%	17,068	-114	-0.7%
<b>West Virginia</b>	1,808,344	1,852,994	44,650	2.5%	1,895,632	42,638	2.3%	1,902,891	7,259	0.4%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the PSA (Taylor County) population increased by 806, or by 5.0%, while the state of West Virginia population increased by 2.5%. The percent change in the PSA population was double that of the state of West Virginia over the ten-year period.
- Over the past nine years (2010 to 2019), the PSA population base increased at a lower rate (1.7%) compared with the prior decade (2000 to 2010). Statewide, the population increased by 2.3%, a slightly lower rate of growth than the prior decade, but a slightly higher rate of population growth compared to the PSA.
- It is projected that the PSA population base will decrease by 0.7% between 2019 and 2024, representing a decline of just over 100 people. By comparison, population growth in West Virginia is projected to increase slightly (0.4%) during this period. Note that the rate of population growth projected statewide over the next five years is much lower than the period between 2010 and 2019.

The following graphs compare the change in population for various points in time:





Population by age cohorts for selected years is shown in the following table:

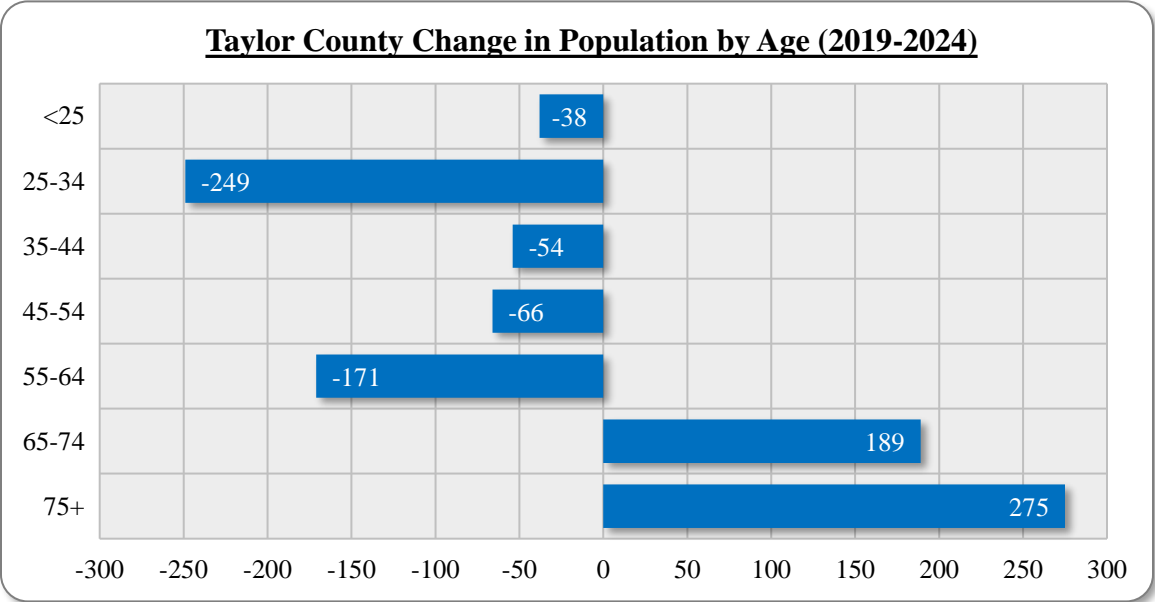
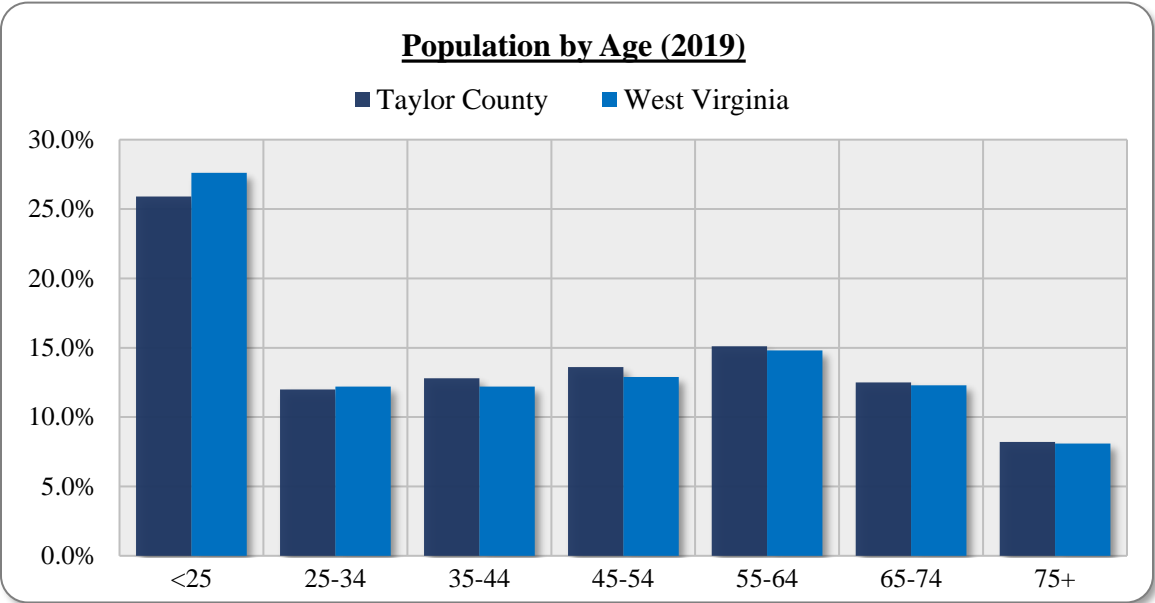
		Population by Age							Median Age
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+	
<b>Taylor County</b>	2010	4,739 (28.0%)	2,052 (12.1%)	2,309 (13.7%)	2,612 (15.5%)	2,439 (14.4%)	1,487 (8.8%)	1,257 (7.4%)	42.2
	2019	4,444 (25.9%)	2,064 (12.0%)	2,193 (12.8%)	2,330 (13.6%)	2,593 (15.1%)	2,156 (12.5%)	1,402 (8.2%)	44.5
	2024	4,406 (25.8%)	1,815 (10.6%)	2,139 (12.5%)	2,264 (13.3%)	2,422 (14.2%)	2,345 (13.7%)	1,677 (9.8%)	45.8
	Change 2019-2024	-38 (-0.9%)	-249 (-12.1%)	-54 (-2.5%)	-66 (-2.8%)	-171 (-6.6%)	189 (8.8%)	275 (19.6%)	N/A
<b>West Virginia</b>	2010	556,417 (30.0%)	220,698 (11.9%)	237,494 (12.8%)	276,156 (14.9%)	264,825 (14.3%)	163,520 (8.8%)	133,884 (7.2%)	41.3
	2019	522,275 (27.6%)	230,607 (12.2%)	231,308 (12.2%)	244,241 (12.9%)	280,084 (14.8%)	233,479 (12.3%)	153,638 (8.1%)	43.4
	2024	522,271 (27.4%)	207,621 (10.9%)	235,680 (12.4%)	237,848 (12.5%)	262,273 (13.8%)	252,154 (13.3%)	185,044 (9.7%)	44.4
	Change 2019-2024	-4 (0.0%)	-22,986 (-10.0%)	4,372 (1.9%)	-6,393 (-2.6%)	-17,811 (-6.4%)	18,675 (8.0%)	31,406 (20.4%)	N/A

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research  
N/A – Not Applicable

Noteworthy observations from the preceding table include:

- The median age (44.5) for the PSA (Taylor County) population in 2019 is slightly older than the state of West Virginia median age (43.4). It is projected that the PSA’s median age will increase to 45.8 by 2024.
- Excluding the under age 25 cohort, the largest share of the PSA population in 2019 falls between the ages of 55 and 64, which comprise 15.1% of the population. By 2024, this age cohort is projected to decrease to 14.2%, yet it will still be the largest share of population by age within the PSA. The state of West Virginia also has its largest share of the population (excluding age 25 and under) within the 55- to 64-year old age cohort.
- The greatest change in population by age within the PSA between 2019 and 2024 is projected to occur among persons age 75 and older. This age cohort will increase by 275 (19.6%) during this period. The population age 65 and older is projected to increase within the PSA over the next five years, while the population under the age of 65 is projected to decrease during this period. The statewide population age 65 and older is also projected to increase between 2019 and 2024.
- In 2019, the share of the population under the age of 25 in the PSA and the state of West Virginia is less than 30.0%. A slight decrease in the younger population (under age 25) is projected for both the PSA and the state of West Virginia between 2019 and 2024.

The following graphs compare key population age cohort data:



Population by race for 2010 is shown in the following table:

		Population by Race					
		White Alone	Black or African American Alone	Asian Alone	Some Other Race Alone	Two or More Races	Total
<b>Taylor County</b>	Number	16,481	125	60	58	171	16,895
	Percent	97.5%	0.7%	0.4%	0.3%	1.0%	100.0%
<b>West Virginia</b>	Number	1,739,988	63,124	12,406	10,334	27,142	1,852,994
	Percent	93.9%	3.4%	0.7%	0.6%	1.5%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The population of “White Alone” in the PSA (Taylor County) and the state of West Virginia exceeds 90.0%. The minority population in the PSA is 2.5%.

Population by marital status for 2019 is shown in the following table:

		Population by Marital Status				
		Not Married			Married	Total
		Never Married	Divorced	Widowed		
<b>Taylor County</b>	Number	4,113	2,089	1,280	6,916	14,398
	Percent	28.6%	14.5%	8.9%	48.0%	100.0%
<b>West Virginia</b>	Number	452,684	208,614	130,476	800,221	1,591,995
	Percent	28.4%	13.1%	8.2%	50.3%	100.0%

Source: ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- Less than half (48.0%) of the PSA population is married, while slightly over half of the statewide population (50.3%) is married.
- Nearly 30.0% of PSA residents have never been married, which is comparable to the statewide rate of unmarried persons.

Population by highest educational attainment for 2019 is shown below:

		Population by Educational Attainment						
		No High School Diploma	High School Graduate	Some College, No Degree	Associate Degree	Bachelor Degree	Graduate Degree	Total
<b>Taylor County</b>	Number	1,336	5,822	2,282	864	1,741	693	12,738
	Percent	10.5%	45.7%	17.9%	6.8%	13.7%	5.4%	100.0%
<b>West Virginia</b>	Number	169,555	571,219	257,558	96,983	168,135	109,907	1,373,357
	Percent	12.3%	41.6%	18.8%	7.1%	12.2%	8.0%	100.0%

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

Noteworthy observations from the preceding table include:

- The PSA share (10.5%) of the population without a high school diploma is slightly lower than the statewide rate (12.3%).
- Over one-fourth (25.8%) of PSA residents have received a college degree, which is slightly lower than the share (27.3%) of college degree holders statewide.

Population by poverty status is shown in the following table:

		Population by Poverty Status						Total
		Income below poverty level:			Income at or above poverty level:			
		<18	18 to 64	65+	<18	18 to 64	65+	
<b>Taylor County</b>	Number	684	1,630	272	2,711	8,425	2,753	16,475
	Percent	4.2%	9.9%	1.7%	16.5%	51.1%	16.7%	100.0%
<b>West Virginia</b>	Number	90,148	196,941	30,000	276,909	892,407	297,599	1,784,004
	Percent	5.1%	11.0%	1.7%	15.5%	50.0%	16.7%	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA (Taylor County) had a lower share (15.8%) of people living below the poverty level than the state of West Virginia (17.8%).
- The largest concentration (63.0%) of the PSA population living in poverty are those between the ages of 18 and 64. Over 20.0% of the younger population under the age of 18 was living below the poverty level in the PSA and the state of West Virginia. The PSA rate of the younger population (under age 18) living in poverty (20.1%) is lower than the statewide rate (24.6%).

Population by migration (previous residence one year prior to survey) for years 2013 to 2017 is shown in the following table:

		Population by Migration					
		Same House	Different House in Same County	Different County In Same State	Different State	Moved from Abroad	Total
<b>Taylor County</b>	Number	14,954	622	876	272	33	16,757
	Percent	89.2%	3.7%	5.2%	1.6%	0.2%	100.0%
<b>West Virginia</b>	Number	1,605,581	116,509	47,747	44,995	3,512	1,818,344
	Percent	88.3%	6.4%	2.6%	2.5%	0.2%	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The PSA (Taylor County) and the state of West Virginia each have a very low rate of mobility (people moving within the past year) among its respective population bases. The PSA mobility rate (10.8%) is slightly lower than the statewide mobility rate (11.7%), indicative of a non-transient population.
- Of the small share of PSA residents who had changed residences over the preceding year, nearly half (48.6%) moved from a different county in West Virginia. The next largest share (34.5%) moved within Taylor County. A much lower share moved to Taylor County from out of state or outside the United States.

Population densities for selected years are shown in the following table:

		Population Densities			
		Year			
		2000	2010	2019	2024
<b>Taylor County</b>	Population	16,089	16,895	17,182	17,068
	Area in Square Miles	175.68	175.68	175.68	175.68
	Density	91.6	96.2	97.8	97.2
<b>West Virginia</b>	Population	1,808,344	1,852,994	1,895,632	1,902,891
	Area in Square Miles	24,229.93	24,229.93	24,229.93	24,229.93
	Density	74.6	76.5	78.2	78.5

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2019 PSA (Taylor County) population density of 97.8 people per square mile is greater than the statewide population density of 78.2.
- The PSA population density is projected to decrease slightly between 2019 and 2024. By comparison, statewide population density is projected to increase slightly during the same period.

**C. Household Characteristics**

Households by numbers and percent change (growth or decline) for selected years are shown in the following table:

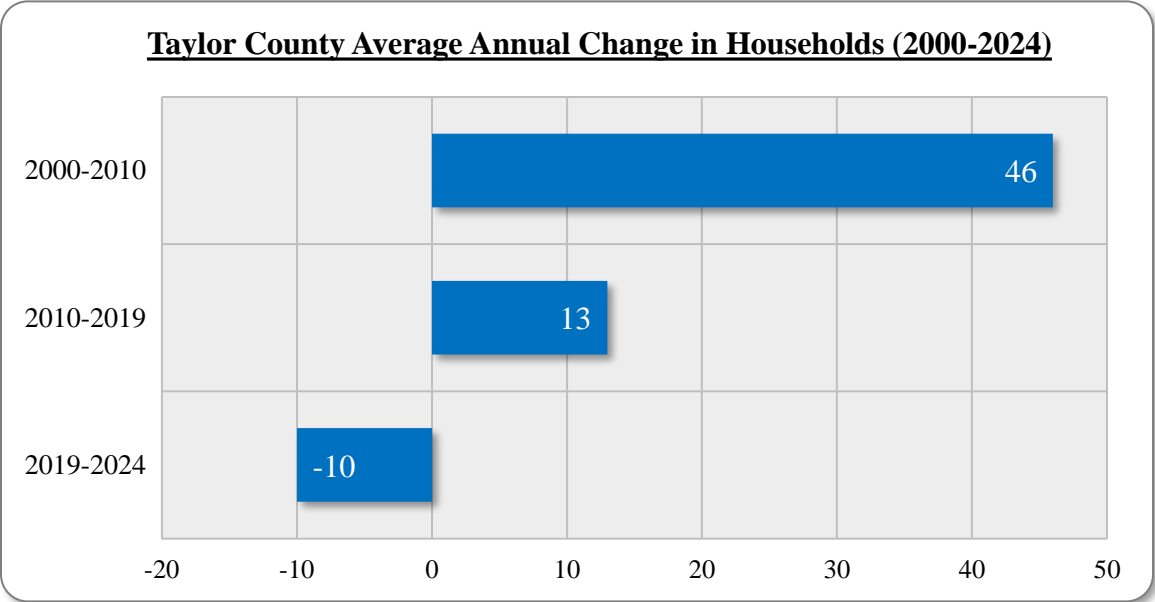
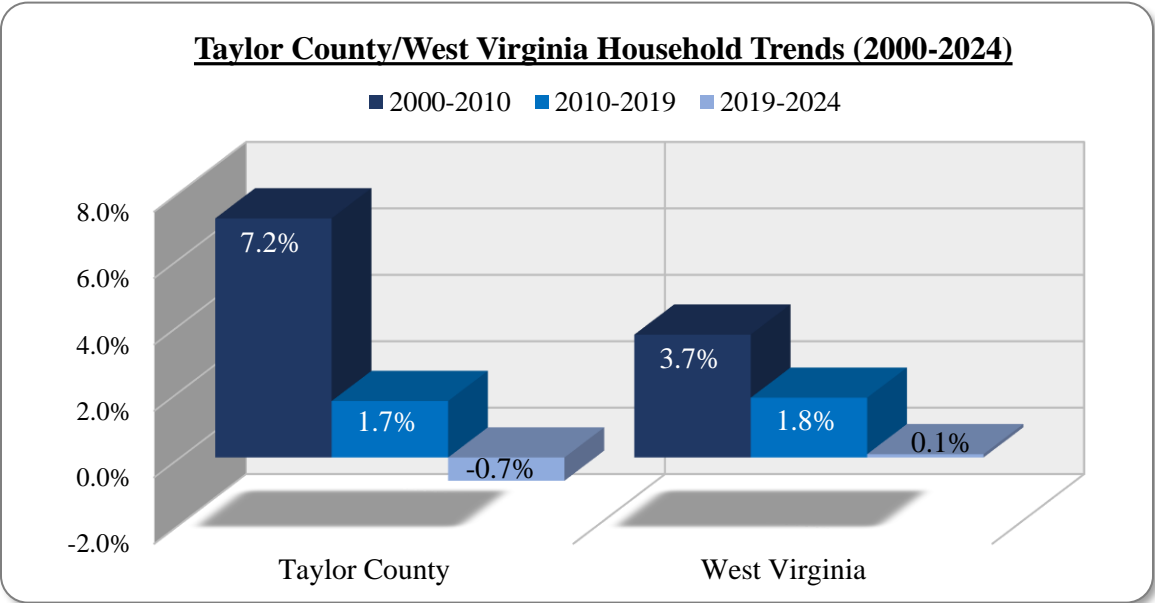
	Total Households									
	2000 Census	2010 Census	Change 2000-2010		2019 Estimated	Change 2010-2019		2024 Projected	Change 2019-2024	
			#	%		#	%		#	%
	<b>Taylor County</b>	6,320	6,778	458	7.2%	6,894	116	1.7%	6,846	-48
<b>West Virginia</b>	736,481	763,831	27,350	3.7%	777,561	13,730	1.8%	778,403	842	0.1%

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- From 2000 to 2010, the number of households in the PSA (Taylor County) increased by 458. This results in a growth rate of 7.2%, which is nearly double the growth rate (3.7%) of the state of West Virginia during the same period.
- From 2010 to 2019, household growth slowed in the PSA. During this period, the PSA increased by 116 households, reflecting an increase of 1.7%. This is slightly lower than, but comparable to, the state of West Virginia household growth rate (1.8%) between 2010 and 2019.
- The number of households in the PSA is projected to decrease by 48 between 2019 and 2024, while the state of West Virginia household growth rate is projected to increase slightly (0.1%) during this period.

The following graphs compare key household age cohort data:



Household heads by age cohorts for selected years are shown in the following table:

		Household Heads by Age						
		<25	25 to 34	35 to 44	45 to 54	55 to 64	65 to 74	75+
<b>Taylor County</b>	2010	130 (1.9%)	830 (12.2%)	1,143 (16.9%)	1,363 (20.1%)	1,471 (21.7%)	958 (14.1%)	883 (13.0%)
	2019	165 (2.4%)	808 (11.7%)	1,038 (15.1%)	1,166 (16.9%)	1,442 (20.9%)	1,328 (19.3%)	947 (13.7%)
	2024	157 (2.3%)	705 (10.3%)	998 (14.6%)	1,117 (16.3%)	1,325 (19.4%)	1,418 (20.7%)	1,126 (16.4%)
	Change 2019-2024	-8 (-4.8%)	-103 (-12.7%)	-40 (-3.9%)	-49 (-4.2%)	-117 (-8.1%)	90 (6.8%)	179 (18.9%)
<b>West Virginia</b>	2010	35,294 (4.6%)	97,906 (12.8%)	121,814 (15.9%)	151,071 (19.8%)	156,864 (20.5%)	106,214 (13.9%)	94,668 (12.4%)
	2019	30,864 (4.0%)	97,893 (12.6%)	113,714 (14.6%)	127,478 (16.4%)	158,446 (20.4%)	145,085 (18.7%)	104,081 (13.4%)
	2024	30,427 (3.9%)	87,417 (11.2%)	114,504 (14.7%)	122,372 (15.7%)	145,932 (18.7%)	154,235 (19.8%)	123,516 (15.9%)
	Change 2019-2024	-437 (-1.4%)	-10,476 (-10.7%)	790 (0.7%)	-5,106 (-4.0%)	-12,514 (-7.9%)	9,150 (6.3%)	19,435 (18.7%)

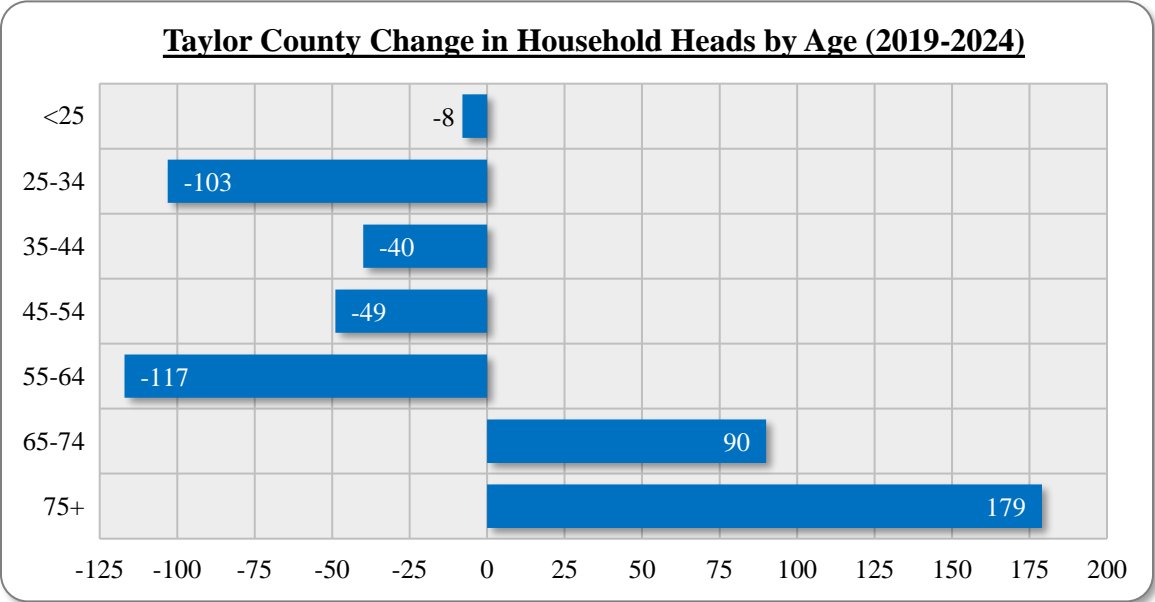
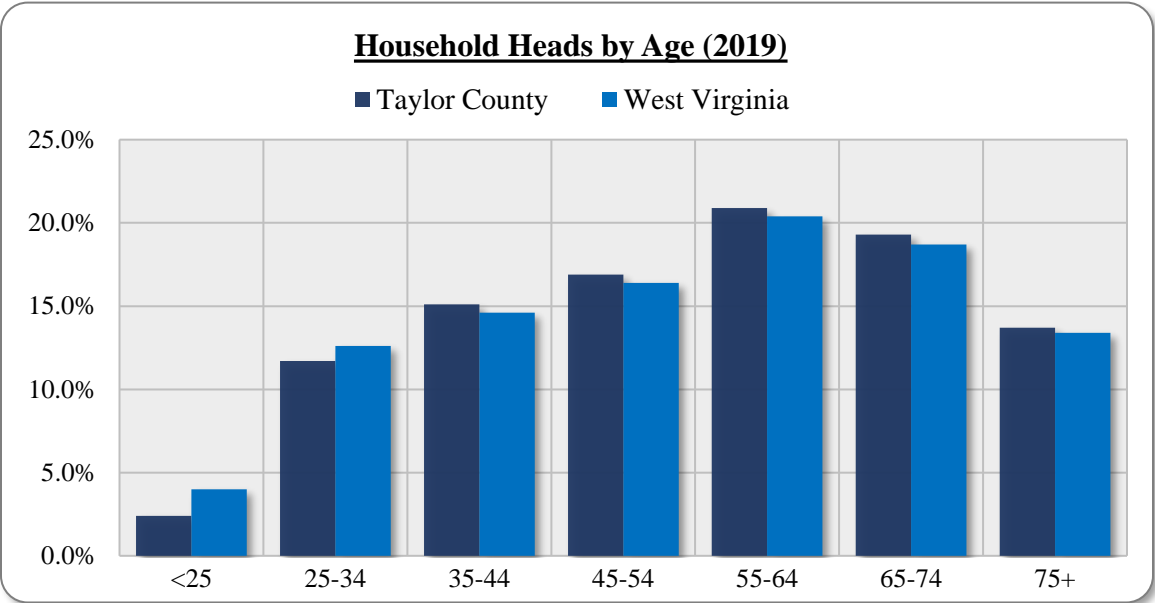
Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The largest share (20.9%) of households by age in the PSA (Taylor County) in 2019 is among those between the ages of 55 and 64. By 2024, it is projected that households within the 65- to 74-year old age group will represent the largest share (20.7%) of households, with those between the ages of 55 and 64 projected to represent the second largest share (19.4%).
- Between 2019 and 2024, the largest increase (179 households, 18.9%) in households in the PSA is projected to be among those ages 75 and older. A decrease in households is projected among all age groups under 75 years old during the same period. The state of West Virginia is also projecting an increase (18.7%) of households age 75 and above between 2019 and 2024. The projected growth in senior households is primarily attributed to seniors aging in place.



The following graphs compare key household age cohort data:



Households by tenure for selected years are shown in the following table:

		Households by Tenure							
		2000		2010		2019		2024	
		Household Type	Number	Percent	Number	Percent	Number	Percent	Number
Taylor County	Owner Occupied	5,033	79.6%	5,294	78.1%	5,355	77.7%	5,315	77.6%
	Renter Occupied	1,287	20.4%	1,484	21.9%	1,539	22.3%	1,531	22.4%
	Total	6,320	100.0%	6,778	100.0%	6,894	100.0%	6,846	100.0%
West Virginia	Owner Occupied	553,699	75.2%	561,013	73.4%	551,196	70.9%	553,415	71.1%
	Renter Occupied	182,782	24.8%	202,818	26.6%	226,365	29.1%	224,988	28.9%
	Total	736,481	100.0%	763,831	100.0%	777,561	100.0%	778,403	100.0%

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- The 2019 *share* (22.3%) of renter households within the PSA is projected to increase slightly by 2024 (22.4%). However, the overall *number* of renter households in the PSA is projected to decrease by eight between 2019 and 2024. During this same time period, the number of owner-occupied households is also projected to decline slightly.

Renter households by size for selected years are shown in the following table:

		Persons Per Renter Household						Total	Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person			
Taylor County	2010	588 (39.6%)	392 (26.4%)	126 (8.5%)	262 (17.7%)	117 (7.9%)	1,484 (100.0%)	2.28	
	2019	606 (39.4%)	421 (27.4%)	220 (14.3%)	217 (14.1%)	75 (4.9%)	1,539 (100.0%)	2.18	
	2024	608 (39.7%)	425 (27.8%)	250 (16.3%)	209 (13.7%)	38 (2.5%)	1,531 (100.0%)	2.11	
West Virginia	2010	88,611 (43.7%)	54,578 (26.9%)	28,618 (14.1%)	18,801 (9.3%)	12,210 (6.0%)	202,818 (100.0%)	2.07	
	2019	91,474 (40.4%)	61,639 (27.2%)	35,585 (15.7%)	22,206 (9.8%)	15,461 (6.8%)	226,365 (100.0%)	2.15	
	2024	89,400 (39.7%)	61,329 (27.3%)	36,149 (16.1%)	22,320 (9.9%)	15,790 (7.0%)	224,988 (100.0%)	2.17	

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- In 2019, the largest share (39.4%) of renter households in the PSA (Taylor County) is one-person households, while two-person households represent the second largest share (27.4%) of households. One- and two-person households represent two-thirds (66.8%) of all renter households in the PSA. The state of West Virginia has a similar share of one-person and two-person renter households compared to the PSA. The shares of one-person and two-person renter households are projected to increase slightly between 2019 and 2024.

- The overall median renter household size is projected to decrease slightly in the PSA between 2019 and 2024, while a slight increase is projected statewide in median renter household size during the same period.

Owner households by size for selected years are shown on the following table:

		Persons Per Owner Household						Average H.H. Size
		1-Person	2-Person	3-Person	4-Person	5-Person	Total	
<b>Taylor County</b>	2010	1,025 (19.4%)	2,311 (43.7%)	950 (18.0%)	730 (13.8%)	277 (5.2%)	5,294 (100.0%)	2.42
	2019	1,371 (25.6%)	2,264 (42.3%)	826 (15.4%)	523 (9.8%)	371 (6.9%)	5,355 (100.0%)	2.30
	2024	1,432 (26.9%)	2,208 (41.5%)	789 (14.8%)	483 (9.1%)	403 (7.6%)	5,315 (100.0%)	2.29
<b>West Virginia</b>	2010	139,748 (24.9%)	225,696 (40.2%)	91,613 (16.3%)	67,209 (12.0%)	36,746 (6.6%)	561,013 (100.0%)	2.35
	2019	139,122 (25.2%)	224,612 (40.7%)	87,254 (15.8%)	63,332 (11.5%)	36,875 (6.7%)	551,196 (100.0%)	2.34
	2024	140,034 (25.3%)	226,006 (40.8%)	87,078 (15.7%)	63,095 (11.4%)	37,202 (6.7%)	553,415 (100.0%)	2.33

Source: 2000, 2010 Census; ESRI; Urban Decision Group; Bowen National

Noteworthy observations from the preceding table include:

- One- and two-person owner households represent over two-thirds (67.9%) of all PSA (Taylor County) owner households in 2019. The combined share of one- and two-person households in the PSA is projected to increase to 68.4% by 2024. The average household size in the PSA is not projected to change much over the next five years in the PSA and statewide.
- Owner household growth within the PSA is projected to occur among one-person households (4.4% increase) and five-person households (8.6% increase) between 2019 and 2024. Two-person, three-person, and four-person owner households are each projected to decrease during this period.

The distribution of households by income is illustrated below:

		Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Taylor County</b>	2010	582 (8.6%)	912 (13.5%)	690 (10.2%)	932 (13.8%)	639 (9.4%)	462 (6.8%)	1,432 (21.1%)	1,129 (16.7%)
	2019	563 (8.2%)	953 (13.8%)	714 (10.4%)	820 (11.9%)	648 (9.4%)	580 (8.4%)	1,596 (23.1%)	1,020 (14.8%)
	2024	548 (8.0%)	918 (13.4%)	713 (10.4%)	782 (11.4%)	644 (9.4%)	574 (8.4%)	1,584 (23.1%)	1,084 (15.8%)
	Change 2019-2024	-16 (-2.8%)	-36 (-3.7%)	-1 (-0.1%)	-38 (-4.6%)	-4 (-0.6%)	-7 (-1.2%)	-12 (-0.7%)	64 (6.3%)
<b>West Virginia</b>	2010	83,467 (10.9%)	123,185 (16.1%)	106,245 (13.9%)	88,559 (11.6%)	78,845 (10.3%)	62,399 (8.2%)	137,740 (18.0%)	83,391 (10.9%)
	2019	72,358 (9.3%)	105,883 (13.6%)	96,796 (12.4%)	81,242 (10.4%)	70,318 (9.0%)	62,890 (8.1%)	161,141 (20.7%)	126,933 (16.3%)
	2024	65,786 (8.5%)	95,816 (12.3%)	88,723 (11.4%)	76,193 (9.8%)	71,950 (9.2%)	67,499 (8.7%)	168,899 (21.7%)	143,537 (18.4%)
	Change 2019-2024	-6,572 (-9.1%)	-10,067 (-9.5%)	-8,073 (-8.3%)	-5,049 (-6.2%)	1,632 (2.3%)	4,609 (7.3%)	7,758 (4.8%)	16,604 (13.1%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2019, the largest share (23.1%) of households in the PSA (Taylor County) have incomes between \$60,000 and \$99,999, with the next largest share (14.8%) earning above \$100,000. Nearly one-third (32.4%) of PSA households earn less than \$30,000 in 2019, a similar rate compared with the state of West Virginia.
- Between 2019 and 2024, the greatest change in household income in the PSA is projected to be among those earning \$100,000 or more. As shown later in this section, most of this high-income growth will be among homeowner households. All other household income segments are projected to experience some level of decline.

The distribution of *renter* households by income is illustrated below:

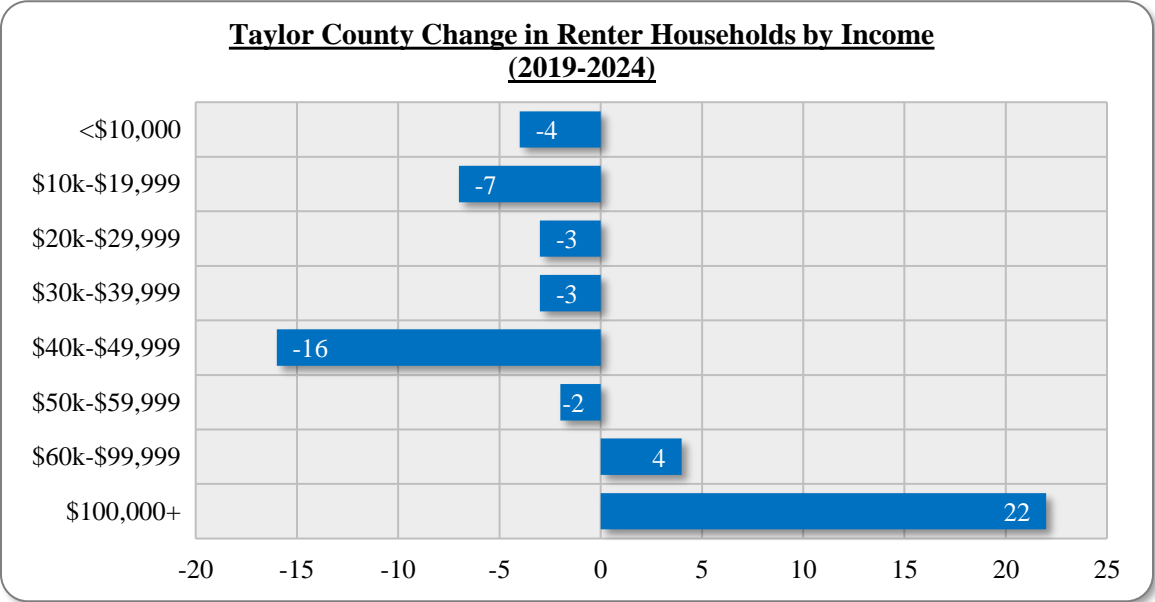
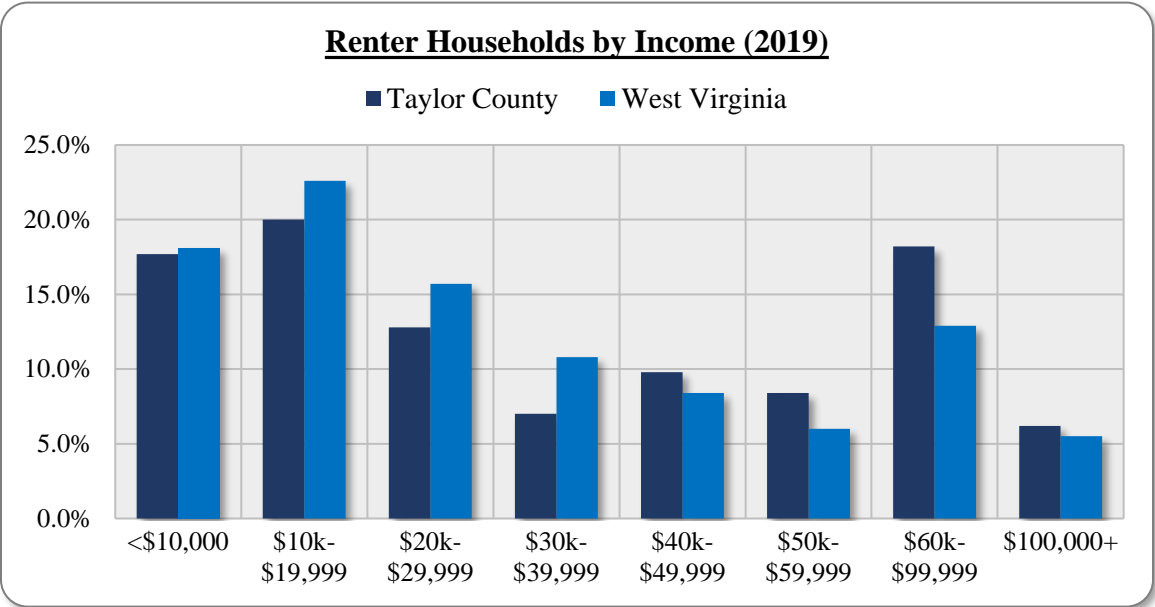
		Renter Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Taylor County</b>	2015	267 (18.0%)	279 (18.8%)	181 (12.2%)	131 (8.8%)	145 (9.7%)	112 (7.5%)	241 (16.2%)	129 (8.7%)
	2019	273 (17.7%)	307 (20.0%)	197 (12.8%)	107 (7.0%)	151 (9.8%)	129 (8.4%)	280 (18.2%)	95 (6.2%)
	2024	268 (17.5%)	300 (19.6%)	194 (12.7%)	105 (6.8%)	135 (8.8%)	127 (8.3%)	283 (18.5%)	118 (7.7%)
	Change 2019-2024	-4 (-1.6%)	-7 (-2.2%)	-3 (-1.6%)	-3 (-2.5%)	-16 (-10.8%)	-2 (-1.6%)	4 (1.3%)	22 (23.6%)
<b>West Virginia</b>	2010	44,774 (22.1%)	53,537 (26.4%)	32,068 (15.8%)	21,131 (10.4%)	16,303 (8.0%)	10,006 (4.9%)	19,043 (9.4%)	5,955 (2.9%)
	2019	40,986 (18.1%)	51,204 (22.6%)	35,550 (15.7%)	24,411 (10.8%)	19,117 (8.4%)	13,491 (6.0%)	29,190 (12.9%)	12,416 (5.5%)
	2024	36,405 (16.2%)	46,208 (20.5%)	33,634 (14.9%)	23,996 (10.7%)	20,940 (9.3%)	15,591 (6.9%)	32,796 (14.6%)	15,419 (6.9%)
	Change 2019-2024	-4,581 (-11.2%)	-4,996 (-9.8%)	-1,917 (-5.4%)	-415 (-1.7%)	1,823 (9.5%)	2,100 (15.6%)	3,606 (12.4%)	3,003 (24.2%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2019, the largest share (20.0%) of renter households in the PSA (Taylor County) have incomes between \$10,000 and \$19,999, with the next largest share (18.2%) earning between \$60,000 and \$99,999. Most renter households (50.5%) in the PSA are estimated to earn less than \$30,000 in 2019. The state of West Virginia has a higher rate (56.4%) of renter households estimated to earn less than \$30,000 in 2019.
- The number of renter households earning less than \$30,000 within the PSA is projected to decrease by 14 between 2019 and 2024. Conversely, the number of high-income renter households (earning \$60,000 or more) in the PSA is projected to increase by 26 households during the same period. Despite the projected increase in high-income renter households, lower income renter households will still represent the largest number of households in the PSA. As such, affordable housing will remain an important segment of the local housing market.

The following graphs compare renter household income data:



The distribution of *owner* households by income is included below:

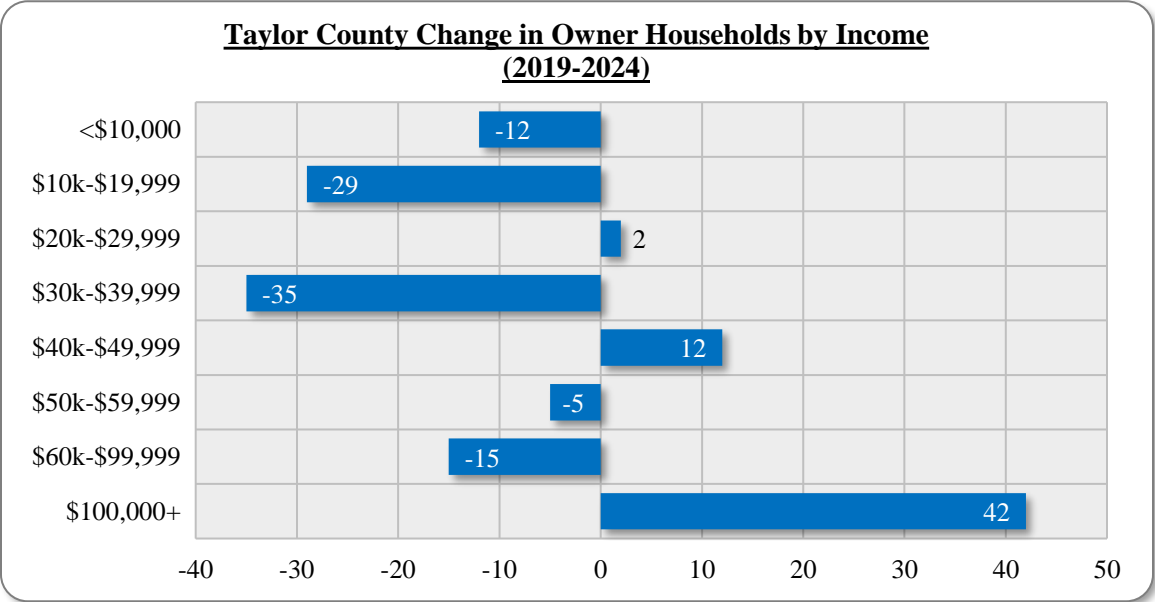
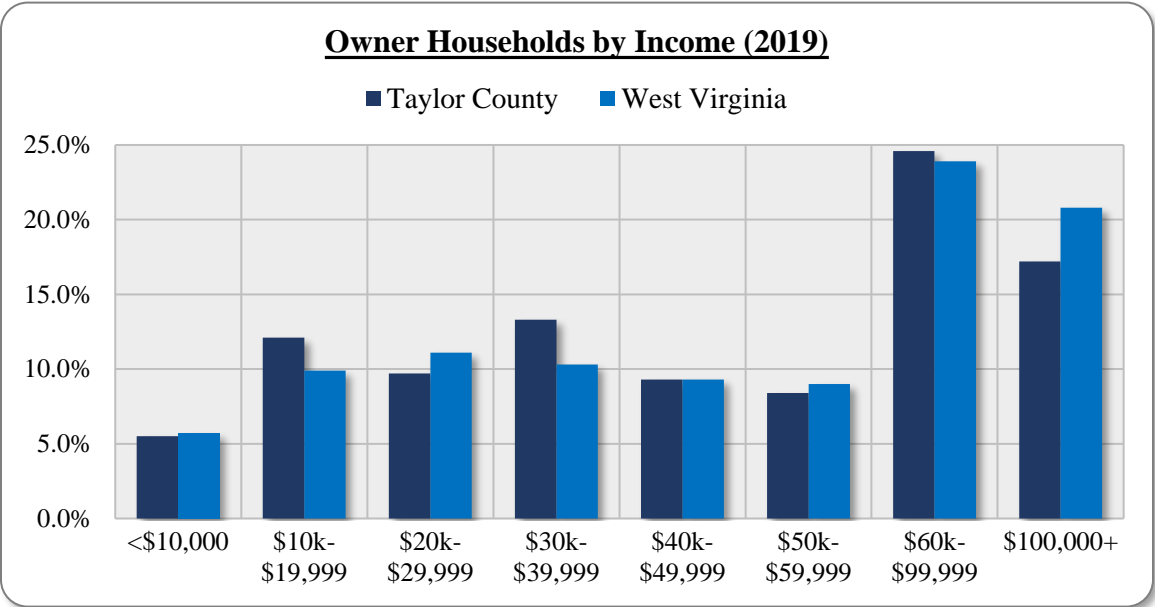
		Owner Households by Income							
		<\$10,000	\$10,000 - \$19,999	\$20,000 - \$29,999	\$30,000 - \$39,999	\$40,000 - \$49,999	\$50,000 - \$59,999	\$60,000 - \$99,999	\$100,000+
<b>Taylor County</b>	2010	317 (6.0%)	634 (12.0%)	509 (9.6%)	800 (15.1%)	495 (9.3%)	350 (6.6%)	1,189 (22.5%)	998 (18.9%)
	2019	293 (5.5%)	648 (12.1%)	518 (9.7%)	711 (13.3%)	497 (9.3%)	452 (8.4%)	1,315 (24.6%)	922 (17.2%)
	2024	281 (5.3%)	618 (11.6%)	520 (9.8%)	677 (12.7%)	509 (9.6%)	447 (8.4%)	1,300 (24.5%)	965 (18.1%)
	Change 2019-2024	-12 (-4.0%)	-29 (-4.5%)	2 (0.4%)	-35 (-4.9%)	12 (2.5%)	-5 (-1.1%)	-15 (-1.1%)	42 (4.6%)
<b>West Virginia</b>	2010	38,693 (6.9%)	69,648 (12.4%)	74,177 (13.2%)	67,428 (12.0%)	62,542 (11.1%)	52,393 (9.3%)	118,697 (21.2%)	77,436 (13.8%)
	2019	31,372 (5.7%)	54,679 (9.9%)	61,246 (11.1%)	56,831 (10.3%)	51,201 (9.3%)	49,399 (9.0%)	131,951 (23.9%)	114,517 (20.8%)
	2024	29,381 (5.3%)	49,608 (9.0%)	55,089 (10.0%)	52,197 (9.4%)	51,010 (9.2%)	51,908 (9.4%)	136,103 (24.6%)	128,118 (23.2%)
	Change 2019-2024	-1,991 (-6.3%)	-5,071 (-9.3%)	-6,156 (-10.1%)	-4,634 (-8.2%)	-191 (-0.4%)	2,509 (5.1%)	4,152 (3.1%)	13,601 (11.9%)

Source: 2000 Census; 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Noteworthy observations from the preceding table include:

- In 2019, the largest share (24.6%) of owner households in the PSA (Taylor County) is estimated to earn between \$60,000 and \$99,999, with a notable share (17.2%) of households earning \$100,000 or more. Most owner household growth between 2019 and 2024 is expected to occur among the highest income households, as those earning \$100,000 or more are projected to increase by 42 households (4.6%). There is modest growth of 12 households projected to occur among households earning between \$40,000 and \$49,999.
- The state of West Virginia also has its largest share (23.9%) of owner households earning between \$60,000 and \$99,999 in 2019. The next largest share (20.8%) of households earns \$100,000 or more. Statewide household income growth is projected to occur among households earning \$50,000 or more annually.

