

# John Wall and Associates

## Market Analysis

Swann Meadows  
Family  
Tax Credit (Sec. 42) Apartments

Greenwood, South Carolina  
Greenwood County

Prepared For:  
Swann Meadows SC LLC

April 2022 (Revised May 23, 2022)

PCN: 22-030



Formerly known as  
National Council of Affordable  
Housing Market Analysts

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# 1 Foreword

## 1.1 Qualifications Statement

John Wall and Associates specializes in market analysis, data mapping, and analysis of troubled properties. The firm began in 1983 concentrating on work in the Southeastern United States. In 1990, the office expanded its work to the entire United States.

John Wall and Associates has done over 2,600 market analyses, the majority of these being for apartment projects (both conventional and affordable). However, the firm is equipped for, and has done many other types of real estate market analyses, data mapping, troubled property analysis, shopping center master plans, industrial park master plans, housing and demographic studies, land planning projects, site analysis, location analysis and GIS projects. Clients include private developers, government officials, syndicators and lending institutions.

John Wall and Associates is a charter member of the National Council of Housing Market Analysts (NCHMA). All market analysts in our office have successfully passed the NCHMA peer review process and possess their HUD MAP certificates.

Bob Rogers has a Bachelor of Science degree in Business from Penn State University, and a Master of Business Administration from the University of Tennessee. He has been a market analyst with John Wall and Associates since 1992. He has served as Vice Chair and Co-Chair of the NCHMA Standards

Committee (from 2004 to 2010). As Co-Chair, he led the revision of the NCHMA market study model content and market study terms. He was lead author for NCHMA's "Selecting Comparable Properties" best practices paper and also NCHMA's "Field Work" white paper. In 2007, he wrote "Ten Things Developers Should Know About Market Studies" for *Affordable Housing Finance Magazine*. In 2014 Mr. Rogers authored the draft NCHMA paper "Senior Housing Options".

Joe Burriss has a Bachelor of Science degree in Marketing from Clemson University, and has been a market analyst with John Wall and Associates since 1999. He has successfully completed the National Council of Housing Market Analysts (NCHMA) peer review process, and has served as a member of the council's membership committee. In addition to performing market analysis, Mr. Burriss maintains many of the firm's client relationships and is responsible for business development.

## 1.2 Release of Information

This report shall not be released by John Wall and Associates to persons other than the client and his/her designates for a period of at least sixty (60) days. Other arrangements can be made upon the client's request.

## 1.3 Truth and Accuracy

It is hereby attested to that the information contained in this report is true and accurate. The report can be relied upon as a true assessment of the

low income housing rental market. However, no assumption of liability is being made or implied.

#### 1.4 Identity of Interest

The market analyst will receive no fees contingent upon approval of the project by any agency or lending institution, before or after the fact, and the market analyst will have no interest in the housing project.

#### 1.5 Certifications

##### 1.5.1 Certification of Physical Inspection

I affirm that I, or an individual employed by my company, have made a physical inspection of the market area and that information has been used in the full assessment of the need and demand for new rental units.

##### 1.5.2 Required Statement

The statement below is required precisely as worded by some clients. It is, in part, repetitious of some of the other statements in this section, which are required by other clients *exactly as they* are worded.

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the

ownership entity and my compensation is not contingent on any project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by the client and SCSHFDA to present a true assessment of the low-income housing rental market.

##### 1.5.3 NCHMA Member Certification

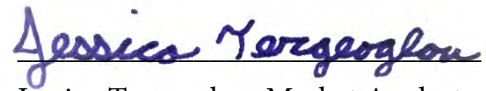
This market study has been prepared by John Wall and Associates, a member in good standing of the National Council of Housing Market Analysts (NCHMA). This study has been prepared in conformance with the standards adopted by NCHMA for the market analysts' industry. These standards include the *Standard Definitions of Key Terms Used in Market Studies, and Model Content Standards for the Content of Market Studies*. These standards are designed to enhance the quality of market studies and to make them easier to prepare, understand, and use by market analysts and by the end users. These Standards are voluntary only, and no legal responsibility regarding their use is assumed by the National Council of Housing Market Analysts.

John Wall and Associates is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in the National Council of Housing Market Analysts (NCHMA) educational and information sharing programs to maintain the highest professional standards and state-of-the-art

knowledge. John Wall and Associates is an independent market analyst. No principal or employee of John Wall and Associates has any financial interest whatsoever in the development for which this analysis has been undertaken.

(Note: Information on the National Council of Housing Market Analysts may be obtained by calling 202-939-1750, or by visiting [www.housingonline.com](http://www.housingonline.com))

Submitted and attested to by:



Jessica Tergeoglou, Market Analyst

4-15-22

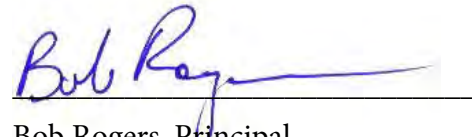
Date



Joe Burriss, Principal

4-15-22

Date



Bob Rogers, Principal

4-15-22

Date

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### 3 Introduction

#### 3.1 Purpose

The purpose of this report is to analyze the apartment market for a specific site in Greenwood, South Carolina.

#### 3.2 Scope of Work

Considered in this report are market depth, bedroom mix, rental rates, unit size, and amenities. These items are investigated principally through a field survey conducted by John Wall and Associates. Unless otherwise noted, all charts and statistics are the result of this survey.

In general, only complexes of 30 units or more built since 1980 are considered in the field survey. Older or smaller projects are sometimes surveyed when it helps the analysis. Projects with rent subsidized units are included, if relevant, and noted.

#### 3.3 Methodology

Three separate approaches to the analysis are used in this report; each is a check on the other. By using three generally accepted approaches, reasonable conclusions can be drawn. The three approaches used are:

- (1) Statistical
- (2) Like-Kind Comparison
- (3) Interviews

The Statistical approach uses Census data and local statistics; 2010 is used as a base year. The population that would qualify for the proposed units is obtained from these figures.

The Like-Kind Comparison approach collects data on projects similar in nature to that which is being proposed and analyzes how they are doing. This approach assesses their strong points, as well as weak points, and compares them with the subject.

The last section, Interviews, assesses key individuals' special knowledge about the market area. While certainly subjective and limited in perspective, their collective knowledge, gathered and assessed, can offer valuable information.

Taken individually, these three approaches give a somewhat restricted view of the market. However, by examining them together, knowledge sufficient to draw reasonable conclusions can be achieved.

