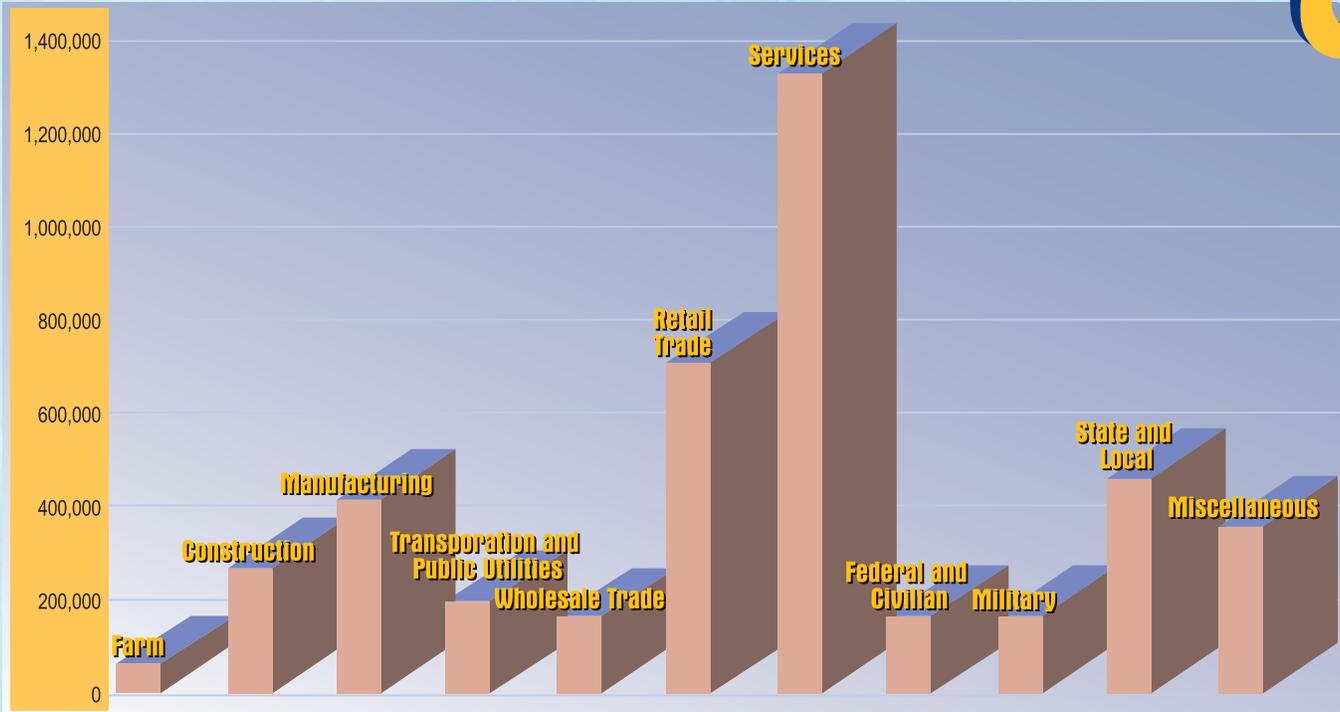


Figure 3.1 – See Page 3-3

Figure 3.1 Full-Time and Part-Time Employment – Commonwealth of Virginia



Sector	Full-time and Part-time Employment	Percent of State's Employment
Farm	59,919	1.4
Construction	269,419	6.2
Manufacturing	423,137	9.7
Transportation and Public Utilities	200,271	4.6
Wholesale Trade	163,685	3.8
Retail Trade	721,409	16.5
Services	1,358,006	31.1
Federal and Civilian	168,392	3.9
Military	167,649	3.8
State and Local	466,059	10.7
Miscellaneous*	363,756	8.3
Total	4,361,702	100

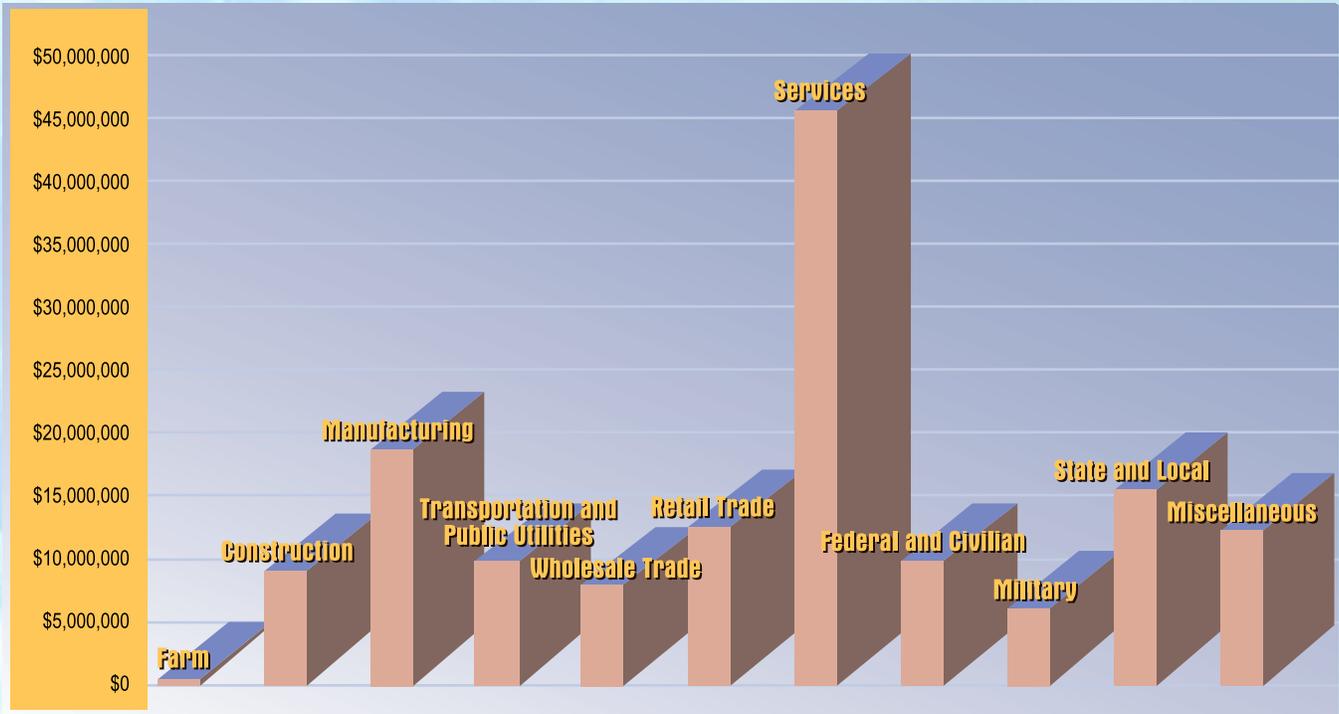
* Miscellaneous includes Ag. Serv., Forestry, Fishing, and Other; Mining; and Finance, Insurance, and Real Estate.