The following graphs compare owner household income data:






#### **D. Demographic Theme Maps**







The following demographic theme maps for the study areas are presented after this page:

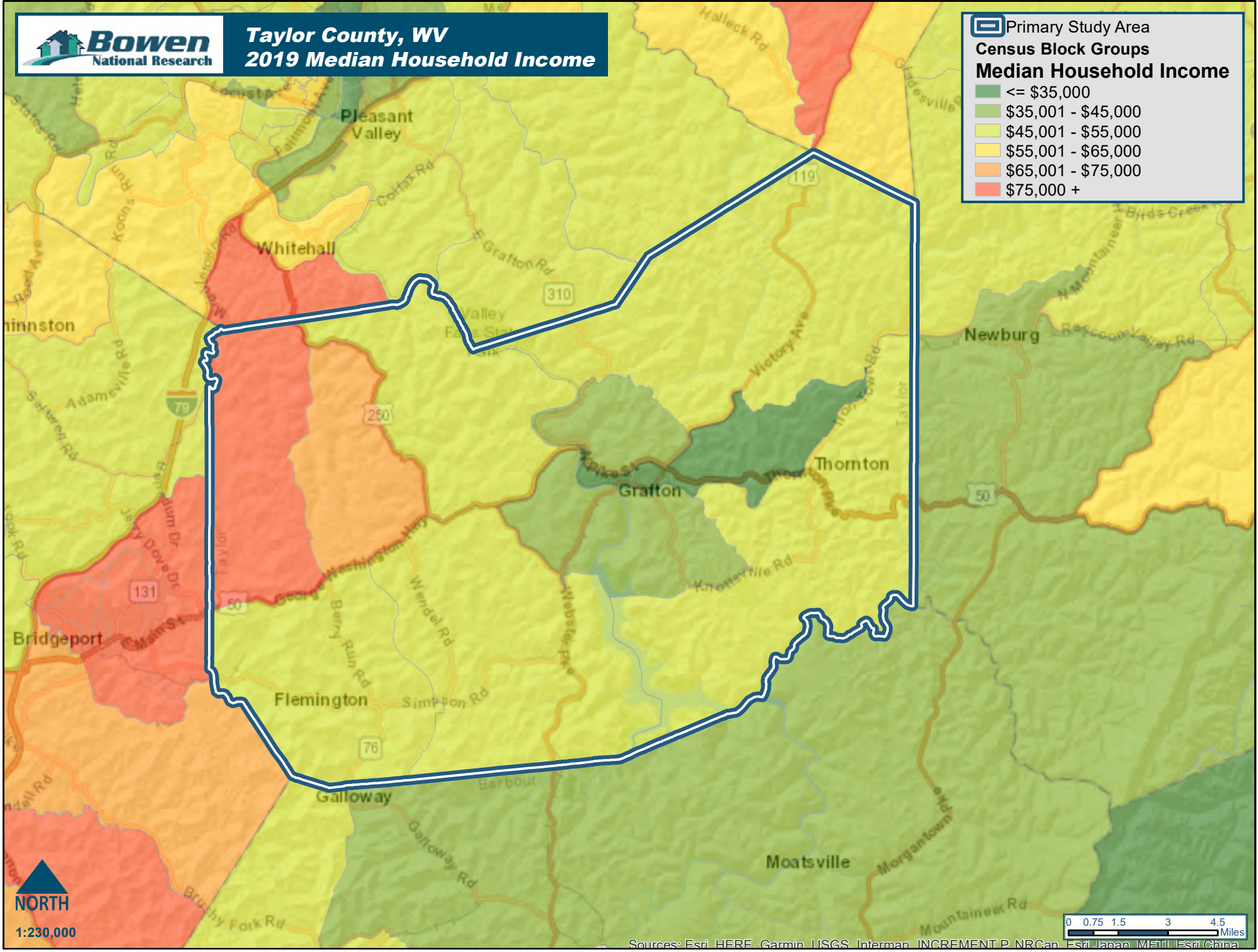
- Median Household Income
- Renter Household Share
- Owner Household Share
- Older Adult Population Share (55+ years)
- Younger Adult Population Share (20 to 34 years)
- Population Density

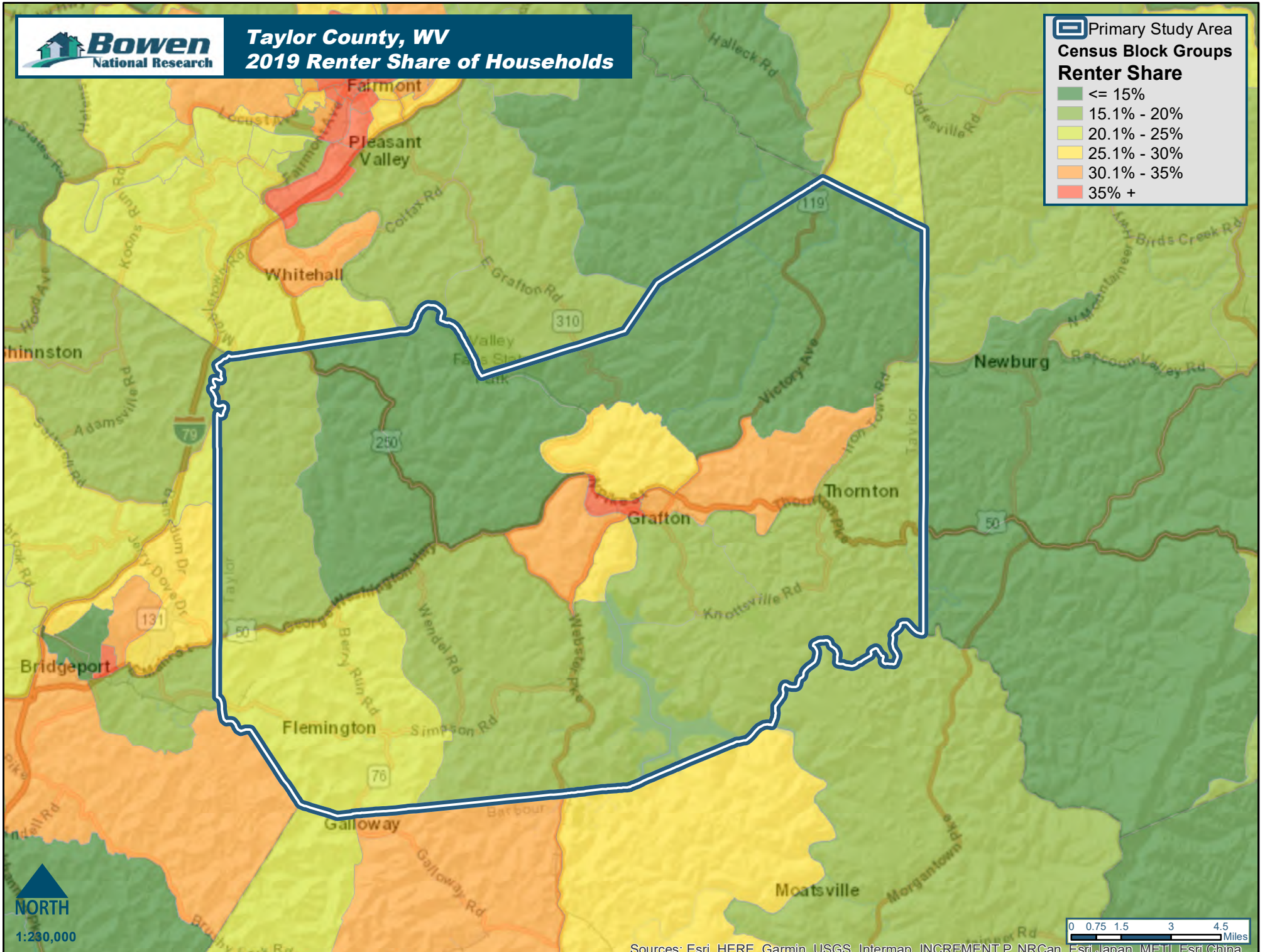
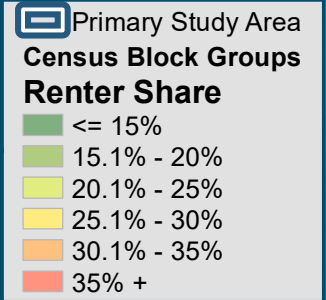
The demographic data used in these maps is based on U.S. Census, ACS and ESRI data sets.

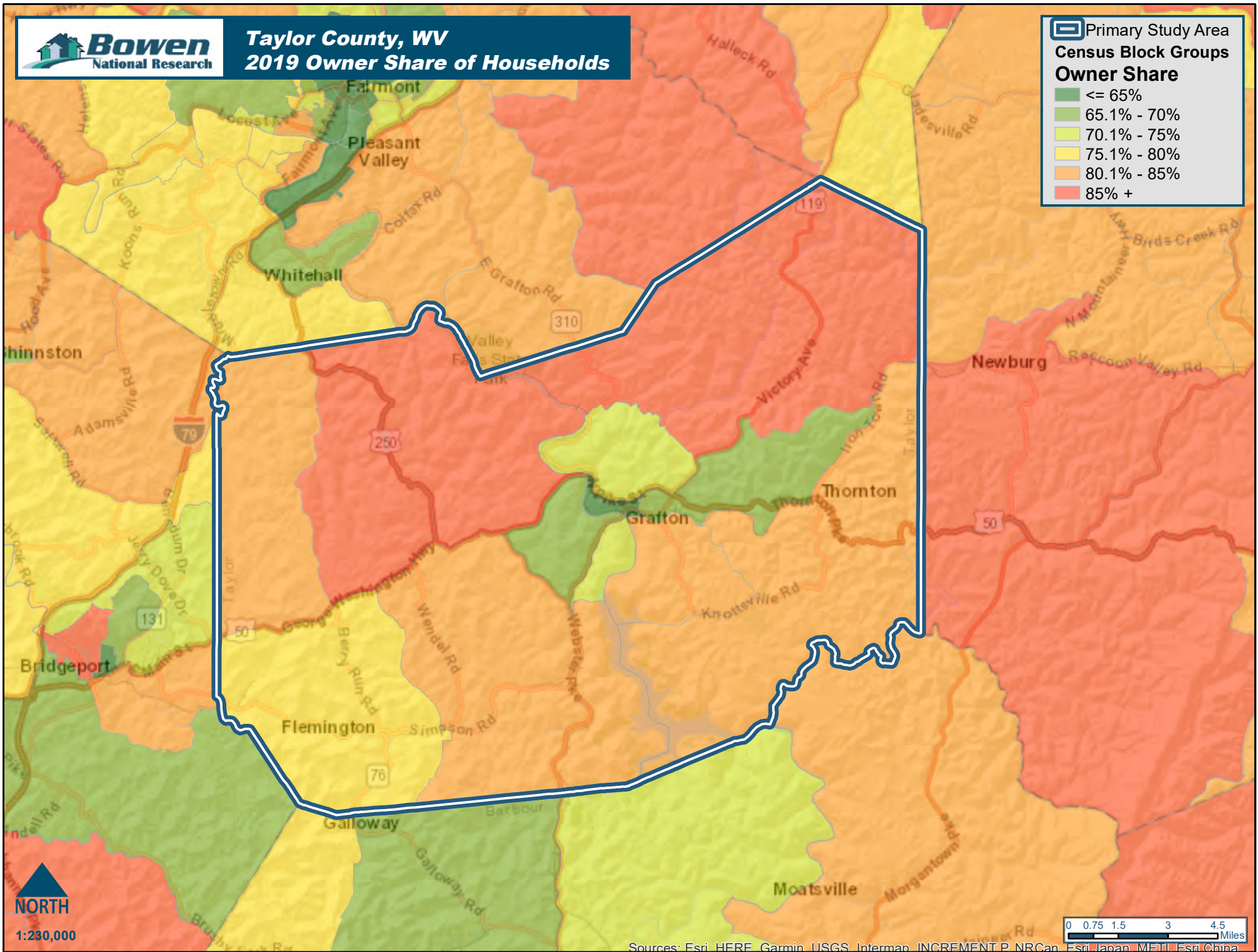
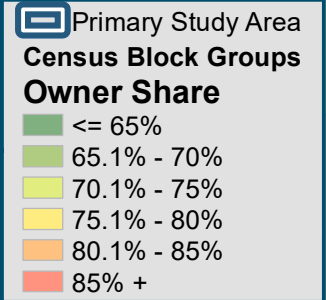
 Primary Study Area

**Census Block Groups**  
**Median Household Income**


-  <= \$35,000
-  \$35,001 - \$45,000
-  \$45,001 - \$55,000
-  \$55,001 - \$65,000
-  \$65,001 - \$75,000
-  \$75,000 +











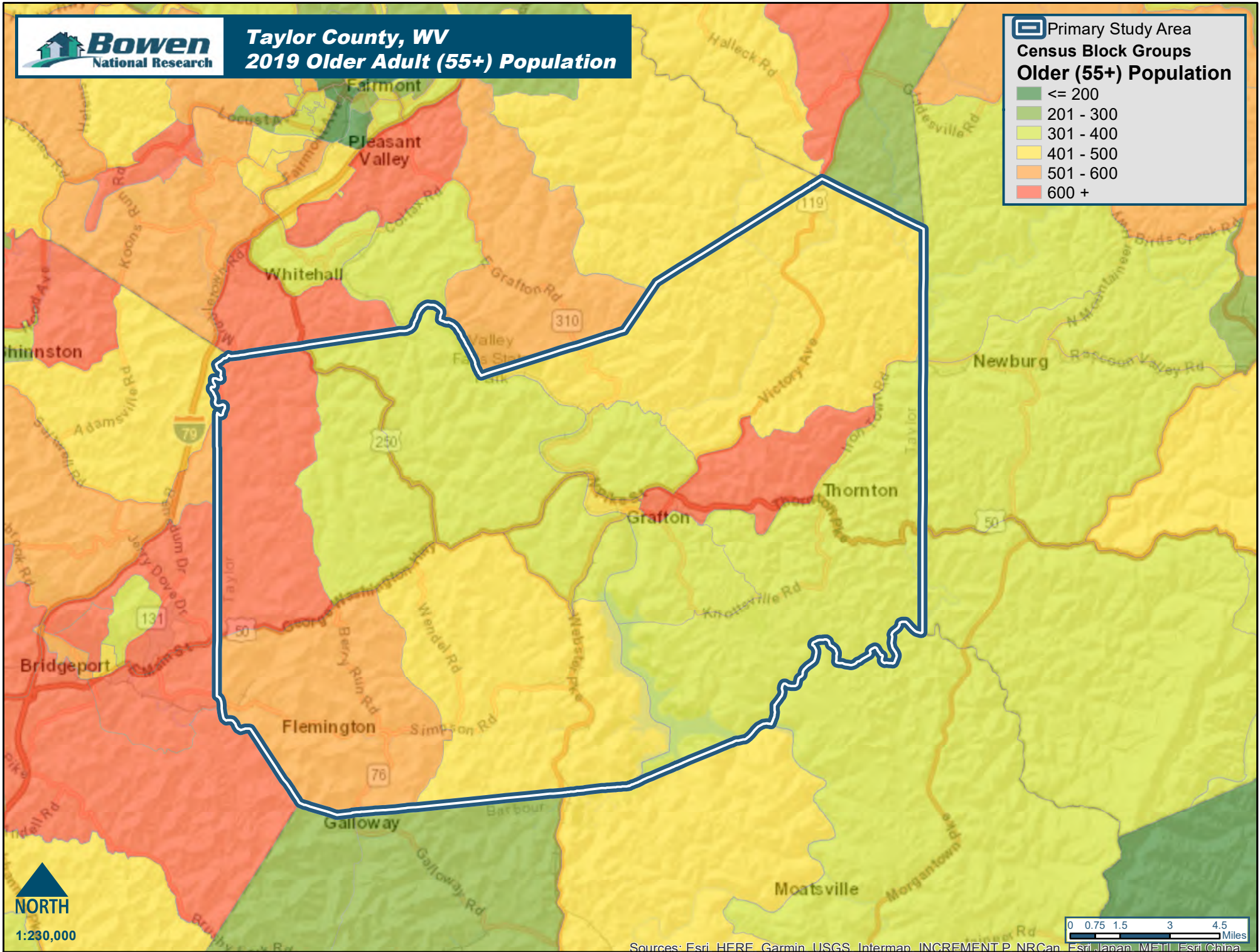


**Taylor County, WV**  
**2019 Older Adult (55+) Population**

 Primary Study Area

**Census Block Groups**  
**Older (55+) Population**

-  <= 200
-  201 - 300
-  301 - 400
-  401 - 500
-  501 - 600
-  600 +



**NORTH**  
 1:230,000

0 0.75 1.5 3 4.5 Miles

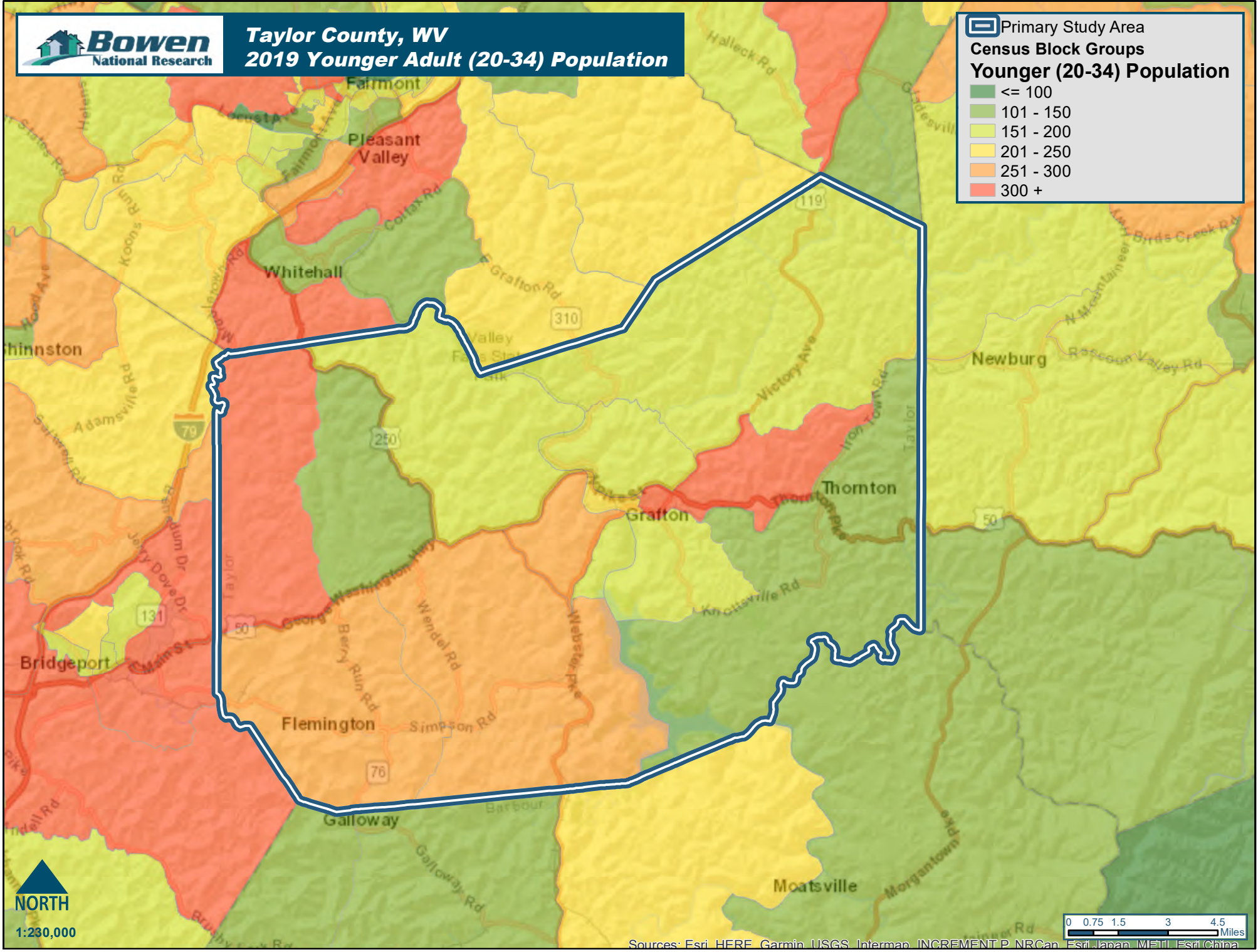


# Taylor County, WV 2019 Younger Adult (20-34) Population

Primary Study Area

**Census Block Groups  
Younger (20-34) Population**

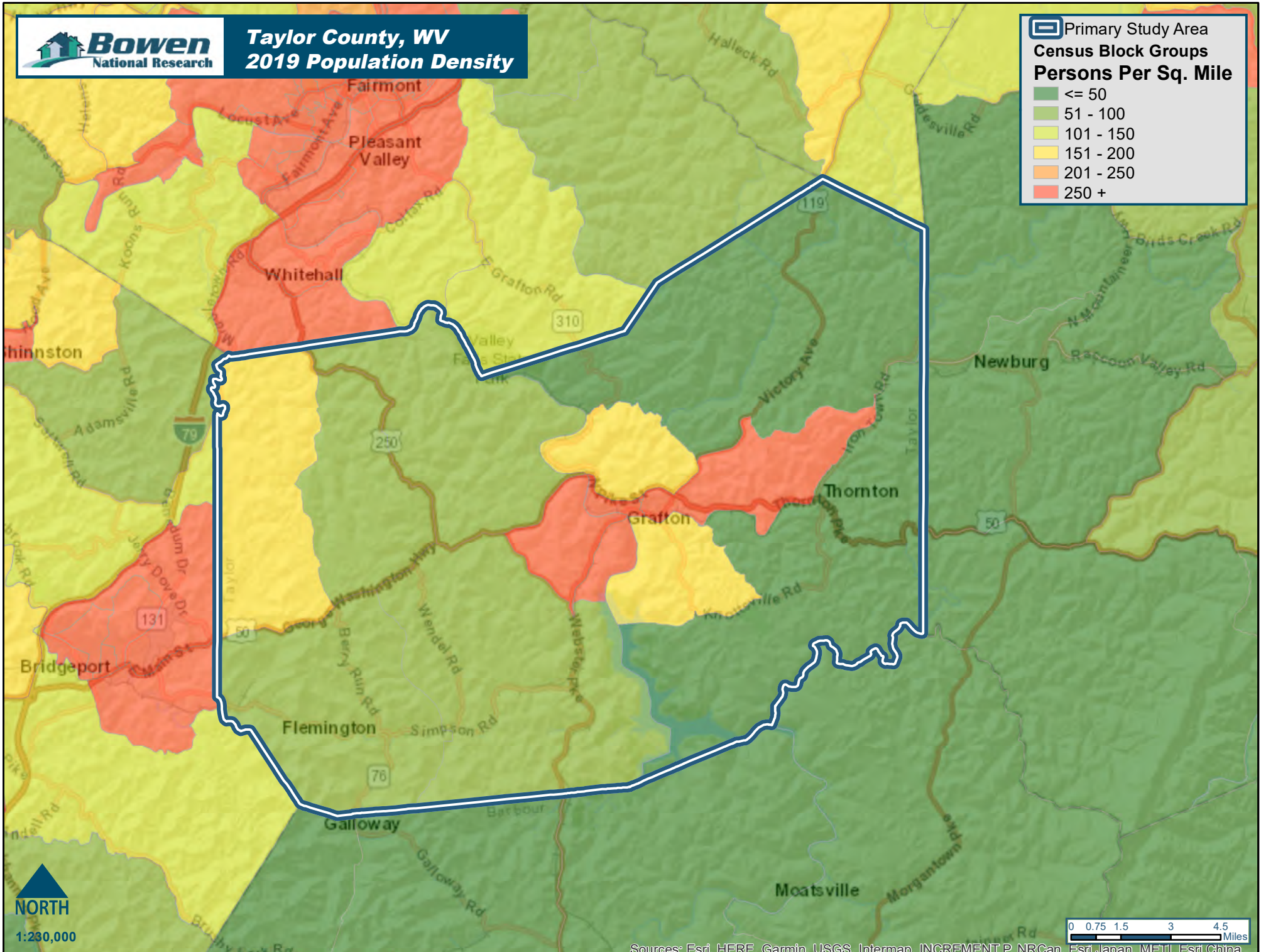
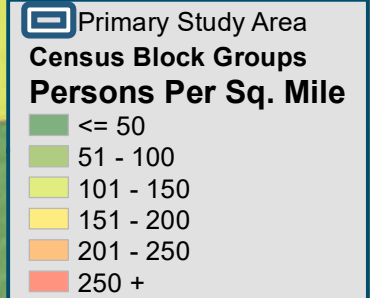
- <= 100
- 101 - 150
- 151 - 200
- 201 - 250
- 251 - 300
- 300 +



NORTH  
1:230,000

0 0.75 1.5 3 4.5 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China



## V. Economic Analysis

### A. Introduction

The need for housing within a given geographic area is influenced by the number of households choosing to live there. Although the number of households within the PSA (Taylor County) at any given time is a function of many factors, one of the primary reasons for residency is job availability. In this section, the area workforce and employment are examined. The Primary Study Area's (PSA) relationship with the state of West Virginia economy is examined in this section.

In this section, we provide an overview of the PSA (Taylor County) and state workforce through several metrics: employment by industry, wages by occupation, total employment, unemployment rates and in-place employment. When available, PSA employment data is evaluated in detail and compared statistically with statewide and national data. We also provide information on the area's largest employers, infrastructure improvements, tourism, new and expanding businesses, and both contracting and closing businesses.

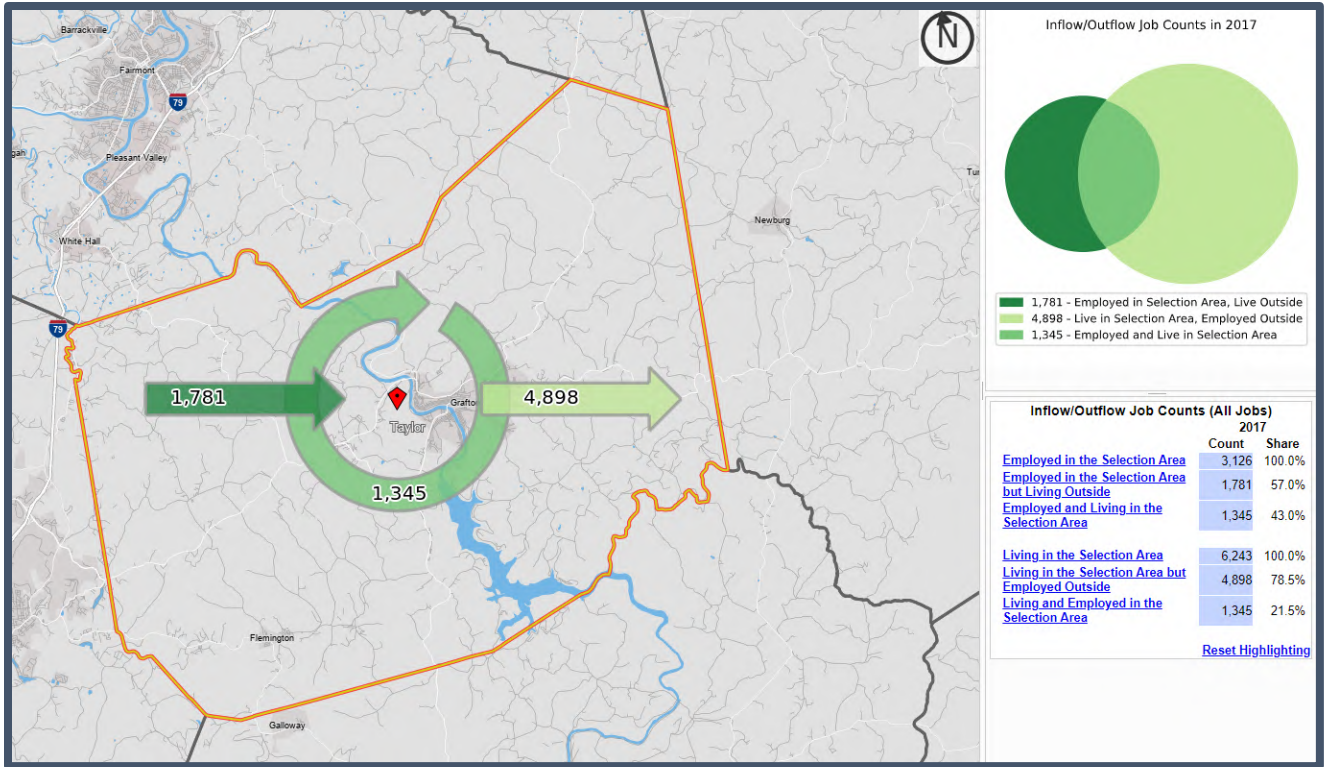
### B. Workforce Analysis

In 2019, the PSA (Taylor County) has an employment base of approximately 3,587 people working in the county. The following evaluates key economic metrics within the various study areas considered in this report. It should be noted that based on the availability of various economic data metrics, some information is presented only for selected geographic areas, the PSA (Taylor County), the MSA (Metropolitan Statistical Area), and/or the state, depending upon the availability of such data.

#### Employment by Geographic Location

According to Onthemap, approximately 6,243 Taylor County residents were employed in 2017. Of these 6,243 county residents, 1,345 (21.5%) stay in the county for work, while the remaining 4,898 (78.5%) leave the county for employment. As such, four in five residents leave the area to seek employment opportunities. Meanwhile, approximately 1,781 people commute into the county from surrounding areas. These 1,781 non-residents represent more than half (57.0%) of the people employed in the county and represent a notable base of potential support for future residential development. The map and corresponding data on the following page illustrate the county's inflow/outflow of workers for 2017.



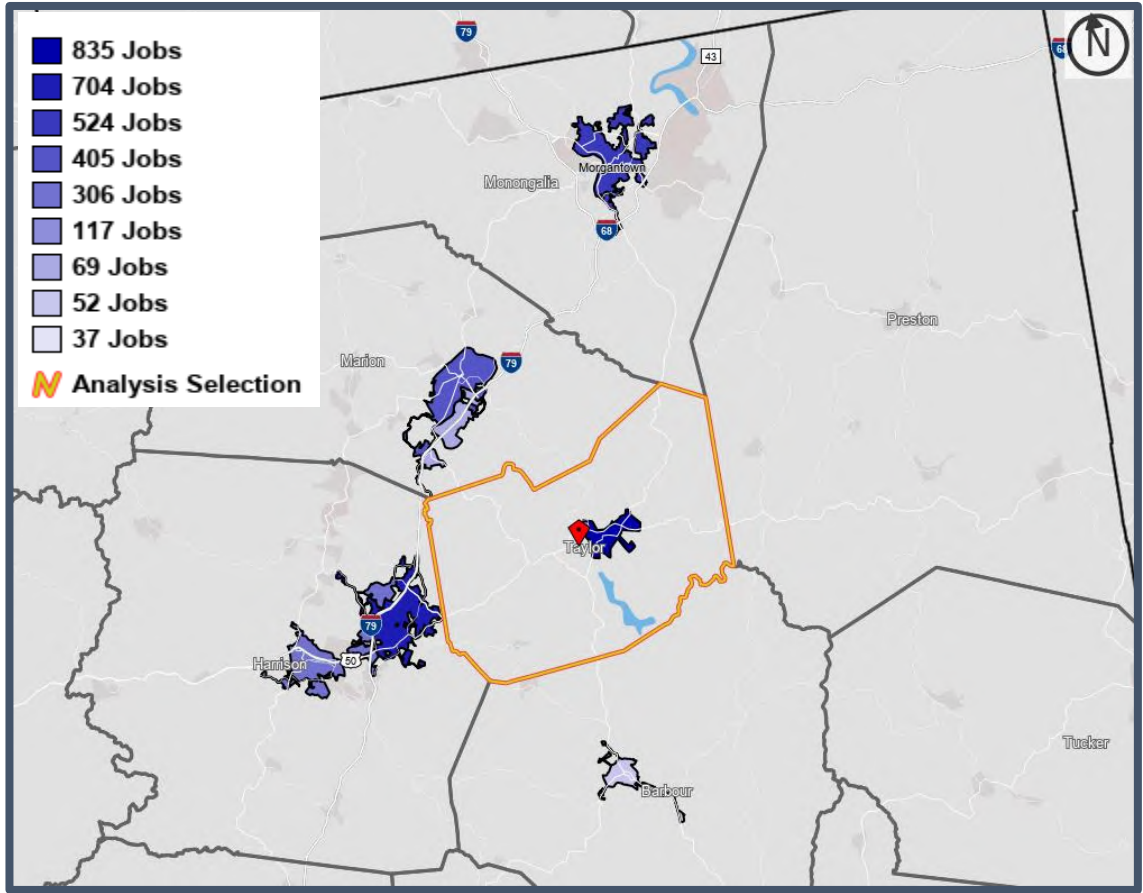


We also evaluated the destination of where most Taylor County residents commute to work, regardless if it is in or outside the county. As shown in the adjoining table, while more than 800 county residents work in Grafton, notable shares of county residents commute to communities outside the county to places like Bridgeport (11.3%), Morgantown (8.4%) and Fairmont (6.5%). This is a significant amount of the local workforce leaving the area for daytime employment and does make the county vulnerable to losing residents. Supporting development opportunities along thoroughfares heading out of the county would diminish such risks.

Job Counts by Places Where County Residents are Employed - All Jobs (2017)		
Community	Count	Share
Grafton	835	13.4%
Bridgeport	704	11.3%
Morgantown	524	8.4%
Fairmont	405	6.5%
Clarksburg	306	4.9%
Charleston	117	1.9%
Pleasant Valley	69	1.1%
White Hall	69	1.1%
Phillipi	52	0.8%
Parkersburg	37	0.6%
All Other Locations	3,125	50.1%
Total	6,243	100.0%

Source: <https://onthemap.ces.census.gov/>

The map below further illustrates the places where most of Taylor County's workers commute to work on a daily basis, both within and outside of the county.



## Employment by Industry

It is important to understand the distribution of jobs by employment sector, as areas relying heavily on one industry could be vulnerable to economic downturns, while markets lacking certain industry sectors may have difficulty attracting or retaining workers. Conversely, well-balanced markets are more likely to remain healthy, offer job sectors that are less susceptible to large job fluctuations (such as healthcare or education), and are more likely to withstand economic downturns. The distribution of employment by industry sector in the PSA (Taylor County) and the state of West Virginia is distributed as follows:

NAICS Group	Employment by Industry			
	Taylor County		West Virginia	
	Employees	Percent	Employees	Percent
Health Care & Social Assistance	584	16.3%	142,493	19.5%
Retail Trade	483	13.5%	99,577	13.7%
Manufacturing	371	10.3%	42,406	5.8%
Educational Services	366	10.2%	55,793	7.6%
Public Administration	314	8.8%	62,665	8.6%
Accommodation & Food Services	226	6.3%	70,815	9.7%
Other Services (Except Public Administration)	204	5.7%	43,567	6.0%
Wholesale Trade	182	5.1%	27,506	3.8%
Transportation & Warehousing	167	4.7%	14,652	2.0%
Construction	147	4.1%	29,982	4.1%
Professional, Scientific & Technical Services	140	3.9%	35,565	4.9%
Arts, Entertainment & Recreation	99	2.8%	17,982	2.5%
Finance & Insurance	86	2.4%	22,843	3.1%
Information	70	2.0%	15,625	2.1%
Utilities	59	1.6%	6,235	0.9%
Administrative, Support, Waste Management & Remediation Services	42	1.2%	13,225	1.8%
Real Estate & Rental & Leasing	38	1.1%	11,880	1.6%
Non-classifiable	8	0.2%	1,715	0.2%
Agriculture, Forestry, Fishing & Hunting	1	0.0%	1,398	0.2%
Mining	0**	0.0%	11,895	1.6%
Management of Companies & Enterprises	0	0.0%	1,504	0.2%
Total	3,587	100.0%	729,323	100.0%

\*Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

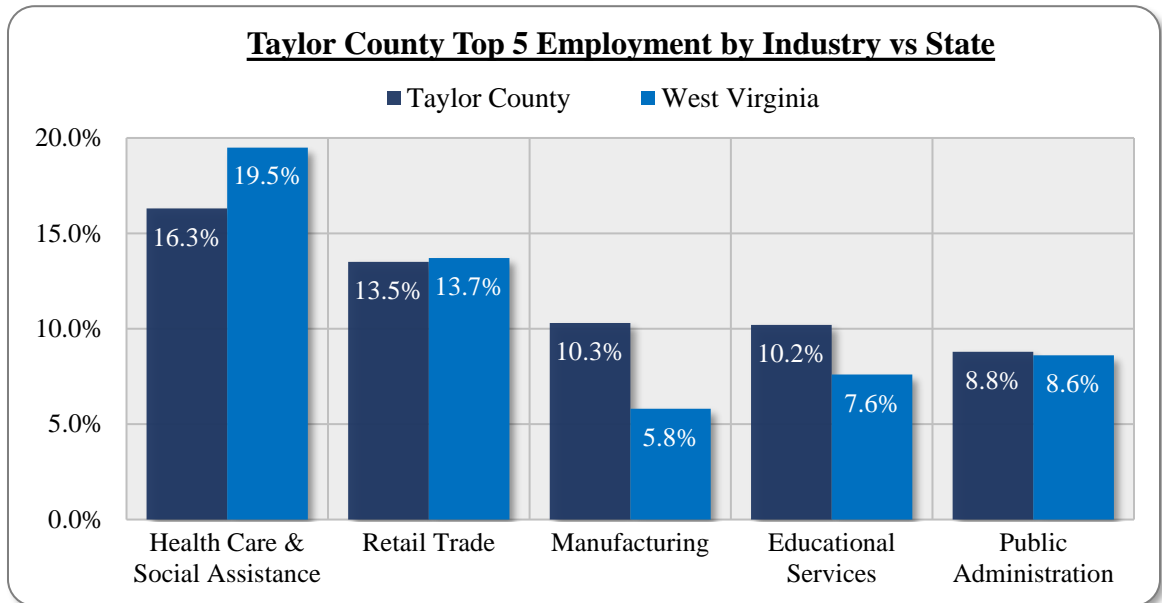
\*\*Arch Coal, a mining company located in Taylor County, has approximately 400 employees, but are not accounted for in local employment numbers due to reporting method.

E.P.E. - Average Employees Per Establishment

Note: Since this survey is conducted of establishments and not of residents, some employees may not live within the PSA. These employees, however, are included in our labor force calculations because their places of employment are located within the PSA.

The labor force within the PSA (Taylor County) is based primarily in four sectors. Health Care & Social Assistance (16.3%), Retail Trade (13.5%), Manufacturing (10.3%), and Educational Services (10.2%). Combined, these four job sectors represent slightly over half (50.2%) of the PSA employment base. Note that Health Care & Social Assistance and Retail Trade are also the two largest statewide job sectors. It is important to note that there are approximately 400 mining jobs in the county that are not shown in the preceding table due to the fact that the mining company, Arch Coal, has a parent company located out of state and the reporting method/source does not credit the jobs locally. As such, mining is clearly a large employment sector in the area.

The following graph illustrates the distribution of employment by job sector for the *five largest* employment sectors in the PSA compared to statewide figures by the share they represent of their overall respective markets.



While wages by occupation type for Taylor County is not available, the county is located in the Northern West Virginia Non-metropolitan Area, for which wage data is available. The following table compares wages by job category for the Northern West Virginia Non-metropolitan Area with those of West Virginia:

Typical Wage by Occupation Type		
Occupation Type	Northern West Virginia Non-metropolitan Area	West Virginia
Management Occupations	\$86,360	\$89,690
Business and Financial Occupations	\$59,130	\$62,480
Computer and Mathematical Occupations	\$67,650	\$71,400
Architecture and Engineering Occupations	\$77,400	\$74,880
Community and Social Service Occupations	\$36,460	\$38,890
Art, Design, Entertainment and Sports Medicine Occupations	\$38,970	\$44,570
Healthcare Practitioners and Technical Occupations	\$67,070	\$68,460
Healthcare Support Occupations	\$27,360	\$28,190
Protective Service Occupations	\$37,820	\$36,620
Food Preparation and Serving Related Occupations	\$21,850	\$22,840
Building and Grounds Cleaning and Maintenance Occupations	\$25,350	\$26,000
Personal Care and Service Occupations	\$22,330	\$23,260
Sales and Related Occupations	\$30,130	\$30,650
Office and Administrative Support Occupations	\$32,300	\$33,090
Construction and Extraction Occupations	\$47,360	\$48,490
Installation, Maintenance and Repair Occupations	\$41,450	\$42,980
Production Occupations	\$40,060	\$40,590
Transportation and Moving Occupations	\$36,380	\$36,090

Source: U.S. Department of Labor, Bureau of Statistics

Most annual blue-collar salaries range from \$21,850 to \$47,360 within the Northern West Virginia Non-metropolitan Area. White-collar jobs, such as those related to professional positions, management and medicine, have an average salary of \$71,522. As the preceding table illustrates, most occupation types within the Northern West Virginia Non-metropolitan Area have slightly lower typical wages than the state of West Virginia's typical wages. A majority of the occupations have annual salaries of under \$45,000, which corresponds to the relatively high share of lower income households in the PSA, as shown in the demographic portion of this study.

### Employment Base and Unemployment Rates

The following tables were generated from the U.S. Department of Labor, Bureau of Labor Statistics and reflect employment trends of the county.

Excluding 2019, the employment base has increased by 1.1% over the past five years in Taylor County, a slightly higher rate of growth than the West Virginia state increase of 0.8%. Total employment reflects the number of employed persons who live within the county.

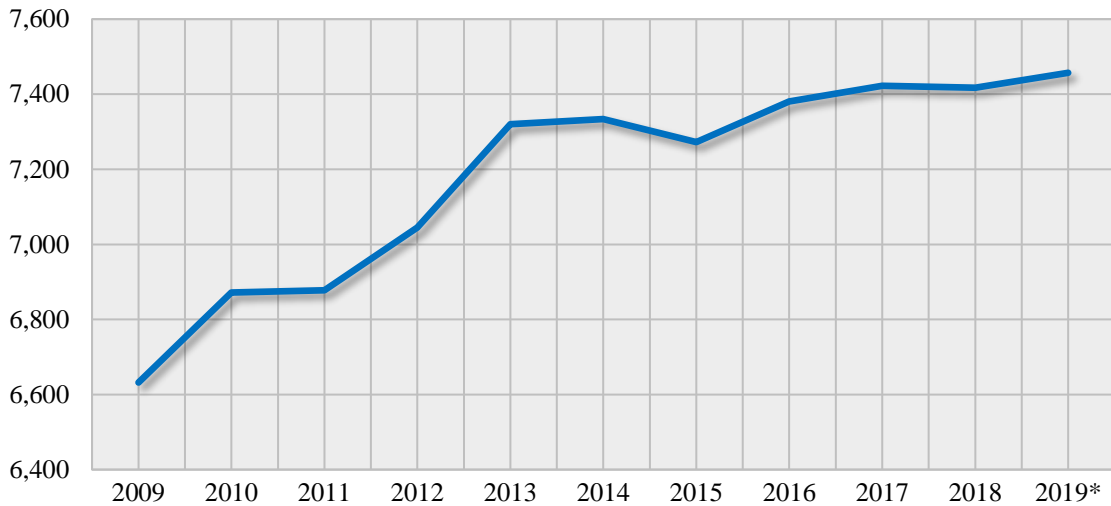
The following illustrates the total employment base for Taylor County, the state of West Virginia and the United States.

Year	Total Employment					
	Taylor County		West Virginia		United States	
	Total Number	Percent Change	Total Number	Percent Change	Total Number	Percent Change
2009	6,632	-	751,165	-	140,696,560	-
2010	6,872	3.6%	740,910	-1.4%	140,469,139	-0.2%
2011	6,878	0.1%	741,972	0.1%	141,791,255	0.9%
2012	7,045	2.4%	747,384	0.7%	143,621,634	1.3%
2013	7,320	3.9%	744,410	-0.4%	145,017,562	1.0%
2014	7,334	0.2%	736,472	-1.1%	147,313,048	1.6%
2015	7,272	-0.9%	729,215	-1.0%	149,564,649	1.5%
2016	7,381	1.5%	735,157	0.8%	151,965,225	1.6%
2017	7,422	0.6%	739,079	0.5%	154,271,036	1.5%
2018	7,417	-0.1%	742,179	0.4%	156,328,502	1.3%
2019*	7,457	0.5%	752,928	1.4%	157,533,049	0.8%

Source: Department of Labor; Bureau of Labor Statistics

\*Through July

**Taylor County Total Employment (2009-2019\*)**



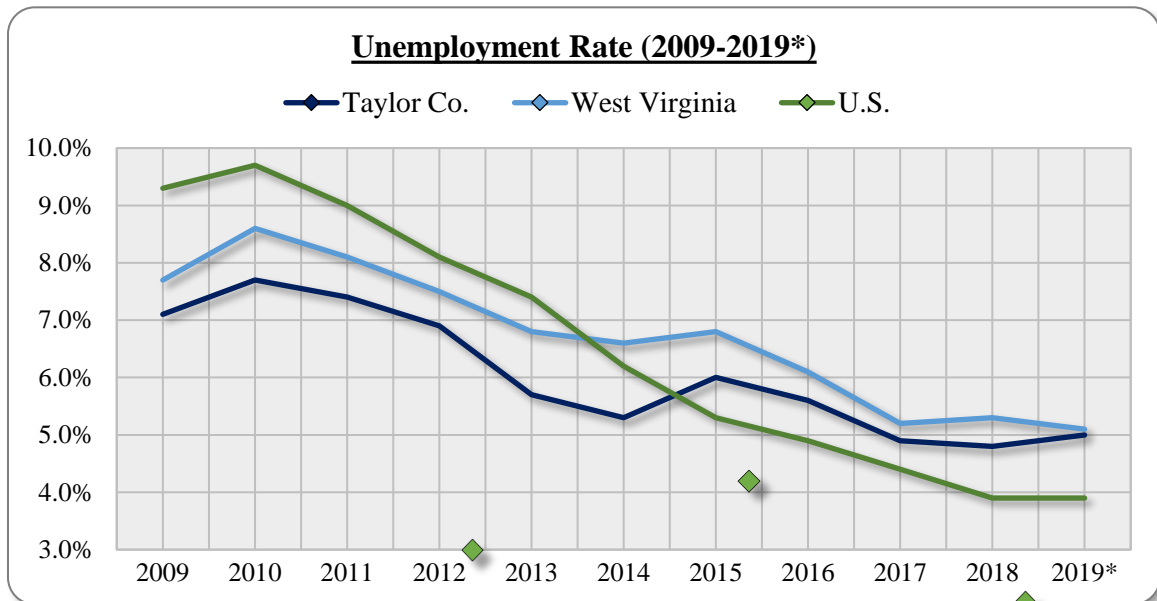
\*Through July

The Taylor County employment base increased by 785 (11.8%) between 2009 and 2018. The employment base increased at a higher rate in the earlier portion of this period following the effects of the national recession, recording a 3.6% annual increase in 2010 and a 3.9% annual increase in 2013. In recent years, the county employment base has fluctuated between slight expansion and slight contraction. By comparison, the West Virginia employment base contracted from 2013 to 2015, and expanded between 2016 and 2018. It is important to point out that the total employment cited in the preceding table and graph illustrate the number of employed persons living in Taylor County, regardless of where their jobs are located. We address the actual number of people working in Taylor County in the in-place analysis shown on page V-9.