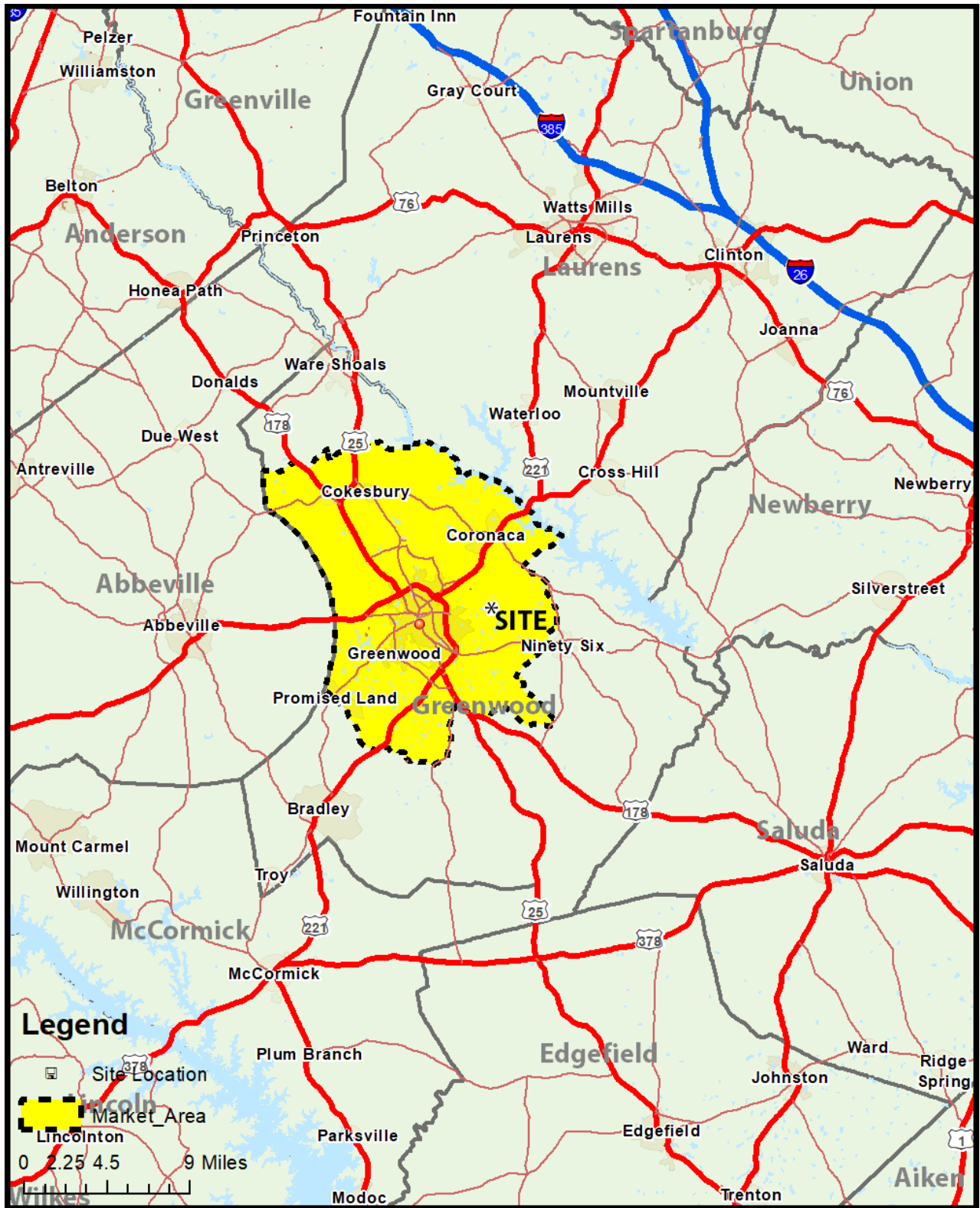
#### 3.4 Limitations

This market study was written according to the Client's *Market Study Guide*. To the extent this guide differs from the NCHMA *Standard Definitions of Key Terms or Model Content Standards*, the client's guide has prevailed.

### Regional Locator Map



### Area Locator Map





## 4 Executive Summary

The projected completion date of the proposed project is on or before 12/31/2024.

The market area consists of Census tracts 9701.01 (30%), 9701.02 (19%), 9702.01, 9702.02, 9703.01, 9703.02, 9704, 9705, 9706, 9707.02 (42%), and 9708 in Greenwood County.

The proposed project consists of 56 units of rehabilitation.

The proposed project is for family households with incomes at 50% and 60% of AMI. Net rents are \$608; however, 50 of the units will continue to have project based rental assistance.

### 4.1 Demand

**Table 1—Demand**

	60% AMI: \$0 to \$34,260	50% AMI: \$24,030 to \$28,550	Overall Project: \$0 to \$34,260
New Housing Units Required	89	10	89
Rent Overburden Households	3,900	244	3,900
Substandard Units	218	25	218
Demand	4,207	279	4,207
Less New Supply	0	0	0
Net Demand	4,207	279	4,207

#### 4.1.1 Market Bedroom Mix

The following bedroom mix will keep the market in balance over the long term. Diversity among projects is necessary for a healthy market.

**Table 2—Market Bedroom Mix**

Bedrooms	Mix
1	30%
2	50%
3	20%
4	0%
<b>Total</b>	<b>100%</b>

#### 4.1.2 Absorption

The subject is currently 92.9% occupied (four units are vacant), and all of the current tenants will remain income qualified after the rehabilitation. During the rehabilitation, all of the tenants will be relocated but will return to occupy the units one by one as each unit becomes available. Given appropriate marketing and management, the development should be able to refill the units with the existing tenants as the buildings are completed; however, it is possible some tenants will choose to not return to the subject. The subject should be fully occupied within a month of the final certificates of occupancy.

#### 4.2 NCHMA Capture Rate

NCHMA defines capture rate as:

The percentage of age, size, and income qualified renter households in the primary market area that the property must capture to achieve the stabilized level of occupancy. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The capture rate is calculated by dividing the total number of units at the property by the total number of age, size and income qualified renter households in the primary market area. See penetration rate for rate for entire market area.

Effective demand is defined as the number of income qualified renter households in the market area. It is shown as the first column of the table below.

**Table 3—NCHMA Capture Rate**

	Income Qualified Renter Households	Proposal	Capture Rate
60% AMI: \$0 to \$34,260	5,304	50	0.9%
50% AMI: \$24,030 to \$28,550	608	6	1.0%
Overall Project: \$0 to \$34,260	5,304	56	1.1%

### 4.3 Capture Rate

**Table 4—Capture Rate by Unit Size (Bedrooms) and Targeting**

60% AMI: \$0 to \$34,260				
	Demand	%	Proposal	Capture Rate
1-Bedroom	1,262	30%	0	0.0%
2-Bedrooms	2,104	50%	50	2.4%
3-Bedrooms	841	20%	0	0.0%
4 or More Bedrooms	0	0%	0	—
<b>Total</b>	<b>4,207</b>	<b>100%</b>	<b>50</b>	<b>1.2%</b>
50% AMI: \$24,030 to \$28,550				
	Demand	%	Proposal	Capture Rate
1-Bedroom	84	30%	0	0.0%
2-Bedrooms	140	50%	6	4.3%
3-Bedrooms	56	20%	0	0.0%
4 or More Bedrooms	0	0%	0	—
<b>Total</b>	<b>279</b>	<b>100%</b>	<b>6</b>	<b>2.2%</b>
Overall Project: \$0 to \$34,260				
	Demand	%	Proposal	Capture Rate
1-Bedroom	1,262	30%	0	0.0%
2-Bedrooms	2,104	50%	56	2.7%
3-Bedrooms	841	20%	0	0.0%
4 or More Bedrooms	0	0%	0	—
<b>Total</b>	<b>4,207</b>	<b>100%</b>	<b>56</b>	<b>1.3%</b>

\* Numbers may not add due to rounding.

The capture rate is not intended to be used in isolation. A low capture rate does not guarantee a successful project, nor does a high capture rate assure failure; the capture rate should be considered in the context of all the other indicators presented in the study. It is one of many factors considered in reaching a conclusion.

#### 4.3.1 Effective Capture Rate

The effective capture rate is the number of units that will actually need to be leased divided by the demand. Since the subject is 92.9% occupied, the current effective capture rate is 0.1%, but this could fluctuate as additional units are leased or vacated.

### 4.4 Conclusions

#### 4.4.1 Summary of Findings

- The **site** appears suitable for the project. It is currently developed as multifamily housing.
- The **neighborhood** is compatible with the project. It is mostly residential.
- The **location** is suitable to the project. It is within four miles of goods and services.
- The **population and household growth** in the market area is good. The market area will grow by 370 households from 2021 to 2024.