Source: Bureau of Economic Analysis and Hampton Roads Planning District Commission

Appendix G

Figure 3.2 – See Page 3-3

Figure 3.2 Wages by Industry – Commonwealth of Virginia (in thousands of dollars projected for 1999)



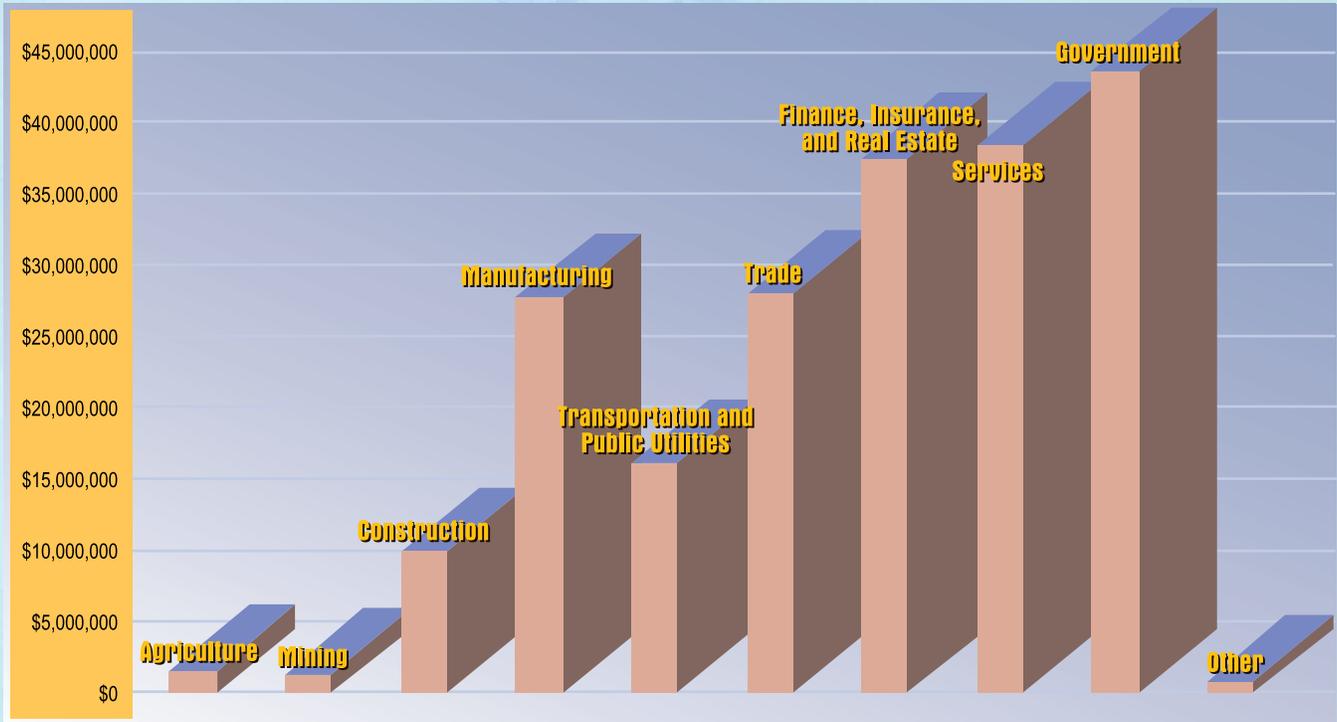
Sector	Full-time and Part-time Employment	Projected Earnings by Industry (thousands of dollars)	Percent of State's Employment
Farm	59,919	\$355,366	1.4
Construction	269,419	\$8,941,235	6.2
Manufacturing	423,137	\$18,390,056	9.7
Transportation/Public Utilities	200,271	\$9,700,768	4.6
Wholesale Trade	163,685	\$7,950,352	3.8
Retail Trade	721,409	\$12,398,872	16.5
Services	1,358,006	\$45,114,100	31.1
Federal and Civilian	168,392	\$9,665,850	3.9
Military	167,649	\$5,951,594	3.8
State and Local	466,059	\$15,227,719	10.7
Miscellaneous*	363,756	\$12,014,363	8.3
Total	4,361,702	\$145,710,277	100

* Miscellaneous includes Ag. Serv., Forestry, Fishing, and Other; Mining; and Finance, Insurance, and Real Estate.

Source: Bureau of Economic Analysis and Hampton Roads Planning District Commission

Figure 3.3 – See Page 3-4

Figure 3.3 Gross Earnings by Industry – Commonwealth of Virginia (in thousands of dollars as of 1999)

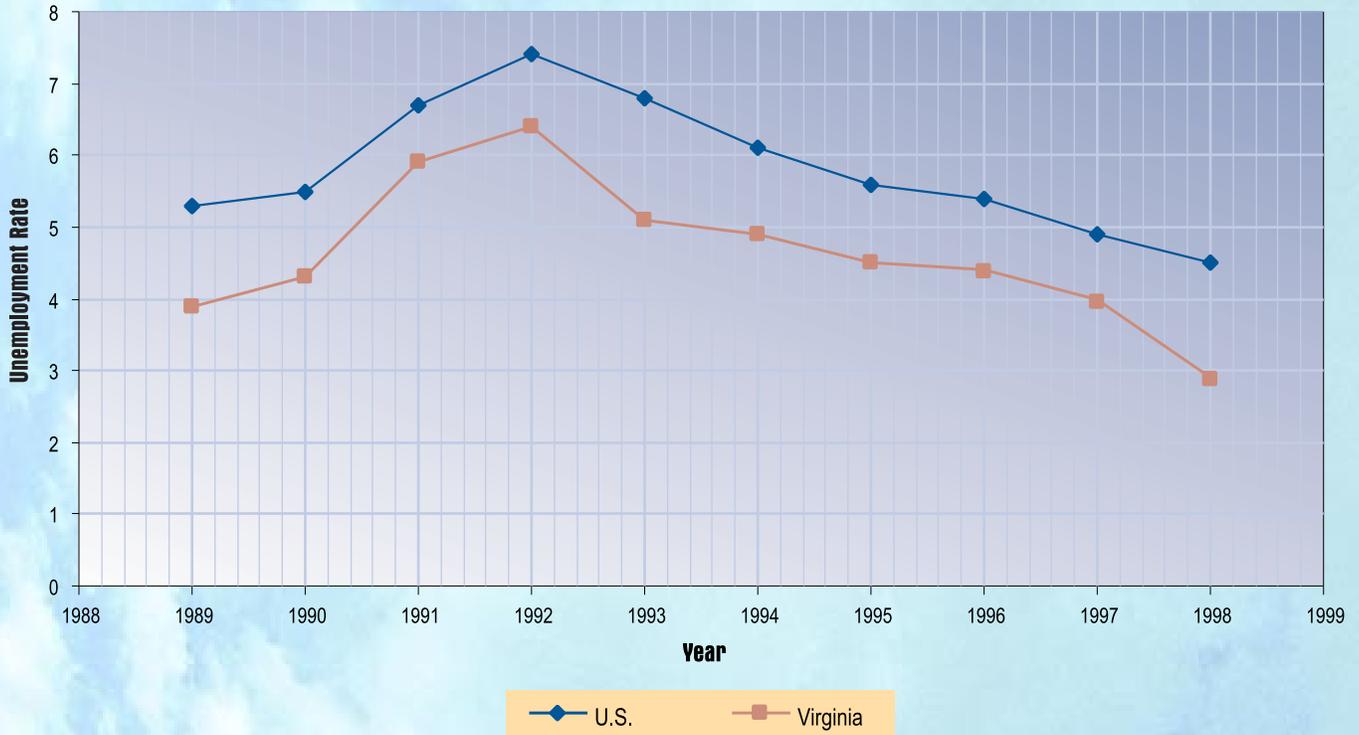


Sector	Gross Regional Product (thousands of dollars)
Agriculture	\$1,594,310
Mining	\$1,262,704
Construction	\$9,801,352
Manufacturing	\$27,681,566
Transportation and Public Utilities	\$16,000,105
Trade	\$27,907,072
Finance, Insurance, and Real Estate	\$37,522,293
Services	\$38,400,614
Government	\$43,596,163
Other	\$780,432
Total	\$204,546,611

Source: Implan Data - MIG, Inc.