Unemployment rates for Taylor County, the state of West Virginia and the United States are illustrated as follows:

Year	Unemployment Rate		
	Taylor County	West Virginia	United States
2009	7.1%	7.7%	9.3%
2010	7.7%	8.6%	9.7%
2011	7.4%	8.1%	9.0%
2012	6.9%	7.5%	8.1%
2013	5.7%	6.8%	7.4%
2014	5.3%	6.6%	6.2%
2015	6.0%	6.8%	5.3%
2016	5.6%	6.1%	4.9%
2017	4.9%	5.2%	4.4%
2018	4.8%	5.3%	3.9%
2019*	5.0%	5.1%	3.9%

Source: Department of Labor, Bureau of Labor Statistics  
\*Through July



\*Through July

The unemployment rate in Taylor County ranged between 4.8% and 7.7% between 2009 and 2018, lower than the West Virginia unemployment rate range during this period. After reaching a peak unemployment rate of 7.7% in 2010 during the national recession, the county's unemployment rate declined to 4.8% in 2018. The latest unemployment rate of 5.0% as of July 2019 is at the low end of the 10-year annual rate range for Taylor County.

In-place employment reflects the total number of jobs within the county regardless of the employee's county of residence. The following illustrates the total in-place employment base for Taylor County.

In-Place Employment Taylor County			
Year	Employment	Change	Percent Change
2009	2,771	-	-
2010	2,767	-4	-0.1%
2011	2,755	-12	-0.4%
2012	2,827	72	2.6%
2013	3,196	369	13.1%
2014	3,263	67	2.1%
2015	3,269	6	0.2%
2016	3,276	7	0.2%
2017	3,218	-58	-1.8%
2018	3,160	-58	-1.8%
2019*	3,100	-60	-1.9%

Source: Department of Labor, Bureau of Labor Statistics  
\*Through March

Data for 2018, the most recent year that year-end figures are available, indicates in-place employment in Taylor County to be 42.6% of the total Taylor County employment. This is reflective of an area where a notable number of people are leaving the area to work. Note that in-place employment has declined in the past two full years after recording a ten-year high figure of 3,276 in 2016.

### Economic Drivers & Major Employers

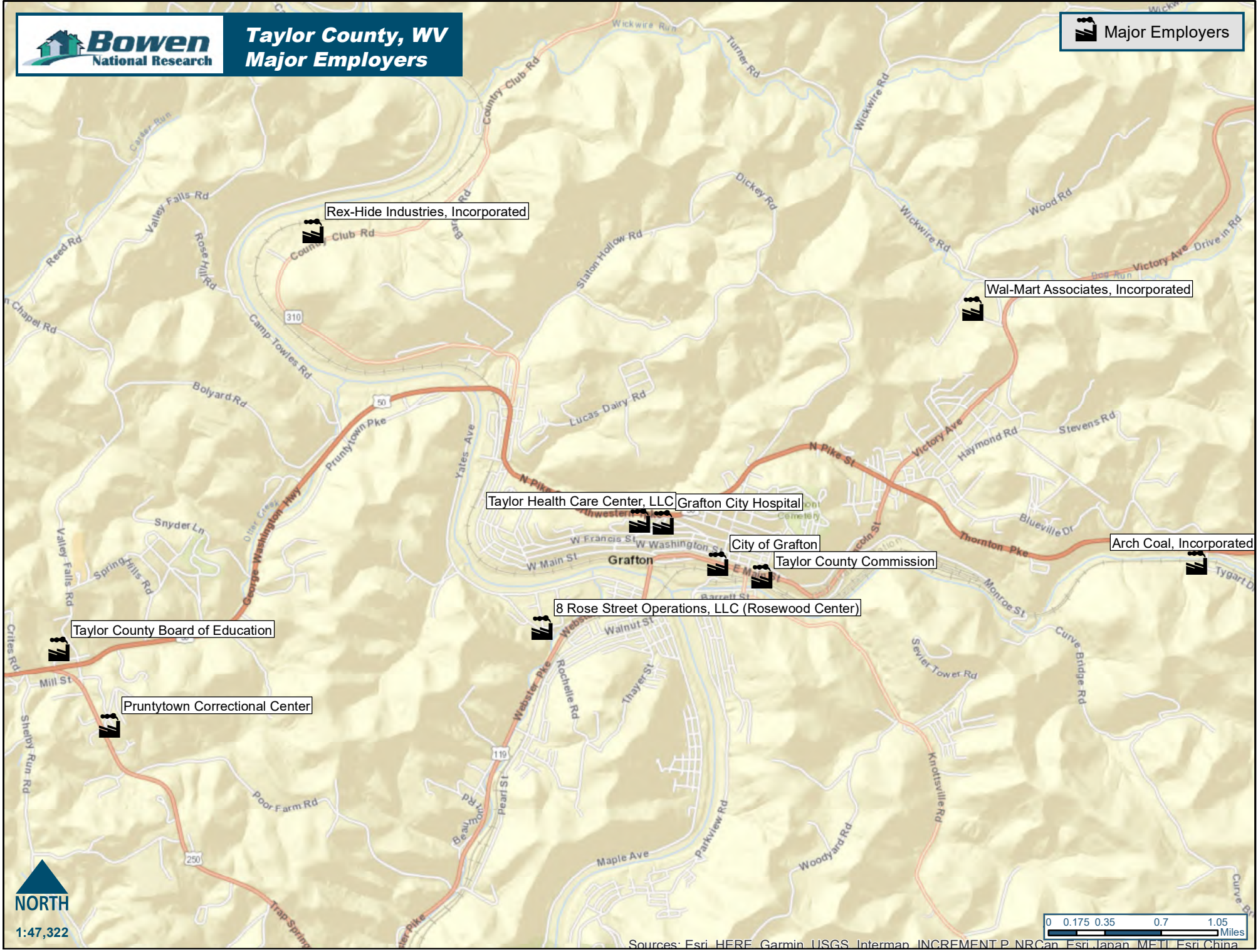
The ten largest employers within the Taylor County area comprise a total of more than 1,500 employees and primarily consist of Mining, Education, Health Care, and Government sector jobs. These employers are summarized as follows:

Employer Name	Business Type	Address	City	Zip	Total Employed
Arch Coal, Incorporated	Leer Coal Mine	1200 Tygart Drive	Grafton	26354	400
Taylor County Board of Education	Education	71 Utt Drive	Grafton	26354	335
Grafton City Hospital	Health Care	1 Hospital Plaza	Grafton	26354	200-499
Walmart Associates, Incorporated	Retail	#1 East Walmart Lane	Grafton	26354	200-499
Rex-Hide Industries, Incorporated	Rubber Products	310 Country Club Road	Grafton	26354	100-199
Pruntytown Correctional Center	Prison	2006 Trap Springs Road	Grafton	26354	50-99
Taylor County Commission	Government	214 West Main Street	Grafton	26354	50-99
8 Rose Street Operations, LLC (Rosewood Center)	Nursing Care	8 Rose Street	Grafton	26354	50-99
City of Grafton	Government	1 West Main Street	Grafton	26354	50-99
Taylor Health Care Center, LLC	Nursing Home	2 Hospital Plaza	Grafton	26354	50-99

Source: Work Force West Virginia – March 2018

A map delineating the location of the area's largest employers is on the following page.





According to a representative with the Taylor County Development Authority, the Taylor County economy is stable. The leading industries in the county are coal, timber, and plastics. There are not many large manufacturing or industrial businesses in the county and many of the residents commute to neighboring counties for work.

Some notable economic activity in Taylor County includes the following:

- The west side of Taylor County has recently experienced some new development, which is largely the result of a new school, Johnson Elementary, that opened along U.S. Highway 50 in neighboring Harrison County in August 2018.
- The Willard Hotel is a vacant six-story hotel that was built in 1912. It is located along Main Street adjacent to the train depot that was built in 1911. In the 1990's the Vandalia Heritage Foundation bought the facility in hopes of rehabilitating the hotel and the depot. Vandalia restored the façade and renovated the main level and exterior of the station. The windows and interior finishes have also been restored. There has been \$1 million in environmental remediation done since 2015. The roofs of both the railroad station and the hotel were replaced with funding secured by former Congressman Alan Mollohan. The hotel and depot are listed on the National Register of Historic Places and in Grafton's Downtown Commercial Historic District and are eligible for historic tax credits to help with renovations. The depot is now known as the Grafton B&O Railroad Heritage Center.
- Arch Coal's Leer Mining Complex is just outside of Grafton and employs 400 workers. The company participates in community activities and contributes to charitable causes and fundraisers. Many of the workers are active volunteers in the community. The company contributed land to the community for a soccer complex and provided a significant financial contribution to upgrade the football and soccer fields at Grafton High School. The company is investing \$360 million over the next three years to develop a new location in neighboring Barbour County. The Taylor County location will remain an active mine and will maintain its current workforce.
- There are 59 active oil and gas companies in Taylor County. The top producing companies include: Alliance Petroleum Corporation, Arsenal Resources LLC, and Berry Energy, Incorporated. Some of the companies have field or billing offices, but according to local officials, they are largely unstaffed sites that do not significantly contribute to the local economy.

- The West Virginia University Reed College of Media and the Taylor County Development Authority are working together on marketing plans and strategies to draw visitors and encourage development in Taylor County. This is a pioneer project that began in 2019 and utilizes students to work on specialized projects for the county. The students work on a semester by semester basis. For the first project, the students created a new logo for the Development Authority.
- According to local sources, in February 2019, Taylor County saw the biggest percentage of growth of new businesses in the state. Taylor County registered 13 new businesses that included a mining related business, trucking business, and a lawncare and landscaping company. Many of the new businesses are home based and do not have any employees; however, the small businesses are contributing to the tax base in Taylor County and they demonstrate an entrepreneurial spirit and encouraging environment.
- It was announced in July 2019 that the city of Grafton is suing Purdue Pharma and other drug distributors for their part in the opioid crisis. The city is claiming the drug companies flooded Grafton with excessive amounts of dangerous and addictive medications. The suit claims that the opioids caused harm to neighborhoods, schools, public utilities, and the town suffered a loss of revenue. It is unknown when the lawsuit will be resolved.
- In April 2018, Mike Tyson, the former boxer, announced plans to create a one million square foot greenhouse facility in Flemington to produce cannabidiol (CBD). Tyson Ranch hopes to utilize abandoned coal mine acreage to cultivate hemp for CBD production and build CBD extraction facilities. The company intends to recruit local farmers to grow hemp both outside and in greenhouse facilities. As of October 2019, Tyson Ranch has not applied for any permits or licenses.
- Dairy Queen, located at 805 N. Pike Street, remodeled its store in February 2019. The renovations include seating for 24, a new drink station, new flooring, and new lighting.
- Gordmans is replacing Goody's Department Store located at 1 Harman Avenue in Grafton. Gordmans sells home merchandise, shoes, and clothing. The transition is not expected to result in the loss of any jobs.

- The city of Grafton purchased the Historic B&O Freight Station on Latrobe Street in 2017 to house the Grafton Farmer's Market. The market is open on Wednesday afternoons from May through October. The city is renovating the building. Improvements include a new roof, new electrical wiring, and new windows and doors. Once the renovations are complete, the site will have indoor and outdoor vendor space and ten market booths.
- Grafton-Taylor County Health Department opened a new Behavioral Health Practice in May 2018. The facility is located at 718 West Main Street in Grafton and offers outpatient services for adults and children with mental health, substance abuse, or learning and developmental issues.
- Haddix's Bargain Barn, located at 3030 Webster Pike, opened in January 2019. Most items are new or refurbished at discounted prices. The business also makes customized gift baskets, prints mugs, t-shirts, and decals.
- The Lodge restaurant opened in July 2019. The restaurant is located at Tygart Lake State Park. The facility has a new patio with outside seating and fire pits. The restaurant will have entertainment on the weekends.
- Tygart Electric LLC opened in January 2018. The company offers residential and commercial electric services. Travis Hudson started the business and he does not have a physical location.
- Additional new businesses that opened in Taylor County in the past year include: Allaroundtown, Blackberry Hill Accounting, Blue Grass Lawn & Landscape, Burge Consulting, Burtons Studio and Gallery, Custom Log Homes, Darlington Chiropractic, DZK Construction, Flohr Family Feed, Good Time Vending, Goodwin Home Inspection, Grafton Rentals, Grafton Wrestling Club, Gypsy Wagon, Hardcore Hunters, Hilltop Preowned Motor Co. & Classics, J&M Firearms Training Program, JDR Investments, JPX Properties, Jennings Services, KG Services, K&J Family Trucking, Kimberly J. Bryan, Kimberly's Simply Southern Beloved Vintage, Kramer Legal Group, L&L Mobile Home Transport, LBD Holdings, LMB, Main Street Shirt Shoppe, Man and Mower for Hire, Milestones & Music, Mother Communications, Mountain State Roof Restoration, N.E.A. Repair & Fab Shop, Paradise Lawn Care, Pisino's Exhaust & Auto Repair, Readworks WV, Sandy's Tours, Spirit of Animals Rescue Corporation, Straight Up Collision Repair, Superior Wildlife Products, Sweet Spot Farm and Apiary, Tonya Umbel P, Virtually Unlimited, WD Larews Wrecker Service, and We Cut Lawn Care.

Two local businesses recently closed in Taylor County. The business closings include:

- Builders Service and Supply, located on Route 310, closed in June 2019. The building and the property are for sale.
- Rite Aid, located at the Blueville intersection, closed August 2019. The store was bought by Walgreens in February 2018. The two stores were located directly across from one another. Once Walgreens bought Rite Aid, they began transitioning the pharmacy and the merchandise to the Walgreens product line. Once the transition was complete, the Rite Aid location closed.

### Infrastructure

Advanced Hydro Solutions is working with the U.S. Army Corps of Engineers to build a 30-megawatt hydroelectric power plant at the Tygart Dam. The \$60 million project will provide electricity to approximately ten thousand households. The project will include a steel intake structure, a concrete powerhouse with two generator units, a tailrace, and two new switchyards. Operation of the power plant will be controlled remotely. Construction is expected to begin once the balance of permitting has been completed. Once construction starts, the project is expected to take ten years to complete.

The Taylor County Commission is attempting to secure funding for a project to extend sewer services to a portion of Pruntytown. The community currently has no dedicated sanitary sewer system and residents rely on septic tanks for sewage collection and pumping trucks for removal. If funded, this \$940,000 project will extend sanitary sewer service to 25 new customers.

The Region VI Planning and Development Council is spearheading a movement to bring high-speed internet to the state. The U.S. Department of Housing and Urban Development funneled block grant funding to broadband projects throughout the state. The council was awarded funds for the broadband study and it should be finalized toward the end of 2019. After the study is finalized and the guidelines are issued, the region will be able to seek funding for their own broadband projects.

The city of Grafton is working on removing condemned residential structures throughout the city. In 2017, the city demolished more than 50 condemned structures and plans to continue the demolition until the blighted structures are removed.

Mon Health System and Grafton City Hospital entered into an affiliation agreement in September 2019. The affiliation agreement allows Grafton City Hospital, a 25-bed facility, to use Mon Health resources like equipment procurement, IT services, health insurance management, and staff. Grafton City Hospital will be independent and be managed by the hospital board of directors.

### Tourism

Taylor County is home to a variety of historical and tourist attractions. The county is anchored by the city of Grafton. Known for its importance in the Civil War and the railroad industry, Grafton and the rest of Taylor County offer residents and visitors alike several opportunities for leisure and entertainment.

One of the primary attractions in Taylor County is Tygart Lake State Park. Within the park is a 10-mile long, 1,750-acre lake that includes a dam and a marina. Tours take place seasonally on the lake via the “Princess” two-deck tour boat. The park also comprises multiple trails as well as the Tygart Lake Lodge and its accompanying cabin and campsite rentals. Numerous events and activities are offered in the park throughout the year and the Tygart Lake Golf Course is approximately 2.0 miles from the park.

Historical attractions in Taylor County include Grafton National Cemetery and West Virginia National Cemetery; these are the only two national cemeteries in the state. The body of Thornsby Bailey Brown, who is believed to have been the first Union soldier shot in the Civil War, resides in Grafton National Cemetery. Webster, located just outside of Grafton, is the birthplace of Anna Jarvis, the founder of Mother’s Day. The Anna Jarvis House in Webster offers tours and is listed on the National Register of Historic Places. Mother’s Day was first observed in Grafton in 1908 at Andrews Methodist Episcopal Church, which is now the International Mother’s Day Shrine. The building in Grafton also offers tours and is listed on the National Register of Historic Places and as a National Historic Landmark.

A notable event in Grafton is the annual Memorial Day parade, which is the longest running such parade in the United States. The city also hosts the annual Taylor County Fair at the county's fairgrounds and First Fridays, a community event downtown on the first Friday of every month. Grafton also puts together a number of programs and activities throughout the year. The annual Flemington Days Fair and Festival is hosted in Flemington, approximately 11.0 miles southwest of Grafton. Taylor County is conveniently located in proximity to numerous additional destinations and attractions that encourage visitors to vacation in the area: Valley Falls State Park, the annual Buckwheat Festival in Preston County, the West Virginia Strawberry Festival in Buckhannon, MountainFest Motorcycle Rally in Morgantown, football games and other events at West Virginia University and the cities of Fairmont, Bridgeport and Clarksburg.

Current lodging options in Taylor County include the Crislip Motor Lodge and the Tygart Lake Lodge. The Crislip Motor Lodge is a 39-room motel located at 300 Moritz Street in Grafton, within proximity of the U.S. Highway 50/U.S. Highway 119 intersection and a commercial corridor. Additional details of these facilities are included in Section VII of this report.

Taylor County's recent merger with the Greater Morgantown Convention and Visitors Bureau (GMCVB) provides further optimism for the continued growth of the area's tourism industry. The county will be incorporated into the GMCVB's events calendar and included in other deals that are offered. Additionally, after speaking with multiple area stakeholders and physically observing Taylor County, we have identified future tourism possibilities that can be explored. The continued publishing of marketing materials, website and social media outreach, and the overall branding of the county will also be important to growing tourism in the county.

According to local sources, leveraging Grafton's history and involvement with the Baltimore & Ohio Railroad should be supported. The use of existing railroad tracks offers the opportunity for rides and tours along the Tygart River and beyond. These could include educational/historical tours, fall foliage tours and rides revolving around the annual Memorial Day parade and other holidays and county events. Several areas throughout West Virginia currently offer similar excursions (see links below for examples):

- <http://mountainrailwv.com/#/>
- <https://wvstateparks.com/things-to-do/scenic-train-rides/>
- <https://wvtourism.com/these-4-train-rides-will-leave-you-speechless/>

A lesser known part of Grafton's history is the mythology of the "Grafton Monster", a creature that was apparently spotted in Grafton by a reporter in the 1960's. Mythical creatures have played a role in the tourism industry in other parts of the state and have helped spread awareness of these areas. Examples include the "Mothman" in Point Pleasant and the "Flatwoods Monster" in Braxton County. Memorabilia, attractions, landmarks and festivals have been built around the idea of these myths, bolstering the publicity of and the number of annual visitors to these locations (see links below for examples):

- <https://www.mothmanfestival.com/>
- <http://www.braxtonwv.org/FlatwoodsMonsterInfo.aspx>
- <https://wvtourism.com/mythical-mountain-monsters-in-wv/>

Two of Grafton's most historic buildings are the Willard Hotel and the B&O Railroad Depot, located at 110 East Main Street. Currently these structures are owned by the Vandalia Heritage Foundation, a non-profit organization that restores and preserves historic buildings. While some efforts were made to repair these structures, the continued restoration efforts of these structures can positively impact the area akin to the Anna Jarvis House and International Mother's Day Shrine.

Local stakeholders also acknowledged the continued refurbishment efforts of the Manos Theater to create a performing arts venue. The renovations include new doors and improvements to the façade and marquee. The renovations began in August 2019 and include new doors, as well as improvements to the façade and marquee. Investments made in these buildings could result in further business and tourism possibilities.

Information on the Vandalia Heritage Foundation can be found by opening the following links:

- <https://www.vandalia.org>
- [https://www.wvgazette.com/dailymailwv/daily\\_mail\\_features/historic-downtowns-add-character-to-the-community-daily-mail-wv/article\\_bfc62e06-e419-523e-80fd-976aa4acd437.html](https://www.wvgazette.com/dailymailwv/daily_mail_features/historic-downtowns-add-character-to-the-community-daily-mail-wv/article_bfc62e06-e419-523e-80fd-976aa4acd437.html)

Additional suggestions made by area stakeholders include further development around and promotion of Tygart Lake State Park, introducing recreational amenities and services for young adults, and adding modern lodging space to existing facilities that will support more visitors to the county.



## VI. Housing Analysis

This housing supply analysis considers both rental and for-sale housing in the Primary Study Area (Taylor County). Understanding the historical trends, market performance, characteristics, composition, and current housing choices provide critical information as to current market conditions and future housing potential. The housing data presented and analyzed in this section includes primary data collected directly by Bowen National Research and secondary data sources including American Community Survey (ACS), U.S. Census housing information and data provided by various government entities and real estate professionals.

While there are a variety of housing alternatives offered in the overall market (Primary Study Area/PSA), we focused our analysis on the most common alternatives. The housing structures included in this analysis are:

- **Rental Housing** – Rental properties consisting of multifamily apartments (generally with eight or more units) were identified and surveyed. A sample survey of non-conventional rentals (typically with only one or two units in a structure) was also conducted and analyzed.
- **For-Sale Housing** – We identified attached and detached for-sale housing. Some of these include individual homes, while others were part of a planned development or community, as well as attached multifamily housing such as condominiums. Our analysis includes both historical sales transactions and currently available for-sale housing inventory.

For the purposes of this analysis, the housing supply information is first presented for the Primary Study Area (Taylor County) and, when applicable, compared with the overall state of West Virginia. This analysis includes secondary Census housing data (renter- and owner-occupied), Bowen National Research's survey of area rental alternatives, and for-sale housing data (both historical sales and available housing alternatives) obtained from MLS data. Finally, other housing dynamics such as planned or proposed housing and residential foreclosures were considered for their potential impact on housing market conditions and demand. Please note, the totals in some charts may not equal the sum of individual columns or rows or may vary from the total reported in other tables due to rounding.

Maps illustrating the location of various housing types are included throughout this section.

**A. Overall Housing Supply (Secondary Data)**

This section of area housing supply is based on secondary data sources such as the U.S. Census, American Community Survey and ESRI, and is provided for the Primary Study Area (Taylor County) and the state of West Virginia. *Note: It is critical to understand that due to the rural nature of the PSA (Taylor County) and challenges the Census Bureau has in surveying such markets, some data sets reported by the Census for the PSA may be underestimated or overestimated. However, a review of such data, particularly in comparison with the state of West Virginia can provide additional insight on various housing characteristics of the PSA. To offset any inaccuracies of the Census data, we provide housing data based on our own inventory of housing (Field Survey of Conventional Rentals) later in this section.*

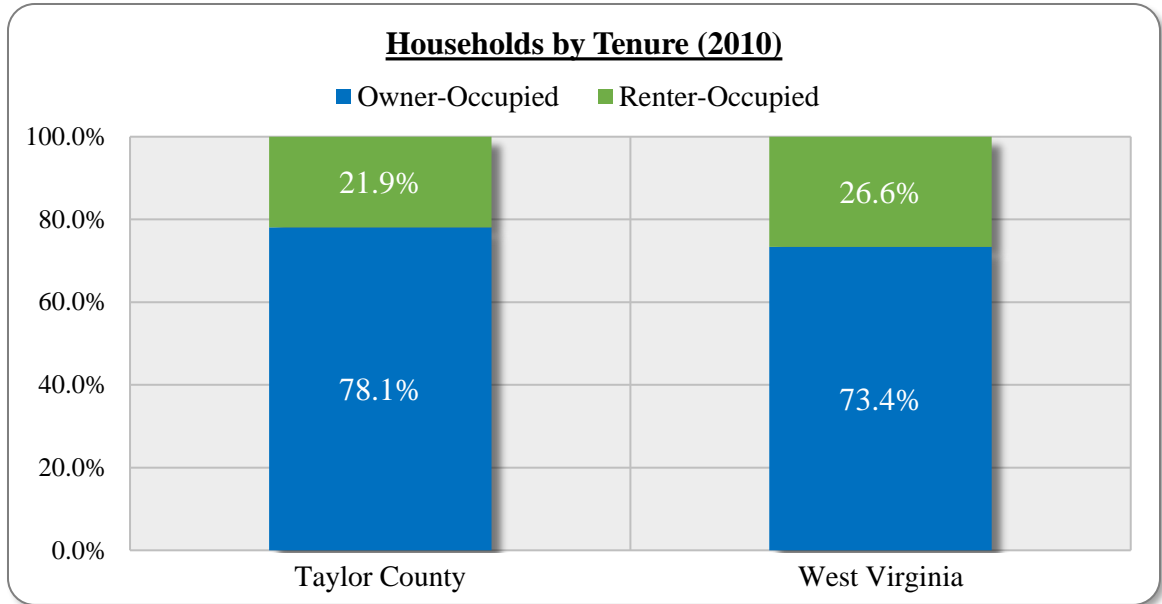
Housing Characteristics (Secondary Data)

The distribution of the area housing stock within the PSA (Taylor County) and the state of West Virginia in 2010 is summarized in the following table:

		Households by Tenure - 2010				
		Total Occupied	Owner Occupied	Renter Occupied	Vacant	Total
Taylor County	Number	6,778	5,294	1,484	763	7,541
	Percent	89.9%	78.1%	21.9%	10.1%	100.0%
West Virginia	Number	763,831	561,013	202,818	118,086	881,917
	Percent	86.6%	73.4%	26.6%	13.4%	100.0%

Source: 2010 Census; ESRI; Urban Decision Group; Bowen National Research

Based on the 2010 U.S. Census, of the estimated 6,778 total occupied housing units in the PSA (Taylor County), over three-quarters (78.1%) are owner occupied while the balance consists of rentals. Based on these Census estimates, the share of housing by tenure (renter vs. owner) is comparable to the state of West Virginia as a whole. While the Census data shows that 763 units (10.1% of total housing units) in the PSA are vacant, this likely includes homes that were abandoned, uninhabitable or were temporarily vacant for-sale or for-rent housing structures.



Based on the 2013-2017 ACS data (the latest data available), the following is a distribution of all *renter-occupied* housing units in each study area by year of construction.

		Renter-Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
<b>Taylor County</b>	Number	4	0	103	85	190	411	227	399	1,419
	Percent	0.3%	0.0%	7.3%	6.0%	13.4%	29.0%	16.0%	28.1%	100.0%
<b>West Virginia</b>	Number	1,049	4,074	19,568	25,375	27,114	36,739	40,340	46,757	201,016
	Percent	0.5%	2.0%	9.7%	12.6%	13.5%	18.3%	20.1%	23.3%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

As evidenced by the table above, the largest share (29.0%) of renter-occupied supply in the PSA (Taylor County) was built between 1970 and 1979. Note that most renter-occupied housing units in the PSA were built before 1980. Very few new housing units have been added since 2010. Based on this analysis, the PSA has a relatively old base of product. It is our opinion, primarily based on our on-site evaluation of PSA housing, that many of the rentals are reaching an age that requires notable repairs and/or modernization.

Based on the 2013-2017 ACS data, the following is a distribution of all *owner-*occupied housing units in each study area by year of construction.

		Owner-Occupied Housing by Year Built								
		2014 or Later	2010 to 2013	2000 to 2009	1990 to 1999	1980 to 1989	1970 to 1979	1950 to 1969	1949 or Earlier	Total
<b>Taylor County</b>	Number	44	68	672	766	596	936	580	1,535	5,197
	Percent	0.8%	1.3%	12.9%	14.7%	11.5%	18.0%	11.2%	29.5%	100.0%
<b>West Virginia</b>	Number	2,502	10,570	71,897	76,921	63,183	86,547	107,048	117,987	536,655
	Percent	0.5%	2.0%	13.4%	14.3%	11.8%	16.1%	19.9%	22.0%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

As reported by ACS, the largest share (29.5%) of owner-occupied housing stock in the PSA (Taylor County) was constructed in 1949 or earlier. The ACS data also indicates that 15.0% of owner-occupied housing stock in the PSA was constructed since 2000. Based on this analysis, the PSA has a relatively old base of owner-occupied product. With most of the product over 35 years old and based on our on-site evaluation of PSA housing, it appears that many of the homes are reaching a stage that requires repairs and/or modernization.

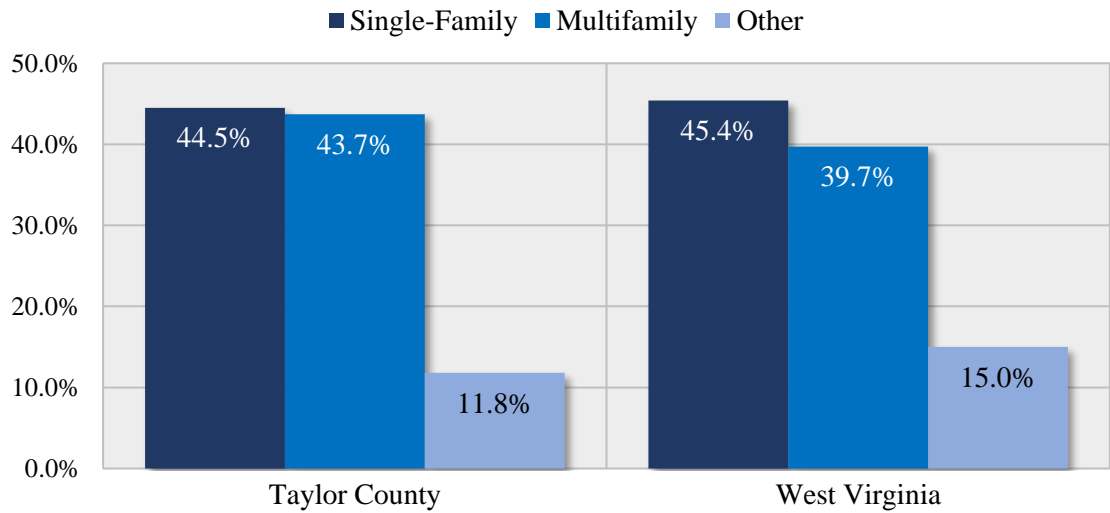
Based on the 2013-2017 ACS data, the following is a distribution of all renter-occupied housing by units in structure for each study area.

		Renter-Occupied Housing by Units in Structure									
		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
<b>Taylor County</b>	Number	630	2	137	180	36	43	224	167	0	1,419
	Percent	44.4%	0.1%	9.7%	12.7%	2.5%	3.0%	15.8%	11.8%	0.0%	100.0%
<b>West Virginia</b>	Number	83,125	7,957	30,141	19,178	11,771	8,291	10,465	29,977	111	201,016
	Percent	41.4%	4.0%	15.0%	9.5%	5.9%	4.1%	5.2%	14.9%	0.1%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

The largest share of rental units in the PSA (Taylor County) are within one-unit detached structures (houses). This is not unusual given the rural nature of the PSA. Unit structure types representing over 10.0% of renter-occupied housing units include 50+ unit structures (15.8%), five-to-nine unit structures (12.7%), and mobile homes (11.8%). The state of West Virginia has a slightly lower share of single-family rental homes and a slightly higher share of rented mobile homes compared with the PSA. The inventory of rental housing in the PSA is discussed in greater detail starting on page 9 of this section.

**Renter-Occupied Housing by Units in Structure (2013-2017)**



Based on the 2013-2017 ACS data, the following is a distribution of all owner-occupied housing by units in structure for each study area.

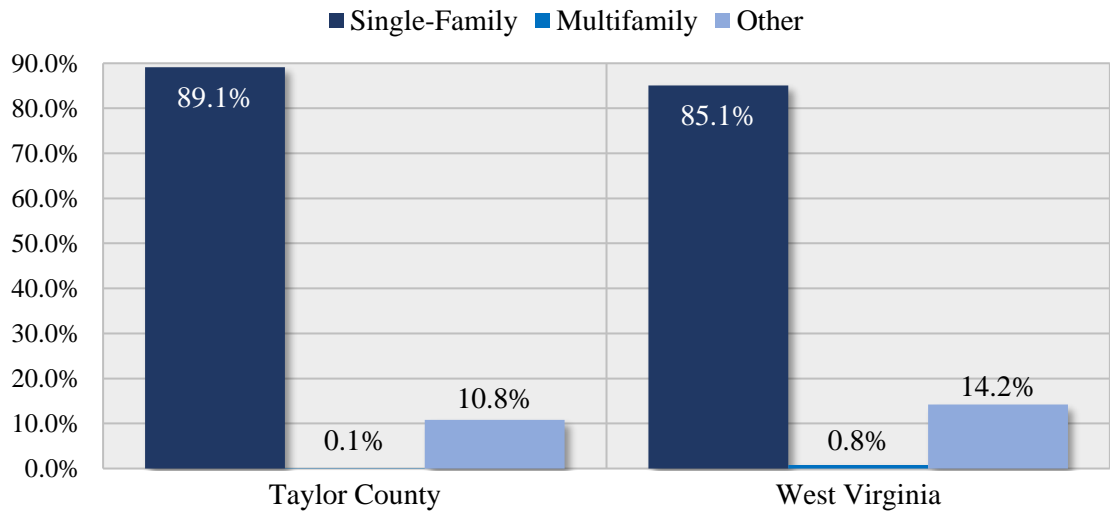
**Owner-Occupied Housing by Units in Structure**

		1; Detached	1; Attached	2 to 4	5 to 9	10 to 19	20 to 49	50+	Mobile Homes	Boat, RV, Vans	Total
<b>Taylor County</b>	Number	4,632	0	0	0	0	0	5	560	0	5,197
	Percent	89.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	10.8%	0.0%	100.0%
<b>West Virginia</b>	Number	447,607	9,180	2,023	508	546	311	344	75,757	379	536,655
	Percent	83.4%	1.7%	0.4%	0.1%	0.1%	0.1%	0.1%	14.1%	0.1%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

Nearly 90.0% of the owner-occupied housing stock in the PSA (Taylor County) consists of single-family homes, while nearly all of the remaining share (10.8%) consists of mobile homes. The state of West Virginia has a slightly lower share of single-family homes and a slightly higher share of mobile homes compared with the PSA.

**Owner-Occupied Housing by Units in Structure (2013-2017)**



Substandard housing is an important component to consider when evaluating a housing market and potential housing need. Substandard housing is generally considered housing that 1.) Lacks complete kitchen and/or bathroom facilities, 2.) Is overcrowded, and 3.) Has a rent/cost over-burden situation. Markets with a disproportionate high share of any of the preceding substandard housing characteristics may be in need of replacement housing. As a result, we have evaluated each of these characteristics for each of the study areas.

The following table demonstrates the share of *renter*-occupied housing found in the PSA (Taylor County) and the state of West Virginia, based on the presence or absence of kitchen and bathroom facilities:

		Renter-Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
<b>Taylor County</b>	Number	1,419	0	1,419	1,419	0	1,419
	Percent	100.0%	0.0%	100.0%	100.0%	0.0%	100.0%
<b>West Virginia</b>	Number	198,665	2,351	201,016	199,700	1,316	201,016
	Percent	98.8%	1.2%	100.0%	99.3%	0.7%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

Based on the 2013-2017 ACS estimates, the percentage of renter-occupied housing in the PSA (Taylor County) with incomplete kitchen and/or plumbing facilities was 0.0%. By comparison, 1.2% of renter-occupied units had incomplete kitchen facilities and 0.7% of renter-occupied units had incomplete plumbing facilities statewide.

The share of *owner*-occupied housing units that lack complete kitchen or plumbing facilities for each of the study areas is summarized below:

		Owner-Occupied Housing by Kitchen & Bathroom Characteristics					
		Kitchens			Plumbing		
		Complete	Incomplete	Total	Complete	Incomplete	Total
<b>Taylor County</b>	Number	5,179	18	5,197	5,197	0	5,197
	Percent	99.7%	0.3%	100.0%	100.0%	0.0%	100.0%
<b>West Virginia</b>	Number	534,412	2,243	536,655	534,205	2,450	536,655
	Percent	99.6%	0.4%	100.0%	99.5%	0.5%	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

Very few owner-occupied housing units lack complete kitchen facilities (0.3%) or plumbing facilities (0.0%) in the PSA (Taylor County). Statewide, 0.4% of owner-occupied housing units lack complete kitchen facilities, and 0.5% of owner-occupied housing units lack complete plumbing facilities.

Overcrowded housing is considered a housing unit with 1.01 or more persons per room, while severe overcrowded housing is considered a unit with 1.51 or more persons per room. The following table illustrates the overcrowded households by tenure for Taylor County and the state of West Virginia.

County	Overcrowded				Severe Overcrowded			
	Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Taylor County</b>	30	2.1%	13	0.3%	30	2.1%	0	0.0%
<b>West Virginia</b>	5,407	2.7%	4,633	0.9%	2,231	1.1%	981	0.2%

Source: 2013-2017 American Community Survey

In Taylor County, 30 (2.1%) renter households and 13 (0.3%) owner households are experiencing overcrowded housing situations. Statewide, these shares are 2.7% for renters and 0.9% for homeowners. In Taylor County, 30 renter households are experiencing *severe* overcrowding, which is 2.1% of all renter households in the county. Statewide, the shares of severe overcrowded housing are 1.1% for renters and 0.2% for homeowners.

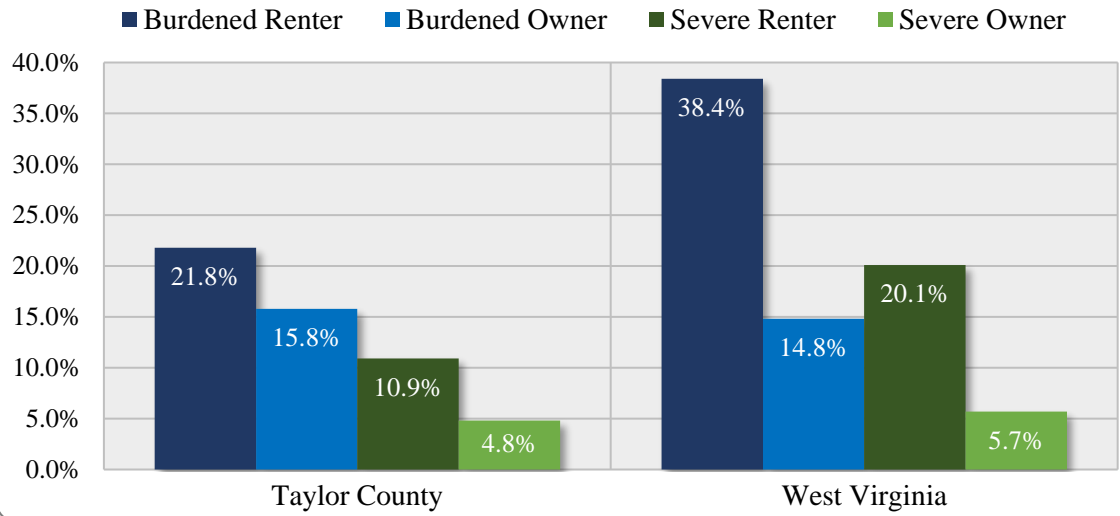
Evaluating the share of income a household pays towards housing costs is an important factor to consider when evaluating housing needs. Cost burdened households are those paying over 30% of their income toward housing costs, while *severe* cost burdened households are considered as those paying over 50% of their income toward housing costs. The following table illustrates the cost burdened households in the PSA (Taylor County) and the state of West Virginia.

County	Cost Burdened				Severe Cost Burdened			
	Renter		Owner		Renter		Owner	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Taylor County	310	21.8%	822	15.8%	155	10.9%	248	4.8%
West Virginia	77,208	38.4%	79,526	14.8%	40,322	20.1%	30,452	5.7%

Source: 2013-2017 American Community Survey

Among *renter* households in Taylor County, a total of 310 (21.8%) are cost burdened and 155 (10.9%) are *severe* cost burdened. Statewide, the share of cost burdened renter households is 38.4% and the share of *severe* cost burdened renter households is 20.1%. Each is a much higher share of cost burdened renter households compared to the PSA. A total of 822 (15.8%) owner households are cost burdened in the PSA, while 248 (4.8%) are severe cost burdened. The state of West Virginia has a slightly lower share (14.8%) of cost burdened owner households and a slightly higher share (5.7%) of *severe* cost burdened owner households compared to the PSA.

### Percent of Cost Burdened Households (2013-2017)





## **B. Housing Supply Analysis (Bowen National Survey)**

### **1. Multifamily Rental Housing**

During the fall of 2019, Bowen National Research surveyed (both by telephone and in-person) numerous multifamily rental housing projects within Taylor County. While these rentals do not represent all multifamily rental housing projects in the market, they provide significant insight as to the market conditions of commonly offered multifamily rental product. We believe this survey represents a good base from which characteristics and trends of multifamily rental housing can be evaluated and from which conclusions can be drawn.

Projects identified, inventoried, and surveyed operate under a number of affordable housing programs including the Low-Income Housing Tax Credit (LIHTC), HUD Section 8, and Rural Development Section 515 programs, as well as market-rate. Definitions of each housing program are included in Addendum E: Glossary.

Managers and/or leasing agents at each project were surveyed to collect a variety of property information including vacancies, rental rates, design characteristics, amenities, utility responsibility, and other features. Each project was also rated based on quality and upkeep. Each surveyed property was photographed and mapped as part of this survey.

We identified and personally surveyed 16 conventional housing projects containing a total of 523 units within the PSA (Taylor County). This survey was conducted to establish the overall strength of the rental market. These rentals have a combined occupancy rate of 99.8%, an extremely high rate for rental housing.

The table below summarizes the surveyed multifamily rental supply.

<b>Project Type</b>	<b>Projects Surveyed</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Occupancy Rate</b>
Market-rate	7	98	0	100.0%
Tax Credit	2	80	0	100.0%
Government-Subsidized	7	345	1	99.7%
<b>Total</b>	<b>16</b>	<b>523</b>	<b>1</b>	<b>99.8%</b>

Among these projects, nine are non-subsidized (market-rate and Tax Credit) projects containing 178 units. These non-subsidized units are 100.0% occupied. The remaining seven projects contain 345 government-subsidized units, which are 99.7% occupied. Overall, demand for multifamily rental housing is very strong and there appears to be one vacant unit among the more than 500 multifamily units identified in the market. As such, there appears to be a development opportunity for a variety of rental products, particularly for affordable rentals. Each multifamily rental housing segment is evaluated in detail in this section.

Market-Rate Apartments

A total of seven multifamily projects with at least some market-rate units were surveyed in the county. Overall, these properties contain 98 market-rate units. The following table summarizes the units by bedroom/bathroom type. It should be noted that collected rents represent the actual tenant-paid rent and does not account for any tenant-paid utilities.

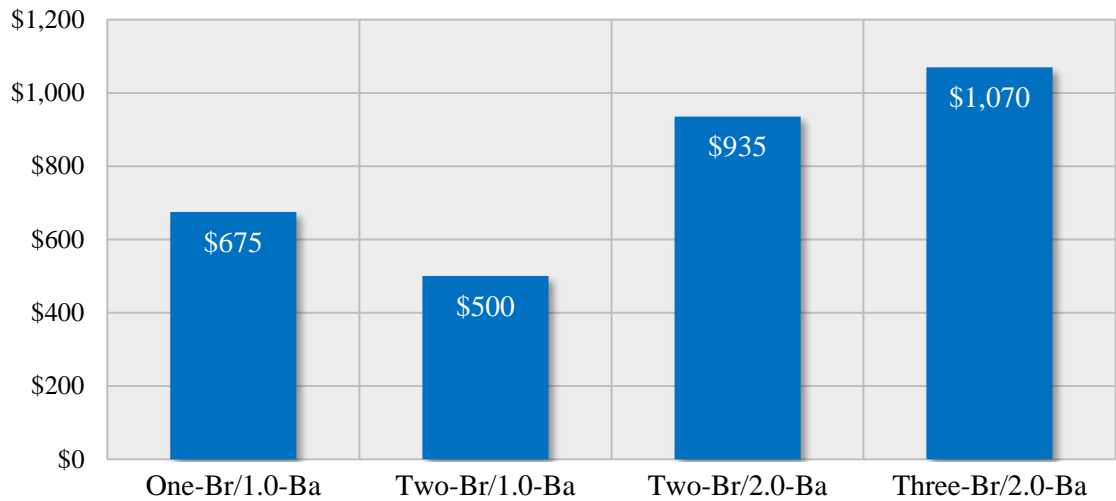
Market-Rate						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	29	29.6%	0	0.0%	\$675
Two-Bedroom	1.0	14	14.3%	0	0.0%	\$500
Two-Bedroom	2.0	43	43.9%	0	0.0%	\$935
Three-Bedroom	1.0	4	4.1%	0	0.0%	\$550
Three-Bedroom	2.0	8	8.2%	0	0.0%	\$1,070
<b>Total Market-Rate</b>		<b>98</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-

The market-rate units are 100.0% occupied, which is a very high occupancy rate for market-rate rentals. Therefore, many market-rate renters seeking housing must consider other alternatives such as renting a house or mobile home, consider purchasing a house, or seek housing outside of the county. The lack of market-rate rental housing limits the county’s ability to attract and retain higher income households and may limit economic growth.

The market-rate unit mix by bedroom type within the PSA (Taylor County) is generally well balanced when compared to similar sized markets. Therefore, the market should be able to accommodate most household sizes, assuming units become available.

The following graph illustrates median market-rate rents among common bedroom types offered in the PSA.

**Taylor County Market-rate Median Collected Rents by Beds/Baths**



The following is a distribution of market-rate product surveyed by year built for the PSA (Taylor County):

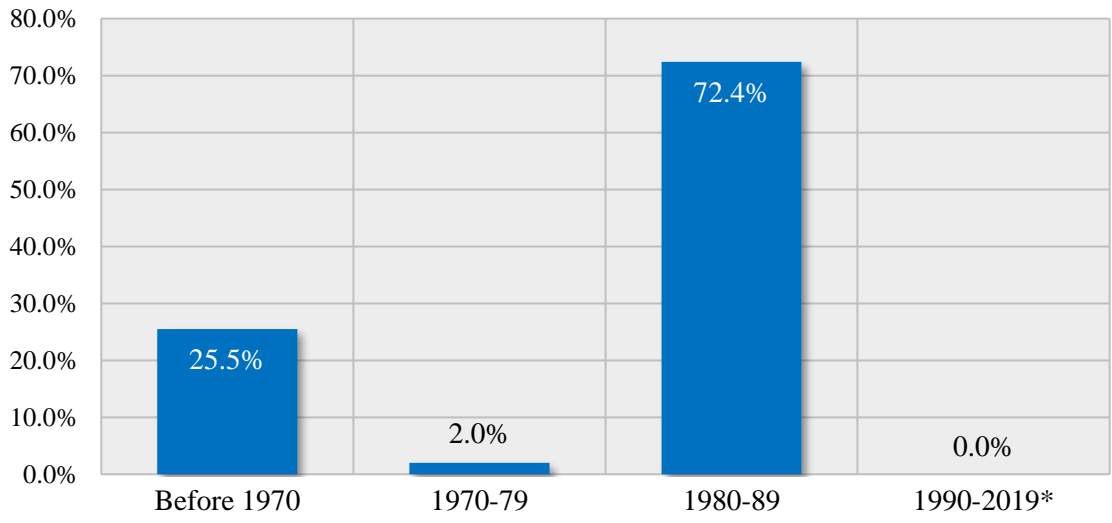
<b>Year Built – Market-rate</b>			
<b>Year Built</b>	<b>Projects</b>	<b>Units</b>	<b>Share of Units</b>
Before 1970	5	25	25.5%
1970 to 1979	1	2	2.0%
1980 to 1989	1	71	72.4%
1990 to 2019*	0	0	0.0%

\*As of September

All of the identified and surveyed market-rate multifamily rental supply was built prior to 1990. As such, the inventory is considered relatively old.