- The **economy** has been stabilizing since disruptions from Covid-19.
- The calculated **demand** for the project is strong. Overall demand is 4,207, though most of this demand is for units with project-based rental assistance.
- The **capture rates** for the project are reasonable. The overall LIHTC capture rate is 1.3%, and the current effective capture rate is 0.1%.
- The most **comparable** apartments are Burgess Homes, Coleman Terrace Community, Fairfield and Winns Community, Phoenix Place, Swann Meadows, and Wisewood.
- Total **vacancy rates** of the most comparable projects are 2.6%, 3.0%, 1.7%, 0.0%, 7.1%, and 0.0%, respectively.
- The **average vacancy rate** reported at comparable projects is 1.9%.
- The **average LIHTC vacancy rate** for units surveyed is 1.7%.
- The overall **vacancy rate** in the market for units surveyed is 1.7%.
- There are no **concessions** in the comparables.
- The net **rents**, given prevailing rents, vacancy rates, and concessions in the market area, are very reasonable, as 50 units will continue to have project based rental assistance and the non-PBRA rents fit well in the market.
- The proposed **bedroom mix** is reasonable for the market.
- The **unit sizes** are appropriate for the project.
- The subject's **amenities** are good and comparable to similarly priced apartments in the market area.
- The subject's **value** should be perceived as good, as the subject will continue to mostly have project based rental assistance.
- The subject's **affordability** is good from a programmatic gross rent standpoint because the tenant portion of the rent will be well below the maximum allowable levels for all of the PBRA units. The non-PBRA gross rents are at the maximum allowable levels, which reduces the pool of prospective income-eligible renter households, however, there are only six of these units, and calculated demand is good.
- The proposal would have no long term **impact** on existing LIHTC projects.

#### 4.4.2 Recommendations

None

4.4.3 *Notes*

None

4.4.3.1 *Strengths*

- The project will continue to have 50 units with project based rental assistance
- Already 92.9% occupied by income qualified tenants
- Positive household growth in the market area
- Preservation of affordable housing
- Strong calculated demand
- Hard market
- Washers and dryers in units

4.4.3.2 *Weaknesses*

None

4.4.4 *Conclusion*

In the analyst's professional opinion, the project will be successful as proposed.

## 5 SC Housing Exhibit S-2

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:			
Development Name: <u>Swann Meadows</u>	Total of # Units: <u>56</u>		
Address: <u>1091 Parkland Place Road Greenwood, South Carolina</u>	# of LIHTC Units: <u>56</u>		
PMA Boundary: <u>see map on page 32</u>			
Development Type: <input checked="" type="checkbox"/> Family <input type="checkbox"/> Older Persons Farthest Boundary Distance to Subject: <u>11</u> Miles			

Rental Housing Stock (found on page 68 )				
Type	# of Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	21	1,719	30	98.25%
Market-Rate Housing	10	984	18	98.17%
Assisted/Subsidized Housing not to include LIHTC	4	289	4	98.62%
<b>LIHTC (All that are stabilized)*</b>	7	422	7	98.34%
Stabilized Comparables**	6	469	9	98.08%
Non Stabilized Comparables				100%

\* Stabilized occupancy of at least 93% (Excludes projects still in initial lease up).

\*\* Comparables - comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.

Subject Development					HUD Area FMR			Highest Unadjusted Comparable Rent	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
56	2	1	800	\$608.00	\$793.00	\$0.99	23.33%	\$1,489.00	\$1.86
							0%		
							0%		
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<b>Gross Potential Rent Monthly*</b>				\$34,048.00	\$44,408.00		23.33%		

\*Market Advantage is calculated using the following formula: Gross HUD FMR (minus) Net Proposed Tenant Rent (divided by) Gross HUD FMR. The calculation should be expressed as a percentage and rounded to two decimal points.

<b>Demographic Data (found on page 38, 55 )</b>						
	2010		2021		2024	
Renter Households	7,933	39%	8,514	39%	8,658	39%
Income-Qualified Renter HHs (LIHTC)	4,998	63%	5,364	63%	5,455	63%
Income-Qualified Renter HHs (MR)						

<b>Targeted Income-Qualified Renter Household Demand (found on page 9 )</b>						
Type of Demand	50%	60%	Market Rate	Editable	Editable	Overall
Renter Household Growth	10	89				89
Existing Households (Overburd + Substand)	269	4,118				4,118
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply	0					0
<b>Net Income-qualified Renters HHs</b>	<b>279</b>	<b>4,207</b>				<b>4,207</b>

<b>Capture Rates (found on page 11 )</b>						
Targeted Population	50%	60%	Market Rate	Editable	Editable	Overall
Capture Rate	2.2%	1.2%				1.3%

<b>Absorption Rate (found on page 10 )</b>	
Absorption Period	0-1 months.

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

Market Analyst Author: Jessica Tergeoglou Company: John Wall and Associates

Signature: Jessica Tergeoglou Digitally signed by Jessica Tergeoglou  
Date: 2022.05.23 12:27:35 -04'00' Date: 5-23-22

5.1 S-2 Rent Calculation Worksheet

# Units	Bedroom Type	Proposed Tenant Paid Rent	Net Proposed Tenant Rent	Gross HUD FMR	Gross HUD FMR Total	Tax Credit Gross Rent Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
56	2 BR	\$608	\$34,048	\$793	\$44,408	
	2 BR		\$0		\$0	
	2 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
Totals	56		\$34,048		\$44,408	23.33%
Updated 3/23/2021						



## 6 Project Description

The project description is provided by the developer.

### 6.1 Development Location

The site is on the northeast side of Greenwood, South Carolina. It is located at 1091 Parkland Place Road.

### 6.2 Construction Type

Rehabilitation

### 6.3 Occupancy

The proposal is for occupancy by family households.

### 6.4 Target Income Group

Low income

### 6.5 Special Population

5% of units designed for mobility impaired and 2% designed for sensory impaired

### 6.6 Structure Type

Garden; the subject has seven residential buildings; the residential buildings have two floors

Floor plans and elevations were not available at the time the study was conducted.

### 6.7 Unit Sizes, Rents and Targeting

**Table 5—Unit Sizes, Rents, and Targeting**

AMI	Bedrooms	Baths	Number of Units	Square Feet	Net Rent	Utility Allow.	Gross Rent	Target Population
60%	2	1	50	800	608	93	701	PBRA
50%	2	1	6	800	608	93	701	Tax Credit
	Total Units		56					
	Tax Credit Units		56					
	PBRA Units		50					
	Mkt. Rate Units		0					

These *pro forma* rents will be evaluated in terms of the market in the Supply section of the study.

### 6.8 Development Amenities

Playground, outdoor benches, and half basketball court

### 6.9 Unit Amenities

Refrigerator, range/oven, washer/dryer in units, ceiling fan, HVAC, blinds, and cable pre-wired

**6.10 Utilities Included**

Water, sewer, and trash

**6.11 Rehab**

Current occupancy: 92.9%

Current rents: Project-based rental assistance (50 units) and \$608 basic (6 units)

Tenant incomes: The targeting (low income) will be the same after the renovations.