Figure 3.4 – See Page 3-5

Figure 3.4 Comparison of Annual Average Unemployment Rates – Commonwealth of Virginia and United States



Year	Unemployment Rates		Month	Unemployment Rates	
	U.S.	Virginia		U.S.	Virginia
1989	5.3	3.9	Aug-98	4.5	2.9
1990	5.5	4.3	Sep-98	4.4	3.0
1991	6.7	5.9	Oct-98	4.2	2.8
1992	7.4	6.4	Nov-98	4.1	2.7
1993	6.8	5.1	Dec-98	4.0	2.7
1994	6.1	4.9	Jan-99	4.8	2.9
1995	5.6	4.5	Feb-99	4.7	2.8
1996	5.4	4.4	Mar-99	4.4	2.6
1997	4.9	4.0	Apr-99	4.1	2.4
1998	4.5	2.9	May-99	4.0	2.9
			Jun-99	4.5	3.2
			Jul-99	4.5	2.8
			Aug-99	4.2	2.9

Annual Averages

Source: Virginia Employment Commission

Figure 3.5 – See Page 3-5

Figure 3.5 Total Wages – Commonwealth of Virginia (in thousands of 1999 dollars projected through 1999)



**Historic and Projected Total Earnings in Virginia
(Thousands of 1999 Dollars)**

Year	Total Earnings	Farm Earnings	Nonfarm Earnings
1987	\$105,270,447	\$535,885	\$104,734,562
1988	\$109,955,682	\$705,892	\$109,249,790
1989	\$112,284,184	\$834,526	\$111,449,658
1990	\$111,374,130	\$815,356	\$110,558,774
1991	\$109,304,435	\$711,158	\$108,593,277
1992	\$112,569,348	\$718,870	\$111,850,478
1993	\$114,923,723	\$571,986	\$114,351,737
1994	\$117,330,013	\$624,190	\$116,705,823
1995	\$119,472,188	\$504,285	\$118,967,903
1996	\$121,963,802	\$483,045	\$121,480,757
1997	\$127,313,691	\$359,432	\$126,954,259
1998	\$136,653,696	\$358,645	\$136,295,051
1999	\$145,710,277	\$355,366	\$145,354,911

**Historic and Projected Total Earnings in Virginia
(Thousands of Nominal Dollars)**

Year	Total Earnings	Farm Earnings	Nonfarm Earnings
1987	\$71,737,989	\$365,186	\$71,372,803
1988	\$78,030,937	\$500,942	\$77,529,995
1989	\$83,522,728	\$620,763	\$82,901,965
1990	\$87,322,128	\$639,274	\$86,682,854
1991	\$89,305,723	\$581,042	\$88,724,681
1992	\$94,741,929	\$605,024	\$94,136,905
1993	\$99,618,944	\$495,813	\$99,123,131
1994	\$104,308,986	\$554,919	\$103,754,067
1995	\$109,223,524	\$461,026	\$108,762,498
1996	\$114,793,764	\$454,648	\$114,339,116
1997	\$122,578,569	\$346,064	\$122,232,505
1998	\$133,620,591	\$350,684	\$133,269,907
1999	\$145,710,277	\$355,366	\$145,354,911

Historic Data: 1987 - 1997

Projected Data: 1998 and 1999

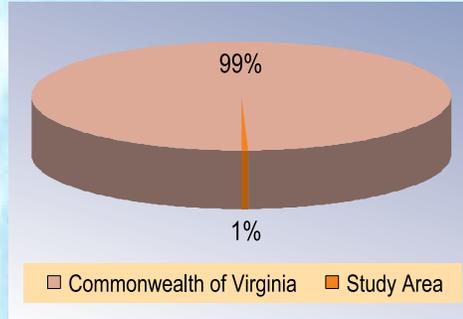
Updated 10/18/99

Source: Bureau of Economic Analysis and HRPDC

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Figure 3.6 – See Page 3-6

Figure 3.6 Study Area Contribution to Commonwealth of Virginia Economy (Full- and Part-Time Employment)

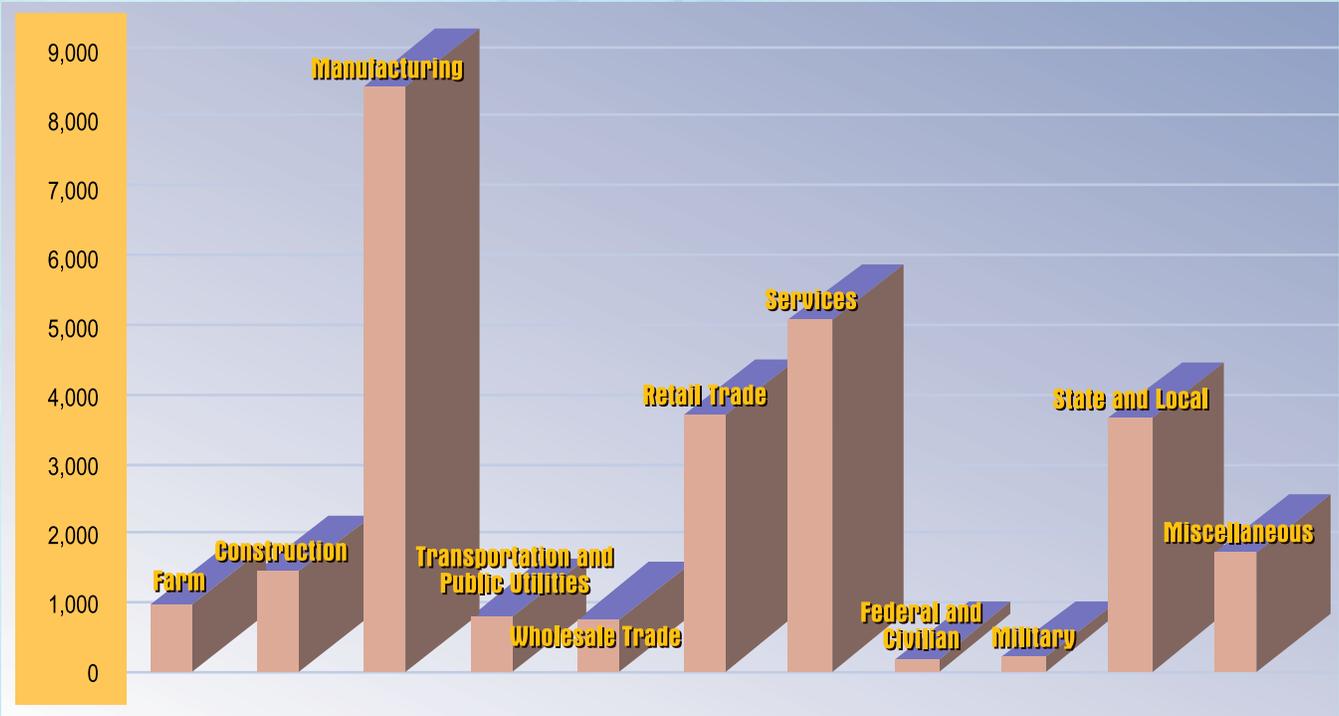


Area	Full-time and Part-time Employment in Virginia (1999)	Percent Employment in Virginia
Commonwealth of Virginia	4,334,944	99.4%
Study Area	26,758	0.6%