The distribution of surveyed market-rate units in the county by development period is shown in the graph on the following page.

**Taylor County Share of Market-rate Units by Year Built**



\*As of September

Representatives of Bowen National Research personally visited the surveyed rental projects within the overall county and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the surveyed market-rate supply by quality rating.

Quality Ratings - Market-rate Properties				Median Collected Rent		
Quality Rate	Projects	Total Units	Vacancy Rate	One-Br.	Two-Br.	Three-Br.
B-	3	76	0.0%	\$675	\$935	\$1,070
C+	1	6	0.0%	-	\$300	-
C	3	16	0.0%	\$300	\$500	\$550

All of the surveyed market-rate supply in the PSA (Taylor County) consists of product with a quality rating of "B-" or lower. As such, the quality of the existing market-rate supply is low and the market appears to be lacking modern, good quality product.

### Tax Credit Apartments

Tax Credit housing is housing that is developed under the Low-Income Housing Tax Credit (LIHTC) program. Typically, these projects serve households with incomes of up to 60% of Area Median Household Income (AMHI), though recent legislation allows for some units to target households with incomes of up to 80% of AMHI. A total of two surveyed multifamily projects in the county offer Low-Income Housing Tax Credit (LIHTC or Tax Credit) units. Both of these projects are general occupancy, enabling them to serve a variety of household sizes and ages. Conversely, none of the Tax Credit housing is age restricted, limiting the options available to low-income seniors.

The following table summarizes the breakdown of Tax Credit units surveyed within Taylor County.

Non-Subsidized Tax Credit						
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant	Median Collected Rent
One-Bedroom	1.0	12	15.0%	0	0.0%	\$495
Two-Bedroom	1.0	47	58.8%	0	0.0%	\$520
Two-Bedroom	1.5	5	6.3%	0	0.0%	\$520
Three-Bedroom	2.0	16	20.0%	0	0.0%	\$660
<b>Total Tax Credit</b>		<b>80</b>	<b>100.0%</b>	<b>0</b>	<b>0.0%</b>	-

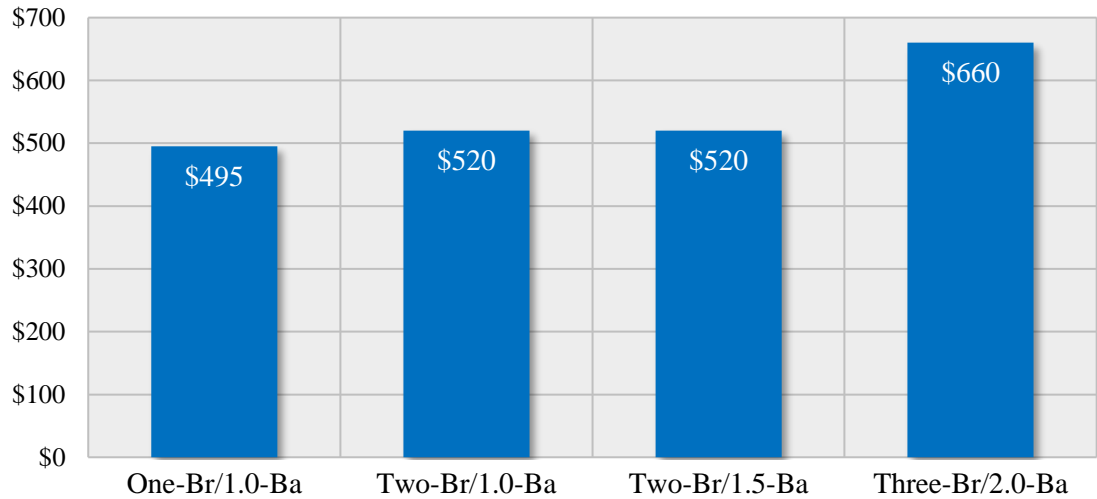
All 80 Tax Credit units are occupied within the PSA (Taylor County), evidence of the market's strong demand for affordable rental housing. In fact, there is pent-up demand for this type of housing, as there are as many as 50 households on a wait list at the Tax Credit projects.

The Tax Credit inventory has a disproportionately low share (15.0%) of one-bedroom units. Typically, one-bedroom units make up about 25% to 30% of the supply. As such, there appears to be a lack of one-bedroom units in the county, which limits the options available to single-person and senior households.

The Tax Credit units have median collected rents by bedroom/bathroom configuration ranging from \$495 to \$660. The median rents of the Tax Credit supply are well below the median rents of the market-rate multifamily supply. As such, Tax Credit housing is a value in the market, which is likely contributing to its strong level of demand.

The following graph illustrates median Tax Credit rents among common bedroom types offered in the PSA.

**Taylor County Tax Credit Median Collected Rents by Beds/Baths**



The following is a distribution of Tax Credit product surveyed by year built for the PSA (note: the Tax Credit program started in 1986):

<b>Year Built – Non-Subsidized Tax Credit</b>			
<b>Year Built</b>	<b>Projects</b>	<b>Units</b>	<b>Share of Units</b>
Before 2000	0	0	0.0%
2000 to 2009	2	80	100.0%
2010 to 2019*	0	0	0.0%

\*As of September

Both of the surveyed Tax Credit projects were built between 2000 and 2009.

Representatives of Bowen National Research personally visited the surveyed rental projects within Taylor County and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of the Tax Credit properties by quality rating.

<b>Quality Ratings - Non-Subsidized Tax Credit</b>			
<b>Quality Rating</b>	<b>Projects</b>	<b>Total Units</b>	<b>Vacancy Rate</b>
B	1	48	0.0%
B-	1	32	0.0%

Both surveyed Tax Credit projects have quality rating in the "B" ranges, indicating good quality Tax Credit product in the market.

Government-Subsidized Housing

There was a total of seven projects surveyed within the county that offer at least some units that operate with a government subsidy. Government-subsidized housing typically requires residents to pay 30% of their adjusted gross income toward rents and generally qualifies households with incomes of up to 50% of Area Median Household Income (AMHI). The seven projects with a subsidy include 345 units.

The government-subsidized units surveyed within Taylor County are summarized as follows.

Government Subsidized					
Bedroom	Baths	Units	Distribution	Vacancy	% Vacant
Studio	1.0	64	18.6%	0	0.0%
One-Bedroom	1.0	131	38.0%	0	0.0%
Two-Bedroom	1.0	95	27.5%	1	1.1%
Three-Bedroom	1.0	38	11.0%	0	0.0%
Four-Bedroom	1.0	2	0.6%	0	0.0%
Four-Bedroom	2.0	15	4.3%	0	0.0%
<b>Total Subsidized</b>		<b>345</b>	<b>100.0%</b>	<b>1</b>	<b>0.3%</b>

The government-subsidized units are 99.7% occupied, as only one vacant unit was identified. Given that most subsidized projects have long wait lists, very low-income renter households (making 50% or less of Area Median Household Income) have limited options available and likely must choose from either the non-subsidized multifamily housing options or non-conventional housing options, such as single-family homes and duplexes, or even mobile homes. Based on this analysis, it is clear that there is pent-up demand for subsidized housing in the county.

Three properties in the county operate as a subsidized project under a current HUD contract. Because these contracts have a designated renewal date, it is important to understand if any of these projects are at risk of an expiring contract in the near future that could result in the reduction of affordable rental housing stock within the county. These three properties are summarized in the following table.

Property Name	City	Assisted Units	Total Units	Program Type	Renewal Date
Briarcliff Apartments	Grafton	48	48	Section 8/RD 515	1/12/2027
Cedarwood I	Grafton	8	8	Section 8	2/28/2031
Cedarwood II	Grafton	8	8	Section 8	5/2/2032

Source: HUDUser.gov

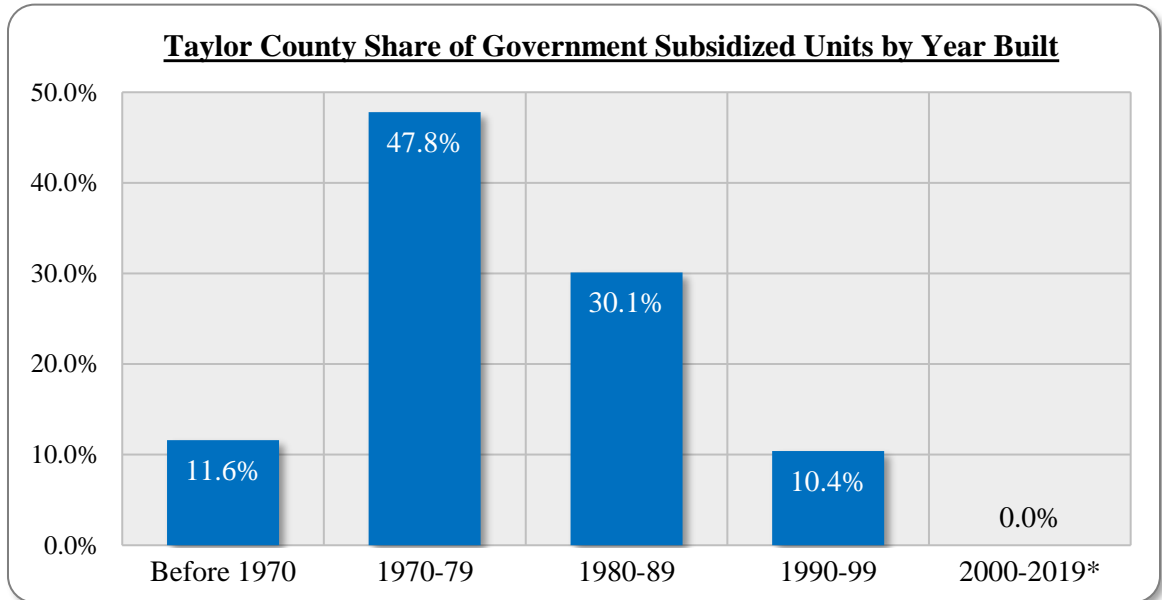
All HUD supported projects are subject to annual appropriations by the Federal Government. It appears that none of the identified projects have a renewal date prior to 2027. Therefore, it does not appear the market is currently at risk of losing any notably sized HUD projects in the near term.

The following is a distribution of government-subsidized product surveyed in Taylor County by year built:

<b>Year Built – Government Subsidized</b>			
<b>Year Built</b>	<b>Projects</b>	<b>Units</b>	<b>Share of Units</b>
Before 1970	1	40	11.6%
1970 to 1979	2	165	47.8%
1980 to 1989	3	104	30.1%
1990 to 1999	1	36	10.4%
2000 to 2019*	0	0	0.0%

\*As of September

The development of government-subsidized product in Taylor County primarily occurred in the 1970s and 1980s, with three-fourths of the units built during this time. Of the surveyed properties, only 36 subsidized units representing 10.4% of the surveyed subsidized units have been added to the market over the past thirty years.



\*As of September



Representatives of Bowen National Research personally visited the surveyed rental projects within the county and rated the exterior quality of each property. We rated each property surveyed on a scale of "A" (highest) through "F" (lowest). All properties were rated based on quality and overall appearance (i.e. aesthetic appeal, building appearance, landscaping and grounds appearance). The following is a distribution of subsidized housing by quality rating, units, and vacancies for the county.

<b>Quality Ratings – Government Subsidized</b>			
<b>Quality Rating</b>	<b>Projects</b>	<b>Total Units</b>	<b>Vacancy Rate</b>
B-	3	124	0.8%
C+	1	105	0.0%
C	3	116	0.0%

All of the surveyed subsidized product was rated “B-” or lower, meaning that these projects are generally considered to be in fair or poor condition and may need repairs, renovations or rehabilitation.

A map illustrating the location of all multifamily apartments surveyed within the overall PSA is included on the following page.

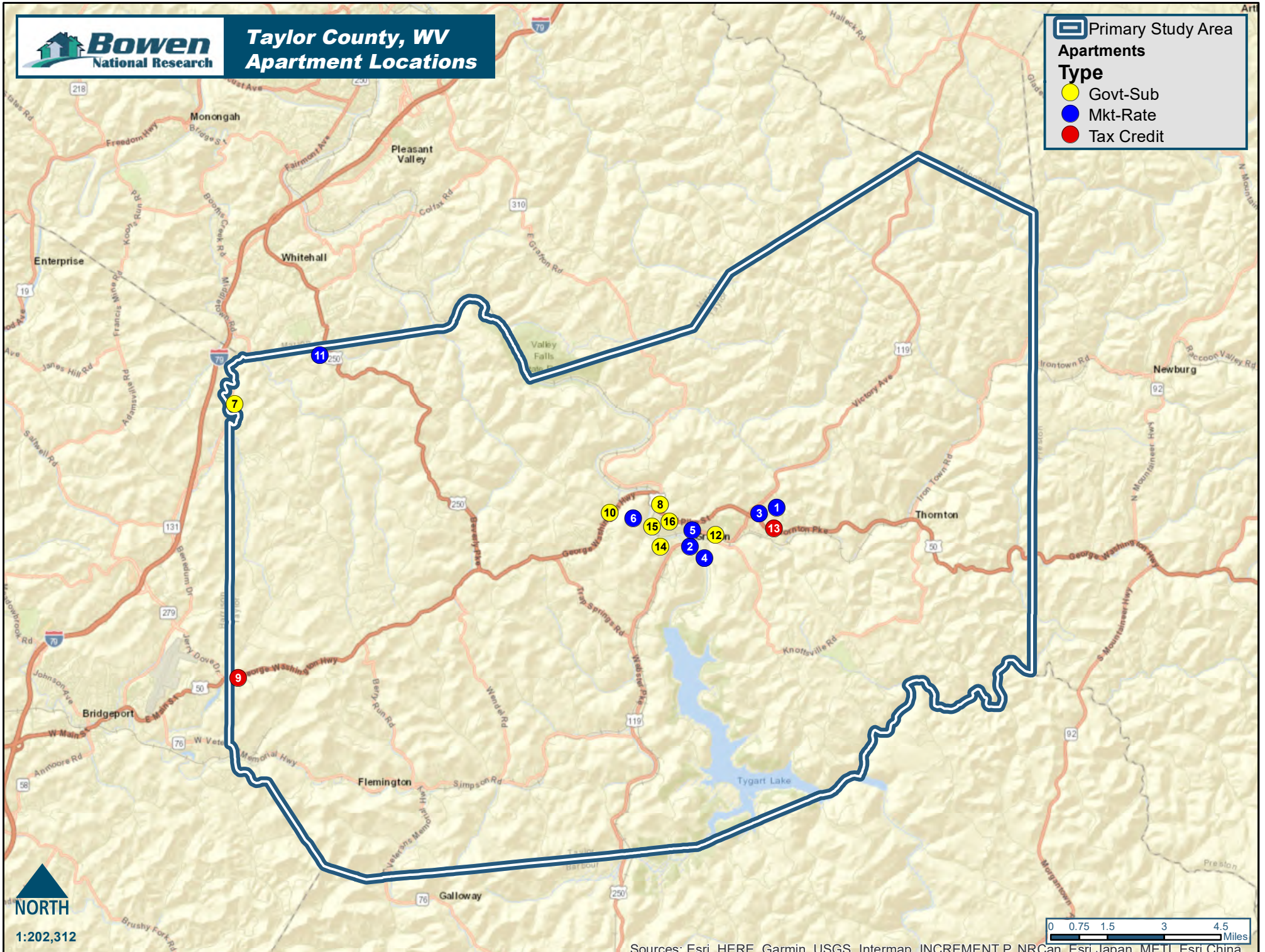


# Taylor County, WV Apartment Locations

Primary Study Area

**Apartments Type**

- Govt-Sub
- Mkt-Rate
- Tax Credit



**NORTH**  
1:202,312



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

## 2. Non-Conventional Rental Housing

Non-conventional rentals are considered rental units typically consisting of single-family homes, duplexes, units over store fronts, mobile homes, etc. For the purposes of this particular analysis, we have assumed that rental properties consisting of four or less units are non-conventional rentals.

Non-conventional rentals comprise a notable portion of the rental housing stock in the PSA (Taylor County), as evidenced by that fact that renter-occupied units within structures with one to four units represent just over one-half (54.2%) of all renter-occupied units. The following table summarizes the distribution of renter-occupied units by the number of units in a structure for the PSA.

PSA – Renter-Occupied Housing by Units in Structure		
Units in Structure	Total Units	Percent
1 to 4 Units	769	54.2%
5 or More Units	483	34.0%
Mobile Homes	167	11.8%
Total	1,419	100.0%

Source: American Community Survey (2013-2017); ESRI; Urban Decision Group; Bowen National Research

With a large portion of the rental housing stock in the PSA consisting of non-conventional rentals, it is clear that this segment is significant and warrants additional analysis.

The following table summarizes the distribution of renter-occupied housing units in the PSA by the year the unit was constructed.

Year Built	Renter-Occupied Housing	
	Housing Units	Percent
2014 or Later	4	0.3%
2010 to 2013	0	0.0%
2000 to 2009	103	7.3%
1990 to 1999	85	6.0%
1980 to 1989	190	13.4%
1970 to 1979	411	29.0%
1950 to 1969	227	16.0%
1949 or Earlier	399	28.1%
Total	1,419	100.0%

The Taylor County housing stock is dominated by pre-1980 product, with more than a quarter of all rental units being constructed prior to 1950. Based on our on-site evaluation of the PSA, it appears that much of the older housing stock is showing signs of its age and is in need of repairs and modernization.

The following table summarizes monthly gross rents for area rental alternatives based on American Community Survey estimates. These rents are for all rental product types including apartments, non-conventional rentals, and mobile homes. Since more than half of all rentals in the market are considered non-conventional rentals, the rents below provide insight as to likely rents for non-conventional rentals in the PSA.

Gross Rents		
Gross Rent	PSA	
	Number of Units	Percent of Units
Less than \$300	168	11.8%
\$300 to \$499	180	12.7%
\$500 to \$749	490	34.5%
\$750 to \$999	228	16.1%
\$1,000 to \$1,499	72	5.1%
\$1,500 to \$2,000	0	0.0%
\$2,000 and Higher	9	0.6%
No Cash Rent	272	19.2%
Total	1,419	100.0%

Source: American Community Survey (2013-2017); Bowen National Research

As the preceding table illustrates, the largest share of rental units in the PSA have rents that fall between \$500 and \$749, which comprise 34.5% of all rental units. The next highest share (16.1%) of PSA rental units have rents between \$750 and \$999. Very few rentals have rents above \$1,000.

Bowen National Research attempted to identify non-conventional rentals in the PSA that were listed as *available* for rent. However, very few (less than five) such rentals were identified. Therefore, like the multifamily rental housing market, there appears to be limited availability among non-conventional rental alternatives in the PSA. This represents both a housing need and a development opportunity.

## C. For-Sale Housing Supply

### 1. Introduction

Bowen National Research, obtained for-sale housing data from the Landmark Realty Services of WV, Inc. MLS for the PSA (Taylor County). This included historical for-sale residential data and currently available for-sale housing stock. While this sales data does not include all for-sale residential transactions or supply in the county, it does consist of the large majority of such product and therefore, it is representative of market norms for for-sale housing product.

The following table summarizes the available and recently sold (between August 2015 to August 2019) housing stock for the PSA.

Sold/Currently Available For-Sale Housing Supply – Taylor County		
Status	Homes	Median Price
Sold*	346	\$141,750
Available**	46	\$246,950

Source: Landmark Realty Services of WV, Inc. MLS

\*Sales from Aug. 1, 2015 to Aug. 15, 2019

\*\*As of Aug. 15, 2019

Within the PSA, the available for-sale housing stock consists of 46 units with a median asking price of \$246,950, while the historical sales consist of 346 homes and have a median sales price of \$141,750.

Detailed analysis of the for-sale housing market is shown on the following pages. We first analyze historical sales activity, then evaluate the current inventory of available product. Data is evaluated on price point, bedroom type and year built.

### 2. Historical For-Sale Analysis

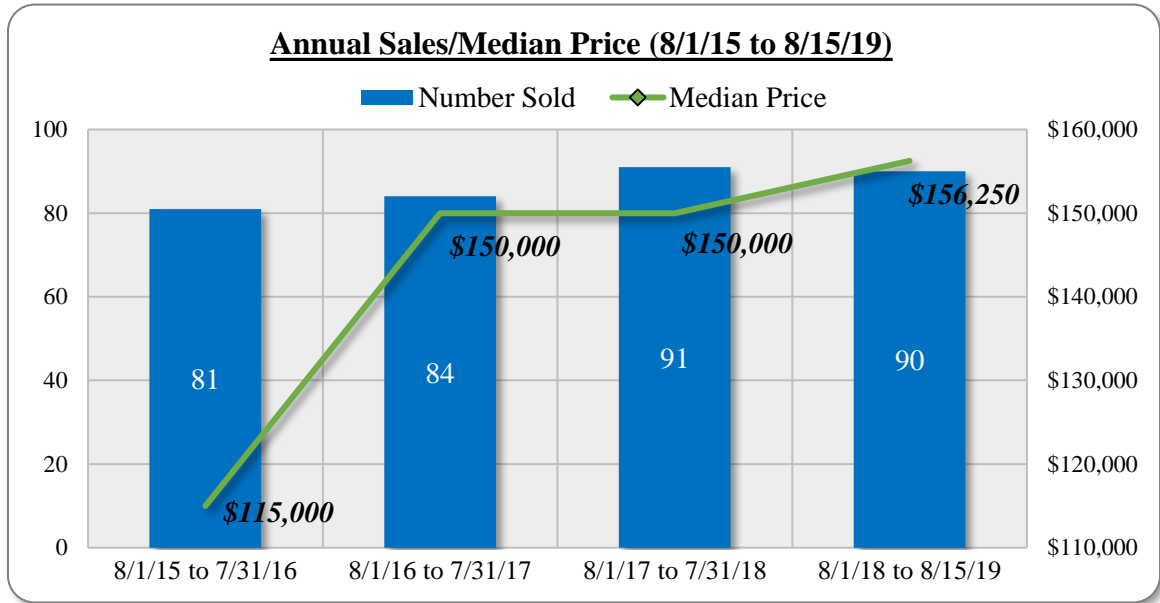
The following table includes a summary of annual for-sale residential transactions that occurred within the PSA (Taylor County) over the past four years, from periods of August to the following August.

Taylor County				
Sales History by Year				
(Aug. 1, 2015 to Aug. 15, 2019)				
Sales Period	Number Sold	Percent Change	Median Sales Price	Percent Change
8/1/15 – 7/31/16	81	-	\$115,000	-
8/1/16 – 7/31/17	84	3.7%	\$150,000	30.4%
8/1/17 – 7/31/18	91	8.3%	\$150,000	0.0%
8/1/18 – 8/15/19	90	-1.1%	\$156,250	4.2%

Source: Landmark Realty Services of WV, Inc. MLS

Home sales activity within the county has remained relatively steady over the past four years, experiencing an average sales pace around 81 to 91 homes annually. The county has experienced rising median sales prices over the past four years. The current median home sales price of \$156,250 represents a four-year high. The positive trends among sales volume and sales prices are good indications of a healthy and stable for-sale housing market in Taylor County.

The following graph illustrates the overall annual number of homes sold and median sales prices for the PSA (Taylor County) over the past four years, from periods of August of one year to August of the subsequent year.



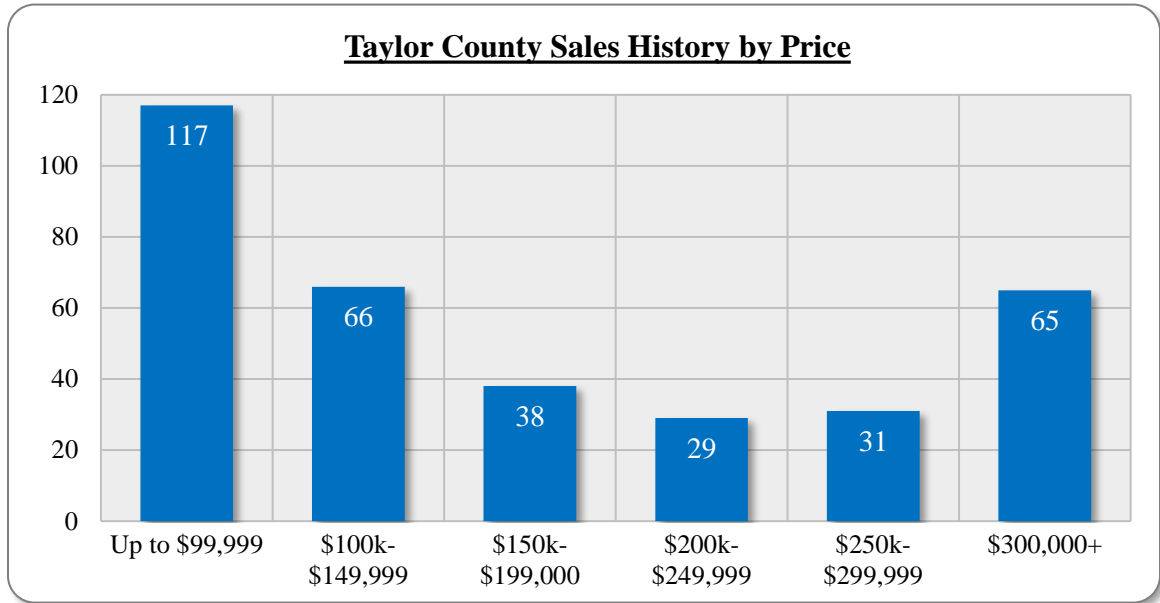
The distribution of homes recently sold over the past four years by price for the PSA (Taylor County) is summarized in the table below.

<b>Taylor County</b>			
<b>Sales History by Price</b>			
<b>(Aug. 1, 2015 to Aug. 15, 2019)</b>			
Sale Price	Number Sold	Percent of Supply	Average Days on Market
Up to \$99,999	117	33.8%	126
\$100,000 to \$149,999	66	19.1%	97
\$150,000 to \$199,999	38	11.0%	78
\$200,000 to \$249,999	29	8.4%	98
\$250,000 to \$299,999	31	8.9%	72
\$300,000+	65	18.8%	99
Total	346	100.0%	103

Source: Landmark Realty Services of WV, Inc. MLS

As the preceding table illustrates, home sales by price point within the PSA over the four years were primarily concentrated among product priced under \$100,000 (representing 33.8% of all sales) and priced between \$100,000 and \$149,999 (representing 19.1% of all sales). Product priced over \$300,000 also comprises a notable portion of sales activity, representing 18.8% of all sales. Most price segments have an average number of days on market of less than 100, indicating that such product is selling relatively quickly.

The sample survey of recent home sales by price point in the county is shown in the graph below:



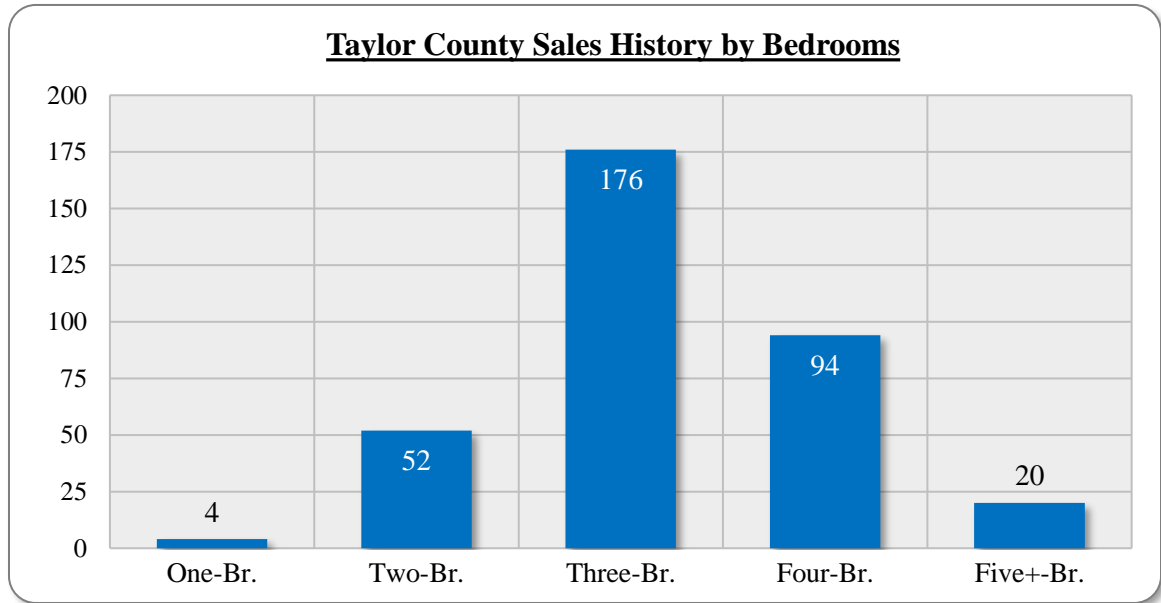
Details related to the bedroom types, number of bathrooms, square footage, and year built of recently sold homes are shown in the following table:

Taylor County								
Sales History by Bedrooms (Aug. 1, 2015 to Aug. 15, 2019)								
Bedrooms	Number Sold	Average Baths	Average Square Feet	Average Year Built	Price Range	Median Sales Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	4	1.0	1,134	1971	\$24,600 - \$130,000	\$109,950	\$89.29	72
Two-Br.	52	1.25	1,190	1945	\$5,250 - \$243,000	\$73,950	\$60.85	83
Three-Br.	176	1.75	1,742	1975	\$5,000 - \$490,000	\$135,000	\$86.51	102
Four-Br.	94	2.25	2,468	1981	\$9,000 - \$575,000	\$263,500	\$95.23	121
Five+-Br.	20	3.25	3,358	1993	\$36,214 - \$550,000	\$320,750	\$93.56	87
Total	346	2.0	1,943	1973	\$5,000 - \$575,000	\$141,750	\$86.19	103

Source: Landmark Realty Services of WV, Inc. MLS

Much of the recent sales activity in the PSA (Taylor County) involves the resale of older homes, as evidenced by the fact that the average year built of recent home sales is 1973. As shown on the following page, more modern homes have been selling at much higher prices. The most common bedroom type sold in the market is the three-bedroom product, representing just over one-half (50.9%) of the homes sold in the past four years.

Recent home sales by bedroom type in the county are shown in the following graph:



Recent home sales by *year built* in the PSA is shown in the table below:

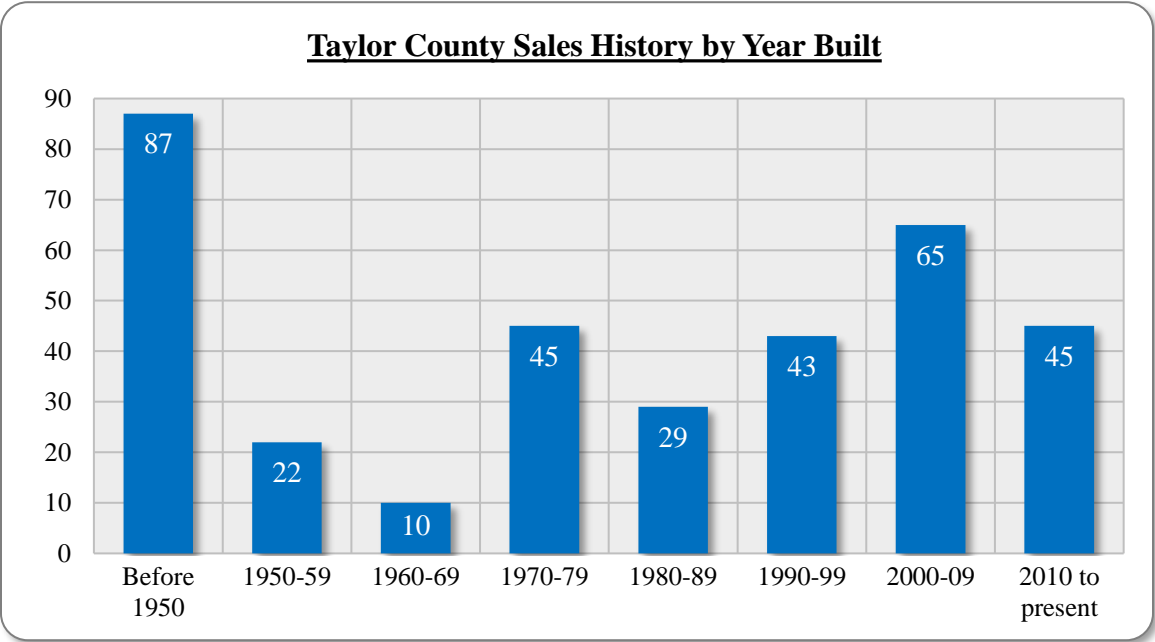
Taylor County							
Sales History by Year Built (Aug. 1, 2015 to Aug. 15, 2019)							
Year Built	Number Sold	Average Beds/Baths	Average Square Feet	Price Range	Median Sales Price	Median Price per Sq. Ft.	Average Days on Market
Before 1950	87	3/1.25	1,619	\$5,000 - \$437,000	\$75,000	\$48.00	129
1950 to 1959	22	3/1.25	1,451	\$11,445 - \$200,000	\$94,500	\$78.03	77
1960 to 1969	10	3/1.5	1,492	\$65,000 - \$150,000	\$133,500	\$81.83	113
1970 to 1979	45	3/1.75	1,760	\$10,000 - \$330,000	\$139,000	\$88.44	88
1980 to 1989	29	3/2.0	1,788	\$30,000 - \$340,000	\$147,000	\$95.71	92
1990 to 1999	43	3/2.0	2,088	\$16,000 - \$425,000	\$160,000	\$93.83	78
2000 to 2009	65	4/2.5	2,461	\$7,000 - \$575,000	\$250,000	\$105.05	118
2010 to present	45	4/2.25	2,303	\$84,000 - \$550,000	\$322,000	\$136.38	86
Total	346	3/2.0	1,943	\$5,000 - \$575,000	\$141,750	\$86.19	103

Source: Landmark Realty Services of WV, Inc. MLS



Generally, product built prior to 1960 has a sales price under \$100,000 and product built between 1960 and 1969 has pricing generally under \$130,000. Meanwhile, the market's more modern product (built in the 1990s) is generally priced above \$160,000. Product built after 2000 is most often priced above \$250,000. Therefore, while the market has experienced homes sales at a variety of price points, the most affordable product is more than 50 years old and the newest product is priced well above \$200,000. The time it takes to sell a home is relatively similar among the different development periods.

The sample survey of recent home sales by *year built* in the county is shown in the following graph:



A map the homes recently sold is included on the following page.

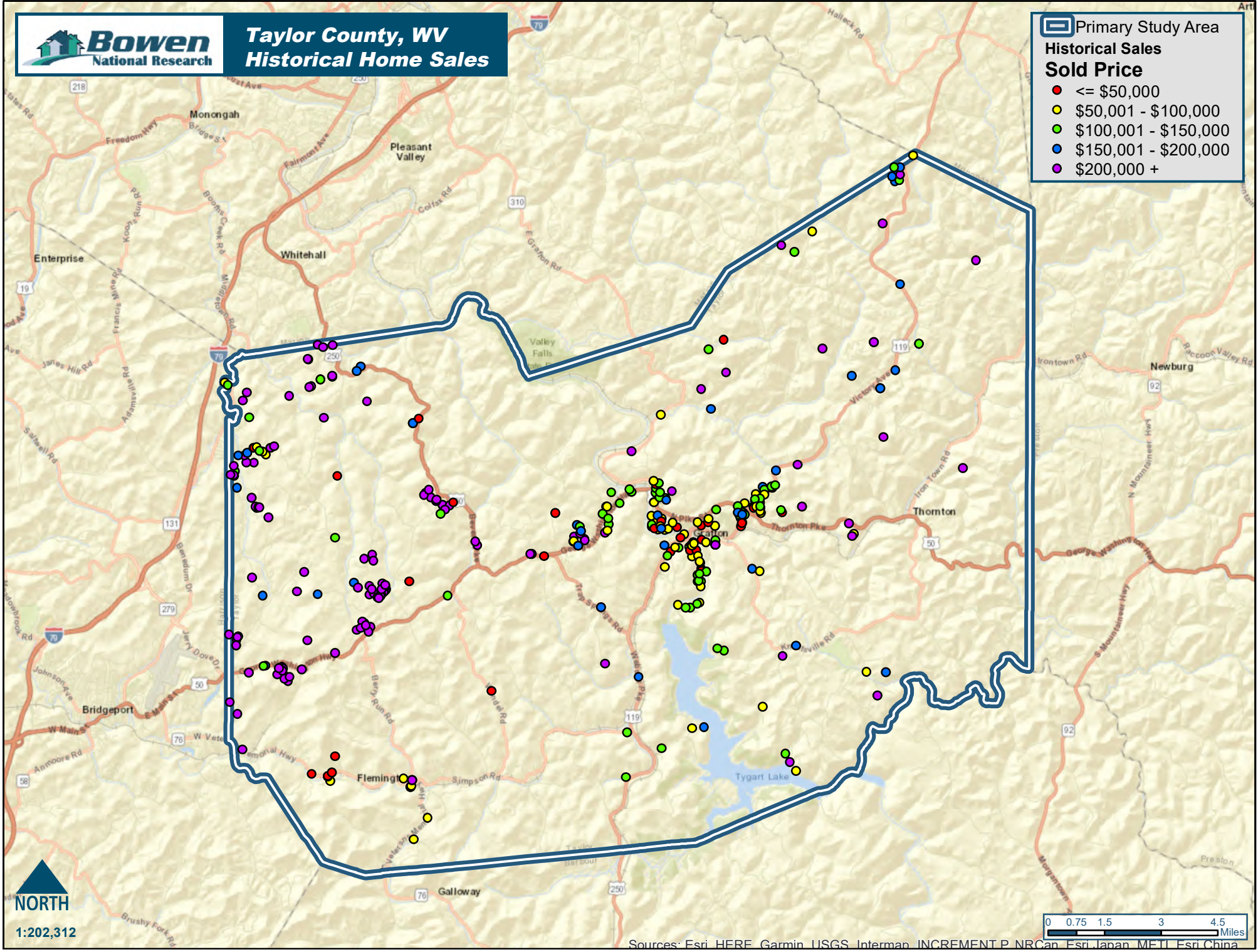


# Taylor County, WV Historical Home Sales

Primary Study Area

**Historical Sales Sold Price**

- <= \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$150,000
- \$150,001 - \$200,000
- \$200,000 +



NORTH  
1:202,312

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

### 3. Available For-Sale Housing Supply

We identified 46 housing units within the overall county that were listed as available for purchase as of August 15, 2019. Virtually all of the product we evaluated included single-family home listings, while a limited number of duplexes, condominiums and other non-conventional product were identified. While there are likely some other for-sale residential units available for purchase in the county, such homes were not identified during our research due to the method of advertisement or simply because the product was not actively marketed. Regardless, the available inventory of for-sale product identified in this analysis provides a good baseline for evaluating the for-sale housing alternatives offered in the county.

The available for-sale data we collected and analyzed includes the following:

- Distribution of Housing by Bedrooms
- Distribution of Housing by Price Point
- Distribution of Housing by Year Built

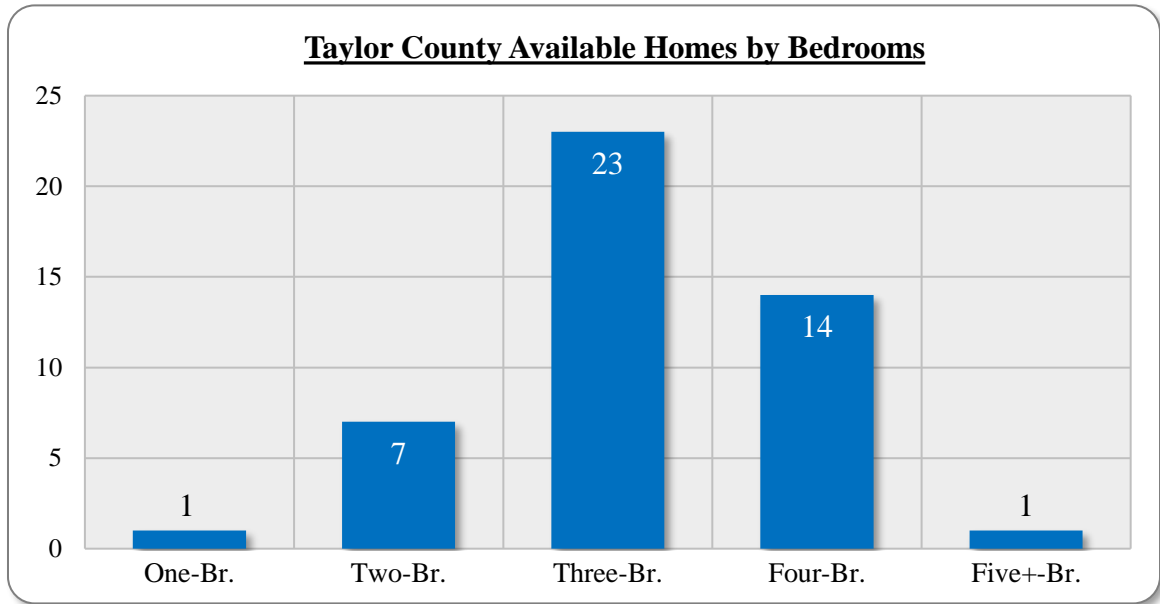
The available for-sale housing by bedroom type in the PSA (Taylor County) is summarized in the following table.

Taylor County								
Available For-Sale Housing by Bedrooms (As of Aug. 15, 2019)								
Bedrooms	Number Available	Average Baths	Average Square Feet	Average Year Built	Price Range	Median List Price	Median Price per Sq. Ft.	Average Days on Market
One-Br.	1	1.0	784	2010	\$79,000	\$79,000	\$110.77	180
Two-Br.	7	1.0	1,407	1964	\$20,000 - \$380,000	\$89,900	\$81.73	264
Three-Br.	23	1.75	1,905	1977	\$37,900 - \$425,000	\$199,900	\$114.72	90
Four-Br.	14	2.5	2,637	1983	\$87,000 - \$649,000	\$342,450	\$122.69	62
Five+-Br.	1	3.0	3,298	2007	\$375,000	\$375,000	\$113.71	42
Total	46	2.0	2,058	1978	\$20,000 - \$649,000	\$246,950	\$117.02	109

Source: Landmark Realty Services of WV, Inc. MLS

The available for-sale supply in the PSA has an average year built of 1978, comparable to the historical sales average year built of 1973. The average unit size of available product in the PSA is 2,058 square feet. One-half of the identified available for-sale residential units in the PSA consist of three-bedroom units, with the next largest share (30.4%) among the four-bedroom units. While the range of price points for available supply in the PSA is relatively wide, ranging from \$20,000 to \$649,000, the median list price is \$246,950.

The number of available homes by bedroom type in the county is shown in the following graph:



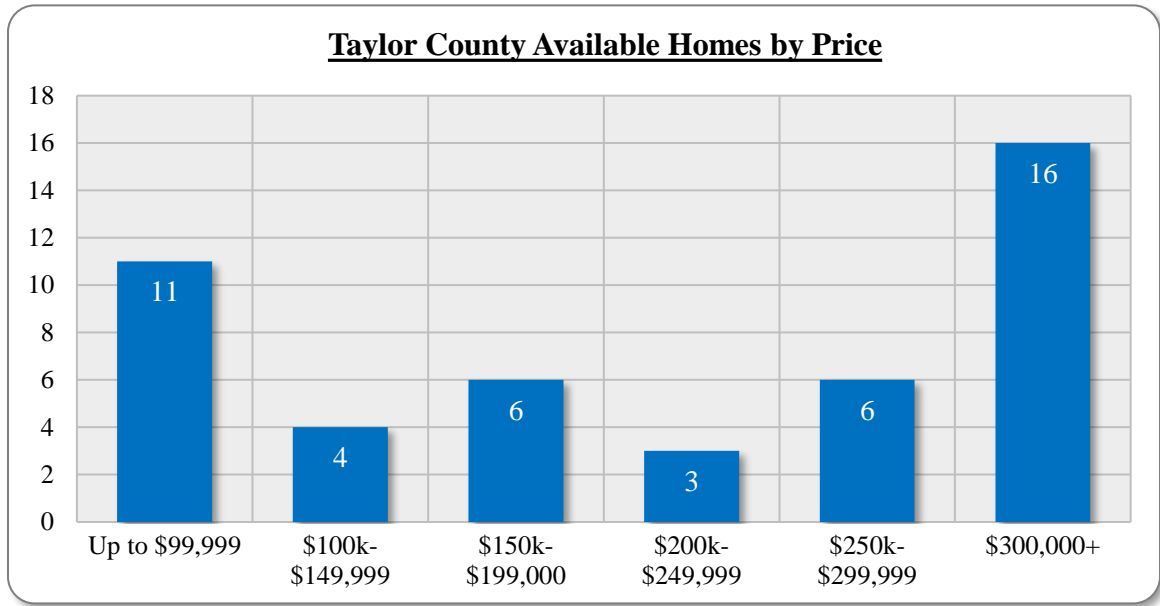
The table below summarizes the distribution of available for-sale residential units by *price point* for the PSA (Taylor County):

<b>Taylor County</b>			
<b>Available For-Sale Housing by Price</b>			
<b>(As of Aug. 15, 2019)</b>			
<b>List Price</b>	<b>Number Available</b>	<b>Percent of Supply</b>	<b>Average Days on Market</b>
Up to \$99,999	11	23.9%	184
\$100,000 to \$149,999	4	8.7%	35
\$150,000 to \$199,999	6	13.0%	58
\$200,000 to \$249,999	3	6.5%	210
\$250,000 to \$299,999	6	13.0%	96
\$300,000+	16	34.8%	80
Total	46	100.0%	109

Source: Landmark Realty Services of WV, Inc. MLS

The largest share (34.8%) of the available for-sale housing supply in the PSA is priced over \$300,000, with a notable portion (23.9%) of the supply priced under \$100,000. Product priced between \$100,000 and \$199,999 appears to be in high demand, as evidenced by the relatively short number of days on market (less than 60). It is worth pointing out that product priced under \$100,000 has the longest number of days on market at 184. This is likely the result of much of this product being older and lower quality housing. Overall, the market appears to have a very limited supply of product priced between \$100,000 and \$250,000, which may represent a development opportunity in the county.