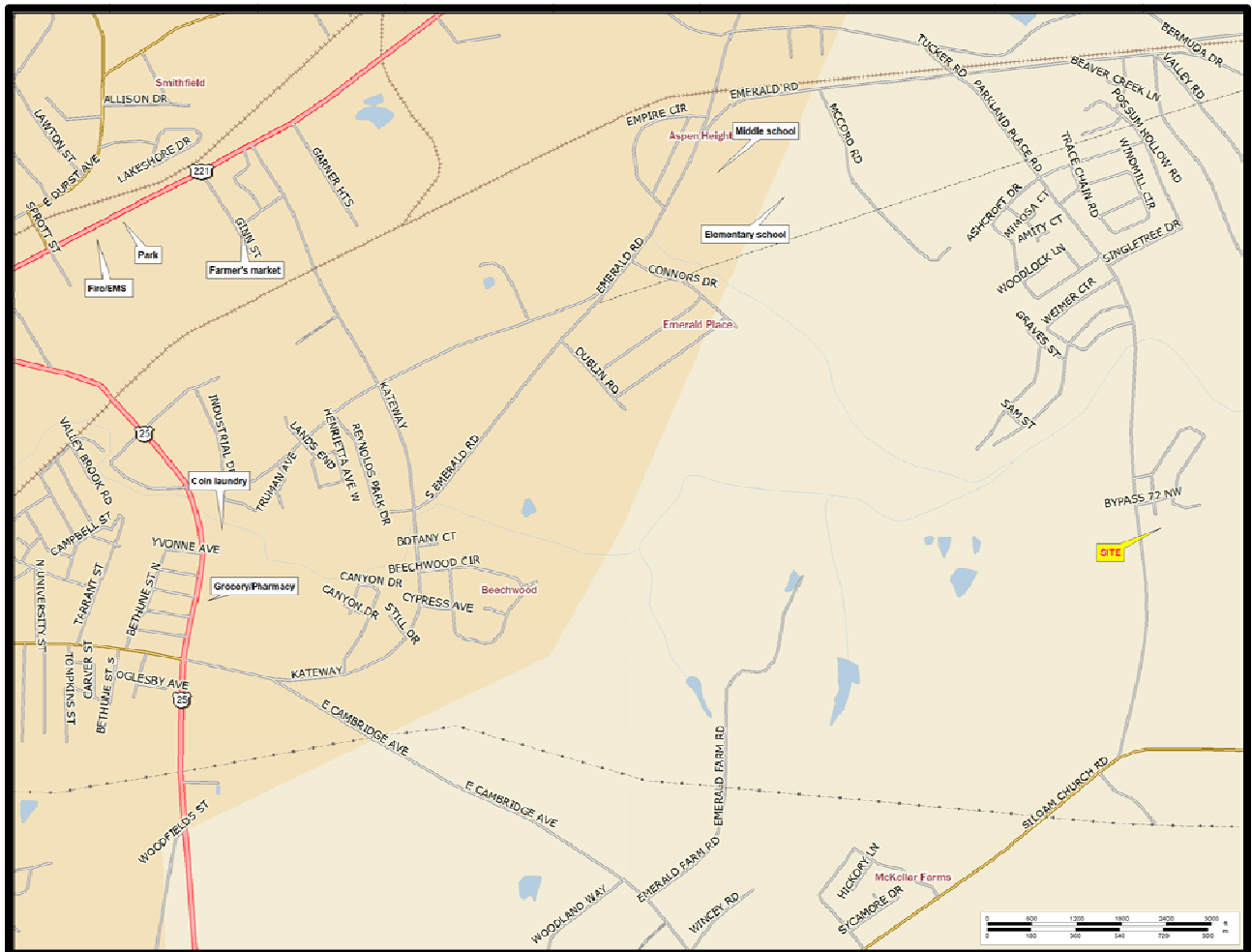
Scope of work: See rehab appendix.

**6.12 Projected Certificate of Occupancy Date**

It is anticipated that the subject will have its final certificates of occupancy on or before 12/31/2024.

# 7 Site Evaluation

## Site Location Map



### Neighborhood Map



**7.1 Date of Site Visit**

Jessica Tergeoglou visited the site March 25, 2022.

**7.2 Description of Site and Adjacent Parcels**

In addition to the following narrative, a visual description of the site and the adjacent parcels is provided in the maps on the preceding pages and the photographs on the following pages.

**7.3 Visibility and Curb Appeal**

The site has good visibility from Parkland Place Road, and curb appeal is good.

**7.4 Ingress and Egress**

Access to the site is from Reynolds Avenue, and there are no problems with ingress and egress.

**7.5 Physical Conditions**

The site is developed as existing LIHTC/Rural Development housing. It has ample green space and basic amenities, and the property appears to be well-maintained.

**7.6 Adjacent Land Uses and Conditions**

N: Mobile home park

E: Woods

S: Woods

W: Parkland Place Road then woods

**7.7 Views**

The view of the adjacent mobile homes may be considered negative, as they are older models. However, there is only one building of the subject that faces the mobile home park; most of the site is beyond the mobile home park and surrounded by undeveloped forest. There are no other views out from the site that could be considered negative.

## 7.8 Neighborhood

The neighborhood is primarily undeveloped woods with some residential properties.

N: Single family homes off Parkland Place Road and commercial properties along Emerald Road

E: Woods then landfill and water treatment facility

S: Woods then homes and businesses along Siloam Church Road

W: Woods then homes and farms

## 7.9 Shopping, Goods, and Services

Swann Meadows is a bit removed from shopping, goods, and services. The primary areas of goods and services in Greenwood are on South Carolina Highway 72 Northwest near the mall and Uptown around Main Street. The subject is about 3¾ miles from a Walmart and about 4¾ miles from the nearest Food Lion. It is about 4½ miles from the southern portion of the historic Uptown business district and 7 miles from the Greenwood Mall.

## 7.10 Employment Opportunities

There are many retail and service sector jobs Uptown and around the mall. Lander University is north of Uptown, the hospital complex is on Spring Street southwest of Uptown, and a number of industrial opportunities are on the east side of town near Piedmont Technical College. The largest sector in the market area economy is "Educational services, and health care and social assistance" (27.4%) while the greatest number of people are employed in the "Management, professional, and related occupations" (28.6%).

## 7.11 Transportation

The site is on Parkland Place Road, which runs between Emerald Road and Siloam Church Road on the east side of town.

Several rail lines in the area have been converted to multi-use trails. A map is in the transportation appendix.

MAT Trans provides public transportation to Greenwood County residents within a 4-mile radius of the Greenwood County Courthouse. The site is just outside the service area. A brochure including the service map is in the transportation appendix.

## 7.12 Observed Visible Environmental or Other Concerns

There were no environmental or other concerns observed.

### 7.13 Crime

According to the FBI, in 2019 the following crimes were reported to police:

**Table 6—Crimes Reported to Police**

	City
Population:	23,427
Violent Crime	350
Murder	2
Rape	29
Robbery	32
Assault	287
Property Crime	1,292
Burglary	254
Larceny	1,016
Motor Vehicle Theft	22
Arson	11

Source: 2019 Crime in the United States

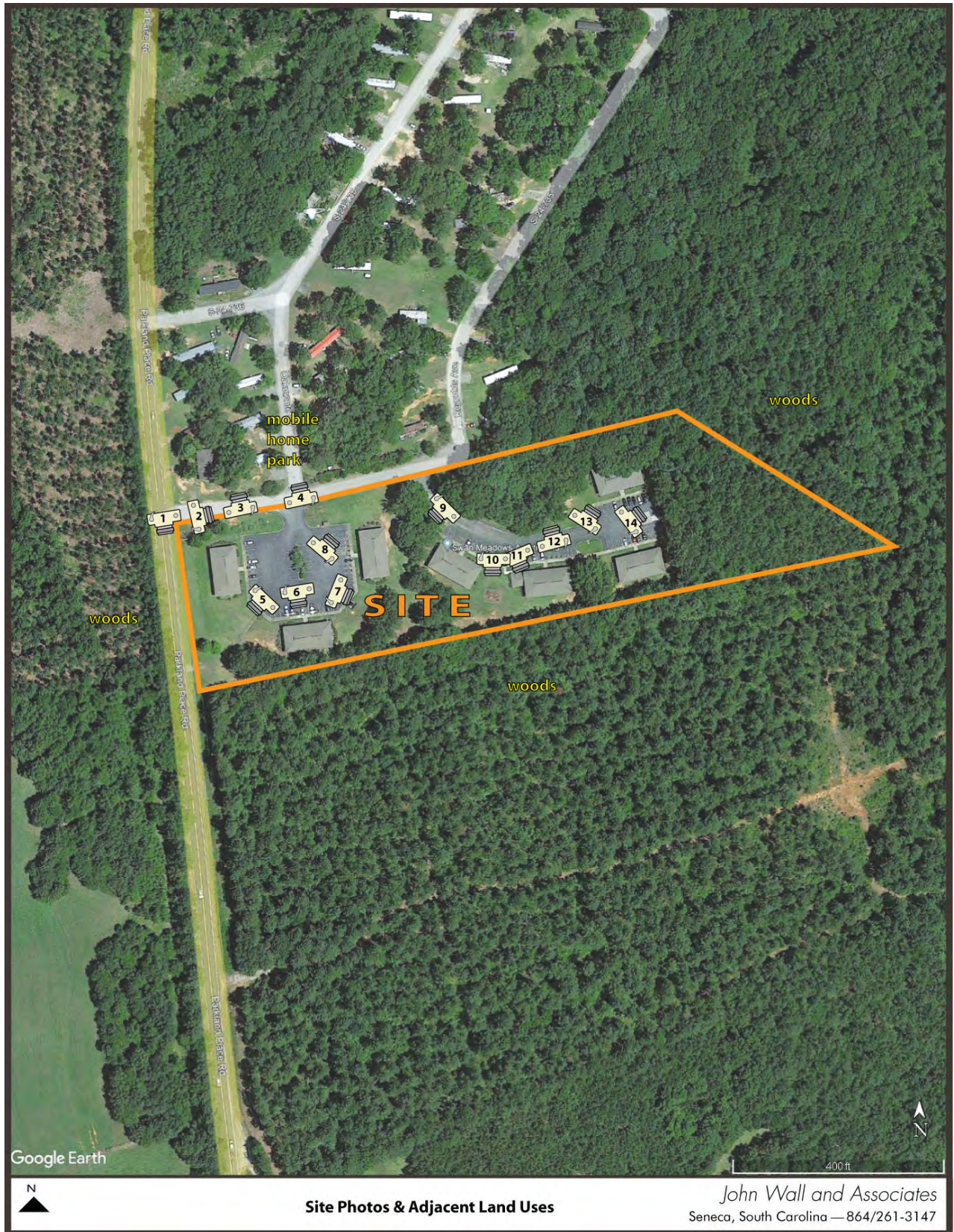
<https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/tables/table-8/table-8.xls/view>