Source: Bureau of Economic Analysis and HRPDC

Figure 3.7 – See Page 3-7

Figure 3.7 Full-Time and Part-Time Employment – City of Franklin, and Southampton and Isle of Wight Counties



Study Area (Projected 1999)

Sector	Full-time and Part-time Employment	Percent of Study Area's Employment
Farm	976	3.6
Construction	1,431	5.3
Manufacturing	8,376	31.3
Transportation and Public Utilities	807	3.0
Wholesale Trade	750	2.8
Retail Trade	3,664	13.7
Services	5,031	18.8
Federal and Civilian	175	0.7
Military	210	0.8
State and Local	3,624	13.5
Miscellaneous*	1,716	6.0
Total	26,758	100

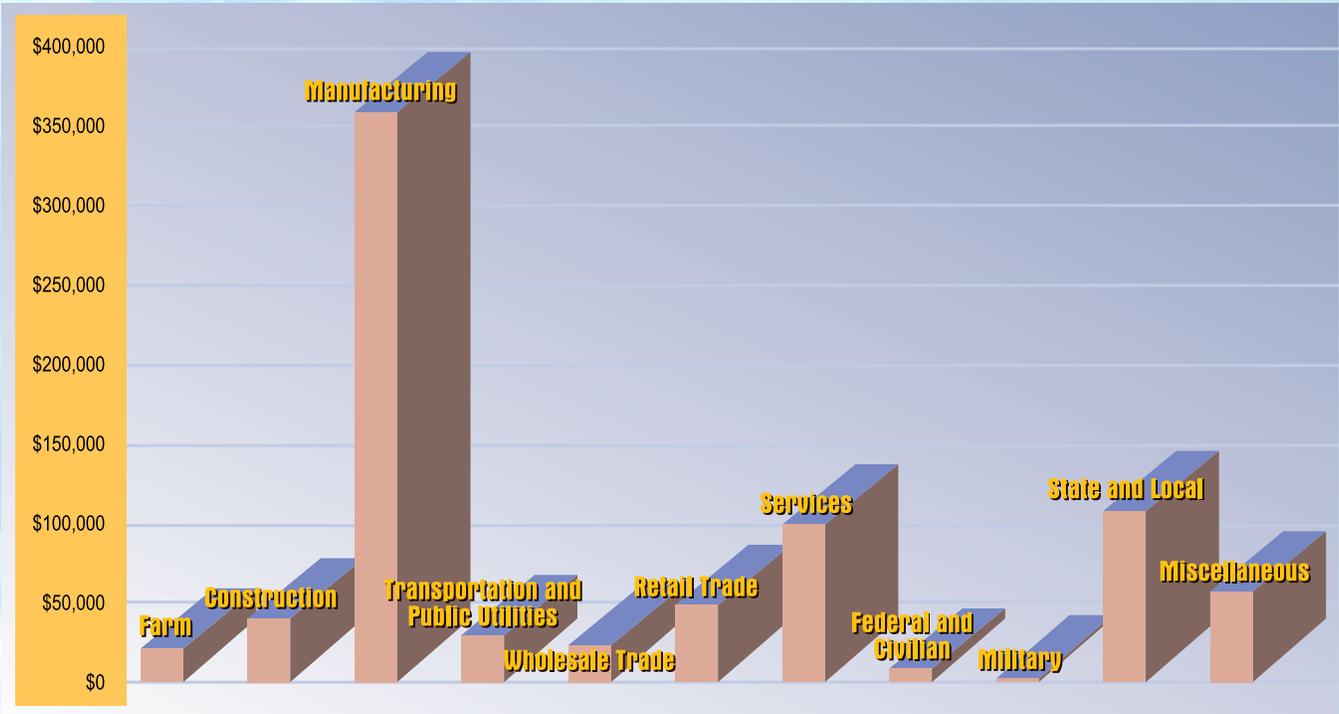
* Miscellaneous includes Ag. Serv., Forestry, Fishing, and Other; Mining; and Finance, Insurance, and Real Estate.

Source: Bureau of Economic Analysis and HRPDC

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Figure 3.8 – See Page 3-8

Figure 3.8 Wages by Industry – City of Franklin, and Southampton and Isle of Wight Counties



Study Area (Projected 1999)

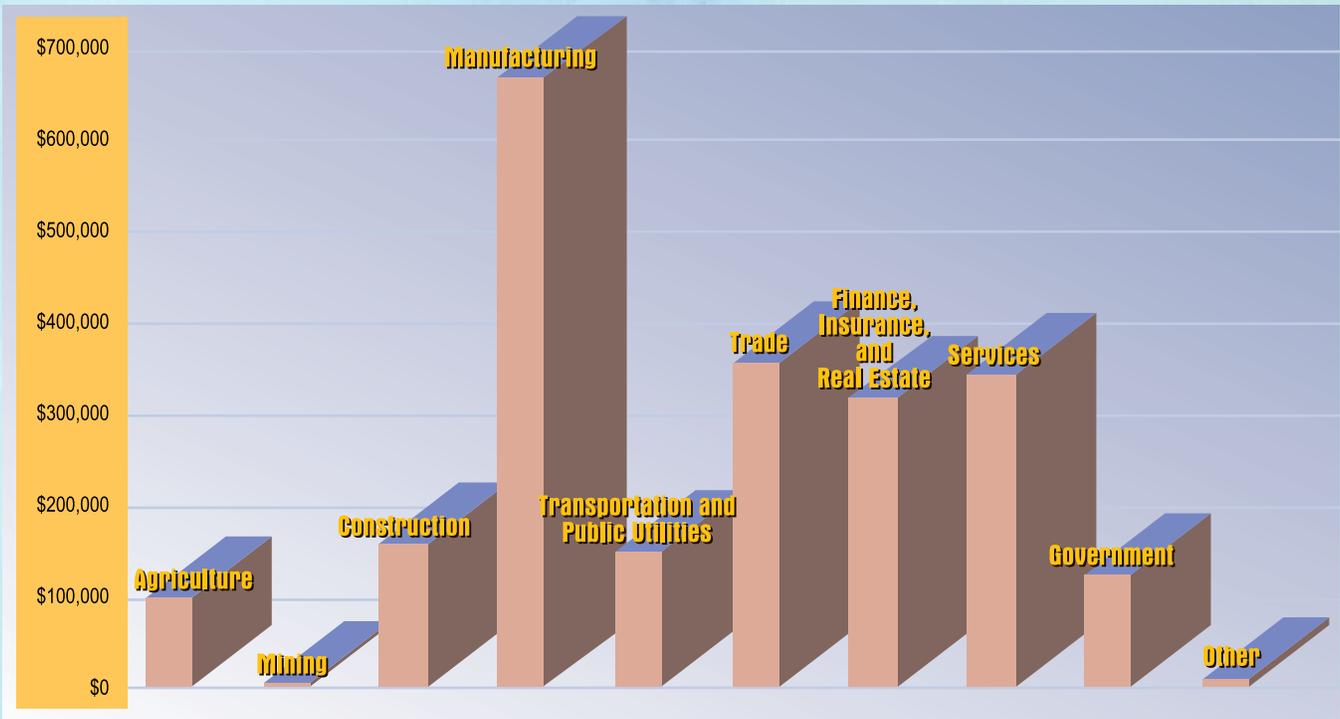
Sector	Projected Earnings by Industry (thousands of dollars)	Percent of Study Area's Employment
Farm	\$19,941	3.6
Construction	\$39,703	5.3
Manufacturing	\$358,426	31.3
Transportation and Public Utilities	\$27,890	3.0
Wholesale Trade	\$22,393	2.8
Retail Trade	\$47,589	13.7
Services	\$97,996	18.8
Federal and Civilian	\$7,456	0.7
Military	\$1,923	0.8
State and Local	\$106,626	13.5
Miscellaneous*	\$56,654	6.0
Total	\$786,598	100

* Miscellaneous includes Ag. Serv., Forestry, Fishing, and Other; Mining; and Finance, Insurance, and Real Estate.