The number of available homes in the PSA by price point are illustrated in the following graph:



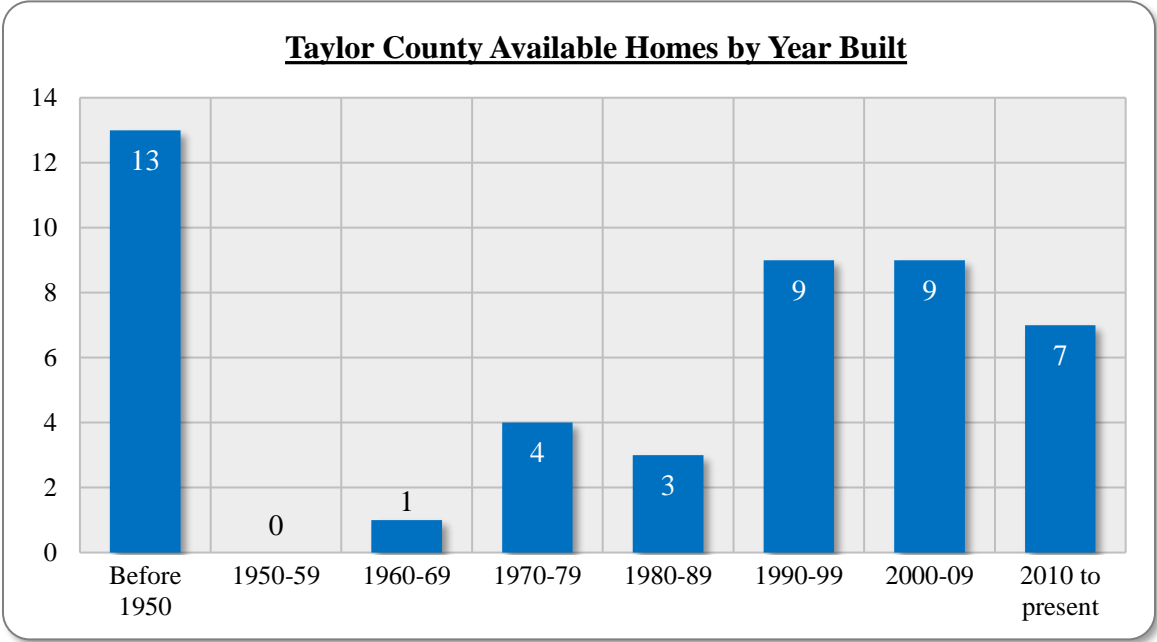
The distribution of available homes by *year built* for the PSA (Taylor County) is summarized in the table below.

<b>Taylor County</b>							
<b>Available For-Sale Housing by Year Built (As of Aug. 15, 2019)</b>							
<b>Year Built</b>	<b>Number Available</b>	<b>Average Beds/Baths</b>	<b>Average Square Feet</b>	<b>Price Range</b>	<b>Median List Price</b>	<b>Median Price per Sq. Ft.</b>	<b>Average Days on Market</b>
Before 1950	13	3/1.5	1,786	\$20,000 - \$649,000	\$104,900	\$81.73	107
1950 to 1959	0	-	-	-	-	-	-
1960 to 1969	1	3/1.0	1,117	\$199,900	\$199,900	\$178.96	14
1970 to 1979	4	3/2.25	2,576	\$199,900 - \$379,900	\$300,000	\$119.41	166
1980 to 1989	3	3/1.75	1,197	\$95,000 - \$179,000	\$127,500	\$126.49	36
1990 to 1999	9	3/2.25	2,338	\$37,900 - \$449,000	\$285,000	\$125.66	138
2000 to 2009	9	4/2.5	2,398	\$87,000 - \$535,000	\$365,000	\$125.86	97
2010 to present	7	3/2.0	1,973	\$75,000 - \$399,000	\$327,000	\$124.49	102
<b>Total</b>	<b>46</b>	<b>3/2.0</b>	<b>2,058</b>	<b>\$20,000 - \$649,000</b>	<b>\$246,950</b>	<b>\$117.02</b>	<b>109</b>

Source: Landmark Realty Services of WV, Inc. MLS

As stated earlier, the current available inventory of for-sale product has an average year built of 1978. As shown in the preceding table, the distribution of available homes by year built is relatively balanced among the different development periods. Generally, product built prior to 1950 is priced under \$100,000, while product built between 1960 and 1990 is priced under \$200,000. The market's newest product, built since 1990, is generally priced over \$285,000. The market has a relatively well-balanced inventory of available for-sale product by development period.

The number of available homes in the county by year built is shown in the graph below:



A map illustrating the location of available for-sale homes in the PSA is included on the following page.

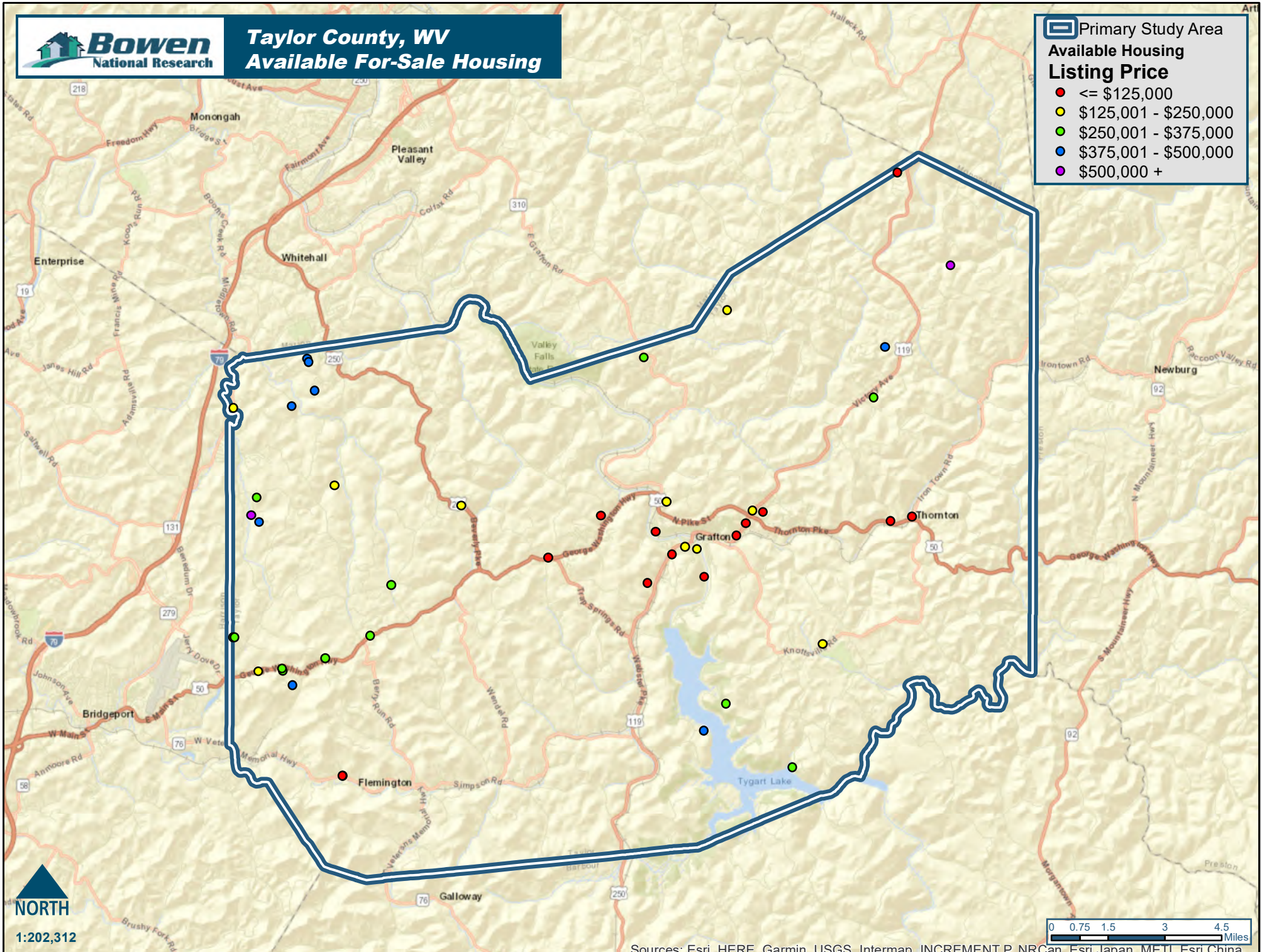


# Taylor County, WV Available For-Sale Housing

Primary Study Area

**Available Housing Listing Price**

- <= \$125,000
- \$125,001 - \$250,000
- \$250,001 - \$375,000
- \$375,001 - \$500,000
- \$500,000 +



**NORTH**  
1:202,312

0 0.75 1.5 3 4.5 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

#### **D. Planned & Proposed**

In order to assess housing development potential, we evaluated recent residential building permit activity and identified residential projects in the development pipeline within the county. Understanding the number of residential units and the type of housing being considered for development in the market can assist in determining how these projects are expected to meet the housing needs of the county.

The following table illustrates single-family and multifamily building permits issued within Taylor County for the past ten years:

<b>Housing Unit Building Permits for Taylor County:</b>										
<b>Permits</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
Multifamily Permits	0	0	0	0	0	0	3	0	0	0
Single-Family Permits	3	1	2	2	5	3	0	0	1	0
Total Units	3	1	2	2	5	3	3	0	1	0

Source: SOCDS Building Permits Database at <http://socds.huduser.org/permits/index.html>

As the preceding table illustrates, there has been minimal residential permit activity in the county over the past 10 years. There has been no more than 5 residential units per year permitted in the county during the past 10 years and virtually all permitted activity has involved single-family residential units.

According to local building and planning representatives, there are no large scale residential or commercial projects planned or under construction at this time.



**E. Housing Gap/Demand Estimates**

Bowen National Research conducted housing gap/needs analyses for rental and for-sale housing for the PSA (Taylor County). The housing gap estimates include growth, units required for a balanced market, replacement of substandard housing, external market support and other factors. These estimates are representations of the potential housing needs in the market.

Our estimates consider three income stratifications. For the rental housing gap estimates, the income stratifications were established by using the income limits that correspond to various affordable housing programs. For example, the lowest rental stratification used the approximate HUD income limit of 50% of Area Median Household Income (AMHI) that corresponds to typical government-subsidized programs, while the middle-income limit used the approximate 80% AMHI limit published by HUD that corresponds to product developed under the Low-Income Housing Tax Credit program. It should be noted that for the purposes of this analysis these stratifications differ between renter housing and owner housing estimates.

Household Income Stratifications by Tenure	
Renter Housing	Owner Housing
Less than \$30,000	Less than \$40,000
Between \$30,000 to \$50,000	Between \$40,000 and \$70,000
Greater than \$50,000	Above \$70,000

The demand components included in the housing gap estimates are listed as follows:

Housing Gap Analysis Components	
Renter Housing	Owner Housing
• Renter Household Growth	• Owner Household Growth
• Units Required for a Balanced Market	• Units Required for a Balanced Market
• Replacement of Substandard Housing	• Replacement of Substandard Housing
• Commuter/External Market Support	• Commuter/External Market Support
	• Renters Converting to Homeowners

The demand factors for each housing affordability segment are combined to yield an overall housing gap. Any product confirmed to be in the development pipeline for which sufficient details exist is deducted from the various demand estimates. These estimates represent the number of housing units that are required to meet the housing needs of area residents.

The tables below illustrate the housing gaps by household income level and corresponding rent/sales price level.

Demand Component	Rental Housing Gap Estimates by Income		
	Household Income (Rent)		
	<\$30,000 (<\$750)	\$30,000-\$50,000 (\$750-\$1,250)	\$50,001+ (\$1,251+)
New Households (2019-2024)	-15	-18	24
Units Required for Balanced Market	38	13	25
Replacement of Substandard Housing	16	5	0
Commuter/External Market Support	8	20	6
<b>Total Housing Gap</b>	<b>47</b>	<b>20</b>	<b>55</b>

Demand Component	For-Sale Housing Gap Estimates by Income		
	Household Income (Sales Price)		
	<\$30,000 (<\$100K)	\$30,000-\$70,000 (\$100K-\$199K)	\$70,001+ (\$200K+)
New Households (2019-2024)	-40	-31	32
Units Required for Balanced Market	18	30	13
Replacement of Substandard Housing	4	6	0
Commuter/External Market Support	6	14	8
Renters Converting to Homeowners	31	18	12
<b>Total Housing Gap</b>	<b>19</b>	<b>37</b>	<b>65</b>

Based on the preceding analysis, the overall five-year housing gap in the PSA is 122 units for rental housing and 121 units for for-sale housing. It appears that the largest rental housing gaps are for housing that serves both lower and higher income households. The greatest housing gap for for-sale product is for product priced over \$200,000, but there is also a notable gap for housing priced between \$100,000 and \$199,999, generally serving households with incomes of up to \$70,000. While many factors will ultimately impact housing needs and the success of individual projects, these estimates provide insight as to the depth of potential support and need for new housing product.

## VII. Lodging Analysis

### A. Background

The changing modes of transportation over the century have played a significant role in lodging demand nationwide, but none more than remote rural areas like Taylor County. The lodging market in Taylor County has been greatly impacted by the expansion of the Baltimore and Ohio (B & O) Railroad through Grafton, the convenience of U.S. Highway 50 and later the advent of the interstate system.

The Willard, built in 1911, was Taylor County's first modern hotel to house railroad employees and passengers of the B & O Railroad. In the 1920s there were as many as 30 passenger trains a day along the B & O Railroad running through Grafton. A significant decline of passenger train travel since the 1950s, both locally and nationwide, led to the closure of the hotel.



Source: Library of Congress

U.S. Highway 50 (formerly the Northwestern Virginia Turnpike) was the primary east-west thoroughfare in West Virginia. Tourist camps, such as Cozy Rest in Taylor County's Pruntytown, were popular with travelers and included cottages and a restaurant. Motor lodges along U.S. Highway 50 soon followed offering modern amenities and the ability of families to pull their cars up to their rooms. Local examples of the motor lodges included The Grafton Motel and Pub (recently demolished) and today's Crislip Motor Lodge at U.S. Highway 50 on the east side of Grafton.

Interstate 79 was constructed in the region in the late 1960s and early 1970s and changed traveler mobility throughout the region. The value of tourist camps and motor lodges far from the interstates decreased and resulted in many closures. The rise of the nationwide interstate system brought hotel chains. Since the 1970s, more than 2,500 hotel rooms in 29 hotel chains have been added to the region dotting interchanges along the interstate system.

Lodging at the state parks system has proven to be the exception. As destination attractions they are less impacted by the change in traffic modes and patterns. The lodge at Tygart Lake State Park is neither within proximity to U.S. Highway 50 or an interstate but operates at high occupancy levels.

**B. Lodging Inventory**

There are just two lodging facilities in Taylor County, West Virginia: Tygart Lake State Park Lodge and Crislip Motor Lodge. The two facilities were built in the early 1960s and total 71 rooms, not including 11 cabins at the park. A summary of the facilities follows.

Tygart Lake State Park Lodge

Tygart Lake State Park Lodge is a state-owned and operated 31-room exterior-entry motor lodge located within Tygart Lake State Park. Published rates range from \$79 to \$114 in October through April (off-season) to \$89 to \$134 in-season (generally Mother’s Day to Labor Day). According to on-site management, demand for rooms during the weekends in-season often exceed their number of rooms. Average in-season occupancy is estimated at 70% with off-season occupancy ranging from 40% to 60%.



A performance review of the park system was conducted by the West Virginia Division of Natural Resources in 2018. The following table shows the distribution of occupancy rates from 2016 to 2017 at Tygart Lake State Park Lodge by season and time of week:

Yearly (2016 - 2017)		Spring (March - May)		Summer (June - August)		Autumn (Sept. - Nov.)		Winter (Dec. - Feb.)	
Weekend	Midweek	Weekend	Midweek	Weekend	Midweek	Weekend	Midweek	Weekend	Midweek
50%	31%	46%	25%	74%	54%	60%	34%	19%	12%

Weekend = Friday through Sunday; Midweek = Monday through Thursday

Notably, since the time of the performance review report, occupancy levels have increased, attributable in part, to improvements made at the lodge and state park. The Lodge, a restaurant within Tygart Lake State Park’s lodge, was recently renovated and reopened in July 2019. Restaurant operations, once outsourced to Boston Beanery, are now managed and operated by state park staff. The facility has a new patio with outside seating and fire pits. Other recent improvements at the park include expansion of the lake trail and an addition of a deck with seating next to the lodge courtesy dock. Campsites have been upgraded to include electric hookups, a new campground office and a gift shop were added, and the cabins have been renovated to include new kitchens, windows, lighting, HVAC and furniture.

Management cited that the state park attracts visitors from Fairmont and Morgantown as well as other states, cities and towns. The lodge also attracts a variety of groups for events, retreats, weddings, funerals and other occasions. The lodge has one conference room totaling 1,520 square feet with a published meeting capacity of 100 persons. During the fall season, overflow traffic from West Virginia University football games stay at the lodge as well as visitors to the nearby Buckwheat and Strawberry festivals.

### Crislip Motor Lodge

Crislip Motor Lodge is an independently owned 40-room exterior-entry motor lodge on the eastern edge of the Village of Grafton at Mortiz Street and U.S. Highway 50. The property was built in 1962 and shows signs of deferred maintenance including the removal of a pool area. According to on-site management, the published daily rates range from \$60 to \$70 and the property





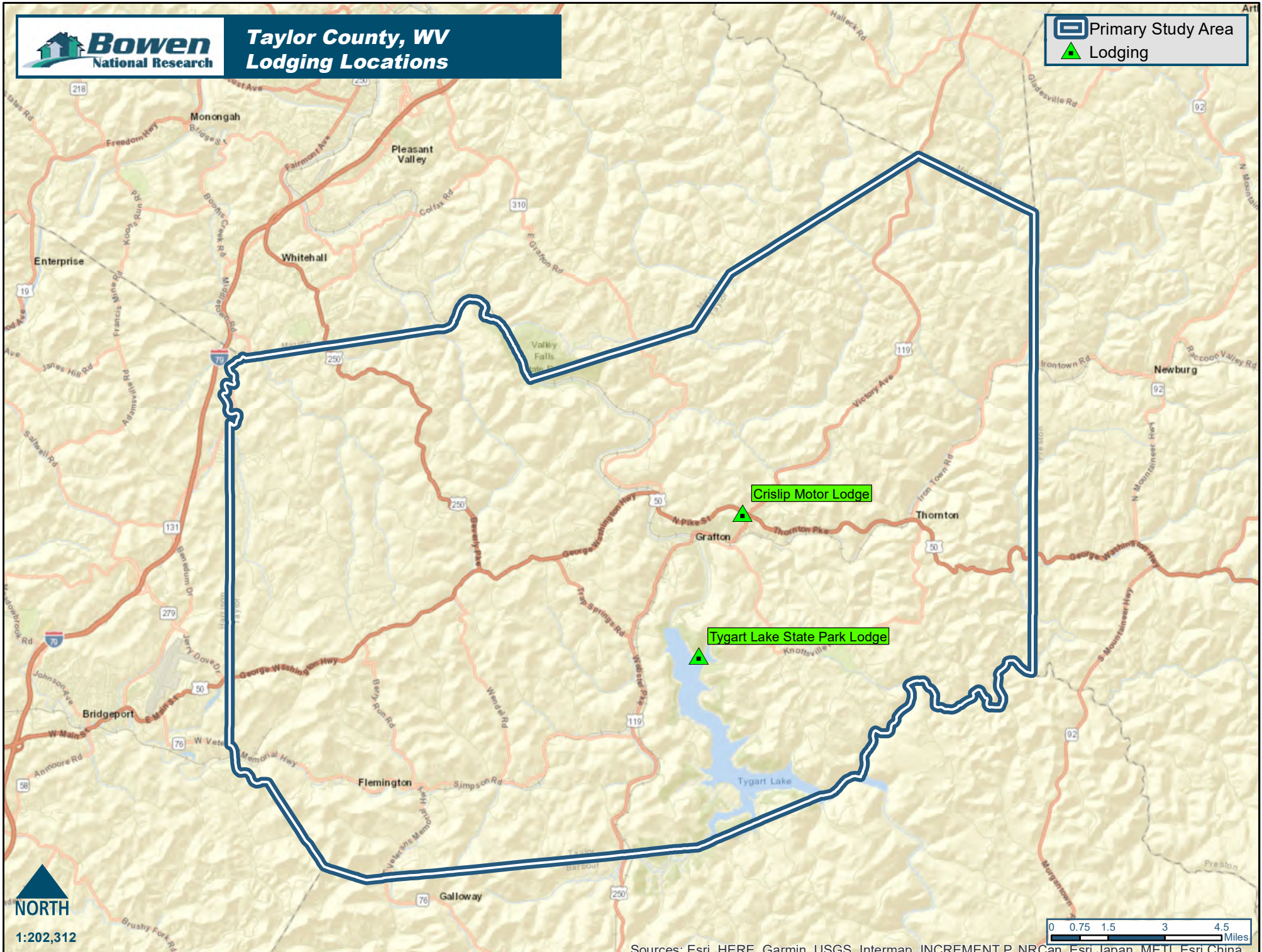
typically operates with occupancy rates of less than 50%. Management indicated that tourism is not generally the main purpose for visitors. Typical visitors are contract workers that come into the area or people staying to visit family and friends. Contract workers, mostly from the oil and gas industry, often stay for extended periods of time as long as a full year or more. The motel occasionally benefits from the overflow of fully occupied hotels in the region from nearby attractions or events, such as Valley Falls National Park, Bikefest in Morgantown and the Buckwheat Festival in Preston County.


A map illustrating the location of lodging inventory in Taylor County is included on the following page.



# Taylor County, WV Lodging Locations

 Primary Study Area  
 Lodging



  
NORTH  
1:202,312



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

### C. Regional Lodging Trends

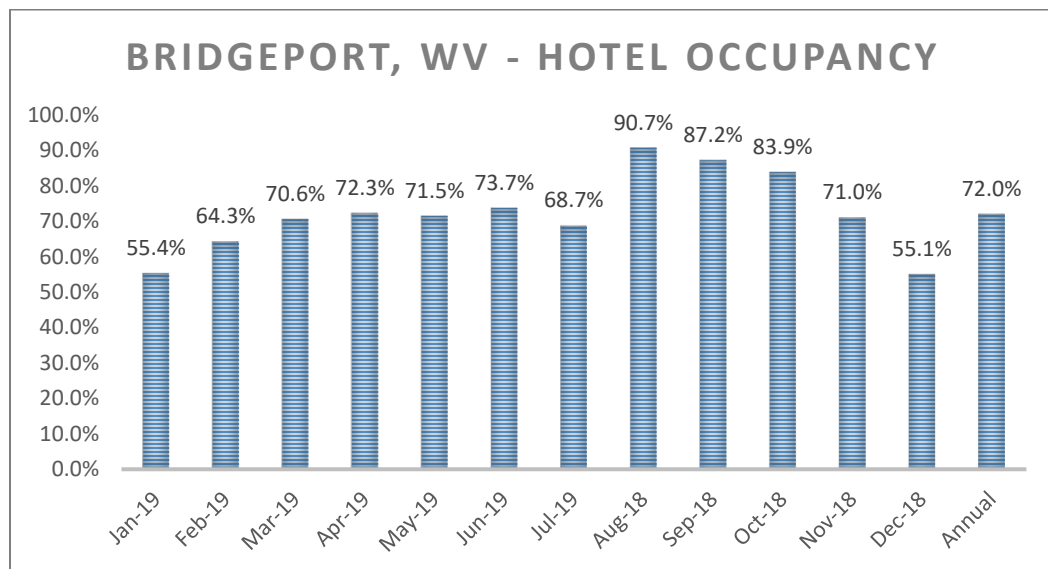
According to STR, a global hotel research company, a total of 2,578 hotel rooms have been added within a twenty-mile radius of Grafton since the 1970s. A summary of the properties by year built, total rooms and hotel brand follows.

Year Built	Hotels	Rooms	Share	Hotel Brands
1970s	2	215	8.3%	Best Western; Clarion
1980s	7	556	21.6%	Red Roof; Days Inn; Quality Inn; Super 8; Econo Lodge
1990s	3	235	9.1%	Hampton Inn; Sleep Inn; Super 8
2000s	7	742	28.8%	Marriott; Fairfield Inn; Springhill Suites; Wingate; Microtel; Hilton Garden Inn
2010*	10	830	32.2%	Holiday Inn Express; Towneplace; Microtel; Courtyard; Comfort Suites; Springhill Suites; Hampton Inn; Hawthorn Suites; Suburban Extended
Total	29	2,578	100.0%	

\*Through September 2019

Most notably, 60% of hotel rooms in the area have been added since 2000. The 29 hotels are within the communities of Bridgeport, Fairmont, Clarksburg, and a small portion of Morgantown.

Bridgeport has the nearest concentration of hotels to Grafton and during the course of our interviews it was noted as a popular alternative to lodging in Taylor County. According to the director of the Bridgeport Convention and Visitors Bureau (CVB), the average occupancy level of Bridgeport hotels from January 2019 through July 2019 was at 68.1% and since August 2018, the annual occupancy level reached 72.0%. These are both considered strong occupancy rates. A hotel market in the low- to mid-60 percentile is considered healthy. The following graph illustrates the aggregate occupancy levels for Bridgeport hotel properties:



It is important to note that the influx of oil and gas contractors has bolstered occupancy levels in the region. According to several hotel managers, the number of contractors has significantly declined over the past several months. One manager of a mid-scale hotel brand cited a current occupancy level of their competitive set at 70%.

Hotel statistics were unavailable for Clarksburg and Fairmont. However, Susan Riddle, the President and CEO of the Greater Morgantown Convention and Visitors Bureau, stated that area hotel occupancy rates and revenues in 2018 increased 11.2% and 16.0%, respectively.

#### **D. Hotel Demand Drivers – Taylor County**

Nationwide, an estimated 60% of hotel guests book a room for leisure and the remaining 40% are business-related (Source: American Hotel & Lodging Association). The predominant demand driver for lodging in Taylor County is leisure, primarily Tygart Lake State Park with a small share of leisure stays limited to persons visiting families and friends. The county also benefits from tourism generated by other area attractions, fairs and festivals. Aside from the temporary influx of oil and gas contractors in the area, business-related demand is considered relatively minimal. Additionally, it is typical of business guests to book rooms at hotel chains (versus independents) due to loyalty programs and company policies.

##### Tygart Lake State Park

Tygart Lake is the largest lake in Mountaineer Country, a seven-county region of West Virginia, and the 4<sup>th</sup> largest lake in the state at 1,750 acres. The next largest lake in Mountaineer Country is Teter Creek Lake in Barbour County which is 35 acres and limited to boats with electric motors. Tygart Lake is one of 14 lakes that accepts all types of boats, without horsepower restrictions.

A review of other lodges statewide shows that Tygart Lake State Park Lodge ranks second to last in terms of total meeting space and total guest rooms offered. In fact, there are only two lodges with similar sized lakes: Stonewall and Lakeview Resort. At 101 to 159 square feet per guest room, these facilities offer two to three times the meeting space per guest room than Tygart Lake State Park Lodge.



The table below summarizes key information of the state lodges in West Virginia:

Lodge/Community	Total Guest Rooms	Annual Occupancy (2016-2017)		Lake Size (Acres)	Total Meeting Space (SF)	Meeting Space/ Guest Room Ratio
		Weekend	Midweek			
Hawks Nest/Ansted	31	54.0%	33.0%	River Only	820	26
<b>Tygart Lake/Grafton</b>	<b>31</b>	<b>50.0%</b>	<b>31.0%</b>	<b>1,750</b>	<b>1,520</b>	<b>49</b>
Blackwater/Davis	54	60.0%	38.0%	14	2,958	55
North Bend/Cairo	29	48.0%	31.0%	305	1,988	69
Twin Falls/Mullens	47	46.0%	28.0%	None	4,583	98
McKeever & Mountain Creek/Pipestem	169	49.0%-58.0%	24.0%-29.0%	16	16,796	99
Stonewall/Roanoke	198	70.0%	55.0%	2,650	20,000	101
Cacapon Lodge/Berkeley Springs	48	59.0%	37.0%	6	7,400	154
Canaan Valley/Davis	160	53.0%	39.0%	None	25,000	156
Lakeview Resort*/Morgantown	189	N/A	N/A	1,730	30,000	159
Chief Logan/Logan	75	47.0%	46.0%	7	13,112	175

\*Privately owned and operated adjacent Cheat Lake

N/A – Not Available

SF – Square Feet

Despite the lack of complimentary meeting space, Tygart Lake is relatively competitive with other state lodges offering much smaller, boat-restricted lakes or no lake altogether. Stonewall Resort is operating at a much higher level than all other lodges. Tygart Lake State Park Lodge has had an average occupancy rate (both on weekends and mid-week) that falls within the mid-range of the other lodges, meaning there is a moderate level of demand for such lodging in Taylor County.

### Cultural Tourism

Cultural tourism is a subset of tourism and is generally defined as visitation related to sites and events with cultural and historical value. Taylor County is home to a variety of historical sites and events, including, but not limited to:

- Civil War
- B & O Railroad and turntable
- U.S. Highway 50
- National Cemetery
- International Mother’s Day Shrine and birthplace of founder of Mother’s Day
- Historic buildings and landmarks
- Memorial Day Parade, longest running parade in the United States
- Mythical “Grafton Monster”

Cultural tourism is a great source of hotel demand as visitors travel long distances to view sites and events and often require one or more overnight stays.

### Fairs, Festivals, Events and Other Attractions

There are several festivals and regular events in Taylor County. These types of attractions are complementary activities to lodging but are not considered a great source of direct demand for overnight stays.

- Annual Taylor County Fair
- First Fridays, a downtown Grafton event on the first Friday of every month.
- Annual Flemington Days Fair and Festival

Taylor County is conveniently located in proximity to numerous additional destinations and attractions that encourage visitors to stay at lodging in the area, especially because lodging in the outlying areas is fully occupied. A list of several of the key attractions and events follows.

- Valley Falls State Park
- Annual Buckwheat Festival
- MountainFest Motorcycle Rally
- West Virginia University football games

### **E. Lodging Summary**

Taylor County lacks interstate access and enough population and employment base to attract a national chain hotel. Furthermore, the outlying communities of Bridgeport, Fairmont and Morgantown are better positioned to attract chain hoteliers because of ease of access, ample market exposure and more robust traveler services, most notably restaurants.

While conventional hotels do not appear to be supported in Taylor County, the county's attractive state park and unique historic and cultural buildings and events provide other types of near and long-term lodging opportunities.

#### Near-Term Lodging Opportunity

In the near term, the best opportunity for additional lodging in Taylor County is an expansion of the Tygart Lake State Park Lodge. During peak season, the state park is currently turning away patrons because they are fully booked. The addition of significantly more meeting space at the lodge would help create more demand for hotels in the county. Given that Tygart Lake is the largest lake in Mountaineer Country with a comprehensive amenity package, a lodge with more rooms and meeting facilities appears poised to capitalize on an untapped market for groups and corporate retreats.

## Long-Term Lodging Opportunity

Taylor County is rich with cultural tourism opportunities, particularly in downtown Grafton. While there are clusters of attractive historic buildings and sites in the downtown, unkempt surrounding buildings and/or ground floor vacancies decrease the overall marketability. Furthermore, the limited restaurant base, especially near the former B & O train station and hotel, hinders the marketability of lodging in the downtown. Once these issues have been addressed, there is an opportunity for several upper floor hotel rooms and eventually a boutique hotel. A successful example of above ground floor lodging in a downtown area without a hotel can be found in Defiance, Ohio. The Second Story is a two-room hotel with kitchen and dining areas. The ground floor of the building was remodeled to include a yoga studio that was marketed as an amenity to the lodging.



Example of upper floor hotel room:  
The Second Story, Defiance, Ohio

<https://www.secondstorydefiance.com/the-second-story/>

## VIII. Retail & Office Space Analysis

This section of the report considers the supply and demand components of retail and office space as they relate to the Taylor County market. For the purposes of this analysis, we have limited our survey of supply to properties currently offering *vacant* space and do not include fully occupied buildings. These listings were identified utilizing LoopNet and other online resources or via our personal observations as of September 2019. The surveyed supply is located within the defined PSA (Taylor County), all of which was located in the county seat of Grafton. It should be noted that because most identified properties appeared to be available for both retail and office uses, we have combined both uses in our supply analysis.

### A. RETAIL & OFFICE SUPPLY

The purpose of this supply analysis is to provide insight into the strength of the existing retail and office supply. We conducted a survey of existing and proposed retail and office space within the PSA, collecting information such as location, quality, visibility, access, vacancies, and lease rates. All properties were photographed and mapped.

#### Existing Retail & Office Supply

We identified, surveyed and evaluated 11 properties containing *available* retail and office space located within the PSA (Taylor County). Of the 10 properties for which we were able to obtain specific vacant space information, the space per property ranges from 1,131 to 6,000 square feet, with an average size of 3,478 square feet. In total, these 11 properties contain an estimated 34,781 square feet of available retail and office space. While our survey did not take into account occupied space, based on our on-site evaluation of the market it would appear that the PSA's *office* vacancy rate is likely comparable to or slightly higher than the national office space vacancy rate of 9.7%, as reported by Transwestern for the second quarter of 2019. Although we have no base of comparison or data relative to rent growth for the PSA, given the limited job growth of the area over the past year, we believe annual office space rent growth is likely less than the 4.2% reported by Transamerica. According to Reis Incorporated's first quarter 2019 report, the national vacancy rate of *retail* space is hovering around 10.2%. As with our personal observations of the PSA's office space, we believe the PSA's retail space is likely operating at a vacancy rate comparable to or slightly above the national average.

The rental rates by quality for retail and office space surveyed in the market are shown in the table below:

Retail and Office Space			
Quality/ Class Rating	Available Square Footage	Rent Range Per Square Foot	Average Rent Per Square Foot
A	0	-	-
B	15,181	\$5.00-\$5.31	\$5.10
C	19,600	\$2.40-\$7.50	\$4.09
<b>Total</b>	<b>34,781</b>	<b>\$2.40-\$7.50</b>	<b>\$4.47</b>

We were unable to identify any available class A space in the PSA. Of the properties we did identify and survey, a slight majority (56.4%) consists of C class properties while the balance (43.6%) consists of B class space. B class properties with available space have a narrow range of lease rates (\$5.00 to \$5.31 per square foot) and an average price of \$5.10 per square foot. While C class product has a much wider range of lease rates (\$2.40 to \$7.50 per square foot), the average rent per square foot is \$4.09, which is roughly 20% lower than the B class average rent per square foot. Although there was no A class product available in the PSA, it is anticipated that such product could get at least a 20% lease rate premium over class B product. The assumption would put an average rent for class A product around \$6.15 per square foot, with premium locations achieving pricing closer to \$8.00 to \$10.00 per square foot.

The following table provides more specific details of the identified and surveyed retail and office space within the PSA:

Map I.D.	Name/Address	Primary Property Type	Building Class	Year Built	Total Square Feet Vacant	Lease Rate*
1	4172 George Washington Highway	Mixed Use	B	1920	5,000	N/A
2	3867 George Washington Highway	Office/Retail	B	1950	3,300	N/A
3	28-30 East Main Street	Office/Retail	C	1900	6,000	\$3.20
4	234 West Main Street	Office/Retail	C	1920	3,780	N/A
5	76 West Main Street	Office/Retail	C	1890	1,950	\$3.08
6	109 East Main Street	Office/Retail	C	1900	1,600	\$7.50
7	26 West Main Street	Office/Retail	C	1900	5,000	\$2.40
8	121 West Main Street	Office/Retail	C	1900	1,270	\$4.25
9	110 Pearl Street	Office	B	1950	1,131	\$5.31
10	6 Harman Center	Retail	B	1945	N/A	\$5.00
11	8 Harman Center	Office	B	1966	5,750	\$5.00

\*Annual Lease Rate on a Per-Square-Foot Basis

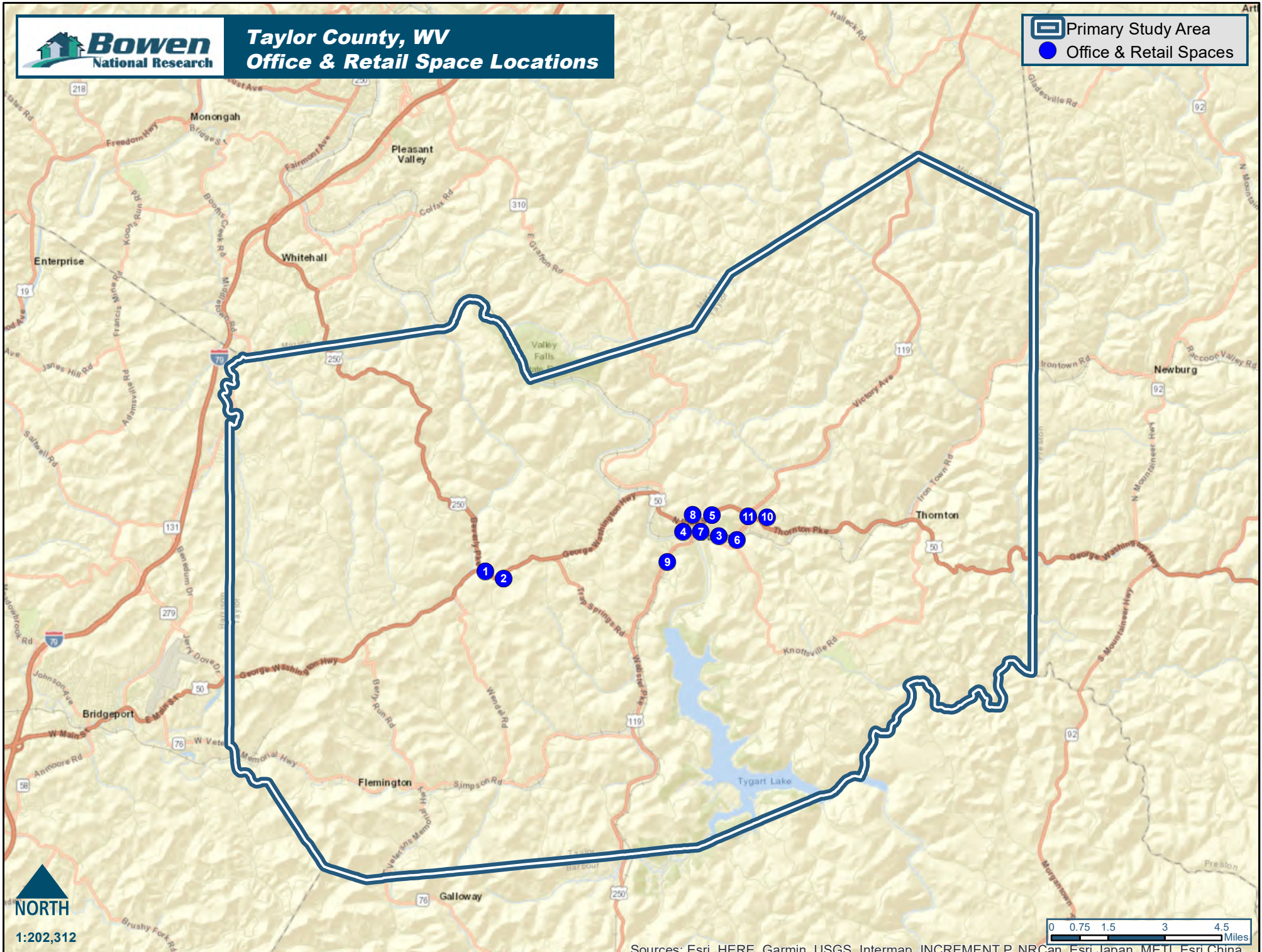
N/A – Not Available

A map of the surveyed retail and office supply is shown on the following page.



# Taylor County, WV Office & Retail Space Locations

Primary Study Area  
 Office & Retail Spaces



NORTH  
1:202,312



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

## **Planned & Proposed Retail/Office Supply**

Based on information provided during interviews with representatives of the local building and planning departments and extensive online research, it was determined that there are no properties with retail and/or office space in the development pipeline within the PSA.

### **B. DEMAND ANALYSIS**

#### ***Retail Space Demand***

Projections for additional retail space that is needed or can be supported are determined through an analysis of the growth in spending patterns by expenditure category (e.g. apparel, computers, pets, food, etc.) within the PSA. It is important to point out that not all consumer expenditure growth will result in the need for additional retail space. For example, some growth will be absorbed by existing retail businesses in the market, while other growth will more likely result in the need for more traditional office space for such users as those in the finance, insurance or banking industries. Growth in these professional job sectors are addressed later in this section when we evaluate the demand for office space. Therefore, while we provide consumer expenditures among a broad range of categories, the following analysis focuses on those sectors that most likely would yield demand for additional retail space.

We have evaluated consumer expenditure data for the PSA from ESRI, a nationally recognized demographics provider, and compared estimated consumer expenditures for 2019 by retail sector with projected expenditures for 2024. Based on these current estimates and future projections in expenditures, notable growth (more than \$400,000 between 2019 to 2024) is expected to occur in the following categories:

*Apparel (Clothing & Shoes)* – More than \$1.0 million in additional expenditures are expected to occur within the apparel sector for men, women and children and for shoes. This will lead to an increased need for clothing and shoe stores in the market.

*Pets* – More than \$500,000 in additional expenditures are projected to occur for items associated with pets. This will likely lead to a growing need for retailers that provide pet supplies, pet grooming services and other pet related items.

*Food at Home* – Substantial growth is projected among consumer expenditures associated with food purchases for the home, with more than \$3.3 million in additional spending projected over the next five years. As a result, we expect a growing need for grocery stores, delis, and bakeries within the market.

*Food Away from Home* – ESRI projects an increase in consumer expenditures associated with establishments providing food outside the home, with more than \$2.1 million in increased expenditures by 2024. This should increase the need for restaurants (both traditional “sit down” establishments and fast food restaurants), coffee shops, delis and other eateries.

*Health* – Growth of more than \$400,000 in expenditures is expected for items associated with prescription and non-prescription drugs, as well as expenditures on eyeglasses and contact lenses. These growing expenditures should increase the need for a pharmacy, or possibly a grocery store with a pharmacy branch.

*Housekeeping Supplies* – More than \$500,000 in additional consumer expenditures are expected to occur in the market over the next five years among housekeeping supplies, such as soaps, laundry detergents, cleaning products, toilet tissue, paper towels, stationary, giftwrap paper, and postage/delivery services. Such growth will likely increase demand for grocery stores, pharmacies, and convenience stores.

*Vehicle Maintenance and Repairs* – It is projected that the market will experience an increase of more than \$700,000 over the next five years for supplies and services associated with vehicle maintenance and repairs. This is expected to increase the need for auto parts suppliers and maintenance service providers of such things as tire replacement and oil changes.

*Household Furnishings and Equipment* – Consumer expenditures among items associated with household furnishings and equipment are projected to increase by nearly \$800,000 over the next five years. This includes such items as furniture, major and small appliances, etc. As a result, there will likely be a growing need for department stores, houseware/appliance stores, and furniture stores.

It should be noted that growth is also expected to occur among several other consumer expenditure items such as personal care products, smoking products, and food and drink for trips products that when taken in aggregate will likely increase the need for grocery stores, pharmacies and convenience stores.

We believe that Taylor County will experience notable increases in a variety of consumer expenditures over the next five years that will increase the demand for various retailers. This demand will increase the need for retail space, which is addressed more specifically later in this section.

The tables on the following pages summarize current and projected consumer expenditures by category for the PSA.