A crime map is in the appendix. The site does not appear to be in a problematic area despite the crime map indicating above average crime in the area.

### 7.14 Conclusion

The site is well suited for the proposed rehabilitation.

### Site and Neighborhood Photos and Adjacent Land Uses Map



Google Earth

Site Photos & Adjacent Land Uses

John Wall and Associates  
Seneca, South Carolina — 864/261-3147



7.15 Site and Neighborhood Photos



Photo 1—the subject from Reynolds Avenue; Parkland Place Road is on the right



Photo 2—the first site entrance; Reynolds Avenue and the mobile home park are to the left



Photo 3—the adjacent mobile home park from Reynolds Avenue



Photo 4—the adjacent mobile home park from the site



Photo 5—a bench on the site and a sidewalk leading to Parkland Place Road



Photo 6—the subject



Photo 7—the subject



Photo 8—the subject; the mobile home park is beyond the hedge



Photo 9—view from the second entrance looking into the site



Photo 10—the playground



Photo 11—the attached site office



Photo 12—a half basketball court on the site; the mobile home park is beyond the woods



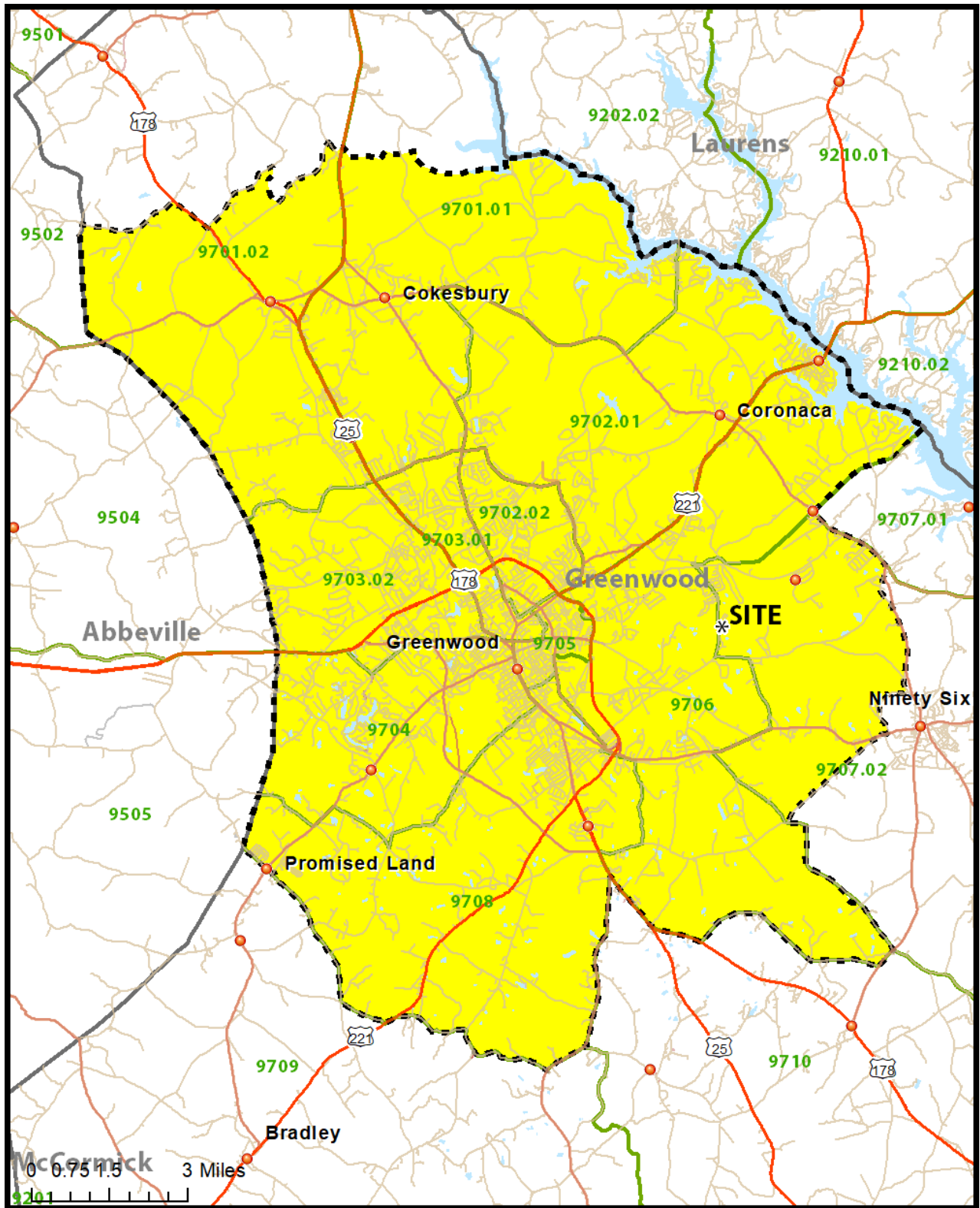
Photo 13—the subject



Photo 14—the subject

## 8 Market Area

Market Area Map





## 8.1 Market Area Determination

The market area is the community where the project will be located and only those outlying rural areas that will be significantly impacted by the project, generally excluding other significant established communities. The market area is considered to be the area from which most of the prospective tenants will be drawn. Some people will move into the market area from nearby towns, while others will move away. These households are accounted for in the “Household Trends” section. The border of the market area is based on travel time, commuting patterns, the gravity model, physical boundaries, and the distribution of renters in the area. The analyst visits the area before the market area definition is finalized.

Housing alternatives and local perspective will be presented in the Development Comparisons section of this report.