Source: Bureau of Economic Analysis and HRPDC

Figure 3.9 – See Page 3-8

Figure 3.9 Gross Earnings by Industry – City of Franklin, and Southampton and Isle of Wight Counties
(in thousands of dollars as of 1996)



Study Area (1996)

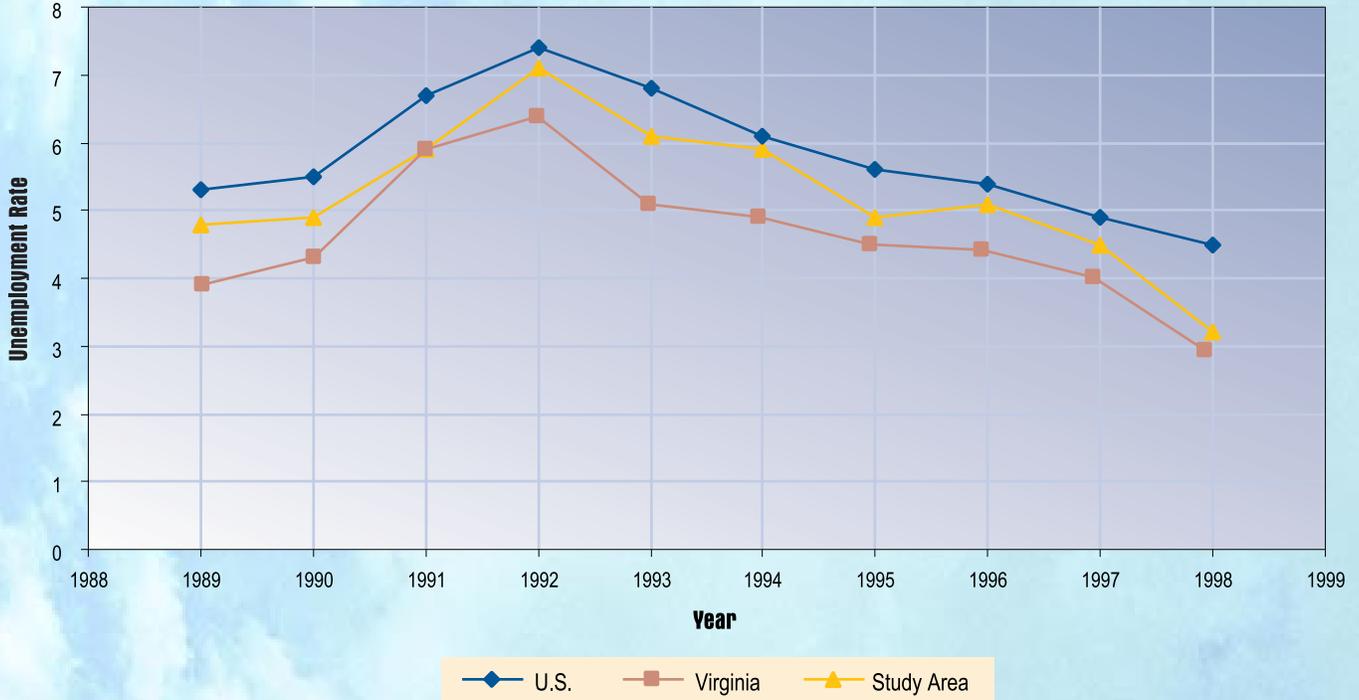
Sector	Gross Regional Product (thousands of dollars)
Agriculture	\$95,105
Mining	\$847
Construction	\$158,001
Manufacturing	\$674,428
Transportation and Public Utilities	\$149,421
Trade	\$357,949
Finance, Insurance, and Real Estate	\$320,270
Services	\$345,280
Government	\$120,539
Other	\$6,199
Total	\$2,228,038

Source: Implan Data - MIG, Inc.

Appendix G

Figure 3.10 – See Page 3-9

Figure 3.10 Comparison of Annual Average Unemployment Rates Study Area, Commonwealth of Virginia, and United States



Year	Unemployment Rates			Month	Unemployment Rates		
	U.S.	Virginia	Study Area		U.S.	Virginia	Study Area
1989	5.3	3.9	4.8	Aug-98	4.5	2.9	3.7
1990	5.5	4.3	4.9	Sep-98	4.4	3.0	3.3
1991	6.7	5.9	5.9	Oct-98	4.2	2.8	2.9
1992	7.4	6.4	7.1	Nov-98	4.1	2.7	2.8
1993	6.8	5.1	6.1	Dec-98	4.0	2.7	2.7
1994	6.1	4.9	5.9	Jan-99	4.8	2.9	2.6
1995	5.6	4.5	4.9	Feb-99	4.7	2.8	2.7
1996	5.4	4.4	5.1	Mar-99	4.4	2.6	2.2
1997	4.9	4.0	4.5	Apr-99	4.1	2.4	2.8
1998	4.5	2.9	3.2	May-99	4.0	2.9	3.3
				Jun-99	4.5	3.2	3.9
				Jul-99	4.5	2.8	3.4
				Aug-99	4.2	2.9	3.8