	2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
<b>Apparel and Services</b>	<b>\$10,285,397</b>	<b>\$11,511,891</b>	<b>\$1,226,494</b>
Men's	\$1,999,711	\$2,238,108	\$238,397
Women's	\$3,326,318	\$3,722,942	\$396,624
Children's	\$1,686,466	\$1,887,599	\$201,133
Footwear	\$2,327,663	\$2,605,253	\$277,590
Watches & Jewelry	\$676,125	\$756,790	\$80,665
Apparel Products and Services	\$269,112	\$301,200	\$32,088
<b>Computer</b>	<b>\$832,912</b>	<b>\$932,219</b>	<b>\$99,307</b>
Computers and Hardware for Home Use	\$687,273	\$769,220	\$81,947
Portable Memory	\$19,534	\$21,863	\$2,329
Computer Software	\$40,094	\$44,875	\$4,781
Computer Accessories	\$86,011	\$96,261	\$10,250
<b>Entertainment &amp; Recreation</b>	<b>\$17,413,382</b>	<b>\$19,488,446</b>	<b>\$2,075,064</b>
Fees and Admissions	\$2,688,631	\$3,009,019	\$320,388
Membership Fees for Clubs	\$887,344	\$993,092	\$105,748
Fees for Participant Sports, excl. Trips	\$421,219	\$471,429	\$50,210
Tickets to Theater/Operas/Concerts	\$266,570	\$298,317	\$31,747
Tickets to Movies	\$201,557	\$225,591	\$24,034
Tickets to Parks or Museums	\$137,928	\$154,370	\$16,442
Admission to Sporting Events, excl. Trips	\$278,071	\$311,193	\$33,122
Fees for Recreational Lessons	\$493,148	\$551,901	\$58,753
Dating Services	\$2,794	\$3,127	\$333
TV/Video/Audio	\$7,004,769	\$7,839,873	\$835,104
Cable and Satellite Television Services	\$5,322,318	\$5,956,803	\$634,485
Televisions	\$556,578	\$622,932	\$66,354
Satellite Dishes	\$8,281	\$9,268	\$987
VCRs, Video Cameras, and DVD Players	\$26,663	\$29,843	\$3,180
Miscellaneous Video Equipment	\$122,743	\$137,379	\$14,636
Video Cassettes and DVDs	\$60,597	\$67,824	\$7,227
Video Game Hardware/Accessories	\$135,473	\$151,640	\$16,167
Video Game Software	\$67,921	\$76,021	\$8,100
Rental/Streaming/Downloaded Video	\$197,205	\$220,727	\$23,522
Installation of Televisions	\$4,715	\$5,277	\$562
Audio	\$486,351	\$544,337	\$57,986
Rental and Repair of TV/Radio/Sound Equipment	\$15,924	17,822	\$1,898
Pets	\$4,488,131	\$5,022,893	\$534,762
Toys/Games/Crafts/Hobbies	\$579,013	\$648,015	\$69,002
Recreational Vehicles and Fees	\$895,408	\$1,001,844	\$106,436
Sports/Recreation/Exercise Equipment	\$950,019	\$1,063,204	\$113,185
Photo Equipment and Supplies	\$222,731	\$249,280	\$26,549
Reading	\$499,267	\$558,738	\$59,471
Catered Affairs	\$85,413	95,581	\$10,168

(Continued)

	2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
<b>Food</b>	<b>\$45,661,073</b>	<b>\$51,104,335</b>	<b>\$5,443,262</b>
Food at Home	\$27,728,117	\$31,033,447	\$3,305,330
Bakery and Cereal Products	\$3,646,242	\$4,080,881	\$434,639
Meats, Poultry, Fish, and Eggs	\$6,085,184	\$6,810,728	\$725,544
Dairy Products	\$2,931,814	\$3,281,166	\$349,352
Fruits and Vegetables	\$5,046,560	\$5,648,102	\$601,542
Snacks and Other Food at Home	\$10,018,318	\$11,212,571	\$1,194,253
Food Away from Home	\$17,932,955	\$20,070,888	\$2,137,933
Alcoholic Beverages	\$2,314,585	\$2,590,381	\$275,796
<b>Financial</b>	<b>\$579,479,304</b>	<b>\$648,480,423</b>	<b>\$69,001,119</b>
Value of Stocks/Bonds/Mutual Funds	\$90,674,073	\$101,468,918	\$10,794,845
Value of Retirement Plans	\$435,825,110	\$487,718,406	\$51,893,296
Value of Other Financial Assets	\$23,225,932	\$25,990,605	\$2,764,673
Vehicle Loan Amount excluding Interest	\$17,648,691	\$19,753,665	\$2,104,974
Value of Credit Card Debt	\$12,105,498	\$13,548,829	\$1,443,331
<b>Health</b>	<b>\$3,771,811</b>	<b>\$4,221,276</b>	<b>\$449,465</b>
Nonprescription Drugs	\$857,607	\$959,827	\$102,220
Prescription Drugs	\$2,403,560	\$2,690,013	\$286,453
Eyeglasses and Contact Lenses	\$510,644	\$571,436	\$60,792
<b>Home</b>	<b>\$88,944,151</b>	<b>\$99,538,890</b>	<b>\$10,594,739</b>
Mortgage Payment and Basics	\$47,872,259	\$53,572,384	\$5,700,125
Maintenance and Remodeling Services	\$10,134,513	\$11,341,801	\$1,207,288
Maintenance and Remodeling Materials	\$3,042,470	\$3,404,552	\$362,082
Utilities, Fuel, and Public Services	\$27,894,909	\$31,220,153	\$3,325,244
<b>Household Furnishings and Equipment</b>	<b>\$6,634,292</b>	<b>\$7,424,959</b>	<b>\$790,667</b>
Household Textiles	\$490,920	\$549,440	\$58,520
Furniture	\$2,813,806	\$3,149,156	\$335,350
Rugs	\$150,883	\$168,842	\$17,959
Major Appliances	\$1,979,790	\$2,215,710	\$235,920
Housewares	\$572,759	\$641,010	\$68,251
Small Appliances	\$247,618	\$277,137	\$29,519
Luggage	\$54,339	\$60,818	\$6,479
Telephones and Accessories	\$324,177	\$362,846	\$38,669
<b>Household Operations</b>	<b>\$9,285,100</b>	<b>\$10,391,513</b>	<b>\$1,106,413</b>
Child Care	\$2,123,301	\$2,376,370	\$253,069
Lawn and Garden	\$2,709,790	\$3,032,432	\$322,642
Moving/Storage/Freight Express	\$238,408	\$266,871	\$28,463
Housekeeping Supplies	\$4,213,601	\$4,715,840	\$502,239

(Continued)

	2019 Consumer Spending	2024 Forecasted Demand	Projected Spending Growth
<b>Insurance</b>	<b>\$43,588,103</b>	<b>\$48,782,798</b>	<b>\$5,194,695</b>
Owners and Renters Insurance	\$3,610,285	\$4,040,439	\$430,154
Vehicle Insurance	\$8,830,622	\$9,883,467	\$1,052,845
Life/Other Insurance	\$2,683,130	\$3,002,835	\$319,705
Health Insurance	\$22,252,696	\$24,904,160	\$2,651,464
<b>Personal Care Products</b>	<b>\$2,443,173</b>	<b>\$2,734,454</b>	<b>\$291,281</b>
<b>School Books and Supplies</b>	<b>\$747,530</b>	<b>836,669</b>	<b>\$89,139</b>
<b>Smoking Products</b>	<b>\$3,020,667</b>	<b>\$3,380,774</b>	<b>\$360,107</b>
<b>Transportation</b>	<b>\$35,462,279</b>	<b>\$39,689,777</b>	<b>\$4,227,498</b>
Payments on Vehicles excluding Leases	\$16,147,441	\$18,072,360	\$1,924,919
Gasoline and Motor Oil	\$13,345,082	\$14,936,076	\$1,590,994
Vehicle Maintenance and Repairs	\$5,969,756	\$6,681,341	\$711,585
<b>Travel</b>	<b>\$7,613,476</b>	<b>\$8,520,600</b>	<b>\$907,124</b>
Airline Fares	\$2,091,136	\$2,340,313	\$249,177
Lodging on Trips	\$2,967,285	\$3,320,777	\$353,492
Auto/Truck Rental on Trips	\$99,655	\$111,517	\$11,862
Food and Drink on Trips	\$2,455,400	\$2,747,993	\$292,593

For the purposes of this retail analysis, we have taken into consideration the projected five-year growth of consumer expenditures that would most likely yield the need for additional retail space and excluded expenditures that would more likely create the need for more traditional office space. The following table illustrates consumer expenditure patterns, which includes retail goods and services, as well as food, for the PSA:

Period	Annual Consumer Expenditures
2019	\$107,467,199
2024	\$120,276,580
Change	\$12,809,381

To calculate additional retail demand within the PSA, increased retail spending from 2019 to 2024 for the PSA is divided by a sales per square foot factor (\$250). This yields a potential for 51,238 square feet of additional retail space that can be supported by the projected increase in consumer expenditures originating from within the PSA. We anticipate that some of the currently vacant retail space in the market will meet the growing need for retail space. Since some of the available space we identified in the market could be used for either retail or office space, we have assumed that half (17,390 square feet) of such existing space will meet future retail needs. Deducting this available space from the gross demand estimates for future space leaves a potential retail space shortage of around 34,000 square feet. This calculation is summarized in the following table.

<b>Potential Retail Space Demand Estimates</b>	
<b>Demand Component</b>	<b>Calculations</b>
Consumer Spending Increase 2019-2024	\$12,809,381
/ \$250 Sales Per Sq. Ft.	/ \$250
= Total Potential Support (Sq. Ft.)	= 51,238
Less Available Retail Space	-17,390
<b>= Potential Retail Space Needed (Sq. Ft.)</b>	<b>~34,000</b>

While a variety of factors will ultimately impact the success of retail space in the county, we believe that with the notable projected growth of retail expenditures over the next five years there will be an increasing demand for retail space. We anticipate that much of this demand will be for class B product priced over \$7 per square foot, while some class A space priced closer to \$10 could likely be supported. The location of the retail space, the type of retail occupant and specific needs of the occupant will dictate actual lease rates and space that is needed.

***Office Space Demand***

The demand for additional office space within a market area is primarily based upon job growth trends within industries that typically lease office space. The industry standard is that one new professional job creates the demand for approximately 200 square feet of general office space.

Projected job growth is not available on a county level, but WorkForce West Virginia provided regional projections within the state for the period of 2016 to 2026. Taylor County is within WorkForce West Virginia’s Region 6. Given that office space demand will be driven primarily from white-collar jobs that traditionally require office space, we identified the professional jobs within the Region 6 projections. From this data, it is projected that 14,497 white-collar jobs will be created within Region 6 between 2016 and 2026, or an average of around 1,450 jobs annually. Only a portion of these jobs will be created in the PSA (Taylor County). The PSA’s current (2019) employment base represents



approximately 2.0% of the region’s employment base. Therefore, we applied this 2.0% share to the region’s 1,450 projected new professional jobs on an annual basis, yielding projected annual job growth in the PSA of 29 professional jobs. Over a five-year period, this results in a total of 145 new professional jobs added in the county that would likely require office space.

Applying a market industry standard of 200 square feet to the 145 projected new office jobs yields a potential demand for 29,000 square feet of additional office space in the PSA over the next five years. However, assuming that the estimated 17,390 square feet of office space identified in the market as currently available will fill part of this need, we believe there is a net demand for more than 12,000 square feet of new office space in the PSA over the next five years. The following is a summary of our office space demand estimates:

Potential Office Space Demand Estimates	
Demand Component	Calculations
New Office Jobs 2019-2024	145
X 200 Sq. Ft. Per New Job	X 200
= Total Potential Support (Sq. Ft.)	29,000
Less Available Office Space	-17,390
<b>= Potential Office Space Needed (Sq. Ft.)</b>	<b>~ 12,000</b>

Based on the preceding analysis, there is a need for approximately 12,000 square feet of new office space within the PSA between 2019 and 2024. This space is required to meet the growing base of professional jobs that are expected to be added to the county during this five-year period. As shown in the supply section of this analysis, we believe new class B office space could yield rents exceeding \$7 per square foot, while new class A space could be closer to \$10 per square foot. Certainly, the location, accessibility, proximity to community services, design, utility structure and other design elements will impact the marketability of new office space and ultimately the rents such product can achieve. It is important to point out that our demand estimates only consider new office job growth and does not account for existing businesses that may want to relocate to new space in the county. Therefore, our estimates should be considered conservative.

## IX. Other Market Factors

### A. Introduction

Factors other than demography, employment, and supply (all analyzed earlier in this study) can affect the strength or weakness of a given market. The following additional factors influence a market's performance and potential and are discussed relative to the PSA (Taylor County) in this section:

- Personal Mobility
- Crime Risk
- Community Attributes
- Development Opportunities

### B. Personal Mobility

The ability of a person or household to travel easily, quickly, safely, and affordably throughout a market influences the desirability of a market. If traffic jams create long commuting times or public transit service is not available for carless people, their quality of life is diminished. Factors that lower resident satisfaction weaken markets. Typically, people travel frequently outside of their residences for three reasons: 1) to commute to work, 2) to run errands or 3) to recreate.

The following tables show two commuting pattern attributes (mode and time) for each study area:

		Commuting Mode						Total
		Drove Alone	Carpooled	Public Transit	Walked	Other Means	Worked at Home	
<b>Taylor County</b>	Number	6,024	417	0	27	169	173	6,810
	Percent	88.5%	6.1%	0.0%	0.4%	2.5%	2.5%	100.0%
<b>West Virginia</b>	Number	602,207	70,759	6,304	21,224	8,290	23,623	732,407
	Percent	82.2%	9.7%	0.9%	2.9%	1.1%	3.2%	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community

		Commuting Time						
		Less Than 15 Minutes	15 to 29 Minutes	30 to 44 Minutes	45 to 59 Minutes	60 or More Minutes	Worked at Home	Total
<b>Taylor County</b>	Number	1,373	2,303	1,583	878	500	173	6,810
	Percent	20.2%	33.8%	23.2%	12.9%	7.3%	2.5%	100.0%
<b>West Virginia</b>	Number	214,085	257,783	120,660	51,004	65,252	23,623	732,407
	Percent	29.2%	35.2%	16.5%	7.0%	8.9%	3.2%	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community

Noteworthy observations from the preceding tables follow:

- The share of commuters in the PSA (88.5%) that drive alone to employment is slightly higher than the statewide share (82.2%). Less than 10.0% of PSA (Taylor County) commuters carpooled, while very small shares of commuters worked from home, walked, or used other means to get to work. None of the commuters used public transit.
- Most commuters (54.0%) have a typical commute time to work of less than 30 minutes. Nearly one-fourth of PSA (Taylor County) commuters have travel times ranging from 30 to 44 minutes, while over 10.0% of commuters typically drive between 45 to 59 minutes to work. Only 20.2% of commuters drive less than 15 minutes to work. Note that Bridgeport and Clarksburg are within a 30-minute drive of Grafton, while Morgantown is within a 45-minute drive of Grafton.

Based on the preceding analysis, it is clear that a high share of PSA (Taylor County) residents have relatively short drives and they rely on their own vehicles or carpools for transportation.

There is no public bus service offered in Taylor County. However, Taylor County Senior Citizens, Inc. offers specialized van transportation to medical, nutrition, and shopping sites in Taylor County and to the counties of Harrison, Marion, Preston, and Upshur, Monday through Friday from 8 a.m. to 4 p.m. D & L Limousine, Inc. offer taxi services out of the Grafton area. Overall, public transportation services are relatively limited in the county.

### C. Crime Risk

Crime risk, whether perceived or real, can influence a person’s decision to move to, leave, or remain at, a particular location. The desirability of a market, whether citywide or neighborhood-specific, is often judged by its level of security and safety. Existing and potential residents constantly monitor crime risk, both on a “personal” and “property” basis. When certain geographic areas exhibit higher crime rates, potential residents tend to move elsewhere and existing residents relocate. Conversely, areas with lower crime rates tend to attract potential residents and retain existing ones. Stronger markets normally enjoy low or decreasing crime rates, while weaker markets usually suffer from high or increasing crime rates.

For this study, the FBI Uniform Crime Report (UCR) was used. The FBI collects data from roughly 16,000 separate law enforcement agencies across the country and compiles it into the UCR. The most recent data shows a 95% coverage rate of all jurisdictions nationwide.

Applied Geographic Solutions uses the UCR at the jurisdictional level to model seven crime types for specific geographic areas. Risk indexes are standardized based on national averages. A Risk Index value of 100 for a particular crime type in a certain area means that the probability of the risk is consistent with the national average. It should be noted that aggregate indexes for total crime, personal crime and property crime are not weighted, and a murder is no more significant statistically than petty theft. Therefore, caution should be exercised when using them.

The following table compares the UCR crime risk probabilities for Taylor County and West Virginia:

Zip Code	Total Crime	Personal Crime					Property Crime			
		Murder	Rape	Robbery	Assault	Total	Burglary	Larceny	Vehicular Theft	Total
<b>Taylor County</b>	<b>19</b>	35	72	6	27	<b>25</b>	23	17	12	<b>18</b>
<b>West Virginia</b>	<b>79</b>	85	90	37	106	<b>85</b>	94	77	56	<b>78</b>

Source: Applied Geographic Solutions

The overall Crime Index for the PSA (Taylor County) is 19, indicating lower than normal incidents of crime. The PSA’s index is well below the national (100) and state average (79). Due to the very low crime rate, it is not believed that the perception of crime for the PSA will be a deterrent for people to live, shop, or work in Taylor County.

A map illustrating crime risk within the PSA follows this page.



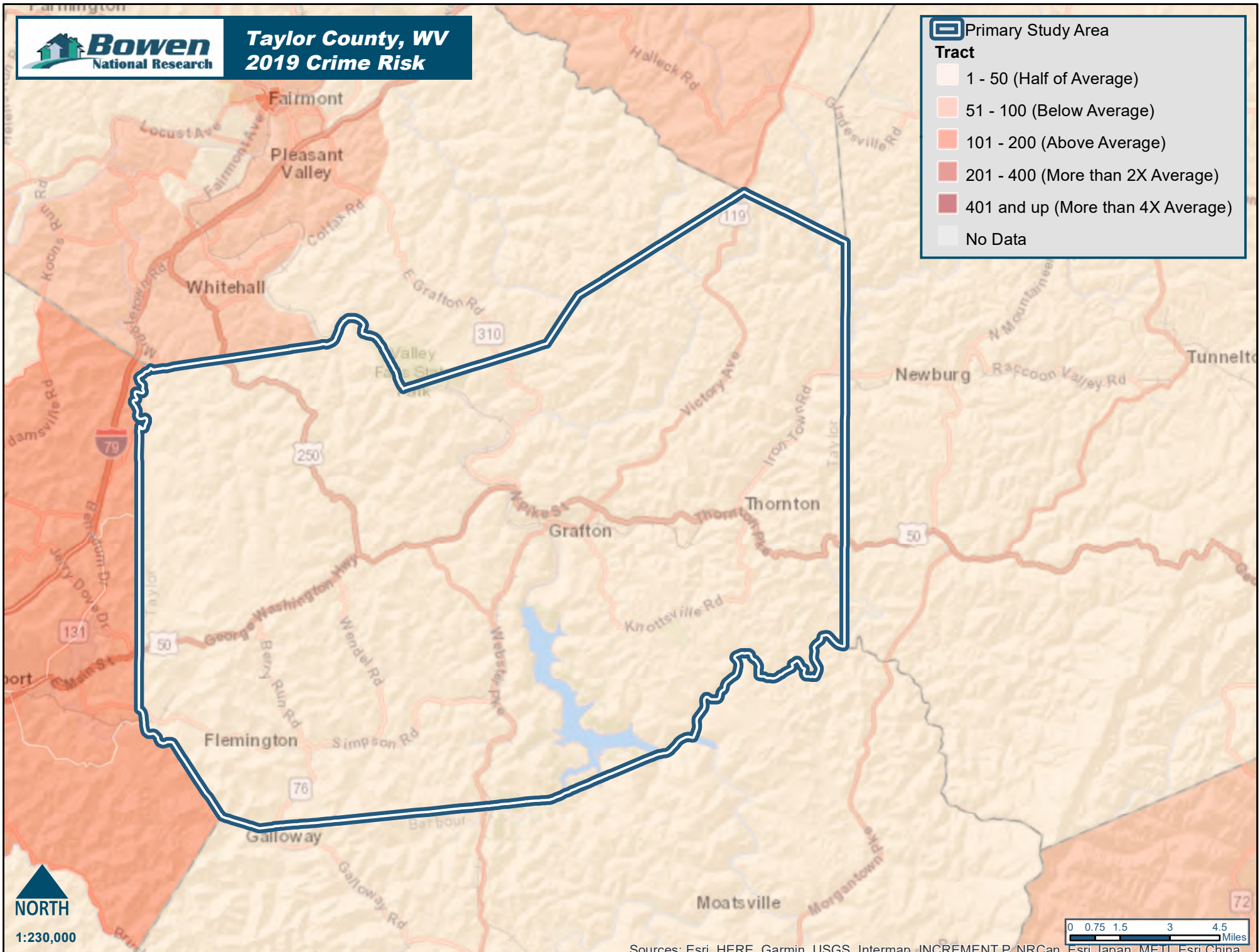


# Taylor County, WV 2019 Crime Risk

Primary Study Area

**Tract**

- 1 - 50 (Half of Average)
- 51 - 100 (Below Average)
- 101 - 200 (Above Average)
- 201 - 400 (More than 2X Average)
- 401 and up (More than 4X Average)
- No Data



NORTH  
1:230,000

0 0.75 1.5 3 4.5 Miles

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

#### **D. Community Attributes**

The location, type, and number of community attributes (both services and amenities) significantly impact housing market performance and the ability of a market to support existing and future development. A geographic area served by an abundance of amenities and services should be more desirable than one with minimal offerings, and its housing, commercial and office markets should perform better accordingly. As a result, community attributes for the PSA (Taylor County) were examined.

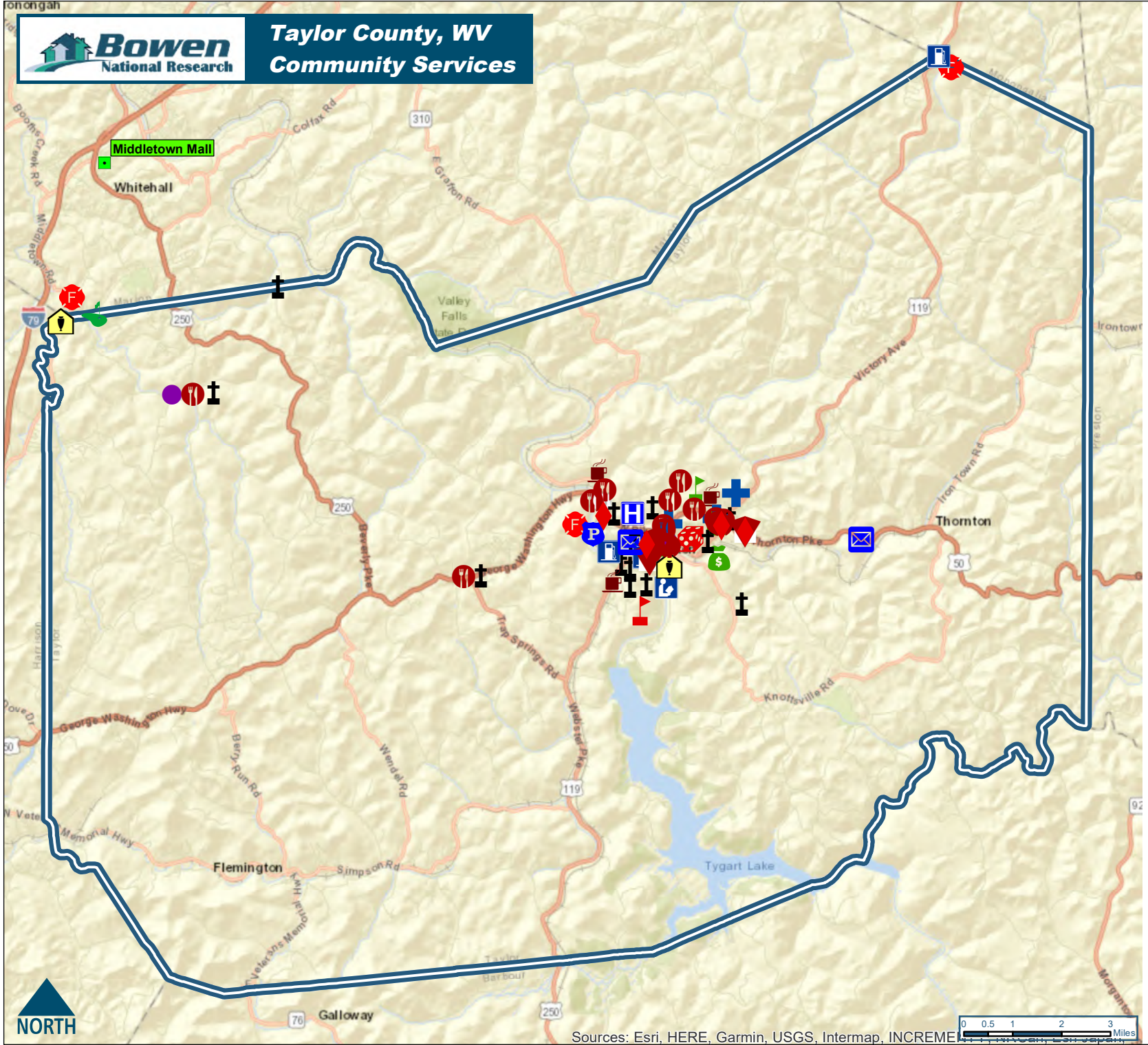
#### **Proximity To Community Services And Infrastructure**

Most community services in Taylor County are located in the city of Grafton, which serves as the commercial and government center of the county. Taylor County has two primary commercial and community service corridors, both of which are in the city of Grafton. East Main Street/West Main Street (U.S. Highway 119) runs east and west through the center of the city. Along Main Street, visitors can find several local restaurants and shops, commercial storefronts and the offices of small businesses. Main Street also includes the Grafton Fire and Police departments, additional government offices and historical attractions such as the International Mother's Day Shrine and the Taylor County Museum. Scattered unoccupied and blighted buildings also line Main Street, while additional commercial buildings offer available retail or office space. Located within blocks of Main Street are multiple gas stations, churches, the Taylor County Library, Shop 'n Save Express grocery store and Grafton City Hospital.

Approximately 1.0 mile northeast of the city center is Taylor County's second central service corridor, located at the intersection of U.S. Highway 50 and U.S. Highway 119. This area contains multiple restaurants, banks, a Walgreens pharmacy, a Goody's department store that will be closing in the future, Dollar Tree, Dollar General, plus additional businesses and services. Approximately 0.2 mile west of this intersection is the Crislip Motor Lodge, one of two lodging options in Taylor County. Vacant retail and office space were also identified in this area.

Other notable services within Taylor County include Walmart Supercenter, approximately 2.0 miles northeast of Grafton's city center and Tygart Lake State Park, approximately 4.0 miles south of Grafton. Additional churches, public safety services and various other services are scattered throughout the remainder of the county.

A map of notable community services within the PSA is included on the following page.



**Legend**

- Primary Study Area
- Bank
- Casino
- Church
- Convenience Store
- Elementary School
- Fire
- Gas
- Golf
- Grocery
- High School
- Hospital
- Library
- Museum
- Pharmacy
- Police
- Post Office
- Recreation Center
- Restaurant
- Shopping

**Shopping Center  
Gross Leasable Area**

- < 500,000 sq. ft.
- < 1,000,000 sq. ft.
- < 3,200,000 sq. ft.



## **E. Development Opportunities**

Typically, development opportunities most often arise when growth occurs among households, incomes, consumer expenditures, and jobs or when existing housing and retail/office is removed from the inventory or needs replaced. We have evaluated factors that influence development throughout this report, with overall demand estimates provided for each development opportunity. This section of the report attempts to quantify the capacity (land and buildings) that could accommodate new development. The physical capacity to accommodate new development is provided for the PSA (Taylor County) only.

Market development strategies that recommend additional or newly created housing units or commercial space should have one or more of the following real estate options available: 1) unimproved land (first-time development), 2) improved land with vacant unusable buildings (demolition and land reuse), and 3) improved land with vacant reusable buildings (adaptive-reuse or rehabilitation). Existing buildings must be unoccupied prior to acquisition and/or renovation, in order for their units to be “newly created” within the market. In addition to being available, these real estate offerings should be residentially suitable, residentially zoned (or capable of achieving such zoning) and feasibly sized for profitable investment.

In September 2019, a Bowen National Research (BNR) Market Analyst visited Taylor County to search for potential sites that could generate new housing units or commercial space within the PSA. Additionally, we conducted online research for potential sites. To be selected, a property had to be for-sale (available) and/or vacant, residentially suitable (marketable/buildable), and capable of generating at least one residential unit. Available lots under 2.0 acres in size were not considered, as it would be difficult to develop residential product of notable size on such a parcel. Existing buildings generally had to be at least 2,200 square feet in size (though some smaller buildings were considered as part of the inventory), as this represents the minimum marketable size for a redeveloped residential unit or commercial space of notable size.

The investigation yielded 22 qualified properties within the PSA. Of these qualified properties, nine were vacant parcels and 13 were potentially reusable buildings. Although this search was not exhaustive, it represents a list of some of the most likely residential real estate opportunities currently available in the PSA and provides insight as to the degree to which Taylor County has the physical capacity to accommodate new residential units or commercial space. It should be noted that these properties were selected without knowledge of asking price or land development constraints (e.g. zoning, flood plain, easements, etc.).

For the residential analysis, information on these potential housing sites is presented in the following table (please note the following explanations before viewing the table):

- **Map ID Number:** This number is used to locate a property on the map provided after the table.
- **Property Type:** Each property is coded to describe its current development condition. This includes vacant land and reusable buildings. Note that some structures denoted as reusable buildings may not be salvageable.
- **New Housing Units:** To determine the development potential (number of new units) for each property, the following conversion factors were used:

Aggregated platted lots:	7,000 square feet of land area per unit
Single-family acreage:	10,000 square feet of land area per unit
Multifamily acreage:	4,000 square feet of land area per unit
Existing structures:	1,300 square feet of building area per unit

Parcels less than two acres in size (87,120 square feet) were calculated as “aggregated platted lots”, parcels between two and 10 acres in size were calculated as “multifamily acreage”, and parcels 10 acres or larger were calculated as “single-family acreage”. An average-sized two-bedroom multifamily housing unit within an existing building needs approximately 1,300 square feet of gross building area, which was used to determine potential units that can be supported in an existing structure. Note that any existing building less than 1,300 square feet will count as one unit in our analysis.

The following table summarizes the properties identified in Taylor County as potential sites for residential development.

Map ID	Address	City	Property Type/ Sub Type	Year Built/ Renovated	Acres of Land	Total Sq. Ft.	Total Sq. Ft. Vacant	Total Units*
1	1665 Country Club Road	Grafton	Commercial	1980	49.6	56,660	N/A	43
2	74 W. Main Street	Grafton	Mixed-use	1890	0.32	21,298	N/A	16
3	16 W. Main Street	Grafton	Mixed-use	1920	0.08	6,600-7,500	N/A	5
4	14 E. Main Street	Grafton	Commercial	1900	0.13	4,600	4,600	3
5	32 E. Main Street	Grafton	Commercial	1940	0.02	726	726	1
6	34 E. Main Street	Grafton	Commercial	1940	0.05	2,040	2,040	1
7	10 Latrobe Street	Grafton	Mixed-use	1890-1900	0.27	21,940	21,940	16

N/A – Not Available

Source: Bowen National Research Field Investigation (2019) and various public real estate listings

\*This applies only to residential development. The estimated potential units are based on typical development standard and does *not* account for current or potential zoning/density for each site, nor do our estimates account for the number of floors that might be developed.

(Continued)

Map ID	Address	City	Property Type/Sub Type	Year Built/Renovated	Acres of Land	Total Sq. Ft.	Total Sq. Ft. Vacant	Total Units*
8	241-255 W. Main Street	Grafton	Mixed-use	1910, 1920	0.32	16,288	16,288	12
9	100 E. Main Street	Grafton	Commercial/Historic	1911	0.63	39,375 – 50,931	39,375 – 50,931	30 - 39
10	110 E. Main Street	Grafton	Hotel/Historic	1913	0.63	39,375 – 50,931	39,375 – 50,931	30 - 39
11	245 Greene’s Plaza**	Grafton	Commercial	1987	1.61	728	728	1
12	205 McGraw Avenue	Grafton	Commercial	1922	0.21	5,200	5,200	4
13	WV Route 310	Grafton	Undeveloped Land	-	66.0	-	-	287
14	WV Route 310	Grafton	Undeveloped Land	-	12.53	-	-	54
15	E. U.S. Hwy 50	Grafton	Undeveloped Land	-	4.65	-	-	50
16	Country Club Road	Grafton	Undeveloped Land	-	33.75	-	-	147
17	Route 250 (Lost Run Road)	Grafton	Undeveloped Land	-	16.53	-	-	72
18	Tygart Lake	Grafton	Undeveloped Land	-	78.7	-	-	342
19	1701 Girl Scout Road	Bridgeport	Undeveloped Land	-	116	-	-	505
20	West Hill Road	Webster	Undeveloped Land	-	39	-	-	169
21	River Run Road	Grafton	Undeveloped Land	-	961.61	-	-	4,188
22	4172 George Washington Hwy.	Grafton	Commercial	N/A	0.5	112,200	112,200	86

N/A – Not Available

Source: Bowen National Research Field Investigation (2019) and various public real estate listings

\*The estimated potential units are based on typical development standard and does *not* account for current or potential zoning/density for each site, nor do our estimates account for the number of floors that might be developed.

\*\*Property now Hop2Eat

Note that the table only includes basic information about each property. Please see the one-page profile for each property at the end of this section for additional information. Noteworthy observations from the preceding table include:

- A total of 22 properties were identified as potentially suitable for residential development. Of the 22 properties, 13 included vacant structures that could be converted into residential uses. The nine remaining properties consist of vacant land containing a combined total of approximately 1,328 acres. We did not attempt to identify small infill lots, but there are likely numerous such lots throughout the county. It is also likely that there are other large parcels and vacant structures that could support residential development that we did not identify or are not actively marketed. Therefore, we believe there is a substantial amount of additional land that could potentially support new development that was not accounted for in this report.
- If all potential properties were developed simultaneously, the PSA housing market has the physical capacity to accommodate at least 6,071 new housing units. This analysis assumes that any vacant land and land currently occupied by existing buildings is redeveloped as new housing.

- Currently, there are 13 existing buildings available in the PSA that appear to be candidates for redevelopment. Of these buildings, five are smaller than 5,600 square feet and would likely involve the development of one to four units in each building. The remaining eight buildings could accommodate more units per structure. The largest of these buildings could potentially support around 86 residential units, while a couple of other buildings could support close to 40 units each. When combined, the buildings larger than 5,600 square feet have the capacity for approximately 250 residential units or commercial space of notable size. As such, there is notable opportunity for adaptive reuse of existing structures in Taylor County.



- The vacant parcels within Taylor County that were identified and ultimately used in this report range in size from about 4.65 acres to 961.61 acres. Overall, the vacant parcels contain approximately 1,328 acres. Note that this total includes the largest parcel in the survey, containing approximately 961 acres. Excluding this parcel, the remaining parcels contain a total of approximately 367 acres. Depending on the size of each parcel, the individual parcels can accommodate anywhere from 50 units to as many as 4,188 units. These parcels can accommodate a variety of commercial properties, including small retail plazas and large big box retailers. It is likely that several smaller infill lots are vacant throughout the city of Grafton and that larger parcels exist in the county that may not be advertised, properly zoned, or lack adequate infrastructure at this time. As such, there is likely additional land that can be developed in Taylor County, beyond those identified in the previous table.



We did not evaluate if all of these buildings or parcels are currently available for purchase or if these properties meet residential or commercial zoning requirements, flood plain requirements or other development parameters to support residential or commercial development.

### **Summary**

Our search for potential development sites within the PSA yielded sufficient land and buildings to deliver more than 6,000 new housing units or tens of thousands square feet of retail space. Note that one vacant property in our survey is approximately 961 acres, which would yield 4,188 residential units. Excluding this large vacant parcel, the remaining 21 properties identified and surveyed would deliver approximately 1,883 new housing units or commercial properties of varying sizes. However, not all of these properties will be viable or capable of generating the estimated number of units (feasibility of identified properties was beyond the scope of this study). Additionally, there are likely many vacant infill lots and larger parcels that are not advertised or currently compatible for residential and commercial development but could represent opportunities in the future. It is worth noting that 13 of the properties contained vacant structures, meaning there are a large number of existing structures that could be good candidates for adaptive-reuse product within the county. A policy or incentive to encourage redevelopment of vacant structures would serve the purpose of not only adding to the housing stock or commercial supply, but also eliminate the impact some vacant structures may be having on surrounding land uses and neighborhoods. Regardless, there are numerous sites within Taylor County that represent development opportunities for potential residential and commercial product.

A map illustrating the location of the potential development properties within the PSA follows this page. One-page profiles of all development opportunities identified in the market follow the map.



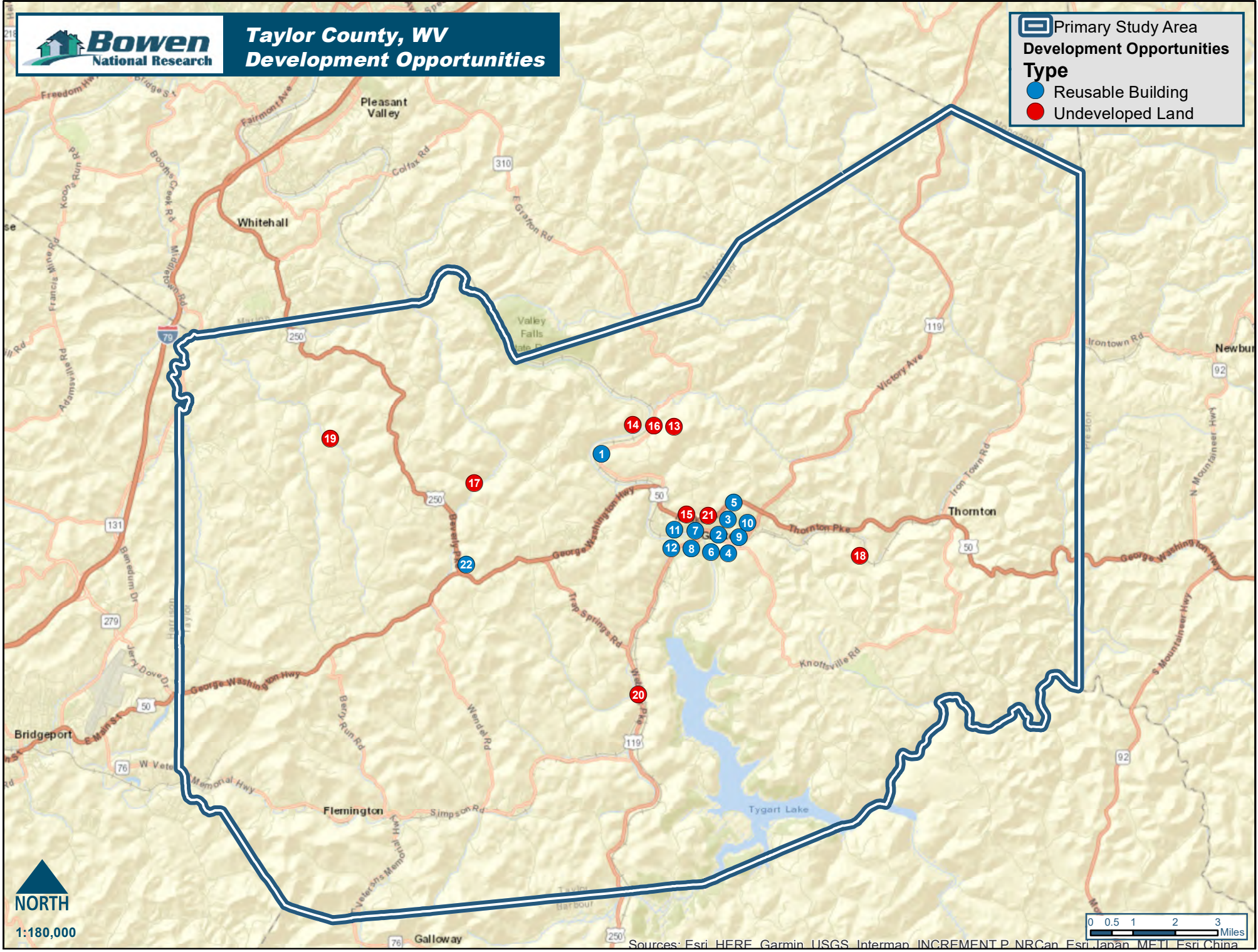


# Taylor County, WV Development Opportunities

**Primary Study Area**

**Development Opportunities Type**

- Reusable Building
- Undeveloped Land



**NORTH**  
1:180,000



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China

**Map ID # 1 1665 Country Club Road  
Grafton, WV 26354**



<b>Year Built:</b>	1980
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Commercial
<b>Approximate Building Size:</b>	56,660 Sq. Ft.
<b>Approximate Lot Size:</b>	49.6 Acre
<b>Zone Class:</b>	Industrial

**RATINGS**

Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C+	C	B	B	B

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Contact phone number: 304-265-3280

<https://mapwv.gov/Assessment/Detail/?PID=4606001800150000000>

**Map ID # 2 68 West Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1890
<b>Number of Floors:</b>	2
<b>Current Use:</b>	Mixed use/Unoccupied
<b>Approximate Building Size:</b>	21,298 Sq. Ft.
<b>Approximate Lot Size:</b>	0.32 Acre
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Multiple space in same building (74 W Main St.)

Owners: FREEZE HOWARD L & EDWARDS G CANTU DAVID & SURV

<https://mapwv.gov/Assessment/Detail/?PID=4601010A008500000000>

**Map ID # 3 16 West Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1920			
<b>Number of Floors:</b>	2			
<b>Current Use:</b>	Mixed-use			
<b>Approximate Building Size:</b>	6,600-7,500 Sq. Ft.			
<b>Approximate Lot Size:</b>	0.08 Acre			
<b>Zone Class:</b>	Commercial			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C-	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Owners: Harper Terry Eugene & Anna Mae & Heirs

<https://mapwv.gov/Assessment/Detail/?PID=4601010B004500000000>

**Map ID # 4 14 East Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1900
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Commercial/Unoccupied
<b>Approximate Building Size:</b>	4,600 Sq. Ft.
<b>Approximate Lot Size:</b>	0.13 Acre
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
D	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Owner – International Mother’s Day Shrine

Former Manos Theater, working on being restored

<https://mapwv.gov/Assessment/Detail/?PID=4601010B003800000000>

**Map ID # 5 32 East Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1940
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Commercial/Unoccupied
<b>Approximate Building Size:</b>	726 Sq. Ft.
<b>Approximate Lot Size:</b>	0.02 Acre
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Owners: AMI

<https://mapwv.gov/Assessment/Detail/?PID=4601010B003600000000>

**Map ID # 6 34 East Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1940
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Commercial/Unoccupied
<b>Approximate Building Size:</b>	2,040 Sq. Ft.
<b>Approximate Lot Size:</b>	0.05 Acre
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C	B	B	B	B

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Owners: AMI

<https://mapwv.gov/Assessment/Detail/?PID=4601010B003400000000>

**Map ID # 7 10 Latrobe Street  
Grafton, WV 26354**



<b>Year Built:</b>	1890,1900			
<b>Number of Floors:</b>	2,3			
<b>Current Use:</b>	Mixed-Use/Unoccupied			
<b>Approximate Building Size:</b>	21,940 Sq. Ft. Combined			
<b>Approximate Lot Size:</b>	0.27 Acre Combined			
<b>Zone Class:</b>	Commercial			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
D	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Combined multiple parcels

Owners: Murray Hill Energy Inc., Freeze Howard L & David Cantu & C Glynn Edwards & Surv.

<https://mapwv.gov/Assessment/Detail/?PID=4601010A008300000000>

<https://mapwv.gov/Assessment/Detail/?PID=4601010A008200000000>

<https://mapwv.gov/Assessment/Detail/?PID=4601010A008100000000>



**Map ID # 8 241-255 West Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1910, 1920			
<b>Number of Floors:</b>	3			
<b>Current Use:</b>	Mixed-Use/Unoccupied			
<b>Approximate Building Size:</b>	16,288 Sq. Ft. Combined			
<b>Approximate Lot Size:</b>	0.32 Combined			
<b>Zone Class:</b>	Commercial			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Combined multiple parcels:

<https://mapwv.gov/Assessment/Detail/?PID=4601010A001200000000>

<https://mapwv.gov/Assessment/Detail/?PID=4601010A001100000000>

<https://mapwv.gov/Assessment/Detail/?PID=4601010A001000000000>

<https://mapwv.gov/Assessment/Detail/?PID=4601010A000900000000>

**Map ID # 9 110 East Main Street (100)  
Grafton, WV 26354**



<b>Year Built:</b>	1911 (per article)
<b>Number of Floors:</b>	2
<b>Current Use:</b>	Historical/Unoccupied (former Railroad Station)
<b>Approximate Building Size:</b>	39,375-50,931 Sq. Ft.
<b>Approximate Lot Size:</b>	0.63 Acre
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C+	B	B	B	B

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Available

Grafton B&O Station

Considered same parcel as Willard Hotel (next page)  
Owners: Vandalia Heritage Foundation (vandalia.org)

<https://mapwv.gov/Assessment/Detail/?PID=4601010B003300000000>

**Map ID # 10 110 East Main Street  
Grafton, WV 26354**



<b>Year Built:</b>	1913			
<b>Number of Floors:</b>	6			
<b>Current Use:</b>	Historical/Unoccupied (former hotel)			
<b>Approximate Building Size:</b>	39,375- 50,931 Sq. Ft.			
<b>Approximate Lot Size:</b>	0.63 Acre			
<b>Zone Class:</b>	Commercial			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C-	B	B	A	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Considered same parcel as B&O Railroad station (preceding page)

Owners: Vandalia Heritage Foundation (vandalia.org)

<https://mapwv.gov/Assessment/Detail/?PID=4601010B003300000000>

**Map ID # 11 245 Greenes Plaza  
Grafton, WV 26354**



<b>Year Built:</b>	1987
<b>Number of Floors:</b>	1
<b>Current Use:</b>	Commercial/Unoccupied
<b>Approximate Building Size:</b>	744 Sq. Ft.
<b>Approximate Lot Size:</b>	1.61 Acre/34,128 Sq. Ft.
<b>Zone Class:</b>	Commercial

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C+	B	B	B-	B

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

Space in plaza building

Former Farmer's Delight hardware store; Now the home to Hop2Eat

Owners: GREENE'S GROCERY CO

<https://mapwv.gov/Assessment/Detail/?PID=46010029026100000000>

**Map ID # 12 205 McGraw Avenue  
Grafton, WV 26354**

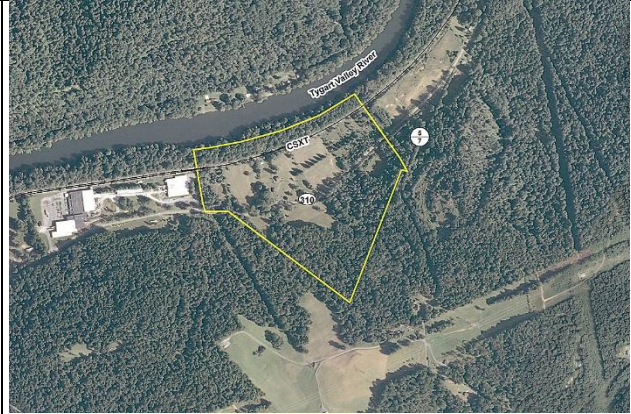


<b>Year Built:</b>	1922			
<b>Number of Floors:</b>	2			
<b>Current Use:</b>	Commercial/Unoccupied			
<b>Approximate Building Size:</b>	5,200 Sq. Ft.			
<b>Approximate Lot Size:</b>	0.21 Acre			
<b>Zone Class:</b>	Commercial			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
C	B	B	B	B- (free on street)

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

<https://mapwv.gov/Assessment/Detail/?PID=46010009030300000000>

**Map ID # 13 WV Route 310  
Grafton, WV 26354**

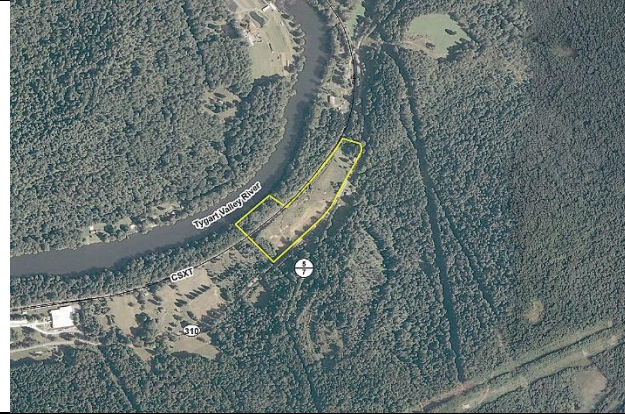


<b>Year Built:</b>	N/A			
<b>Number of Floors:</b>	N/A			
<b>Current Use:</b>	Undeveloped land			
<b>Approximate Building Size:</b>	N/A			
<b>Approximate Lot Size:</b>	66 Acres			
<b>Zone Class:</b>	Unknown			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale

**Map ID # 14 WV Route 310  
Grafton, WV 26354**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Undeveloped land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size:</b>	12.53 Acres
<b>Zone Class:</b>	Unknown

**RATINGS**

<b>Property</b>	<b>Neighborhood</b>	<b>Access (Ingress/Egress)</b>	<b>Visibility</b>	<b>Parking</b>
N/A	B	B	B	N/A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Available

For Sale – Property owned by Taylor County Development Authority

## Map ID # 15 0 E U.S. Route 50 Highway Grafton, WV 26354



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Undeveloped land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size:</b>	4.65 Acres
<b>Zone Class:</b>	Unknown

### RATINGS

Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$175,000

[https://www.realtor.com/realestateandhomes-detail/0U-E-S-Route-50-Hwy\\_Grafton\\_WV\\_26354\\_M97899-31987?view=qv](https://www.realtor.com/realestateandhomes-detail/0U-E-S-Route-50-Hwy_Grafton_WV_26354_M97899-31987?view=qv)



**Map ID # 16 Country Club Road  
Grafton, WV 26354**

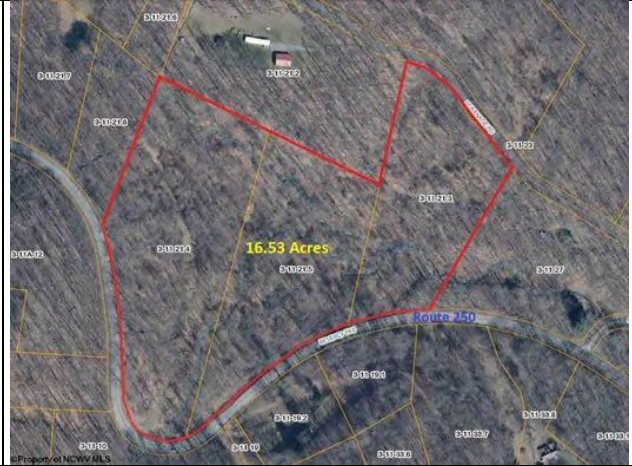


<b>Year Built:</b>	N/A			
<b>Number of Floors:</b>	N/A			
<b>Current Use:</b>	Undeveloped land			
<b>Approximate Building Size:</b>	N/A			
<b>Approximate Lot Size:</b>	33.75 Acres			
<b>Zone Class:</b>	Unknown			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
B – Average  
C – Below Average  
N/A – Not Available

For Sale: \$150,000  
Across from 4518 Country Club Road  
Tracy Vallano – Howard Hanna  
304-594-0115  
304-282-8149  
<https://www.landsofamerica.com/property/33.75-acres-in-Taylor-County-West-Virginia/6229286/>

## Map ID # 17 Route 250 Lost Run Road Grafton, WV 26354



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Undeveloped land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size:</b>	16.53 Acres
<b>Zone Class:</b>	Unknown

### RATINGS

Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$124,900

Rob Young – Howard Hanna

304-594-0115

<https://www.landsofamerica.com/property/16.53-acres-in-Taylor-County-West-Virginia/6361197/>

**Map ID # 18 Tygart Lake  
Grafton, WV 26354**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Undeveloped land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size:</b>	78.7 Acres
<b>Zone Class:</b>	Unknown

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$800,000

Audrey Root – Homefinders Plus Real Estate Inc.