## 8.2 Driving Times and Place of Work

Commuter time to work is shown below:

**Table 7—Workers’ Travel Time to Work for the Market Area (Time in Minutes)**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	2,163,285		29,150		23,080		9,502	
<b>Less than 5 minutes</b>	64,328	3.0%	1,316	4.5%	1,175	5.1%	609	6.4%
<b>5 to 9 minutes</b>	189,273	8.7%	3,890	13.3%	3,524	15.3%	1,659	17.5%
<b>10 to 14 minutes</b>	296,132	13.7%	6,014	20.6%	5,457	23.6%	2,360	24.8%
<b>15 to 19 minutes</b>	365,805	16.9%	6,289	21.6%	5,045	21.9%	1,705	17.9%
<b>20 to 24 minutes</b>	339,709	15.7%	3,607	12.4%	2,529	11.0%	838	8.8%
<b>25 to 29 minutes</b>	146,798	6.8%	1,640	5.6%	1,005	4.4%	416	4.4%
<b>30 to 34 minutes</b>	314,713	14.5%	1,454	5.0%	757	3.3%	189	2.0%
<b>35 to 39 minutes</b>	71,752	3.3%	505	1.7%	251	1.1%	89	0.9%
<b>40 to 44 minutes</b>	72,178	3.3%	619	2.1%	416	1.8%	186	2.0%
<b>45 to 59 minutes</b>	168,836	7.8%	1,801	6.2%	1,342	5.8%	573	6.0%
<b>60 to 89 minutes</b>	92,114	4.3%	1,500	5.1%	1,182	5.1%	700	7.4%
<b>90 or more minutes</b>	41,647	1.9%	515	1.8%	397	1.7%	178	1.9%

Source: 2019-5yr ACS (Census)

## 8.3 Market Area Definition

The market area for this report has been defined as Census tracts 9701.01 (30%), 9701.02 (19%), 9702.01, 9702.02, 9703.01, 9703.02, 9704, 9705, 9706, 9707.02 (42%), and 9708 in Greenwood County (2010 Census). The market area is defined in terms of standard US Census geography so it will be possible to obtain accurate, verifiable information about it. The Market Area Map highlights this area.

8.3.1 *Market Area Boundaries*

N: Mulberry Creek and Lake Greenwood—9 miles

E: Puckett Ferry Road, Highway 246 South, Siloam Church Road, Sherard Road, Ninety Six Highway, Golf Course Road —3 ½ miles

S: US Highway 178, Whitehall Road, Greenwood Mills Farm Road, —6 miles

W: Greenwood/Abbeville County Line—9 miles

8.3.2 *Secondary Market Area*

The secondary market area for this report has been defined as Greenwood County. Demand will neither be calculated for, nor derived from, the secondary market area.

## 9 Demographic Analysis

### 9.1 Population

#### 9.1.1 Population Trends

The following table shows the population in the state, county, market area, and city for several years that the Census Bureau provides data.

**Table 8—Population Trends**

Year	State	County	Market Area	City
2008	4,511,428	68,890	52,813	22,936
2009	4,575,864	69,243	53,516	23,108
2010	4,630,351	69,531	53,735	23,206
2011	4,679,602	69,727	54,126	23,334
2012	4,727,273	69,708	54,268	23,296
2013	4,777,576	69,771	54,127	23,254
2014	4,834,605	69,881	54,251	23,260
2015	4,893,444	69,981	54,323	23,148
2016	4,955,925	70,264	54,585	23,230
2017	5,020,806	70,411	54,483	23,269

Sources: 2010 through 2019 5yr ACS (Census)

#### 9.1.2 Age

Population is shown below for several age categories. The percent figures are presented in such a way as to easily compare the market area to the state, which is a “norm.” This will point out any peculiarities in the market area.

**Table 9—Persons by Age**

	State	%	County	%	Market Area	%	City	%
<b>Total</b>	4,625,364		69,661		54,204		23,222	
<b>Under 20</b>	1,224,425	26.5%	18,917	27.2%	14,952	27.6%	6,924	29.8%
<b>20 to 34</b>	924,550	20.0%	13,547	19.4%	11,192	20.6%	5,657	24.4%
<b>35 to 54</b>	1,260,720	27.3%	18,214	26.1%	13,804	25.5%	5,192	22.4%
<b>55 to 61</b>	418,651	9.1%	6,003	8.6%	4,377	8.1%	1,494	6.4%
<b>62 to 64</b>	165,144	3.6%	2,436	3.5%	1,781	3.3%	599	2.6%
<b>65 plus</b>	631,874	13.7%	10,544	15.1%	8,101	14.9%	3,356	14.5%
<b>55 plus</b>	1,215,669	26.3%	18,983	27.3%	14,259	26.3%	5,449	23.5%
<b>62 plus</b>	797,018	17.2%	12,980	18.6%	9,882	18.2%	3,955	17.0%

Source: 2010 Census

### 9.1.3 Race and Hispanic Origin

The racial composition of the market area does not factor into the demand for units; the information below is provided for reference.

Note that “Hispanic” is not a racial category. “White,” “Black,” and “Other” represent 100% of the population. Some people in each of those categories also consider themselves “Hispanic.” The percent figures allow for a comparison between the state (“norm”) and the market area.

**Table 10—Race and Hispanic Origin**

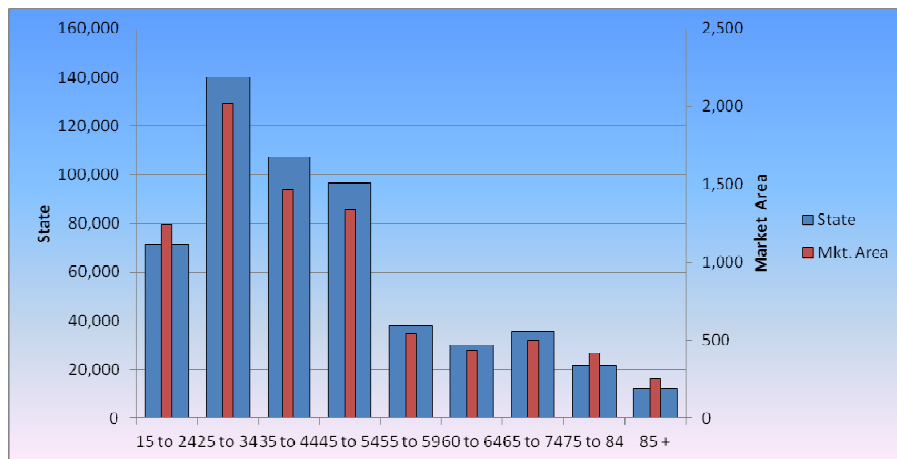
	State	%	County	%	Market Area	%	City	%
<b>Total</b>	4,625,364		69,661		54,204		23,222	
<b>Not Hispanic or Latino</b>	4,389,682	<b>94.9%</b>	65,872	<b>94.6%</b>	50,700	<b>93.5%</b>	20,672	<b>89.0%</b>
White	2,962,740	64.1%	42,709	61.3%	31,392	57.9%	9,795	42.2%
Black or African American	1,279,998	27.7%	21,728	31.2%	18,082	33.4%	10,334	44.5%
American Indian	16,614	0.4%	139	0.2%	105	0.2%	48	0.2%
Asian	58,307	1.3%	568	0.8%	530	1.0%	232	1.0%
Native Hawaiian	2,113	0.0%	11	0.0%	9	0.0%	4	0.0%
Some Other Race	5,714	0.1%	86	0.1%	72	0.1%	43	0.2%
Two or More Races	64,196	1.4%	631	0.9%	510	0.9%	216	0.9%
<b>Hispanic or Latino</b>	235,682	<b>5.1%</b>	3,789	<b>5.4%</b>	3,504	<b>6.5%</b>	2,550	<b>11.0%</b>
White	97,260	2.1%	1,074	1.5%	964	1.8%	572	2.5%
Black or African American	10,686	0.2%	118	0.2%	111	0.2%	55	0.2%
American Indian	2,910	0.1%	57	0.1%	54	0.1%	41	0.2%
Asian	744	0.0%	4	0.0%	4	0.0%	3	0.0%
Native Hawaiian	593	0.0%	14	0.0%	14	0.0%	11	0.0%
Some Other Race	107,750	2.3%	2,334	3.4%	2,192	4.0%	1,759	7.6%
Two or More Races	15,739	0.3%	188	0.3%	165	0.3%	109	0.5%

Source: 2010 Census

Note that the “Native Hawaiian” category above also includes “Other Pacific Islander” and the “American Indian” category also includes “Alaska Native.”

## 9.2 Households

### Renter Households by Age of Householder



Source: 2010 Census

The graph above shows the relative distribution of households by age in the market area as compared to the state.

### 9.2.1 Household Trends

The following table shows the number of households in the state, county, market area, and city for several years that the Census Bureau provides data.