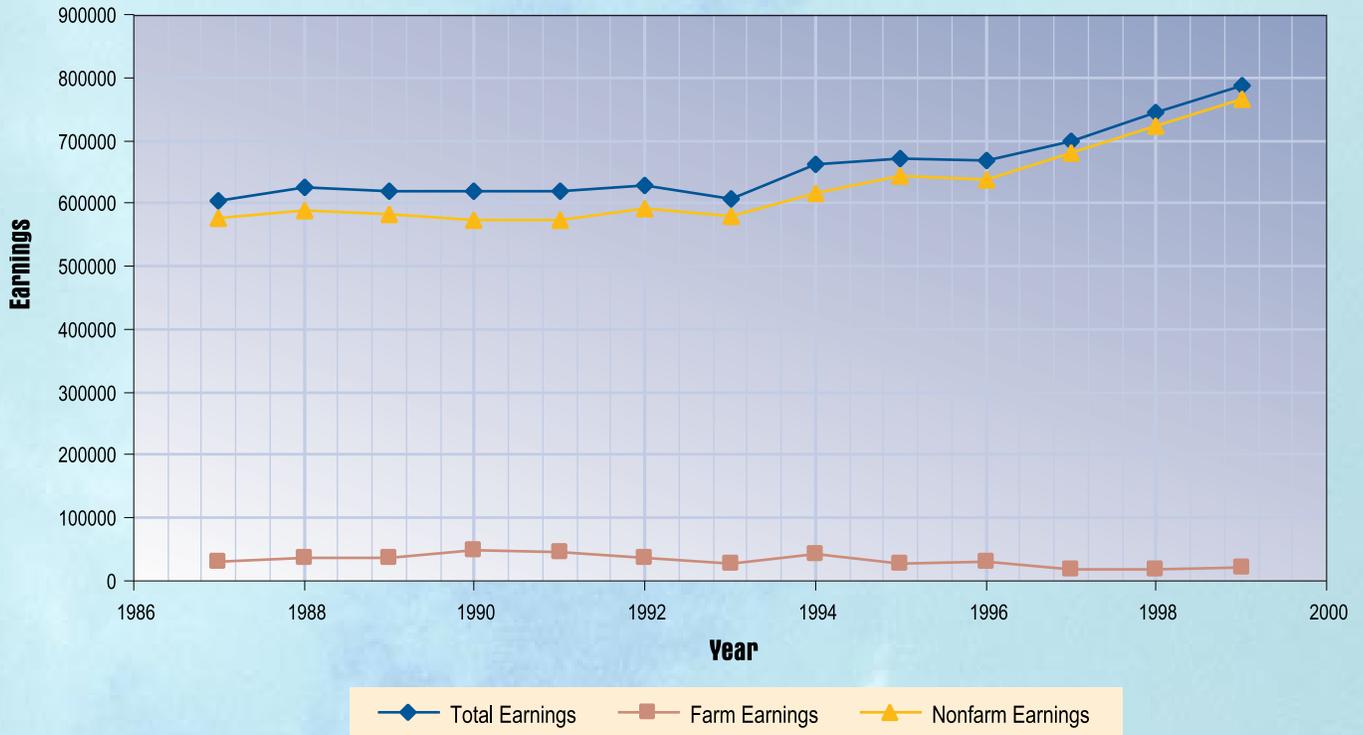
Annual Averages

Source: Virginia Employment Commission

Supporting Data

Figure 3.11 – See Page 3-10

Figure 3.11 Total Wages in the Study Area (in thousands of 1999 dollars projected through 1999)



Historic and Projected Total Earnings in Study Area (City of Franklin, and Southampton and Isle of Wight Counties)
(Thousands of 1999 Dollars)

Year	Total Earnings	Farm Earnings	Nonfarm Earnings
1987	\$605,111	\$29,746	\$575,365
1988	\$625,367	\$36,557	\$588,810
1989	\$619,000	\$37,025	\$581,975
1990	\$620,540	\$47,668	\$572,872
1991	\$619,365	\$44,745	\$574,620
1992	\$628,234	\$37,655	\$590,579
1993	\$607,773	\$26,877	\$580,896
1994	\$660,537	\$43,642	\$616,895
1995	\$670,143	\$27,588	\$642,555
1996	\$669,439	\$31,937	\$637,502
1997	\$698,940	\$19,446	\$679,494
1998	\$743,943	\$19,759	\$724,184
1999	\$786,597	\$19,940	\$766,657

Historic Data: 1987 - 1997
Projected Data: 1998 and 1999

Historic and Projected Total Earnings in Study Area (City of Franklin, and Southampton and Isle of Wight Counties)
(Thousands of Nominal Dollars)

Year	Total Earnings	Farm Earnings	Nonfarm Earnings
1987	\$412,361	\$20,271	\$392,090
1988	\$443,797	\$25,943	\$417,854
1989	\$460,444	\$27,541	\$432,903
1990	\$486,530	\$37,374	\$449,156
1991	\$506,044	\$36,558	\$469,486
1992	\$528,742	\$31,691	\$497,051
1993	\$526,834	\$23,298	\$503,536
1994	\$587,232	\$38,799	\$548,433
1995	\$612,657	\$25,222	\$587,435
1996	\$630,084	\$30,060	\$600,024
1997	\$672,945	\$18,723	\$654,222
1998	\$727,430	\$19,321	\$708,109
1999	\$786,597	\$19,940	\$766,657

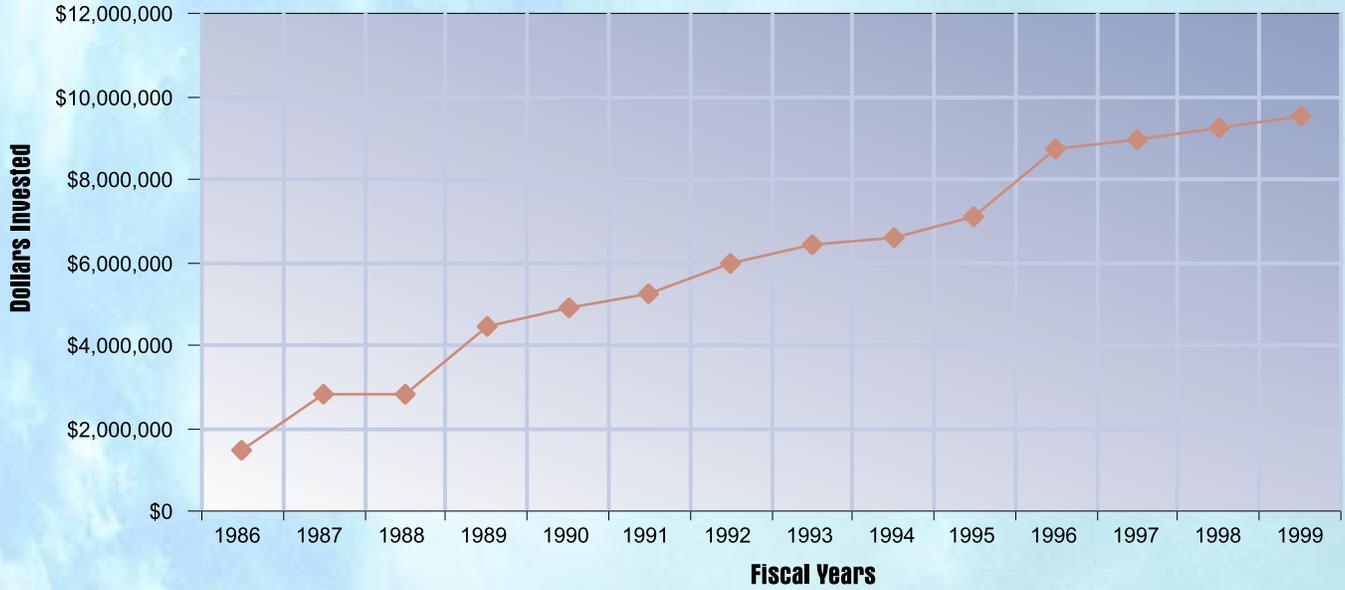
Historic Data: 1987 - 1997
Projected Data: 1998 and 1999
Updated 10/18/99

Source: Bureau of Economic Analysis and HRPDC

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Figure 3.12 – See Page 3-11

Figure 3.12 Downtown Franklin Private Investment (cumulative)



Year	Amount
FY 1986	1,438,496
FY 1987	2,839,158
FY 1988	2,839,158
FY 1989	4,464,806
FY 1990	4,904,786
FY 1991	5,226,816
FY 1992	5,962,241
FY 1993	6,401,555
FY 1994	6,604,937
FY 1995	7,118,180
FY 1996	8,712,355
FY 1997	8,955,093
FY 1998	9,220,212
FY 1999	9,530,514

Source: Virginia Department of Housing and Community Development Mainstreet Program

Figure 3.13 – See Page 3-12

Figure 3.13 Downtown Franklin Net New Businesses (cumulative)