[https://www.zillow.com/homedetails/Tbd-Meyers-Cove-Rd-Grafton-WV-26354/2095901688\\_zpid/](https://www.zillow.com/homedetails/Tbd-Meyers-Cove-Rd-Grafton-WV-26354/2095901688_zpid/)

<https://www.landsofamerica.com/property/78.7-acres-in-Taylor-County-West-Virginia/7090120/>

**Map ID # 19 1701 Girl Scout Road  
Bridgeport, WV 26330**



<b>Year Built:</b>	N/A
<b>Number of Floors:</b>	N/A
<b>Current Use:</b>	Undeveloped land
<b>Approximate Building Size:</b>	N/A
<b>Approximate Lot Size:</b>	116 Acres
<b>Zone Class:</b>	Unknown

RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$675,000  
 Julie Oldaker – Mountain State Real Estate Services  
[https://www.zillow.com/homedetails/1701-Girl-Scout-Rd-Bridgeport-WV-26330/83839430\\_zpid/](https://www.zillow.com/homedetails/1701-Girl-Scout-Rd-Bridgeport-WV-26330/83839430_zpid/)

**Map ID # 20 West Hill Road  
Webster, WV 26354**



<b>Year Built:</b>	N/A			
<b>Number of Floors:</b>	N/A			
<b>Current Use:</b>	Undeveloped land			
<b>Approximate Building Size:</b>	N/A			
<b>Approximate Lot Size:</b>	39 Acres			
<b>Zone Class:</b>	Unknown			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$130,000

[https://www.zillow.com/homedetails/W-Hill-Rd-Webster-WV-26354/2102921314\\_zpid/](https://www.zillow.com/homedetails/W-Hill-Rd-Webster-WV-26354/2102921314_zpid/)

## Map ID # 21 River Run Road Grafton, WV 26354

No Parcel Picture Available		-		
<b>Year Built:</b>	N/A			
<b>Number of Floors:</b>	N/A			
<b>Current Use:</b>	Undeveloped land			
<b>Approximate Building Size:</b>	N/A			
<b>Approximate Lot Size:</b>	961.61 Acres			
<b>Zone Class:</b>	Unknown			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	B	B	B	N/A

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

For Sale: \$3,995,000

<https://www.landsofamerica.com/property/961.61-acres-in-Taylor-County-West-Virginia/7095323/>

<https://www.realtor.com/realesta>

Diane Floyd – Floyd Real Estate Inc.

**Map ID # 22 4172 George Washington Highway  
Grafton, WV 26354**



<b>Year Built:</b>	N/A			
<b>Number of Floors:</b>	1			
<b>Current Use:</b>	Former T & L Hot Dog and Banquet Hall			
<b>Approximate Building Size:</b>	112,200 (Unconfirmed)			
<b>Approximate Lot Size:</b>	0.5 Acres			
<b>Zone Class:</b>	Unknown			
RATINGS				
Property	Neighborhood	Access (Ingress/Egress)	Visibility	Parking
N/A	N/A	A	A	B

A – Above Average  
 B – Average  
 C – Below Average  
 N/A – Not Available

*Photos courtesy of Taylor Web Parcel Viewer*

## **F. Qualified Opportunity Zones**

There is one Census Tract in the northeastern portion of Taylor County that was designated as a Qualified Opportunity Zone (QOZ). QOZs were created by the 2017 Tax Cuts and Jobs Act and are designed to spur investment in communities through tax benefits. The Tract in Taylor County is 54091964600. The city of Grafton falls within this Opportunity Zone.

QOZs provide a deferral and reduction of capital gains taxes within five to seven years and a total waiver of capital gains taxes at ten years or longer. QOZ's can be used in conjunction with other incentive programs, such as the Federal and State Historic Tax Credit program or the Community Reinvestment Area (CRA) Program.

Properties eligible for QOZ investment or Qualified Opportunity Funds (QOF) must be purchased after 12/31/2017 with any prior ownership limited to 20% of the fund.

The current QOF deadlines, pending new legislation are as follows:

- 12/31/19 – Last day to invest in QOF to receive ALL potential tax benefits
- 12/31/21 – Last day to invest in QOF to receive 10% reduction in tax liabilities
- 12/31/26 – Last day to invest in QOF without 5- and 7-year tax reduction.
- 12/31/28 – QOZs expire, pending new legislation

The Taylor County QOZ is shown in the map on the following page. Additional details of the program and a QOZ map can be found at <https://westvirginia.gov/opportunity-zones/>

The city/county may want to identify real estate investors, developers and/or opportunity zone funds specifically tied to this program. These investors and funds can be identified through private-equity firms, venture capitalists, and several on-line resources including the following:

- [www.cremodels.com](http://www.cremodels.com)
- <https://eig.org/opportunityzones/resources>
- [www.enterprisecommunity.org/opportunity360](http://www.enterprisecommunity.org/opportunity360)
- [www.novoco.com/resource-centers](http://www.novoco.com/resource-centers)
- [www.reonomy.com](http://www.reonomy.com)
- <https://Smartgrowthamerica.org>

Taking a pro-active approach to identifying resources and investors or funds could expedite investment into Taylor County.



The Qualified Opportunity Zone is Taylor County shown in blue on the following map.



Map created by OpportunityDb.com

# Taylor County, West Virginia Demographic and Economic Opportunity Analysis ADDENDUMS

Addendum A – Field Survey of Multifamily Rentals – Taylor County

Addendum B – For-Sale Housing Inventory

Addendum C – Retail and Office Inventory

Addendum D – Qualifications

Addendum E – Glossary

Addendum F – Sources



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O WNVHCO KN[ "TGP VCNU

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"

C/3"



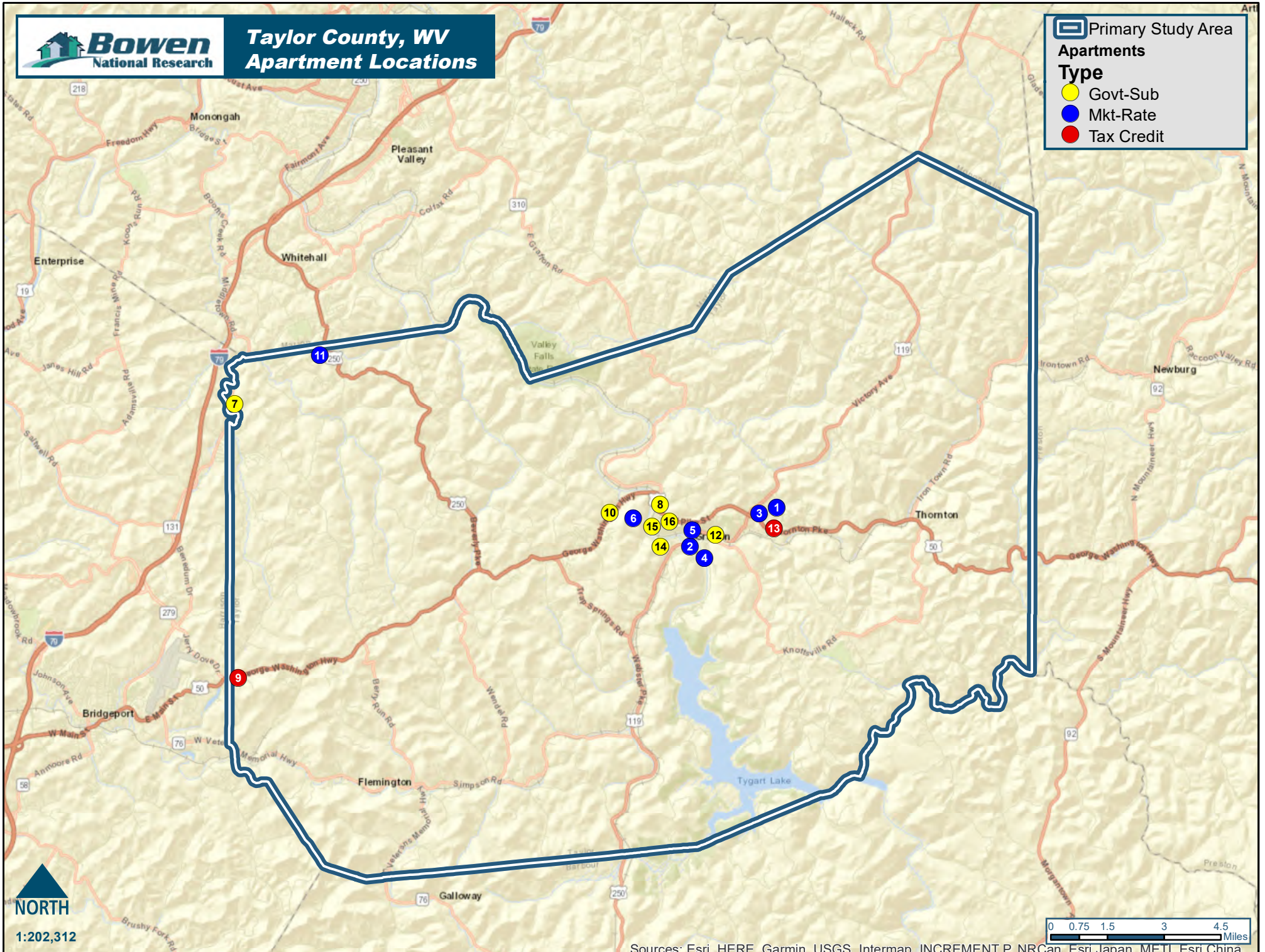


# Taylor County, WV Apartment Locations

Primary Study Area

**Apartments Type**

- Govt-Sub
- Mkt-Rate
- Tax Credit



















**NORTH**  
1:202,312
























Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri, Japan, METI, Esri, China






Map ID	Property	Prop Type	Quality Rating	Year Built	Total Units	Vacant	Occ. Rate
1	153 School St.	MRR	C+	1920	6	0	100.0%
2	215 Walnut St.	MRR	C	1930	8	0	100.0%
3	220 Blueville Dr.	MRR	C	1930	4	0	100.0%
4	233 Thayer St.	MRR	C	1920	4	0	100.0%
5	307 W. Main St.	MRR	B-	1972	2	0	100.0%
6	828 W. Main St.	MRR	B-	1900	3	0	100.0%
7	Boothsville Apts.	GSS	B-	1986	40	1	97.5%
8	Briarcliff Apts.	GSS	B-	1982	48	0	100.0%
9	Brier View Apts.	TAX	B	2002	48	0	100.0%
10	Cedarwood 11	GSS	C+	1981	16	0	100.0%
11	Chateau South	MRR	B-	1988	71	0	100.0%
12	Elizabeth Cather Towers	GSS	C	1971	105	0	100.0%
13	Garrett Mills	TAX	B-	2009	32	0	100.0%
14	Grafton Homes	GSS	C+	1964	40	0	100.0%
15	Grafton Manor Apts.	GSS	B-	1993	36	0	100.0%
16	Sunset Terrace	GSS	C+	1974	60	0	100.0%

















\*Drive distance in miles






 Comparable Property	 (MIG) Market-Rate, Income Restricted (not LIHTC) & Govt Subsidized	 (TIG) Tax Credit, Income Restricted (not LIHTC) & Govt Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Govt Subsidized	 (ING) Income Restricted (not LIHTC) & Govt Subsidized
 (MRT) Market-Rate & Tax Credit	 (TIN) Tax Credit & Income Restricted (not LIHTC)	 (GSS) Govt Subsidized
 (MRG) Market-Rate & Govt Subsidized	 (TMG) Tax Credit, Market-Rate & Govt Subsidized	 (ALL) Tax Credit, Market-Rate, Govt Subsidized & Income Restricted
 (MIN) Market-Rate & Income Restricted (not LIHTC)		

















<b>1</b>	<b>153 School St.</b> 153 School St., Grafton, WV 26354	Contact: Phil (In Person) Phone: (304) 677-6269
	Total Units: 6 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1920 BR: 2 Vacant Units: 0 Waitlist: 5-6 households AR Year: Target Population: Family Yr Renovated: 2018 Rent Special: Notes: Does not accept HCV	
<b>2</b>	<b>215 Walnut St.</b> 215 Walnut St, Grafton, WV 26354	Contact: Anna May (In Person) Phone: (304) 319-4532
	Total Units: 8 UC: 0 Occupancy: 100.0% Stories: 3 Year Built: 1930 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 2-br: 2 households AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Accepts HCV (0 currently)	
<b>3</b>	<b>220 Blueville Dr.</b> 220 Blueville Dr, Grafton, WV 26354	Contact: Jen (In Person) Phone: (304) 376-3025
	Total Units: 4 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1930 BR: 2 Vacant Units: 0 Waitlist: AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Does not accept HCV	
<b>4</b>	<b>233 Thayer St.</b> 233 Thayer St, Grafton, WV 26354	Contact: Phil (In Person) Phone: (304) 677-6269
	Total Units: 4 UC: 0 Occupancy: 100.0% Stories: 2, 2.5 Year Built: 1920 BR: 1 Vacant Units: 0 Waitlist: AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Does not accepts HCV	
<b>5</b>	<b>307 W. Main St.</b> 307 W. Main St., Grafton, WV 26354	Contact: Todd (In Person) Phone: (304) 288-4867
	Total Units: 2 UC: 0 Occupancy: 100.0% Stories: 1 Year Built: 1972 BR: 2 Vacant Units: 0 Waitlist: AR Year: Target Population: Family Yr Renovated: 2015 Rent Special: Notes: Does not accept HCV	

 Comparable Property	 (MIG) Market-Rate, Income Restricted (not LIHTC) & Govt Subsidized	 (TIG) Tax Credit, Income Restricted (not LIHTC) & Govt Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Govt Subsidized	 (ING) Income Restricted (not LIHTC) & Govt Subsidized
 (MRT) Market-Rate & Tax Credit	 (TIN) Tax Credit & Income Restricted (not LIHTC)	 (GSS) Govt Subsidized
 (MRG) Market-Rate & Govt Subsidized	 (TMG) Tax Credit, Market-Rate & Govt Subsidized	 (ALL) Tax Credit, Market-Rate, Govt Subsidized & Income Restricted
 (MIN) Market-Rate & Income Restricted (not LIHTC)		


<b>6</b>	<b>828 W. Main St.</b> 828 W. Main St., Grafton, WV 26354	Contact: Dawn (In Person) Phone: (304) 677-9893
	Total Units: 3 UC: 0 Occupancy: 100.0% Stories: 2.5 Year Built: 1900 BR: 1 Vacant Units: 0 Waitlist: Target Population: Family AR Year: Rent Special: Yr Renovated: Notes: Does not accept HCV	
<b>7</b>	<b>Boothsville Apts.</b> D-16 (Rte. 73), Shinnston, WV 26431	Contact: Nausha (In Person) Phone: (304) 635-4344
	Total Units: 40 UC: 0 Occupancy: 97.5% Stories: 1,2 Year Built: 1986 BR: 1, 2 Vacant Units: 1 Waitlist: Target Population: Family AR Year: Rent Special: Yr Renovated: Notes: RD 515; has RA (16 units)	
<b>8</b>	<b>Briarcliff Apts.</b> 1200 Baltimore St., Grafton, WV 26354	Contact: Nashua (In Person) Phone: (304) 635-4344
	Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1982 BR: 1, 2 Vacant Units: 0 Waitlist: Target Population: Family AR Year: Rent Special: Yr Renovated: Notes: RD 515, has no RA	
<b>9</b>	<b>Brier View Apts.</b> 1049 Brierview Dr., Bridgeport, WV 26330	Contact: April (In Person) Phone: (304) 848-0120
	Total Units: 48 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 2002 BR: 2, 3 Vacant Units: 0 Waitlist: 70 households AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Tax Credit; HCV (11 units)	
<b>10</b>	<b>Cedarwood 11</b> 914 George Washington Hwy, Grafton, WV 26354	Contact: Paulette (In Person) Phone: (304) 203-2458
	Total Units: 16 UC: 0 Occupancy: 100.0% Stories: 2 Year Built: 1981 BR: 2, 3 Vacant Units: 0 Waitlist: 4 households AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: HUD Section 8	

















 Comparable Property	 (MIG) Market-Rate, Income Restricted (not LIHTC) & Govt Subsidized	 (TIG) Tax Credit, Income Restricted (not LIHTC) & Govt Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Govt Subsidized	 (ING) Income Restricted (not LIHTC) & Govt Subsidized
 (MRT) Market-Rate & Tax Credit	 (TIN) Tax Credit & Income Restricted (not LIHTC)	 (GSS) Govt Subsidized
 (MRG) Market-Rate & Govt Subsidized	 (TMG) Tax Credit, Market-Rate & Govt Subsidized	 (ALL) Tax Credit, Market-Rate, Govt Subsidized & Income Restricted
 (MIN) Market-Rate & Income Restricted (not LIHTC)		

<b>11</b>	<b>Chateau South</b> 8002 Carriage Ln., Fairmont, WV 26554	Contact: Darhius (In Person) Phone: (304) 363-3323
	Total Units: 71 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 1988 BR: 1, 2, 3 Vacant Units: 0 Waitlist: Target Population: Family AR Year: Rent Special: Yr Renovated: Notes: Does not accept HCV	
<b>12</b>	<b>Elizabeth Cather Towers</b> 131 E. Main St., Grafton, WV 26354	Contact: Frank (In Person) Phone: (304) 265-1045
	Total Units: 105 UC: 0 Occupancy: 100.0% Stories: 7 w/Elevator Year Built: 1971 BR: 0, 1, 2 Vacant Units: 0 Waitlist: Target Population: Senior 62+ AR Year: Rent Special: Yr Renovated: Notes: Public Housing	
<b>13</b>	<b>Garrett Mills</b> 109 Garrett Mills Ln., Grafton, WV 26354	Contact: Joey (In Person) Phone: (304) 265-0394
	Total Units: 32 UC: 0 Occupancy: 100.0% Stories: 2,3 Year Built: 2009 BR: 1, 2, 3 Vacant Units: 0 Waitlist: 5 households AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Tax Credit; HCV (13 units)	
<b>14</b>	<b>Grafton Homes</b> 610 Anna Jarvis Dr, Grafton, WV 26354	Contact: Frank (In Person) Phone: (304) 265-1045
	Total Units: 40 UC: 0 Occupancy: 100.0% Stories: 1,2 Year Built: 1964 BR: 1, 2, 3, 4 Vacant Units: 0 Waitlist: 30 households AR Year: Target Population: Family Yr Renovated: Rent Special: Notes: Public Housing	
<b>15</b>	<b>Grafton Manor Apts.</b> 850 W. Main St., Grafton, WV 26354	Contact: Nashua (In Person) Phone: (304) 635-4344
	Total Units: 36 UC: 0 Occupancy: 100.0% Stories: 2 w/Elevator Year Built: 1993 BR: 1, 2 Vacant Units: 0 Waitlist: Target Population: Senior 62+ AR Year: Rent Special: Yr Renovated: Notes: RD 515, has RA (all units)	

 Comparable Property	 (MIG) Market-Rate, Income Restricted (not LIHTC) & Govt Subsidized	 (TIG) Tax Credit, Income Restricted (not LIHTC) & Govt Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Govt Subsidized	 (ING) Income Restricted (not LIHTC) & Govt Subsidized
 (MRT) Market-Rate & Tax Credit	 (TIN) Tax Credit & Income Restricted (not LIHTC)	 (GSS) Govt Subsidized
 (MRG) Market-Rate & Govt Subsidized	 (TMG) Tax Credit, Market-Rate & Govt Subsidized	 (ALL) Tax Credit, Market-Rate, Govt Subsidized & Income Restricted
 (MIN) Market-Rate & Income Restricted (not LIHTC)		



<b>16</b>	<b>Sunset Terrace</b> 1 Sunset Ter., Grafton, WV 26354	Contact: Frank (In Person) Phone: (304) 265-1045
		
Total Units: 60    UC: 0    Occupancy: 100.0%    Stories: 1,2    Year Built: 1974 BR: 2, 3, 4    Vacant Units: 0    Waitlist:    AR Year: Target Population: Family    Yr Renovated: 2007 Rent Special: Notes: Public Housing		

 Comparable Property	 (MIG) Market-Rate, Income Restricted (not LIHTC) & Govt Subsidized	 (TIG) Tax Credit, Income Restricted (not LIHTC) & Govt Subsidized
 Senior Restricted	 (TAX) Tax Credit	 (INR) Income Restricted (not LIHTC)
 (MRR) Market-Rate	 (TGS) Tax Credit & Govt Subsidized	 (ING) Income Restricted (not LIHTC) & Govt Subsidized
 (MRT) Market-Rate & Tax Credit	 (TIN) Tax Credit & Income Restricted (not LIHTC)	 (GSS) Govt Subsidized
 (MRG) Market-Rate & Govt Subsidized	 (TMG) Tax Credit, Market-Rate & Govt Subsidized	 (ALL) Tax Credit, Market-Rate, Govt Subsidized & Income Restricted
 (MIN) Market-Rate & Income Restricted (not LIHTC)		

Source: Fairmont-Morgantown Housing Authority  
 Effective: 01/2018

Monthly Dollar Allowances

		Garden						Townhome					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	14	17	20	22	25	28	14	17	20	22	25	28
	+Base Charge	9	9	9	9	9	9	9	9	9	9	9	9
	Bottled Gas	45	54	62	72	83	92	45	54	62	72	83	92
	Electric	25	32	37	45	53	59	25	32	37	45	53	59
	Heat Pump												
	Oil	38	46	54	62	72	79	38	46	54	62	72	79
Cooking	Natural Gas	5	5	6	6	7	7	5	5	6	6	7	7
	Bottled Gas	17	18	21	22	25	25	17	18	21	22	25	25
	Electric	10	10	12	13	15	15	10	10	12	13	15	15
	Oil												
Other Electric	19	21	25	30	35	42	19	21	25	30	35	42	
+Base Charge	5	5	5	5	5	5	5	5	5	5	5	5	
Air Conditioning													
Water Heating	Natural Gas	7	10	12	17	23	28	7	10	12	17	23	28
	Bottled Gas	25	34	43	60	79	98	25	34	43	60	79	98
	Electric	10	17	24	38	53	68	10	17	24	38	53	68
	Oil												
Water	24	28	37	61	86	106	24	28	37	61	86	106	
Sewer	19	28	40	66	93	118	19	28	40	66	93	118	
Trash Collection	21	21	21	21	21	21	21	21	21	21	21	21	
Internet*	20	20	20	20	20	20	20	20	20	20	20	20	
Cable*	20	20	20	20	20	20	20	20	20	20	20	20	
Alarm Monitoring*													

\* Estimated- not from source

# Addendum B

## For-Sale Housing Inventory

Available									
Address	City	Year Built	Bedrooms	Baths	Square Feet	Days on Market	List Price	Type	Price Per Square Foot
546 Sidetrack Road	Bridgeport	2010	1	1.0	784	180	\$79,000	Detached	\$100.77
2678 George Washington Highway	Grafton	1900	2	1.0	1,347	655	\$20,000	Detached	\$14.85
3239 Thornton Pike	Thornton	1940	2	1.0	1,100	252	\$89,900	Detached	\$81.73
530 Walnut Street	Grafton	1945	2	1.0	1,200	49	\$68,980	Detached	\$57.48
50 Scott Drive	Grafton	1976	2	2.0	1,768	261	\$275,000	Detached	\$155.54
4025 Knottsville Road	Grafton	1977	2	1.0	2,464	229	\$199,900	Detached	\$81.13
215 Johnson Drive	Grafton	2003	2	1.0	1,200	222	\$380,000	Detached	\$316.67
572 Sidetrack Road	Bridgeport	2010	2	1.0	768	180	\$75,000	Detached	\$97.66
714 W Main Street	Grafton	1900	3	1.0	1,885	17	\$95,500	Detached	\$50.66
184 LINCOLN Street	Grafton	1920	3	1.0	1,300	38	\$119,900	Detached	\$92.23
74 Haymond Road	Grafton	1930	3	1.0	1,480	6	\$104,900	Detached	\$70.88
342 Graham Street	Grafton	1939	3	1.0	1,629	26	\$179,900	Detached	\$110.44
63 Lincoln Street	Grafton	1940	3	1.0	1,800	19	\$75,000	Detached	\$41.67
148 Beaumont Road	Grafton	1940	3	1.0	1,200	156	\$79,900	Detached	\$66.58
2304 Plum Run Road	Fairmont	1967	3	1.0	1,117	14	\$199,900	Detached	\$178.96
19 Delaney Lane	Fairmont	1979	3	3.0	3,440	108	\$325,000	Detached	\$94.48
301 Seymour Road	Fairmont	1979	3	3.0	2,632	64	\$379,900	Detached	\$144.34
9689 George Washington Highway	Bridgeport	1984	3	2.0	1,288	7	\$179,000	Detached	\$138.98
54 Jarrett Drive	Grafton	1985	3	1.0	1,008	42	\$127,500	Detached	\$126.49
134 Iron Town Road	Thornton	1988	3	2.0	1,296	58	\$95,000	Manufactured-Multi Wide	\$73.30
4148 Wexford Way	Bridgeport	1994	3	3.0	1,958	25	\$279,900	Detached	\$142.95
7314 Scottsdale Road	Fairmont	1994	3	3.0	3,478	49	\$399,000	Detached	\$114.72
7320 Scottsdale Road	Fairmont	1994	3	3.0	4,075	56	\$425,000	Detached	\$104.29
149 Aaron Lane	Grafton	1995	3	2.0	1,175	272	\$37,900	Manufactured-Multi Wide	\$32.26
1435 Beverly Pike	Grafton	1997	3	2.0	1,750	570	\$240,000	Detached	\$137.14

(continued)

Available									
Address	City	Year Built	Bedrooms	Baths	Square Feet	Days on Market	List Price	Type	Price Per Square Foot
401 Tolley Road	Bridgeport	1997	3	2.0	2,268	132	\$285,000	Detached	\$125.66
500 Gregg Road	Bridgeport	1999	3	1.0	1,180	34	\$249,000	Detached	\$211.02
7025 & 7025B George Washington Hwy.	Bridgeport	2005	3	2.0	1,456	95	\$299,900	Detached	\$205.98
19 Blue Quill Road	Bridgeport	2008	3	3.0	2,269	102	\$389,000	Detached	\$171.44
142 Bord Lane	Grafton	2013	3	2.0	2,340	136	\$327,000	Detached	\$139.74
25 Morgan Ridge	Grafton	2015	3	1.0	1,800	45	\$169,000	Detached	\$93.89
227 Maple Avenue	Grafton	1910	4	2.0	1,979	26	\$179,900	Detached	\$90.90
489 Slab Camp Road	Independence	1910	4	4.0	4,540	73	\$649,000	Detached	\$142.95
579 Middletown Road	Bridgeport	1930	4	2.0	2,587	25	\$244,900	Detached	\$94.67
701 Maple Avenue	Grafton	1949	4	1.0	1,176	54	\$105,000	Detached	\$89.29
208 Oakdale Drive	Grafton	1991	4	2.0	2,510	48	\$299,500	Detached	\$119.32
1470 Boothsville Road	Bridgeport	1998	4	3.0	2,648	56	\$449,000	Detached	\$169.56
470 Travis Drive	Bridgeport	2003	4	3.0	4,426	53	\$535,000	Detached	\$120.88
91 Cara Marita Drive	Grafton	2004	4	2.0	1,404	185	\$87,000	Manufactured-Multi Wide	\$61.97
4110 Wexford Way	Bridgeport	2004	4	3.0	2,701	5	\$324,900	Detached	\$120.29
39 Morrow Tower Road	Bridgeport	2005	4	3.0	1,931	15	\$259,900	Detached	\$134.59
214 Evergreen Drive	Bridgeport	2007	4	2.0	2,900	150	\$365,000	Detached	\$125.86
63 Oak Ridge Court	Bridgeport	2012	4	4.0	2,300	98	\$379,500	Detached	\$165.00
751 Stonecrest Drive	Grafton	2017	4	2.0	3,205	67	\$399,000	Detached	\$124.49
898 Morrow Cross Road	Flemington	2019	4	2.0	2,615	6	\$360,000	Detached	\$137.67
47 Highland Ridge Road	Bridgeport	2007	5	3.0	3,298	42	\$375,000	Detached	\$113.71

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
106 Cather Lane	Grafton	1950	1	1.0	909	12/20/2016	5	\$95,000	Detached	\$104.51
549 Laurel Run Road	Grafton	2016	1	1.0	1,400	1/24/2019	11	\$130,000	Detached	\$92.86
304 Mackin Street	Grafton	1900	1	1.0	826	11/9/2015	90	\$24,600	Detached	\$29.78
549 Laurel Run Road	Grafton	2016	1	1.0	1,400	6/16/2017	183	\$120,000	Other	\$85.71
436 Gay Street	Grafton	1900	2	1.0	2,000	9/2/2015	1	\$87,500	Detached	\$43.75
380 Freeman Hill Road	Bridgeport	1969	2	1.0	956	9/8/2016	1	\$140,000	Detached	\$146.44
729 Victory Avenue	Grafton	1957	2	1.0	1,040	12/6/2016	1	\$98,000	Detached	\$94.23
1215 Chambers Street	Grafton	1950	2	2.0	1,700	1/25/2019	1	\$94,000	Detached	\$55.29
223 Love Avenue	Grafton	1932	2	1.0	901	2/15/2016	1	\$32,000	Detached	\$35.52
124 Broadway Street	Flemington	1915	2	1.0	832	11/29/2018	2	\$41,000	Detached	\$49.28
9555 George Washington Hwy.	Bridgeport	1985	2	2.0	912	1/1/2019	2	\$130,000	Detached	\$142.54
248 Brooke Drive	Grafton	1992	2	2.0	1,190	11/17/2015	4	\$127,000	Detached	\$106.72
400 Lincoln Street	Grafton	1950	2	1.0	824	7/13/2016	4	\$60,000	Detached	\$72.82
40 Luther Street	Grafton	1905	2	1.0	1,288	1/5/2016	5	\$67,500	Detached	\$52.41
3843 Corbin Branch Road	Bridgeport	1929	2	1.0	1,460	3/21/2016	6	\$141,500	Detached	\$96.92
49 Rogers Street	Grafton	1920	2	1.0	896	7/28/2017	6	\$72,000	Detached	\$80.36
290 Carlson Drive	Grafton	1976	2	1.0	1,230	11/13/2015	7	\$95,000	Detached	\$77.24
9 Rogers Street	Grafton	1910	2	1.0	1,225	6/15/2018	8	\$79,000	Detached	\$64.49
33 Milva Lane	Grafton	1996	2	2.0	1,456	4/24/2018	9	\$146,500	Detached	\$100.62
Lot D Little Falls Run Road	Grafton	2010	2	1.0	896	4/27/2016	12	\$97,300	Detached	\$108.59
182 Carmel Estates Drive	Shinnston	1984	2	1.0	1,050	10/16/2018	17	\$55,000	Detached	\$52.38
3777 Beverly Pike	Grafton	1900	2	1.0	900	10/19/2018	19	\$43,000	Detached	\$47.78

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
Rt 76 Box 8 (RR)	Rosemont	1910	2	1.0	1,120	1/18/2018	26	\$16,000	Detached	\$14.29
518 Gay Street	Grafton	1930	2	1.0	1,120	5/23/2016	29	\$27,500	Detached	\$24.55
329 Country Club Road	Grafton	1930	2	1.0	1,100	6/27/2016	29	\$62,500	Detached	\$56.82
4598 Cherry Run Road	Grafton	1900	2	1.0	1,392	7/3/2019	31	\$83,000	Detached	\$59.63
1121 N Pike Street	Grafton	1940	2	1.0	1,740	6/21/2018	35	\$59,000	Detached	\$33.91
762 Haymond Road	Grafton	1950	2	1.0	1,350	12/12/2018	35	\$117,000	Detached	\$86.67
122 Linsey Street	Grafton	1971	2	1.0	1,178	4/22/2018	36	\$78,000	Manufactured-Multi Wide	\$66.21
548 Main Street	Grafton	1939	2	1.0	1,250	1/15/2019	36	\$60,000	Detached	\$48.00
1641 Sandy Creek Road	Thornton	1980	2	1.0	1,512	12/21/2015	42	\$147,000	Detached	\$97.22
724 W Main Streetr Drive	Grafton	1925	2	1.0	1,168	5/23/2018	45	\$5,250	Detached	\$4.49
74 Haymond Road	Grafton	1930	2	1.0	1,480	9/10/2018	51	\$93,500	Detached	\$63.18
97 Fannie Street	Grafton	1973	2	1.0	900	11/30/2018	63	\$75,000	Detached	\$83.33
1303 Chambers Street	Grafton	1950	2	1.0	1,100	11/3/2017	73	\$97,000	Detached	\$88.18
493 Victory Avenue	Grafton	1951	2	1.0	942	4/21/2017	87	\$88,000	Detached	\$93.42
RT 4 Box 144A (RR)	Grafton	1994	2	2.0	1,400	7/28/2016	105	\$74,900	Detached	\$53.50
168 Lincoln Street	Grafton	1920	2	1.0	1,152	12/1/2015	106	\$20,000	Detached	\$17.36
8279 Victory Avenue	Grafton	1922	2	1.0	2,318	4/3/2017	107	\$243,000	Farm 10 Acres+	\$104.83
216 Sapp Road	Grafton	2010	2	2.0	1,120	2/28/2017	119	\$119,000	Detached	\$106.25
54 Country Club Road	Grafton	1939	2	1.0	1,251	9/15/2015	121	\$65,000	Detached	\$51.96
328 Maple Avenue	Grafton	1925	2	1.0	1,100	4/12/2017	125	\$20,000	Detached	\$18.18
1045 Gawthrop Road	Grafton	1930	2	1.0	884	4/13/2018	135	\$33,000	Detached	\$37.33

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
1036 Sandy Creek Road	Grafton	1950	2	2.0	1,124	11/9/2016	142	\$87,000	Detached	\$77.40
248 Brooke Drive	Grafton	1992	2	2.0	1,317	4/17/2018	147	\$146,000	Detached	\$110.86
201 Monroe Street	Grafton	1910	2	1.0	820	9/13/2016	172	\$29,500	Detached	\$35.98
35 Boyles Street	Grafton	1952	2	1.0	1,277	3/21/2016	174	\$26,900	Detached	\$21.06
949 E Veterans Memorial Hwy.	Flemington	1956	2	2.0	1,660	3/30/2016	175	\$60,000	Detached	\$36.14
137 Valley Street	Grafton	1930	2	1.0	918	11/23/2018	175	\$62,500	Detached	\$68.08
1141 N Pike Street	Grafton	1930	2	1.0	1,408	10/9/2015	178	\$63,900	Detached	\$45.38
334 George Washington Hwy.	Grafton	1977	2	1.0	900	2/15/2018	186	\$115,000	Detached	\$127.78
101 High Street	Grafton	1925	2	1.0	1,096	6/6/2016	198	\$17,500	Detached	\$15.97
123 E wilford Street	Grafton	1940	2	1.0	1,289	5/31/2017	199	\$80,000	Detached	\$62.06
21 Smith Avenue	Rosemont	1950	2	1.0	928	3/9/2018	203	\$73,000	Detached	\$78.66
94 Flemington High School Rd.	Flemington	1930	2	1.0	980	4/27/2018	223	\$52,500	Detached	\$53.57
124 Broadway Street	Flemington	1915	2	1.0	832	12/7/2017	583	\$40,000	Detached	\$48.08
197 Fairfield Drive	Bridgeport	1992	3	2.0	1,763	9/12/2016	1	\$254,900	Detached	\$144.58
310 Warder Avenue	Grafton	1900	3	1.0	1,200	3/6/2017	1	\$8,000	Detached	\$6.67
4183 Corbin Branch Road	Bridgeport	1962	3	2.0	967	6/15/2017	1	\$139,000	Detached	\$143.74
499 Ann Marie Drive	Bridgeport	2014	3	2.0	1,870	6/30/2017	1	\$270,000	Detached	\$144.39
245 Flora Drive	Grafton	2000	3	2.0	1,500	5/18/2018	1	\$150,000	Detached	\$100.00
358 Myers Lane	Grafton	1985	3	2.0	2,389	6/11/2018	1	\$229,900	Detached	\$96.23
25 Sarah Lane	Bridgeport	2002	3	2.0	2,950	6/29/2018	1	\$284,500	Detached	\$96.44
680 Morrow Cross Road	Flemington	2018	3	2.0	2,156	12/3/2018	1	\$324,000	Detached	\$150.28



(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
104 Blue Quill Road	Bridgeport	2012	3	2.0	2,157	4/30/2019	1	\$310,000	Detached	\$143.72
100 Benny Bryan Boulevard	Grafton	2005	3	1.0	1,283	8/2/2019	1	\$155,000	Detached	\$120.81
130 Fairfield Drive	Bridgeport	2000	3	2.0	3,098	6/4/2018	1	\$298,000	Detached	\$96.19
298 Myers Lane	Grafton	1941	3	1.0	1,125	7/9/2018	1	\$73,500	Detached	\$65.33
169 Valley Street	Grafton	2001	3	2.0	1,416	9/26/2018	1	\$175,000	Detached	\$123.59
41 Green Drive	Grafton	1953	3	1.0	2,120	8/8/2019	1	\$169,900	Detached	\$80.14
159 Cropp Lane	Flemington	1993	3	2.0	1,844	10/15/2015	2	\$157,000	Detached	\$85.14
25 Sarah Lane	Bridgeport	2002	3	3.0	2,300	4/13/2018	2	\$250,000	Detached	\$108.70
1134 Turkey Run Road	Grafton	2001	3	2.0	3,034	7/27/2018	2	\$254,000	Detached	\$83.72
268 Serene Drive	Grafton	2009	3	3.0	2,502	7/27/2018	2	\$244,000	Detached	\$97.52
392 Victory Avenue	Grafton	1950	3	2.0	1,811	10/1/2018	2	\$100,000	Detached	\$55.22
807 W Boyd Street	Grafton	1978	3	2.0	1,144	10/31/2018	2	\$124,000	Detached	\$108.39
477 West Wilford Street	Grafton	1940	3	1.0	1,288	3/22/2019	2	\$75,000	Detached	\$58.23
6 Wilkinson Street	Grafton	1957	3	1.0	1,046	4/10/2019	2	\$89,500	Detached	\$85.56
231 Evergreen Drive	Bridgeport	2008	3	2.0	2,256	4/15/2019	2	\$325,000	Detached	\$144.06
223 Cara Marita Drive	Grafton	2001	3	2.0	2,478	5/31/2019	2	\$160,000	Detached	\$64.57
248 Ashberry Drive	Flemington	2007	3	2.0	3,083	8/2/2016	3	\$324,000	Detached	\$105.09
1144 Cherry Run Road	Grafton	1980	3	2.0	1,824	3/20/2017	3	\$250,000	Detached	\$137.06
6 North Street	Grafton	1978	3	2.0	2,261	5/13/2019	3	\$112,000	Detached	\$49.54
312 Kendall Drive	Grafton	1998	3	2.0	2,245	7/1/2019	3	\$250,000	Detached	\$111.36

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
137 Harmony Grove Road	Grafton	1977	3	2.0	1,505	8/10/2018	4	\$244,500	Detached	\$162.46
207 Florence Street	Grafton	1920	3	2.0	1,488	8/30/2018	4	\$178,000	Detached	\$119.62
9 Seymour Road	Fairmont	1976	3	2.0	1,200	7/12/2019	4	\$131,000	Manufactured- Multi Wide	\$109.17
60 Glen Court	Bridgeport	2006	3	2.0	1,980	9/12/2016	5	\$228,000	Detached	\$115.15
850 Orchard Street	Grafton	1948	3	1.0	1,365	6/29/2017	5	\$139,900	Detached	\$102.49
216 Beech Street	Grafton	1860	3	3.0	2,404	3/23/2018	5	\$114,000	Detached	\$47.42
203 Harmony Grove Road	Grafton	1980	3	2.0	1,456	12/10/2018	5	\$181,100	Detached	\$124.38
395 Serene Drive	Grafton	2007	3	2.0	1,820	3/24/2016	6	\$255,000	Detached	\$140.11
419 Woodsdale Cemetery Road	Grafton	2000	3	2.0	1,568	10/18/2018	6	\$197,500	Detached	\$125.96
1655 Wilson Ridge Road	Thornton	1975	3	2.0	1,536	11/9/2018	6	\$208,500	Detached	\$135.74
41 Betty Avenue	Grafton	1973	3	2.0	2,144	12/21/2018	6	\$135,000	Detached	\$62.97
401 E Bluemont Street	Grafton	1920	3	1.0	2,100	9/29/2015	7	\$95,000	Detached	\$45.24
6537 Victory Avenue	Grafton	2007	3	2.0	1,400	8/14/2017	7	\$180,000	Detached	\$128.57
743 Haislip Cove Road	Grafton	1999	3	1.0	720	8/31/2017	7	\$108,000	Detached	\$150.00
140 Spring Hills Road	Grafton	1974	3	1.0	1,625	8/30/2018	7	\$112,000	Detached	\$68.92
2 Broadway Street	Flemington	1952	3	1.0	1,050	9/23/2015	8	\$71,000	Detached	\$67.62
107 Milva Lane	Grafton	1995	3	1.0	1,503	8/14/2017	8	\$142,000	Detached	\$94.48
524 Maple Avenue	Grafton	1930	3	1.0	1,200	5/15/2019	8	\$89,900	Detached	\$74.92
434 W Main St.	Grafton	1900	3	1.0	2,313	8/18/2015	9	\$39,000	Detached	\$16.86
23 Leonard Street	Grafton	1925	3	2.0	1,828	6/27/2019	9	\$92,100	Detached	\$50.38
283 Sunrise Acres Circle	Grafton	1976	3	1.0	1,104	11/2/2015	10	\$150,000	Detached	\$135.87

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
3955 Corbin Branch Road	Bridgeport	1995	3	2.0	1,690	8/18/2017	11	\$218,000	Detached	\$128.99
287 Evergreen Drive	Bridgeport	2007	3	2.0	2,611	8/11/2016	12	\$327,500	Detached	\$125.43
39 Rogers Street	Grafton	1930	3	1.0	1,146	7/30/2018	12	\$68,000	Detached	\$59.34
1 Love Avenue	Grafton	1978	3	1.0	900	9/13/2015	13	\$10,000	Manufactured- Single Wide	\$11.11
55 White Pine Drive	Fairmont	2007	3	2.0	1,434	12/15/2016	14	\$205,000	Detached	\$142.96
451 Maple Avenue	Grafton	1900	3	2.0	1,645	8/31/2018	14	\$89,000	Detached	\$54.10
1048 W Hill Road	Grafton	1995	3	2.0	1,680	6/14/2019	14	\$70,000	Manufactured- Multi Wide	\$41.67
109 Murphy Hill Road	Grafton	1974	3	2.0	1,725	2/21/2018	15	\$178,000	Detached	\$103.19
9505 George Washington Hwy.	Bridgeport	1995	3	3.0	1,961	6/27/2016	16	\$184,000	Detached	\$93.83
850 Orchard Street	Grafton	1953	3	1.0	1,400	8/18/2016	16	\$22,500	Detached	\$16.07
26 Carmel Estates Drive	Shinnston	2008	3	2.0	1,300	2/7/2017	16	\$105,000	Detached	\$80.77
81 White Pine Drive	Fairmont	2011	3	2.0	2,159	5/10/2017	16	\$225,000	Detached	\$104.21
2985 George Washington Hwy.	Grafton	1970	3	1.0	1,718	2/19/2016	17	\$110,000	Detached	\$64.03
355 Brown Road	Grafton	1983	3	3.0	3,250	3/2/2018	19	\$340,000	Detached	\$104.62
92 Vivian Court	Bridgeport	1995	3	2.0	2,645	10/9/2015	20	\$210,000	Detached	\$79.40
73 Sunset Drive	Grafton	2015	3	2.0	1,344	6/9/2017	20	\$198,000	Detached	\$147.32
134 Travis Drive	Bridgeport	2002	3	2.0	1,858	11/21/2017	20	\$245,000	Detached	\$131.86
213 Crestview Acres Drive	Shinnston	1996	3	2.0	3,406	4/7/2017	21	\$355,000	Detached	\$104.23
225 Gregory Lane	Bridgeport	2006	3	2.0	1,761	7/18/2017	21	\$185,000	Detached	\$105.05
4 W Knotts Street	Grafton	1900	3	2.0	1,300	7/25/2017	21	\$24,000	Detached	\$18.46

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
328 Gregg Road	Bridgeport	1999	3	2.0	1,568	8/15/2019	22	\$41,000	Manufactured- Multi Wide	\$26.15
85 Tray Street	Bridgeport	2016	3	2.0	1,728	8/4/2016	23	\$269,500	Detached	\$155.96
1878 Oak Grove Road	Independence	1993	3	2.0	1,940	8/1/2017	25	\$245,000	Farm 10 Acres+	\$126.29
298 KIRBY Street	Grafton	1962	3	1.0	760	11/20/2015	29	\$65,000	Detached	\$85.53
54 Jarrett Drive	Grafton	1985	3	2.0	1,030	2/18/2016	29	\$30,000	Detached	\$29.13
313 George Washington Hwy.	Grafton	1954	3	1.0	992	5/25/2018	29	\$100,000	Detached	\$100.81
37 Stonehouse Hollow Road	Thornton	1986	3	2.0	1,152	12/18/2017	30	\$98,000	Manufactured- Multi Wide	\$85.07
201 Moritz Avenue	Grafton	1941	3	1.0	1,512	6/26/2017	34	\$138,500	Detached	\$91.60
28 Woodsdale Cemetery Road	Grafton	1989	3	2.0	3,110	2/28/2018	35	\$275,000	Detached	\$88.42
2008 George Washington Hwy.	Grafton	1976	3	2.0	1,940	10/16/2018	35	\$164,900	Detached	\$85.00
196 Gower Lane	Grafton	2006	3	2.0	1,956	10/28/2015	36	\$289,000	Farm 10 Acres+	\$147.75
227 Ann Marie Drive	Bridgeport	2004	3	3.0	2,237	12/14/2018	37	\$245,000	Detached	\$109.52
1941 Wendel Road	Flemington	1994	3	2.0	1,229	10/20/2017	42	\$18,000	Manufactured- Multi Wide	\$14.65
724 Victory Avenue	Grafton	1978	3	2.0	1,389	10/15/2018	43	\$128,500	Detached	\$92.51
510 Piedmont Avenue	Grafton	1897	3	2.0	1,822	5/16/2019	43	\$165,000	Detached	\$90.56
207 Maple Avenue	Grafton	1960	3	2.0	2,012	10/19/2015	46	\$135,000	Detached	\$67.10
286 Bolyard Road	Grafton	1973	3	2.0	1,116	9/5/2018	46	\$98,000	Detached	\$87.81
5205 George Washington Hwy.	Grafton	1940	3	1.0	1,070	5/9/2017	47	\$115,000	Detached	\$107.48
4 Benny Bryan Boulevard	Grafton	1998	3	2.0	1,844	11/24/2015	48	\$102,400	Manufactured- Multi Wide	\$55.53
55 Adolphus Street	Grafton	1933	3	1.0	1,500	11/16/2018	48	\$59,000	Detached	\$39.33
804 Taylor School Road	Bridgeport	1983	3	2.0	1,637	4/8/2016	51	\$250,000	Detached	\$152.72