**Table 11—Household Trends**

Year	State	County	Market Area	City
2008	1,741,994	26,189	20,340	8,795
2009	1,758,732	26,508	20,495	8,633
2010	1,768,255	26,288	20,503	8,869
2011	1,780,251	27,004	20,800	8,716
2012	1,795,715	26,760	20,723	8,566
2013	1,815,094	26,709	20,615	8,540
2014	1,839,041	26,806	20,839	8,605
2015	1,839,041	27,022	20,952	8,692
2016	1,839,041	27,207	21,140	8,914
2017	1,839,041	27,612	21,347	8,772

Sources: 2010 through 2019 5yr ACS (Census)

### 9.2.2 Household Tenure

The table below shows how many units are occupied by owners and by renters. The percent of the households in the market area that are occupied by renters will be used later in determining the demand for new rental housing.

**Table 12—Occupied Housing Units by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Households</b>	1,801,181	—	27,547	—	21,343	—	8,966	—
<b>Owner</b>	1,248,805	69.3%	18,025	65.4%	13,126	61.5%	4,165	46.5%
<b>Renter</b>	552,376	30.7%	9,522	34.6%	8,217	38.5%	4,801	53.5%

Source: 2010 Census

From the table above, it can be seen that 38.5% of the households in the market area rent. This percentage will be used later in the report to calculate the number of general occupancy units necessary to accommodate household growth.

### 9.2.3 Projections

Population projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

**Table 13—Population**

ACS Year	Market Area	Change	Percent Change
2010	52,813	—	—
2011	53,516	703	1.3%
2012	53,735	219	0.4%
2013	54,126	391	0.7%
2014	54,268	142	0.3%
2015	54,127	-141	-0.3%
2016	54,251	124	0.2%
2017	54,323	72	0.1%
2018	54,585	262	0.5%
2019	54,483	-102	-0.2%

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the table above, the percent change ranges from -0.3% to 1.3%. Excluding the highest and lowest observed values, the average is 0.3%. This value will be used to project future changes.

Household projections are based on the average trend from the most recent Census data. First the percent change in population is calculated for each pair of years.

**Table 14—Households**

ACS Year	Market Area	Change	Percent Change
2010	20,340	—	—
2011	20,495	155	0.8%
2012	20,503	8	0.0%
2013	20,800	297	1.4%
2014	20,723	-77	-0.4%
2015	20,615	-108	-0.5%
2016	20,839	224	1.1%
2017	20,952	113	0.5%
2018	21,140	188	0.9%
2019	21,347	207	1.0%

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the table above, the percent change ranges from -0.5% to 1.4%. Excluding the highest and lowest observed values, the average is 0.6%. This value will be used to project future changes.

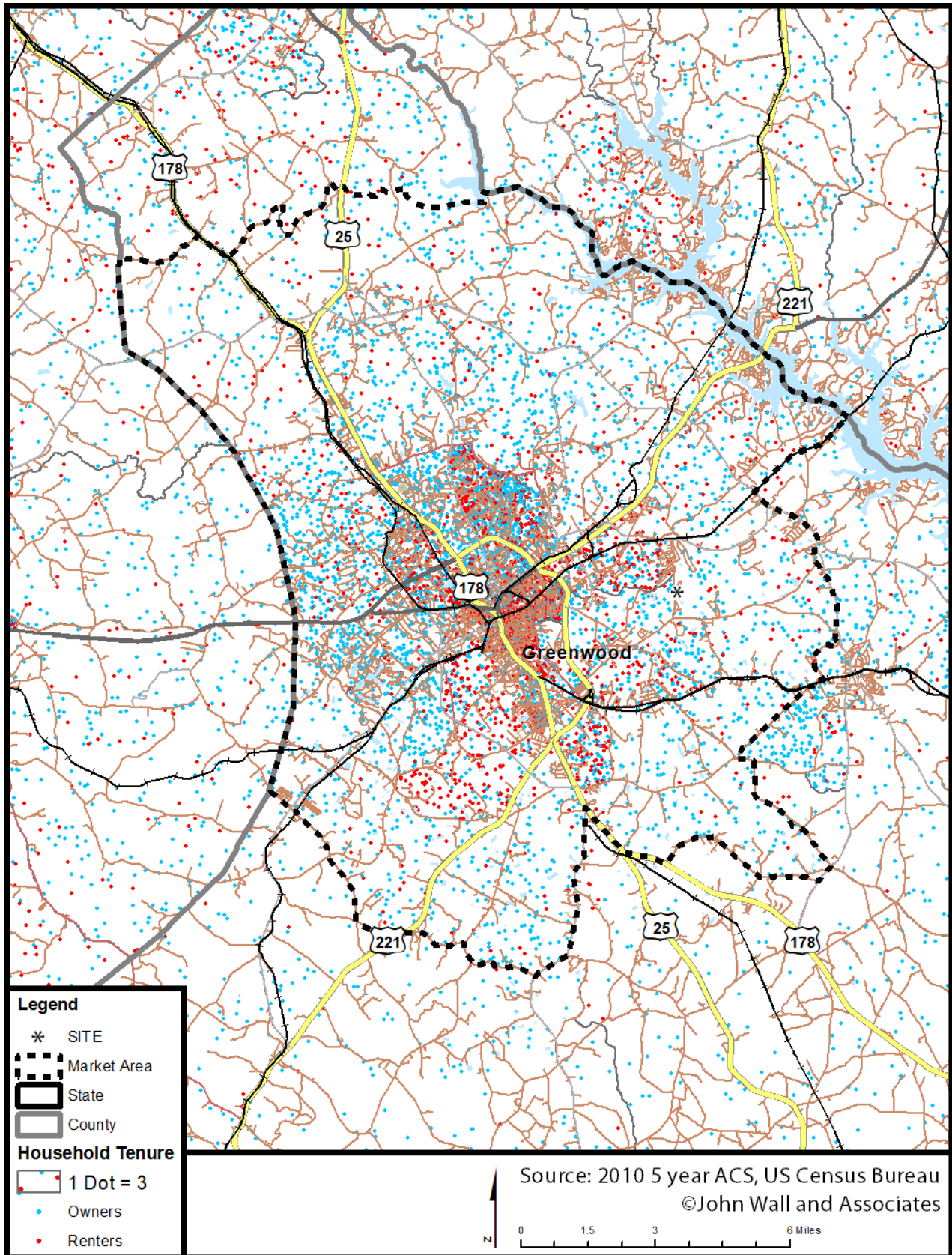
The average percent change figures calculated above are used to generate the projections that follow.

**Table 15—Population and Household Projections**

Projections	Population	Annual Change	Households	Annual Change
2020	54,965		21,709	
2021	55,126	161	21,831	122
2022	55,288	162	21,954	123
2023	55,450	162	22,077	123
2024	55,613	163	22,201	124
2021 to 2024	487	162	370	123

Source: John Wall and Associates from figures above

### Tenure Map



### 9.2.4 Household Size

Household size is another characteristic that needs to be examined. The household size of those presently renting can be used as a strong indicator of the bedroom mix required. Renters and owners have been shown separately in the tables below because the make-up of owner-occupied units is significantly different from that of renters. A comparison of the percent figures for the market area and the state (“norm”) is often of interest.