Year	Net New Businesses
FY 1986	13
FY 1987	19
FY 1988	23
FY 1989	27
FY 1990	35
FY 1991	29
FY 1992	33
FY 1993	53
FY 1994	61
FY 1995	75
FY 1996	89
FY 1997	104
FY 1998	110
FY 1999	117

Source: Virginia Department of Housing and Community Development Mainstreet Program

Figure 3.14 – See Page 3-12

Figure 3.14 Downtown Franklin Net New Jobs (cumulative)

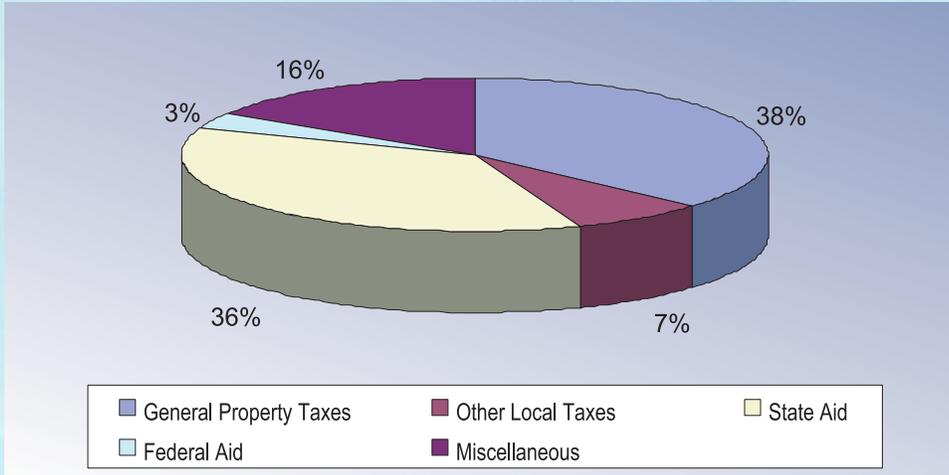


Year	Net New Businesses
FY 1986	26
FY 1987	37
FY 1988	40
FY 1989	44
FY 1990	50
FY 1991	33
FY 1992	46
FY 1993	91
FY 1994	106
FY 1995	136
FY 1996	181
FY 1997	224
FY 1998	283
FY 1999	327

Source: Virginia Department of Housing and Community Development Mainstreet Program

Figure 3.15 – See Page 3-15

Figure 3.15 Revenue Sources – Combined Study Area



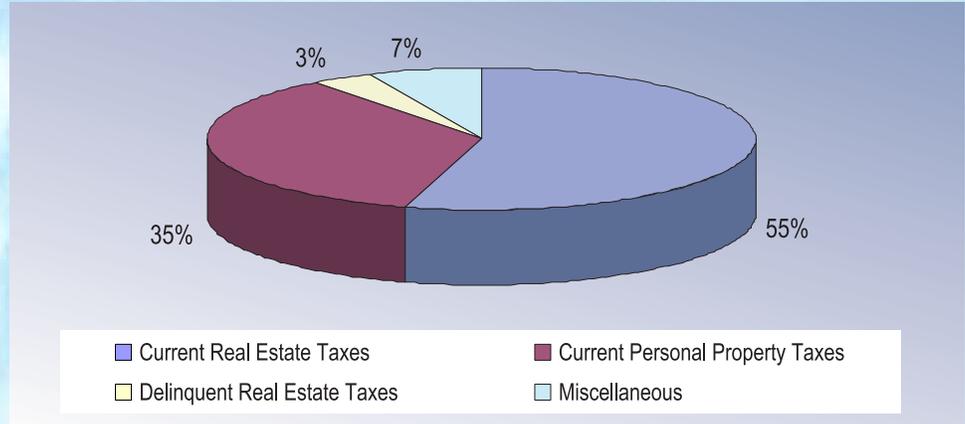
Revenue Sources - Combined for all three jurisdictions	
General Property Taxes	\$38,541,188
Other Local Taxes	\$7,762,329
State Aid	\$38,268,324
Federal Aid	\$3,651,611
Miscellaneous	\$16,653,714
Total	\$104,877,166

Source: City of Franklin, Southampton County and Isle of Wight County 1999-2000 Annual Budget Reports

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Figure 3.16 – See Page 3-16

Figure 3-16 Revenue Sources – City of Franklin General Fund – General Property Taxes

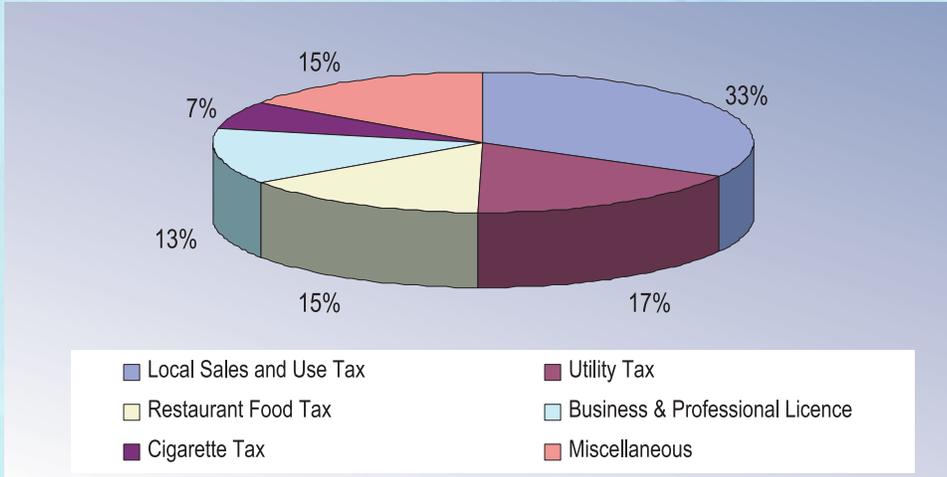


General Property Taxes - Revenue Sources	
Current Real Estate Taxes	\$2,808,000
Current Personal Property Taxes	\$1,830,000
Delinquent Real Estate Taxes	\$180,000
Miscellaneous	\$350,000
Totals	\$5,168,000

Source: City of Franklin 1999-2000 Annual Budget Report

Figure 3.17 – See Page 3-16

Figure 3.17 Revenue Sources – City of Franklin General Fund – Other Local Taxes



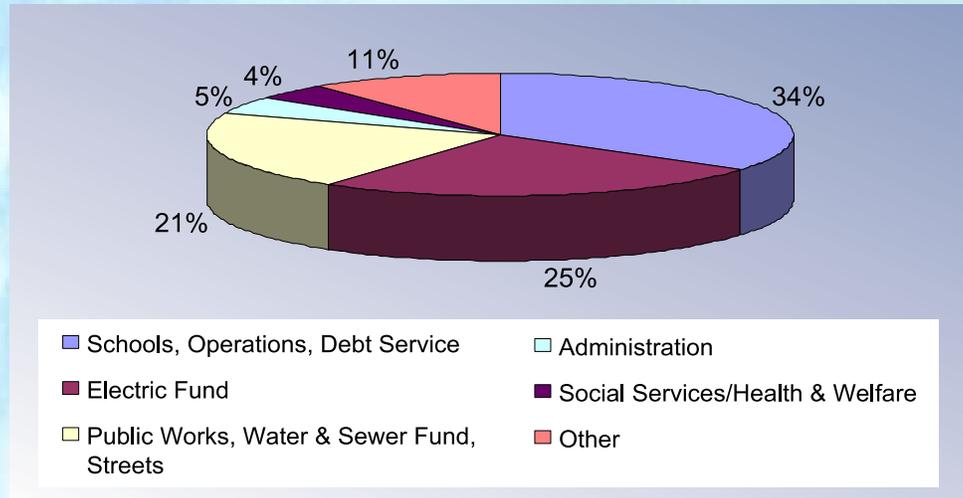
Other Local Taxes - Revenue Sources	
Local Sales and Use Tax	\$1,230,545
Utility Tax	\$650,000
Restaurant Food Tax	\$555,000
Business & Professional Licence	\$480,000
Cigarette Tax	\$250,000
Miscellaneous	\$565,000
Total	\$3,730,545