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
38 Whitetail Drive	Grafton	2007	3	3.0	2,946	6/8/2018	51	\$199,900	Farm 10 Acres+	\$67.85
299 Woodsdale Cemetery Road	Pruntytown	2008	3	2.0	2,318	7/20/2017	53	\$290,000	Detached	\$125.11
54 Jarrett Drive	Grafton	1985	3	1.0	1,008	12/19/2016	55	\$114,900	Detached	\$113.99
202 Liberty Street	Grafton	1945	3	2.0	3,300	11/13/2017	56	\$59,000	Detached	\$17.88
160 Ross Road	Flemington	1925	3	1.0	1,496	1/26/2017	58	\$51,000	Detached	\$34.09
Lincoln Street	Grafton	1925	3	1.0	1,250	10/3/2017	61	\$6,000	Detached	\$4.80
310 Compton Street	Grafton	1900	3	1.0	2,760	1/11/2017	62	\$92,500	Detached	\$33.51
117 Justin Avenue	Bridgeport	2001	3	2.0	1,056	9/11/2015	63	\$63,000	Manufactured- Multi Wide	\$59.66
219 Love Avenue	Grafton	1956	3	2.0	2,132	5/17/2019	63	\$178,000	Detached	\$83.49
7320 Scottsdale Road	Fairmont	1994	3	3.0	3,450	1/9/2017	64	\$395,000	Detached	\$114.49
225 Thayer Street	Grafton	1908	3	2.0	2,375	2/23/2017	66	\$118,000	Detached	\$49.68
48 Crystal Lane	Bridgeport	1996	3	2.0	1,387	10/11/2017	68	\$31,000	Detached	\$22.35
138 Cara Marita Drive	Grafton	2001	3	2.0	1,600	12/12/2016	74	\$185,000	Detached	\$115.63
333 Devert Hollow Road	Flemington	2006	3	2.0	924	2/8/2019	75	\$7,000	Manufactured- Single Wide	\$7.58
24 Betty Avenue	Grafton	1972	3	2.0	1,801	1/19/2017	78	\$195,000	Detached	\$108.27
545 Maple Avenue	Grafton	2014	3	2.0	1,056	5/9/2018	80	\$84,000	Detached	\$79.55
76 Birch Street	Grafton	1988	3	2.0	1,691	5/31/2018	83	\$113,500	Detached	\$67.12
283 Sunrise Acres Circle	Grafton	1976	3	1.0	1,104	6/15/2018	86	\$160,000	Detached	\$144.93
30 Green Meadows Drive	Bridgeport	2019	3	2.0	1,532	5/28/2019	87	\$240,000	Detached	\$156.66
191 Country Club Road	Grafton	1900	3	3.0	1,827	6/29/2018	88	\$147,500	Detached	\$80.73

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
926 W Main Street	Grafton	1920	3	2.0	2,100	8/10/2016	89	\$86,500	Detached	\$41.19
252 West Hill Road	Grafton	1994	3	2.0	1,624	10/26/2016	91	\$124,000	Detached	\$76.35
3251 Middleville Road	Flemington	1980	3	1.0	1,500	12/21/2015	92	\$147,000	Detached	\$98.00
10 Roberts Street	Grafton	1966	3	1.0	1,237	11/19/2015	101	\$125,500	Detached	\$101.46
1331 Railroad Street	Grafton	1989	3	2.0	1,212	2/11/2016	104	\$116,000	Detached	\$95.71
1414 Boothsville Road	Bridgeport	1981	3	2.0	1,768	5/26/2017	109	\$244,000	Detached	\$138.01
136 King Street	Grafton	1986	3	2.0	1,650	7/27/2018	111	\$91,000	Detached	\$55.15
83 Lucretia Court	Grafton	2014	3	2.0	1,428	3/16/2018	112	\$180,000	Detached	\$126.05
861 Maple Avenue	Grafton	1930	3	1.0	1,120	6/15/2019	116	\$87,000	Detached	\$77.68
501 Taylor School Road	Bridgeport	2005	3	2.0	920	4/12/2017	118	\$99,000	Manufactured- Multi Wide	\$107.61
112 W Washington Street	Grafton	1900	3	1.0	1,200	7/7/2017	118	\$8,000	Detached	\$6.67
3466 Knottsville Road	Grafton	1979	3	1.0	1,512	8/7/2017	118	\$170,000	Detached	\$112.43
922 Valley Falls Road	Grafton	1996	3	2.0	1,056	3/2/2016	121	\$16,000	Detached	\$15.15
379 Benny Bryan Boulevard	Grafton	2000	3	2.0	1,350	3/4/2016	121	\$180,000	Detached	\$133.33
301 Seymour Road	Fairmont	1979	3	3.0	2,605	9/2/2016	129	\$269,000	Detached	\$103.26
780 Trap Springs Road	Grafton	1965	3	1.0	1,920	3/8/2018	130	\$150,000	Detached	\$78.13
154 Spring Hills Road Dr.	Grafton	1972	3	1.0	1,072	7/21/2017	136	\$40,000	Detached	\$37.31
168 Harbert Drive	Grafton	1985	3	2.0	1,315	1/15/2016	138	\$115,000	Detached	\$87.45
50 Jennifer Avenue	Bridgeport	2012	3	3.0	2,811	10/11/2018	139	\$312,500	Detached	\$111.17
197 Long Meadow Way	Grafton	2007	3	2.0	2,794	3/26/2018	140	\$357,000	Detached	\$127.77
9 Reppert Drive	Flemington	1910	3	1.0	1,344	4/8/2019	140	\$28,000	Detached	\$20.83

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
70 Meadland Meadows Road	Flemington	1993	3	2.0	2,571	5/15/2017	141	\$310,000	Detached	\$120.58
104 Seth Court	Bridgeport	1995	3	2.0	1,600	4/3/2019	142	\$195,000	Detached	\$121.88
197 Fairfield Drive	Bridgeport	1992	3	2.0	1,763	6/16/2017	148	\$260,000	Detached	\$147.48
625 W Main Street	Grafton	1900	3	1.0	1,749	9/27/2018	148	\$78,500	Detached	\$44.88
165 Richmond Avenue	Grafton	1970	3	1.0	2,052	6/23/2016	151	\$95,000	Detached	\$46.30
130 Flora Drive	Grafton	1991	3	1.0	852	6/27/2019	159	\$133,000	Detached	\$156.10
784 Ona Street	Grafton	1900	3	1.0	1,207	4/29/2016	166	\$60,000	Detached	\$49.71
45 Sandy Drive	Grafton	1975	3	1.0	960	6/19/2019	170	\$84,900	Detached	\$88.44
5988 Beverly Pike	Grafton	1994	3	2.0	1,378	10/18/2016	179	\$160,000	Detached	\$116.11
195 Boylen Avenue	Grafton	1997	3	2.0	1,782	10/30/2015	182	\$100,000	Manufactured- Multi Wide	\$56.12
2229 Meadland Road	Bridgeport	1956	3	1.0	1,040	1/4/2017	183	\$125,000	Detached	\$120.19
21 Mayfield Alley	Grafton	1997	3	2.0	1,456	4/22/2016	187	\$32,000	Detached	\$21.98
326 Clemens Road	Flemington	1983	3	2.0	1,564	5/31/2019	189	\$205,000	Detached	\$131.07
145 Brown Road	Grafton	1984	3	3.0	1,455	2/15/2017	191	\$117,500	Detached	\$80.76
26 Luther Street	Grafton	1976	3	2.0	1,380	10/13/2017	192	\$20,055	Detached	\$14.53
1345 Railroad Street	Grafton	1949	3	1.0	1,250	6/7/2017	200	\$5,000	Detached	\$4.00
48 Findley Road	Grafton	1977	3	2.0	2,184	8/31/2017	205	\$143,000	Detached	\$65.48
23 Reppert Drive	Rosemont	1920	3	2.0	1,800	5/4/2018	207	\$21,000	Detached	\$11.67
148 Orvis Drive	Bridgeport	2016	3	2.0	2,939	6/29/2018	207	\$490,000	Detached	\$166.72
307 Virginia Street	Grafton	1960	3	2.0	1,969	5/31/2016	228	\$120,000	Detached	\$60.94

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
108 Justin Avenue	Bridgeport	2002	3	2.0	1,782	8/22/2016	240	\$120,000	Manufactured- Multi Wide	\$67.34
1226 Stone Road	Grafton	2007	3	2.0	2,733	12/19/2017	243	\$228,000	Manufactured- Multi Wide	\$83.42
44 Myers Lane Drive	Grafton	1976	3	2.0	2,759	4/5/2016	244	\$255,000	Detached	\$92.42
73 Swan Lane	Grafton	2006	3	2.0	1,770	3/18/2016	252	\$150,000	Detached	\$84.75
645 Bolyard Road	Thornton	1940	3	3.0	3,258	5/25/2018	258	\$437,000	Farm 10 Acres+	\$134.13
455 walnut Street	Grafton	1900	3	1.0	1,892	4/6/2018	263	\$95,000	Detached	\$50.21
621 W Boyd Street	Grafton	2002	3	2.0	1,920	9/21/2017	271	\$40,000	Manufactured- Multi Wide	\$20.83
109 Ohio Avenue	Grafton	1990	3	2.0	1,398	12/22/2015	275	\$82,500	Manufactured- Multi Wide	\$59.01
1 Thompson Road	Rosemont	1992	3	2.0	1,491	2/16/2016	276	\$40,000	Manufactured- Multi Wide	\$26.83
5884 Beverly Pike	Grafton	1961	3	1.0	1,459	7/13/2016	278	\$142,500	Detached	\$97.67
148 Reddehase Alley	Grafton	1948	3	1.0	1,375	9/30/2016	286	\$94,900	Detached	\$69.02
9 Seymour Road	Fairmont	1976	3	2.0	1,200	3/25/2016	305	\$57,000	Detached	\$47.50
149 Reddehase Alley	Grafton	1960	3	1.0	1,328	8/15/2018	310	\$85,000	Detached	\$64.01
47 Schula Drive	Grafton	2000	3	3.0	2,012	7/27/2018	336	\$185,000	Detached	\$91.95
10029 Victory Avenue	Grafton	2002	3	2.0	1,296	11/30/2018	354	\$99,900	Manufactured- Multi Wide	\$77.08
7 Greenmeadow Lane	Bridgeport	2008	3	2.0	1,900	10/6/2017	356	\$248,300	Detached	\$130.68
452 Thorn Lane	Grafton	2016	3	2.0	1,850	1/17/2018	356	\$202,000	Detached	\$109.19
48 Jones Street	Grafton	1980	3	2.0	1,700	6/16/2016	388	\$74,000	Detached	\$43.53
42 Crystal Lane	Bridgeport	2001	3	2.0	1,579	2/10/2016	399	\$65,800	Detached	\$41.67
213 N Pike Street	Grafton	1947	3	1.0	1,926	2/9/2018	421	\$105,000	Detached	\$54.52
3 W St. Charles Street	Grafton	1982	3	1.0	960	3/14/2018	454	\$50,000	Detached	\$52.08



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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
2008 George Washington Hwy.	Grafton	1976	3	1.0	1,940	2/28/2017	490	\$139,000	Detached	\$71.65
832 Maple Avenue	Grafton	1947	3	2.0	1,647	1/28/2019	520	\$126,000	Detached	\$76.50
221 Beech Street	Grafton	1900	3	1.0	1,522	3/29/2018	696	\$69,000	Detached	\$45.34
567 W Main Street	Grafton	1925	3	1.0	1,532	4/18/2016	887	\$73,500	Detached	\$47.98
601 Morrow Cross Road	Flemington	2013	4	3.0	2,650	8/27/2015	1	\$350,000	Detached	\$132.08
61 Auburn Lane	Flemington	2013	4	2.0	2,800	10/8/2015	1	\$334,096	Detached	\$119.32
214 evergreen Drive	Bridgeport	2007	4	2.0	2,900	1/27/2016	1	\$350,000	Detached	\$120.69
40 Sarah Lane	Bridgeport	2003	4	5.0	4,900	7/27/2016	1	\$372,500	Detached	\$76.02
360 Auburn Lane	Flemington	2016	4	3.0	2,500	11/10/2016	1	\$375,480	Detached	\$150.19
284 Auburn Lane	Flemington	2017	4	2.0	2,217	3/2/2017	1	\$348,500	Detached	\$157.19
655 Maple Avenue	Grafton	1930	4	1.0	2,328	3/16/2018	1	\$37,700	Detached	\$16.19
451 Auburn Lane	Flemington	2018	4	2.0	2,438	7/20/2018	1	\$351,800	Detached	\$144.30
95 Highland Ridge Road	Flemington	2017	4	2.0	3,725	9/1/2018	1	\$300,000	Detached	\$80.54
452 Auburn Lane	Flemington	2018	4	2.0	2,438	10/4/2018	1	\$349,500	Detached	\$143.36
34 Auburn Lane	Flemington	2019	4	2.0	2,608	7/19/2019	1	\$361,700	Detached	\$138.69
524 Forest Drive	Bridgeport	1992	4	2.0	2,960	8/10/2015	1	\$323,500	Detached	\$109.29
383 Ashberry Drive	Flemington	2010	4	2.0	2,919	3/15/2019	1	\$382,500	Detached	\$131.04
247 Burns Farm Road	Grafton	1974	4	2.0	1,500	8/31/2015	2	\$145,000	Detached	\$96.67
330 Seymour Road	Fairmont	1979	4	2.0	2,500	9/26/2017	2	\$292,000	Detached	\$116.80
29 Haymond School Road	Grafton	1890	4	2.0	2,574	6/29/2016	3	\$193,000	Detached	\$74.98

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
830 Beech Street	Grafton	1969	4	2.0	2,315	6/24/2019	3	\$132,000	Detached	\$57.02
99 Haymond Road	Grafton	1912	4	2.0	2,216	8/3/2018	5	\$104,000	Detached	\$46.93
120 Race Road	Flemington	2000	4	5.0	3,567	4/15/2019	5	\$367,000	Detached	\$102.89
426 Beverly Pike	Grafton	1984	4	3.0	2,688	10/16/2015	6	\$320,000	Detached	\$119.05
127 Sapp Road	Grafton	2012	4	2.0	3,028	3/15/2019	6	\$280,000	Detached	\$92.47
326 Bolyard Road	Grafton	1977	4	2.0	1,745	5/17/2017	8	\$167,000	Detached	\$95.70
627 Ona Street	Grafton	1930	4	3.0	2,570	7/30/2018	10	\$107,000	Detached	\$41.63
163 Green Meadows Drive	Bridgeport	2009	4	3.0	2,119	10/26/2015	17	\$275,000	Detached	\$129.78
436 Crestview Acres Drive	Shinnston	1997	4	3.0	3,329	12/15/2018	18	\$370,000	Detached	\$111.14
Lot 60 Meadland Farms Road	Flemington	2017	4	2.0	2,340	12/8/2017	20	\$338,000	Detached	\$144.44
46 Oakvale Street	Grafton	1974	4	2.0	2,350	6/10/2019	20	\$218,000	Detached	\$92.77
145 Brown Road	Grafton	1984	4	3.0	1,550	12/7/2017	22	\$217,000	Detached	\$140.00
Lot 61 Meadland Farms Road	Flemington	2017	4	3.0	2,452	10/24/2017	23	\$323,000	Detached	\$131.73
44 Jennings Street	Grafton	1929	4	1.0	1,652	4/30/2019	23	\$30,500	Detached	\$18.46
713 Smith Road	Flemington	1978	4	2.0	1,600	5/30/2019	25	\$252,500	Detached	\$157.81
486 Saint Francis Way	Bridgeport	1974	4	2.0	1,340	8/9/2016	26	\$294,000	Farm 10 Acres+	\$219.40
206 Brown Road	Grafton	1991	4	3.0	1,800	4/20/2018	30	\$245,000	Detached	\$136.11
1627 Beverly Pike	Grafton	1999	4	2.0	2,360	3/1/2018	31	\$35,650	Detached	\$15.11
804 Taylor School Road	Bridgeport	1983	4	2.0	1,637	12/21/2018	33	\$305,000	Detached	\$186.32
396 Auburn Lane	Flemington	2018	4	2.0	2,435	5/25/2018	34	\$346,000	Detached	\$142.09
45 Blueridge Drive	Grafton	1981	4	2.0	3,120	7/16/2019	34	\$215,000	Detached	\$68.91

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
244 Auburn Lane	Flemington	2016	4	2.0	2,250	7/15/2016	39	\$332,000	Detached	\$147.56
557 Pruntytown Pike Road	Grafton	1900	4	2.0	1,610	7/20/2017	39	\$111,935	Detached	\$69.52
957 Pruntytown Pike	Grafton	1900	4	2.0	2,600	1/12/2018	39	\$115,000	Detached	\$44.23
43 Crystal Lane	Bridgeport	2001	4	2.0	1,694	5/31/2016	41	\$86,000	Manufactured- Multi Wide	\$50.77
1155 Parkview Road	Grafton	1900	4	2.0	1,800	12/22/2017	48	\$135,000	Detached	\$75.00
16 Beechwood Court	Flemington	2013	4	3.0	2,721	12/10/2015	49	\$321,500	Detached	\$118.16
337 Woodsdale Cemetery Road	Grafton	2007	4	3.0	3,694	6/26/2017	51	\$350,000	Detached	\$94.75
98 Kraft Road	Grafton	2006	4	2.0	1,940	6/7/2018	53	\$225,000	Detached	\$115.98
524 Forest Drive	Bridgeport	1992	4	2.0	3,656	6/18/2018	53	\$335,000	Detached	\$91.63
80 Beechwood Court	Flemington	2014	4	2.0	2,361	3/3/2016	63	\$322,000	Detached	\$136.38
862 Taylor School Road	Bridgeport	1976	4	2.0	4,814	2/14/2017	67	\$249,500	Detached	\$51.83
8725 George Washington Hwy.	Bridgeport	2003	4	3.0	4,055	7/28/2017	67	\$305,000	Detached	\$75.22
61 Richmond Ave	Grafton	1950	4	1.0	1,862	8/5/2015	68	\$109,750	Detached	\$58.94
317 Orvis Drive	Bridgeport	2013	4	2.0	2,242	7/26/2016	73	\$380,000	Detached	\$169.49
302 Valley Street	Grafton	1880	4	1.0	1,650	1/19/2017	77	\$9,000	Detached	\$5.45
7122 Scottsdale Road	Fairmont	2001	4	3.0	3,410	6/29/2017	80	\$405,000	Detached	\$118.77
38 Gorman Street	Grafton	1940	4	2.0	1,923	3/7/2019	80	\$78,450	Detached	\$40.80
7151 George Washington Hwy.	Bridgeport	1900	4	1.0	2,392	11/22/2016	85	\$198,000	Detached	\$82.78
66 Bishop Avenue	Grafton	1970	4	2.0	986	11/27/2017	87	\$84,000	Detached	\$85.19
218 Sarah Lane	Bridgeport	2003	4	2.0	2,518	8/6/2018	88	\$319,000	Detached	\$126.69

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
639 Burns Farm Road	Grafton	2000	4	2.0	1,500	11/17/2017	89	\$32,000	Manufactured- Multi Wide	\$21.33
89 Shackelford Road	Grafton	1975	4	2.0	1,896	3/22/2019	92	\$110,000	Detached	\$58.02
776 Morrow Tower Road	Bridgeport	2005	4	2.0	2,700	5/13/2016	101	\$350,000	Detached	\$129.63
705 Upper Beech Street	Grafton	1973	4	2.0	1,530	7/2/2019	103	\$144,000	Detached	\$94.12
454 Stone Road	Grafton	2003	4	2.0	3,244	3/26/2018	119	\$339,000	Detached	\$104.50
501 Stonecrest Drive	Grafton	2012	4	2.0	3,000	11/22/2016	127	\$315,000	Detached	\$105.00
161 Daybrook Drive	Grafton	1974	4	1.0	1,875	4/25/2017	133	\$118,000	Detached	\$62.93
163 Green Meadows Drive	Bridgeport	2009	4	2.0	2,090	6/27/2019	133	\$280,000	Detached	\$133.97
100 Leonard Street	Grafton	1910	4	1.0	2,595	7/24/2019	138	\$157,500	Detached	\$60.69
1919 Nichols Road	Bridgeport	2006	4	3.0	2,000	7/2/2018	140	\$325,000	Farm 10 Acres+	\$162.50
140 Highland Meadows Drive	Grafton	2014	4	2.0	1,680	4/10/2018	142	\$196,000	Detached	\$116.67
226 Auburn Lane	Flemington	2016	4	2.0	2,217	8/19/2016	144	\$320,000	Detached	\$144.34
217 Lincoln Street	Grafton	1940	4	2.0	2,412	7/25/2017	145	\$110,000	Detached	\$45.61
83 Green Meadows Drive	Bridgeport	2008	4	2.0	2,817	3/24/2017	151	\$260,000	Detached	\$92.30
18 Legend Drive	Bridgeport	2011	4	2.0	2,272	11/5/2018	155	\$296,000	Detached	\$130.28
5377 Simpson Road	Grafton	2006	4	4.0	2,156	8/30/2016	156	\$133,000	Manufactured- Multi Wide	\$61.69
3499 Corbin Branch Road	Bridgeport	1984	4	2.0	1,632	5/17/2016	162	\$131,000	Detached	\$80.27
220 Smith Road	Flemington	1979	4	2.0	1,920	1/26/2016	163	\$170,000	Detached	\$88.54
512 Beverly Pike	Grafton	1939	4	2.0	1,800	3/8/2019	170	\$263,000	Detached	\$146.11
273 Auburn Lane	Flemington	2016	4	3.0	2,345	10/29/2018	175	\$325,000	Detached	\$138.59
234 Mark Moser Lane	Grafton	1955	4	3.0	3,889	1/20/2017	183	\$200,000	Detached	\$51.43

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Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
244 Jayla Drive	Grafton	1987	4	2.0	2,192	7/17/2018	185	\$172,000	Detached	\$78.47
177 Fairfield Drive	Bridgeport	1993	4	2.0	3,080	6/8/2018	222	\$280,000	Detached	\$90.91
704 W Main Street	Grafton	1957	4	1.0	1,730	6/18/2019	235	\$11,445	Detached	\$6.62
2738 Middleville Road	Flemington	2004	4	3.0	3,600	12/18/2018	237	\$575,000	Farm 10 Acres+	\$159.72
614 Maple Avenue	Grafton	1939	4	1.0	2,081	7/28/2017	281	\$22,000	Detached	\$10.57
215 Maple Avenue	Grafton	1916	4	1.0	1,972	7/18/2018	285	\$68,000	Detached	\$34.48
6 Valley Way	Bridgeport	2002	4	2.0	2,240	11/7/2017	333	\$84,000	Manufactured- Multi Wide	\$37.50
2271 Country Club Road	Grafton	1910	4	1.0	1,720	8/29/2018	348	\$220,000	Detached	\$127.91
68 Glen Court	Bridgeport	1994	4	2.0	3,636	10/12/2018	385	\$245,000	Detached	\$67.38
320 Auburn Lane	Flemington	2017	4	3.0	2,319	6/27/2018	391	\$327,500	Detached	\$141.22
214 Miller Road	Grafton	1900	4	1.0	1,437	6/30/2017	401	\$100,500	Detached	\$69.94
Lot 62 Auburn Lane	Flemington	2019	4	3.0	2,430	5/31/2019	413	\$352,800	Detached	\$145.19
8 Highland Ridge Road	Bridgeport	2013	4	3.0	3,784	3/3/2016	536	\$264,000	Detached	\$69.77
7010 Scottsdale Road	Fairmont	2006	4	5.0	5,314	7/27/2017	777	\$475,000	Detached	\$89.39
218 Yates Avenue	Grafton	1891	4	1.0	1,998	9/30/2015	820	\$89,900	Detached	\$44.99
Rt. 1 Box 116B (RR)	Grafton	2008	4	3.0	2,500	5/23/2018	926	\$360,000	Detached	\$144.00
124 Bord Lane	Grafton	1998	5	2.0	2,366	5/11/2018	1	\$294,300	Detached	\$124.39
9905 George Washington Hwy.	Bridgeport	1991	5	3.0	2,860	6/30/2019	3	\$305,000	Detached	\$106.64
606 Ashberry Drive	Flemington	2012	5	3.0	2,360	10/26/2015	7	\$326,500	Detached	\$138.35
39 Valley Drive	Fairmont	1992	5	3.0	3,792	12/10/2015	8	\$265,000	Detached	\$69.88

(Continued)

Sold										
Address	City	Year Built	Bedrooms	Baths	Square Feet	Date Sold	Days on Market	Price	Type	Price per Square Foot
20 Summerstone Drive	Flemington	2013	5	3.0	2,680	8/25/2017	10	\$350,000	Detached	\$130.60
113 Warren Street	Grafton	1990	5	1.0	1,916	7/24/2017	23	\$36,214	Detached	\$18.90
501 Stonecrest Drive	Grafton	2012	5	4.0	3,360	6/28/2018	42	\$351,000	Detached	\$104.46
52 Spring Drive	Grafton	2003	5	3.0	4,086	3/1/2016	47	\$315,000	Detached	\$77.09
816 St Francis Way	Bridgeport	2010	5	3.0	3,200	10/30/2015	48	\$550,000	Detached	\$171.88
142 Moonlight Ridge Road	Bridgeport	2008	5	3.0	4,002	12/12/2016	76	\$400,000	Detached	\$99.95
4112 W Veterans Memorial Hwy.	Bridgeport	1981	5	4.0	3,885	4/4/2017	84	\$205,000	Detached	\$52.77
3023 George Washington Hwy.	Grafton	1972	5	2.0	4,090	4/21/2017	131	\$308,000	Detached	\$75.31
893 Parkview Road	Grafton	1975	5	2.0	1,370	9/17/2015	132	\$95,000	Detached	\$69.34
14 Angler Drive	Bridgeport	2007	5	5.0	5,022	5/10/2017	154	\$480,000	Detached	\$95.58
36 Morrow Cross Road	Bridgeport	1973	5	4.0	3,605	10/29/2018	159	\$330,000	Detached	\$91.54
7401 Scottsdale Road	Fairmont	2006	5	7.0	3,811	11/30/2016	160	\$515,000	Detached	\$135.14
47 Meadowpointe Estates Drive	Grafton	2006	5	2.0	3,254	5/25/2018	267	\$375,000	Detached	\$115.24
200 Tony Rundle Road	Grafton	2008	6	3.0	4,112	7/12/2019	29	\$267,300	Detached	\$65.00
4197 Wexford Way	Bridgeport	1994	6	4.0	4,810	8/21/2018	45	\$425,000	Detached	\$88.36
923 Turner Road	Grafton	1912	6	2.0	2,576	9/20/2016	308	\$170,000	Detached	\$65.99

# Addendum C

## Retail and Office Inventory

Map ID 1

4172 George Washington Highway  
Grafton, WV 26354



<b>Year Built:</b>	1920
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	1
<b>Total Leasable Square Feet:</b>	3.12 Acres
<b>Total Available Square Feet:</b>	5,000
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rates:</b>	N/A
<b>Property Type:</b>	Mixed Use
<b>Building Class:</b>	B

RATINGS		
Quality	Visibility	Access/Parking
B	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Property includes banquet hall as well as 36 storage units, four monthly-rental cottages and additional space, per posting. For Sale/Lease phone number: 304-808-6056 <a href="https://www.xome.com/commercial-for-sale/4172-George-Washington-Highway-Grafton-WV-26354-266746107">https://www.xome.com/commercial-for-sale/4172-George-Washington-Highway-Grafton-WV-26354-266746107</a>



Map ID 2

3867 George Washington Highway  
Grafton, WV 26354



<b>Year Built:</b>	1950
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	1
<b>Total Leasable Square Feet:</b>	3,300
<b>Total Available Square Feet:</b>	3,300
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rate:</b>	N/A
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	B

RATINGS		
Quality	Visibility	Access/Parking
B	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
For Rent phone number: 304-266-1807 Former Redemption Hill Church <a href="https://wvias.agdmaps.com/taylor/view/sketch/5-5-14">https://wvias.agdmaps.com/taylor/view/sketch/5-5-14</a>

Map ID 3

28 & 30 East Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1900
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	3
<b>Total Leasable Square Feet:</b>	6,000
<b>Total Available Square Feet:</b>	6,000
<b>Vacancy Rate:</b>	100%
<b>Typical Lease Rate:</b>	\$3.20/Sq. Ft.
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

RATINGS		
Quality	Visibility	Access/Parking
C	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Currently being used as warehouse storage space. Lease rates vary depending on what space is used for/work that needs to be done. Needs to be rented as office or retail. Total building square footage and monthly rents estimated by Marlene. For Rent phone number: 304-276-9566 – Marlene Newlon <a href="https://mapwv.gov/Assessment/Detail/?PID=4601010B004700000000">https://mapwv.gov/Assessment/Detail/?PID=4601010B004700000000</a>

Map ID 4

234 West Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1920
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	2
<b>Total Leasable Square Feet:</b>	3,780
<b>Total Available Square Feet:</b>	3,780
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rate:</b>	N/A
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

RATINGS		
Quality	Visibility	Access/Parking
C	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
NewRay Realty: 304-265-1001 For Rent: 304-265-5050 <a href="https://mapwv.gov/Assessment/Detail/?PID=4601010A004300010000">https://mapwv.gov/Assessment/Detail/?PID=4601010A004300010000</a>

Map ID 5

76 West Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1890
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	2,3
<b>Total Leasable Square Feet:</b>	21,298
<b>Total Available Square Feet:</b>	1,950
<b>Vacancy Rate:</b>	9%
<b>Typical Lease Rate:</b>	\$3.08/Sq. Ft.
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

RATINGS		
Quality	Visibility	Access/Parking
C	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
<p>Converting space at 76 West Main from a restaurant back into office space.            Tenants also responsible for gas, electric, water and cable/internet. Central heat and A/C.            Square footage available is approximate based on dimensions of each available portion of space given by Howard.            For Lease phone number: 304-903-4810            Multiple space in same building (74 W Main St.)  <a href="https://mapwv.gov/Assessment/Detail/?PID=4601010A008500000000">https://mapwv.gov/Assessment/Detail/?PID=4601010A008500000000</a></p>

Map ID 6

109 East Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1900
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	4
<b>Total Leasable Square Feet:</b>	5,700*
<b>Total Available Square Feet:</b>	1,600
<b>Vacancy Rate:</b>	28%
<b>Typical Lease Rate:</b>	\$7.50/Sq. Ft.
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

\*Unconfirmed

RATINGS		
Quality	Visibility	Access/Parking
C	B+	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Bottom space available. Contact phone number: 304-265-5050 304-276-9566 – Marlene Newlon <a href="https://wvias.agdmaps.com/taylor/view/sketch/1-10B-23">https://wvias.agdmaps.com/taylor/view/sketch/1-10B-23</a>

Map ID 7

26 West Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1900
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	2
<b>Total Leasable Square Feet:</b>	5,000
<b>Total Available Square Feet:</b>	5,000
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rate:</b>	\$2.40/Sq. Ft.
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

RATINGS		
Quality	Visibility	Access/Parking
C	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
<p>Approximately 4,000 square feet of retail/office space with approximately 1,000 square foot loft space on second floor. Tenants are responsible for lighting and HVAC.            304-276-9566 – Marlene Newlon  <a href="https://mapwv.gov/Assessment/Detail/?PID=4601010B004700000000">https://mapwv.gov/Assessment/Detail/?PID=4601010B004700000000</a> (parcel is 28 W Main)</p>

Map ID 8

121 West Main Street  
Grafton, WV 26354



<b>Year Built:</b>	1900
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	2
<b>Total Leasable Square Feet:</b>	2,284
<b>Total Available Square Feet:</b>	1,270
<b>Vacancy Rate:</b>	44%
<b>Typical Lease Rate:</b>	\$4.25/Sq. Ft.
<b>Property Type:</b>	Office/Retail
<b>Building Class:</b>	C

RATINGS		
Quality	Visibility	Access/Parking
C	B	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Available January 1, 2020. Tenants also responsible for utilities. Gas stove heat, wall unit A/C. 304-903-4810 Square footage available is approximate based on dimensions of each available portion of space given by Howard. <a href="https://mapwv.gov/Assessment/Detail/?PID=4601010A003000000000">https://mapwv.gov/Assessment/Detail/?PID=4601010A003000000000</a>

Map ID 9

110 Pearl Street  
Grafton, WV 26354



<b>Year Built:</b>	1950
<b>Last Renovated:</b>	N/A
<b>Number of Floors:</b>	1,2
<b>Total Leasable Square Feet:</b>	1,131
<b>Total Available Square Feet:</b>	1,131
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rate:</b>	\$5.31 Sq. Ft.
<b>Property Type:</b>	Office
<b>Building Class:</b>	B

RATINGS		
Quality	Visibility	Access/Parking
C+	B-	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Space includes front entrance area, two offices, bathroom and closet space. Central heat & A/C. Thomas Greathouse – 304-265-2719 – spoke to Thomas <a href="https://mapwv.gov/Assessment/Detail/?PID=46010013004300000000">https://mapwv.gov/Assessment/Detail/?PID=46010013004300000000</a>



Map ID 10

6 Harman Center  
Grafton, WV 26354



<b>Year Built:</b>	1945
<b>Last Renovated:</b>	1998 (asphalt parking pavement)
<b>Number of Floors:</b>	1
<b>Total Leasable Square Feet:</b>	12,584
<b>Total Available Square Feet:</b>	12,584
<b>Vacancy Rate:</b>	100.0%
<b>Typical Lease Rate:</b>	\$5.00/Sq. Ft.
<b>Property Type:</b>	Retail
<b>Building Class:</b>	B

RATINGS		
Quality	Visibility	Access/Parking
B-	A	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Jabe Companies: 412-212-1270 x101 Multiple spaces in building (6 Harman Center) <a href="https://mapwv.gov/Assessment/Detail/?PID=46010007014900000000">https://mapwv.gov/Assessment/Detail/?PID=46010007014900000000</a>

Map ID 11

8 Harman Center  
Grafton, WV 26354



<b>Year Built:</b>	1966
<b>Last Renovated:</b>	1998 (asphalt parking pavement)
<b>Number of Floors:</b>	2
<b>Total Leasable Square Feet:</b>	11,816
<b>Total Available Square Feet:</b>	5,750
<b>Vacancy Rate:</b>	48.7%
<b>Typical Lease Rate:</b>	\$5.00/Sq. Ft.
<b>Property Type:</b>	Office
<b>Building Class:</b>	B

RATINGS		
Quality	Visibility	Access/Parking
B	A	B

A – Above Average | B – Average | C – Below Average

ADDITIONAL COMMENTS
Jabe Companies: 412-212-1270 x101 Space on second floor above bank (8 Harman Center) <a href="https://mapwv.gov/Assessment/Detail/?PID=4601000701500000000">https://mapwv.gov/Assessment/Detail/?PID=4601000701500000000</a>

## ADDENDUM D: QUALIFICATIONS

### The Company

Bowen National Research employs an expert staff to ensure that each market study includes the highest standards. Each staff member has hands-on experience evaluating sites and comparable properties, analyzing market characteristics and trends, and providing realistic recommendations and conclusions. The Bowen National Research staff has national experience and knowledge to assist in evaluating a variety of product types and markets.

### Primary Contact and Report Author



**Patrick Bowen**, President of Bowen National Research, has conducted numerous housing needs assessments and provided consulting services to city, county and state development entities as it relates to residential development, including affordable and market-rate housing, for both rental and for-sale housing, and retail development opportunities. He has also prepared and supervised thousands of market feasibility studies for all types of real estate products, including housing, retail, office, industrial and mixed-use developments, since 1996.

Mr. Bowen has worked closely with many state and federal housing agencies to assist them with their market study guidelines. Mr. Bowen has his bachelor’s degree in legal administration (with emphasis on business and law) from the University of West Florida and currently serves as Co-Chair on the Standards Committee of the National Council of Housing Market Analysts (NCHMA).

#### *Housing Needs Assessment Experience*

Citywide Comprehensive Housing Market Study – Rock Island, IL	Housing Study & Needs Assessment – Zanesville, OH
Housing Market Analysis – Bowling Green, KY	Housing Needs Assessment Survey – Dublin, GA
Countywide Housing Needs Assessment – Beaufort County, SC	Preliminary Housing Needs Assessment – Harrisburg, PA
Downtown Housing Needs Analysis – Springfield, IL	Preliminary Housing Needs Assessment – Canonsburg, PA
Downtown Residential Feasibility Study – Morgantown, WV	Housing Needs Assessment – Preble County, OH
Downtown Residential Feasibility Study – Charleston, WV	Hill District Housing Needs Assessment – Pittsburgh, PA
Housing Market Study & Tornado Impact Analysis–Joplin, MO	Tribal Housing Needs Assessment – Spokane Reservation, WA
Housing Market Study – Fort Wayne (Southeast Quadrant), IN	Town Housing Needs Assessment – Nederland, CO
Statewide and County Level Housing Needs Assessments – Vermont	Citywide Housing Needs Assessment – Evansville, IN
Regional Housing Needs Assessment – Asheville, NC Region	Housing Study & Needs Assessment – St. Johnsbury, VT
East District Rental Housing Needs Assessment – New Orleans, LA	Housing Needs Assessment – Yellow Springs, OH
Employer Survey & Housing Needs Assessment – Greene County, PA	Housing Needs Assessment – Penobscot Nation, ME
Preliminary Employee & Housing Needs Assessment – W. Liberty, KY	Countywide Housing Needs Assessment – Preble County, OH
Statewide Rural and Farm Labor Housing Needs Analysis – Texas	Affordable Housing Market Analysis – Jacksonville, NC
Countywide Rental Housing Needs Analysis & Hurricane Dolly Housing Impact Analysis– Hidalgo County, TX	Preliminary Downtown Housing Market Analysis - Cleveland, OH

**The following individuals provided research and analysis assistance and have been involved with previous housing needs assessments completed by our firm in some capacity:**

**Christopher T. Bunch**, Market Analyst has over ten years of professional experience in real estate, including five years of experience in the real estate market research field. Mr. Bunch is responsible for preparing market feasibility studies for a variety of clients. Mr. Bunch earned a bachelor's degree in Geography with a concentration in Urban and Regional Planning from Ohio University in Athens, Ohio.

**June Davis**, Office Manager of Bowen National Research, has 31 years of experience in market feasibility research. Ms. Davis has overseen production on over 25,000 market studies for projects throughout the United States.

**Desireé Johnson** is the Director of Operations for Bowen National Research. Ms. Johnson is responsible for all client relations, the procurement of work contracts, and the overall supervision and day-to-day operations of the company. She has been involved in the real estate market research industry since 2006. Ms. Johnson has an Associate of Applied Science in Office Administration from Columbus State Community College.

**Stephanie Viren** is the Research & Travel Coordinator at Bowen National Research. Ms. Viren focuses on collecting detailed data concerning housing conditions in various markets throughout the United States. Ms. Viren has extensive interviewing skills and experience and also possesses the expertise necessary to conduct surveys of diverse pools of respondents regarding population and housing trends, housing marketability, economic development and other socioeconomic issues relative to the housing industry. Ms. Viren's professional specialty is condominium and senior housing research. Ms. Viren earned a Bachelor of Arts in Business Administration from Heidelberg College.

**In-House Researchers** – Bowen National Research employs a staff of in-house researchers who are experienced in the surveying and evaluation of all rental and for-sale housing types, as well as in conducting interviews and surveys with city officials, economic development offices and chambers of commerce, housing authorities and residents.

*No subconsultants were used as part of this assessment.*

## Addendum E: Glossary

Various key terms associated with issues and topics evaluated in this report are used throughout this document. The following provides a summary of the definitions for these key terms. It is important to note that the definitions cited below include the source of the definition, when applicable. Those definitions that were not cited originated from the National Council of Housing Market Analysts (NCHMA).

**Area Median Household Income (AMHI)** is the median income for families in metropolitan and non-metropolitan areas, used to calculate income limits for eligibility in a variety of housing programs. HUD estimates the median family income for an area in the current year and adjusts that amount for different family sizes so that family incomes may be expressed as a percentage of the area median income. For example, a family's income may equal 80 percent of the area median income, a common maximum income level for participation in HUD programs. (Bowen National Research, Various Sources)

**Available rental housing** is any rental product that is currently available for rent. This includes any units identified through Bowen National Research survey of over 100 affordable rental properties identified in the study areas, published listings of available rentals, and rentals disclosed by local realtors or management companies.

**Basic Rent** is 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 the 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.

**Contract Rent** is (1) the actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease (HUD & RD) or (2) the monthly rent agreed to between a tenant and a landlord (Census).

**Cost overburdened households** are those renter households that pay more than 30% or 35% (depending upon source) of their annual household income towards rent. Typically, such households will choose a comparable property (including new affordable housing product) if it is less of a rent burden.

**Elderly Person** is a person who is at least 62 years of age as defined by HUD.

**Elderly or Senior Housing** is housing where (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 designed to meet the needs of senior citizens.

***Extremely low-income*** is a person or household with income below 30% of Area Median Income adjusted for household size.

***Fair Market Rent (FMR)*** are the estimates established by HUD of the gross rents (contract rent plus tenant paid utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50<sup>th</sup> percentile of rents.

***Frail Elderly*** is a person who is at least 62 years of age and is unable to perform at least three “activities of daily living” comprising of eating, bathing, grooming, dressing or home management activities as defined by HUD.

***Garden apartments*** are apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.

***Gross Rent*** is the monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all tenant paid utilities.

***Household*** is one or more people who occupy a housing unit as their usual place of residence.

***Housing Choice Voucher (Section 8 Program)*** is a 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 gross 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 unit*** is a house, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.

***HUD Section 8 Program*** is a Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants’ adjusted income.

***HUD Section 202 Program*** is a Federal program, which 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 the Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where 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.

**HUD Section 236 Program** is a Federal program which provides interest reduction payments for loans which 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.

**HUD Section 811 Program** is a Federal program, which 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 by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.

**Income Limits** are the 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 AMI.

**Low-Income Household** is a person or household with gross household income between 50% and 80% of Area Median Income adjusted for household size.

**Low-Income Housing Tax Credit** is 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.

**Market vacancy rate (physical)** is the 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 which are in the lease-up stage. Bowen National Research considers only these vacant units in its rental housing survey.

**Mixed income property** is 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%).

**Moderate Income** is a person or household with gross household income between 40% and 60% of Area Median Income adjusted for household size.

**Multifamily** are structures that contain more than two housing units.

**New owner-occupied household growth** within a market is a primary demand component for new for-sale housing. For the purposes of this analysis, we have evaluated growth between 2019 and 2024. The 2010 households by income level are based on ESRI estimates applied to 2010 Census estimates of total households for each study area. The 2019 and 2024 estimates are based on growth projections by income level by ESRI. The difference between the two household estimates represents the new owner-occupied households that are projected to be added to a study area between 2019 and 2024. These estimates of growth are provided by each income level and corresponding price point that can be afforded.

***Non-Conventional Rentals*** are structures with one or two rental units.

***Overcrowded housing*** is often considered housing units with 1.01 or more persons per room. These units are often occupied by multi-generational families or large families that are in need of more appropriately-sized and affordable housing units. For the purposes of this analysis, we have used the share of overcrowded housing from the American Community Survey.

***Pipeline housing*** is housing that is currently under construction or is planned or proposed for development. We identified pipeline housing during our telephone interviews with local and county planning departments and through a review of published listings from housing finance entities such as IHFA, HUD and USDA.

***Population trends*** are 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.

***Potential support*** is the equivalent to the *housing gap* referenced in this report. The *housing gap* is the total demand from eligible households that live in certain housing conditions less the available or planned housing stock that was inventoried within each study area.

***Project-based rent assistance*** is 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*** is a HUD program administered by local (or regional) Housing Authorities which serves Low- and Very Low-Income households with rent based on the same formula used for HUD Section 8 assistance.

***Rent burden*** is gross rent divided by adjusted monthly household income.

***Rent burdened households*** are households with rent burden above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.

***Replacement of functionally obsolete housing*** is a demand consideration in most established markets. Given the limited development of new housing units in the study area, homebuyers are often limited to choosing from the established housing stock, much of which is considered old and/or often in disrepair and/or functionally obsolete. There are a variety of ways to measure functionally obsolete housing and to determine the number of units that should be replaced. For the purposes of this analysis, we have applied the highest share of any of the following three metrics: cost burdened households, units lacking complete plumbing facilities, and overcrowded units. This resulting housing replacement ratio is then applied to the existing (2017) owner-occupied housing stock to estimate the number of for-sale units that should be replaced in the study areas.



**Restricted rent** is the rent charged under the restrictions of a specific housing program or subsidy.

**Single-Family Housing** is 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** is a 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.

**Standard Condition:** A housing unit that meets HUD's Section 8 Housing Quality Standards.

**Subsidized Housing** is housing that operates with a government subsidy often requiring tenants to pay up to 30% of their adjusted gross income toward rent and often limiting eligibility to households with incomes of up to 50% or 80% of the Area Median Household Income. (Bowen National Research)

**Subsidy** is 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** housing is typically considered product that lacks complete indoor plumbing facilities. Such housing is often considered to be of such poor quality and in disrepair that it should be replaced. For the purposes of this analysis, we have used the share of households living in substandard housing from the American Community Survey.

**Substandard conditions** are housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.

**Tenant** is one who rents real property from another.

**Tenant paid utilities** are the cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.

**Tenure** is the distinction between owner-occupied and renter-occupied housing units.

**Townhouse (or Row House)** is a single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.

**Unaccompanied Youth** persons under 25 years of age, or families with children and youth, who do not qualify as homeless under this definition, but who are homeless under section 387 of the Runaway and Homeless Youth Act, Violence Against Women Act, or McKinney-Vento homeless Assistance Act as defined by HUD.

***Vacancy Rate – Economic Vacancy Rate (physical)*** is the 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 Household*** is a person or household with gross household income between 30% and 50% of Area Median Income adjusted for household size.

***Windshield Survey*** references an on-site observation of a physical property or area that considers only the perspective viewed from the “windshield” of a vehicle. Such a survey does not include interior inspections or evaluations of physical structures.

## Addendum F: Sources

Bowen National Research uses various sources to gather and confirm data used in each analysis. These sources include the following:

- 2000 and 2010 U.S. Census
- American Community Survey
- ESRI Demographics
- FBI Uniform Crime Report (UCR)
- InfoGroup
- Management for each property included in the survey
- Novogradac, Inc.
- Planning Representatives
- REALTOR.com
- RealtyTrac.com
- Senior Housing Facility Representatives
- SOCDS Building Permits Database
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Department of Labor, Bureau of Labor Statistics
- Urban Decision Group (UDG)
- Various Stakeholders
- Walkscore.com