Source: City of Franklin 1999-2000 Annual Budget Report

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Figure 3.18 – See Page 3-17

Figure 3.18 City of Franklin Expenditures – All Funds



Expenditures - All Funds	
Schools, Operations, Debt Service	34.70%
Electric Fund	25.30%
Public Works, Water & Sewer Fund, Streets	20.50%
Administration	4.80%
Social Services/Health & Welfare	4.20%
Other	10.50%
	100.00%

Notes:

- Other includes the following:
 - Parks, Recreation & Cultural [1.8%]
 - Payment to Southampton County [1.7%]
 - Waste Collection [1.6%]
 - Maintenance of Buildings [1.3%]
 - Airport Fund [1.2%]
 - General Debt Service [0.9%]
 - Community Development [0.8%]
 - Other [1.1%]

Source: City of Franklin 1999-2000 Annual Budget Report

Figure 4.2 – See Page 4-7

Figure 4.2 Annual Taxes Lost (1-Year Recovery Interval)

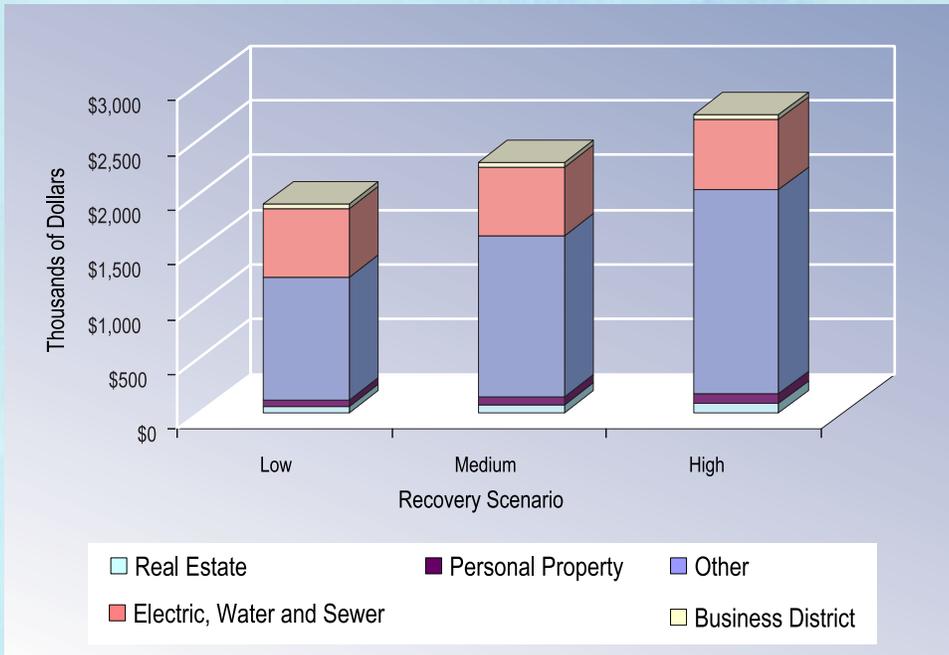
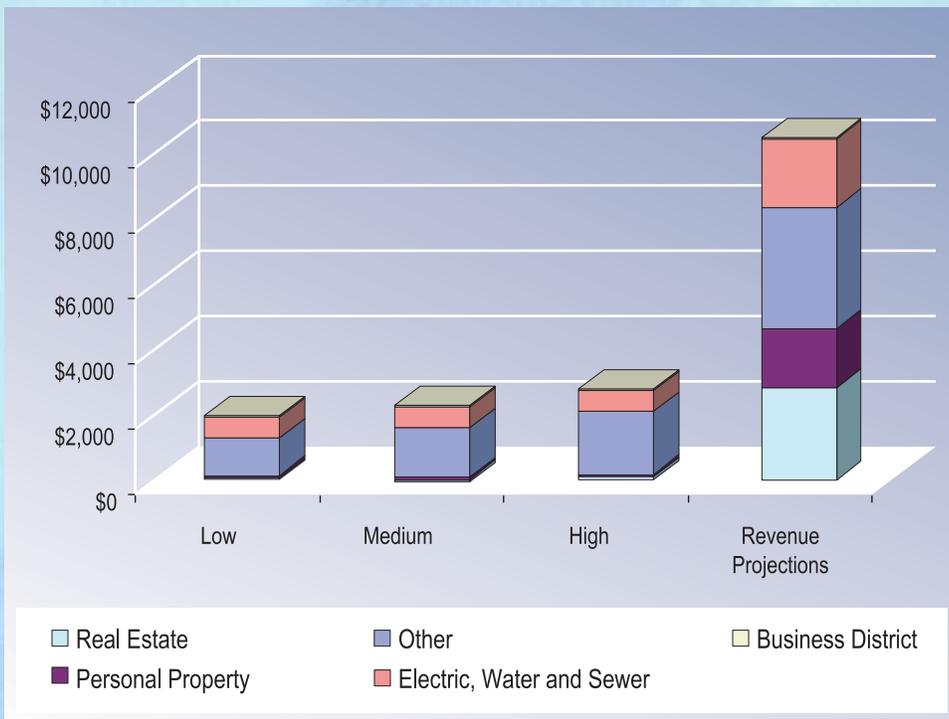


Figure 4.3– See Page 4-7

Figure 4.3 Annual Taxes Lost (1-Year Recovery Interval) Compared to Revenue Projections



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Recovery Interval	Recovery Scenario	Real Estate	Personal Property	Other	Electric, Water and Sewer	Business District	Total
1 Year	Low	\$54	\$64	\$1,119	\$631	\$46	\$1,914
	Medium	\$74	\$74	\$1,462	\$631	\$46	\$2,287
	High	\$94	\$84	\$1,865	\$631	\$46	\$2,720
	Revenue Projections	\$2,808	\$1,830	\$3,731	\$2,104	\$46	\$10,519
2 Year	Low	\$95	\$111	\$1,958	\$1,105	\$81	\$3,350
	Medium	\$130	\$129	\$2,559	\$1,105	\$81	\$4,004
	High	\$157	\$146	\$3,264	\$1,105	\$81	\$4,753
	Revenue Projections	\$5,616	\$3,660	\$7,461	\$4,208	\$92	\$21,037
5 Year	Low	\$211	\$248	\$4,364	\$2,462	\$179	\$7,465
	Medium	\$289	\$287	\$5,702	\$2,462	\$179	\$8,919
	High	\$367	\$326	\$7,274	\$2,462	\$179	\$10,608
	Revenue Projections	\$14,040	\$9,150	\$18,653	\$10,520	\$230	\$52,593

Source: City of Franklin 1999-2000 Annual Budget Report