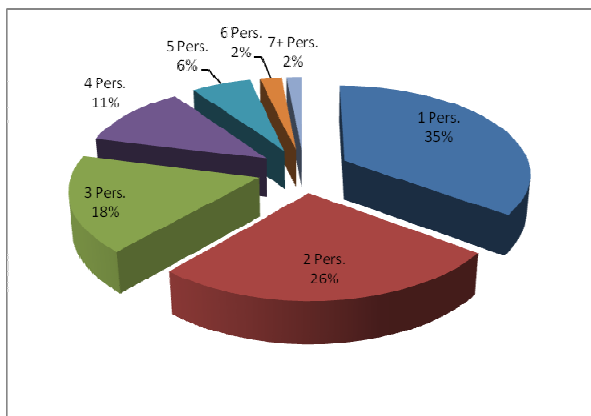
**Table 16—Housing Units by Persons in Unit**

	State		County		Market Area		City	
<b>Owner occupied:</b>	1,248,805	—	18,025	—	13,126	—	4,165	—
<b>1-person</b>	289,689	23.2%	4,423	24.5%	3,322	25.3%	1,342	32.2%
<b>2-person</b>	477,169	38.2%	6,971	38.7%	5,018	38.2%	1,464	35.2%
<b>3-person</b>	210,222	16.8%	3,072	17.0%	2,185	16.6%	649	15.6%
<b>4-person</b>	164,774	13.2%	2,204	12.2%	1,623	12.4%	421	10.1%
<b>5-person</b>	69,110	5.5%	912	5.1%	652	5.0%	187	4.5%
<b>6-person</b>	24,016	1.9%	288	1.6%	212	1.6%	55	1.3%
<b>7-or-more</b>	13,825	1.1%	155	0.9%	114	0.9%	47	1.1%
<b>Renter occupied:</b>	552,376	—	9,522	—	8,217	—	4,801	—
<b>1-person</b>	188,205	34.1%	3,261	34.2%	2,882	35.1%	1,702	35.5%
<b>2-person</b>	146,250	26.5%	2,522	26.5%	2,163	26.3%	1,192	24.8%
<b>3-person</b>	93,876	17.0%	1,675	17.6%	1,437	17.5%	808	16.8%
<b>4-person</b>	67,129	12.2%	1,121	11.8%	937	11.4%	560	11.7%
<b>5-person</b>	33,904	6.1%	577	6.1%	489	6.0%	327	6.8%
<b>6-person</b>	13,817	2.5%	219	2.3%	186	2.3%	119	2.5%
<b>7-or-more</b>	9,195	1.7%	147	1.5%	123	1.5%	93	1.9%

Source: 2010 Census

The percent and number of large (5 or more persons) households in the market is an important fact to consider in projects with a significant number of 3 or 4 bedroom units. In such cases, this fact has been taken into account and is used to refine the analysis. It also helps to determine the upper income limit for the purpose of calculating demand. In the market area, 9.7% of the renter households are large, compared to 10.3% in the state.

#### Renter Persons Per Unit For The Market Area





### 9.2.5 Household Incomes

The table below shows the number of households (both renter and owner) that fall within various income ranges for the market area.

**Table 17—Number of Households in Various Income Ranges**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	1,921,862		27,612		21,347		8,772	
<b>Less than \$10,000</b>	143,083	7.4%	2,726	9.9%	2,322	10.9%	1,214	13.8%
<b>\$10,000 to \$14,999</b>	97,388	5.1%	1,920	7.0%	1,553	7.3%	719	8.2%
<b>\$15,000 to \$19,999</b>	98,220	5.1%	1,508	5.5%	1,212	5.7%	721	8.2%
<b>\$20,000 to \$24,999</b>	101,830	5.3%	1,867	6.8%	1,461	6.8%	630	7.2%
<b>\$25,000 to \$29,999</b>	99,103	5.2%	1,560	5.6%	1,211	5.7%	591	6.7%
<b>\$30,000 to \$34,999</b>	102,683	5.3%	1,934	7.0%	1,379	6.5%	715	8.2%
<b>\$35,000 to \$39,999</b>	91,602	4.8%	1,310	4.7%	849	4.0%	333	3.8%
<b>\$40,000 to \$44,999</b>	89,060	4.6%	1,653	6.0%	1,322	6.2%	804	9.2%
<b>\$45,000 to \$49,999</b>	83,794	4.4%	1,239	4.5%	1,019	4.8%	394	4.5%
<b>\$50,000 to \$59,999</b>	154,988	8.1%	2,122	7.7%	1,510	7.1%	561	6.4%
<b>\$60,000 to \$74,999</b>	194,827	10.1%	2,741	9.9%	2,124	9.9%	759	8.7%
<b>\$75,000 to \$99,999</b>	239,986	12.5%	2,992	10.8%	2,292	10.7%	660	7.5%
<b>\$100,000 to \$124,999</b>	153,293	8.0%	1,432	5.2%	1,050	4.9%	212	2.4%
<b>\$125,000 to \$149,999</b>	91,323	4.8%	967	3.5%	732	3.4%	132	1.5%
<b>\$150,000 to \$199,999</b>	91,944	4.8%	920	3.3%	739	3.5%	212	2.4%
<b>\$200,000 or more</b>	88,738	4.6%	721	2.6%	572	2.7%	115	1.3%

Source: 2019-5yr ACS (Census)

## 10 Market Area Economy

The economy of the market area will have an impact on the need for apartment units.

**Table 18—Occupation of Employed Persons Age 16 Years And Over**

	State	%	County	%	Market Area	%	City	%
Total	2,275,531		30,493		24,206		10,121	
Management, business, science, and arts occupations:	793,973	35%	9,162	30%	7,396	31%	2,135	21%
Management, business, and financial occupations:	314,728	14%	3,004	10%	2,320	10%	653	6%
Management occupations	214,179	9%	1,978	6%	1,596	7%	463	5%
Business and financial operations occupations	100,549	4%	1,026	3%	724	3%	190	2%
Computer, engineering, and science occupations:	107,887	5%	1,103	4%	860	4%	182	2%
Computer and mathematical occupations	47,492	2%	270	1%	238	1%	71	1%
Architecture and engineering occupations	45,017	2%	614	2%	471	2%	76	1%
Life, physical, and social science occupations	15,378	1%	219	1%	153	1%	35	0%
Education, legal, community service, arts, and media occupations:	228,365	10%	2,910	10%	2,538	10%	850	8%
Community and social service occupations	41,246	2%	742	2%	592	2%	202	2%
Legal occupations	19,613	1%	112	0%	109	0%	34	0%
Education, training, and library occupations	134,207	6%	1,699	6%	1,513	6%	512	5%
Arts, design, entertainment, sports, and media occupations	33,299	1%	357	1%	325	1%	102	1%
Healthcare practitioners and technical occupations:	142,993	6%	2,145	7%	1,678	7%	450	4%
Health diagnosing and treating practitioners and other technical occupations	93,672	4%	1,321	4%	1,073	4%	262	3%
Health technologists and technicians	49,321	2%	824	3%	606	3%	188	2%
Service occupations:	402,999	18%	5,684	19%	4,641	19%	2,169	21%
Healthcare support occupations	61,672	3%	1,149	4%	882	4%	218	2%
Protective service occupations:	47,387	2%	665	2%	560	2%	286	3%
Fire fighting and prevention, and other protective service workers including supervisors	25,032	1%	413	1%	351	1%	212	2%
Law enforcement workers including supervisors	22,355	1%	252	1%	210	1%	74	1%
Food preparation and serving related occupations	137,607	6%	2,016	7%	1,687	7%	910	9%
Building and grounds cleaning and maintenance occupations	97,474	4%	1,094	4%	853	4%	403	4%
Personal care and service occupations	58,859	3%	760	2%	658	3%	352	3%
Sales and office occupations:	506,822	22%	6,251	20%	5,091	21%	2,522	25%
Sales and related occupations	248,779	11%	3,376	11%	2,809	12%	1,476	15%
Office and administrative support occupations	258,043	11%	2,875	9%	2,282	9%	1,046	10%
Natural resources, construction, and maintenance occupations:	209,803	9%	2,171	7%	1,492	6%	623	6%
Farming, fishing, and forestry occupations	9,545	0%	189	1%	165	1%	0	0%
Construction and extraction occupations	114,225	5%	965	3%	628	3%	382	4%
Installation, maintenance, and repair occupations	86,033	4%	1,017	3%	699	3%	241	2%
Production, transportation, and material moving occupations:	361,934	16%	7,225	24%	5,586	23%	2,672	26%
Production occupations	189,180	8%	4,562	15%	3,519	15%	1,614	16%
Transportation occupations	81,092	4%	1,114	4%	858	4%	322	3%
Material moving occupations	91,662	4%	1,549	5%	1,209	5%	736	7%

Source: 2019-5yr ACS (Census)

### Occupation for the State and Market Area



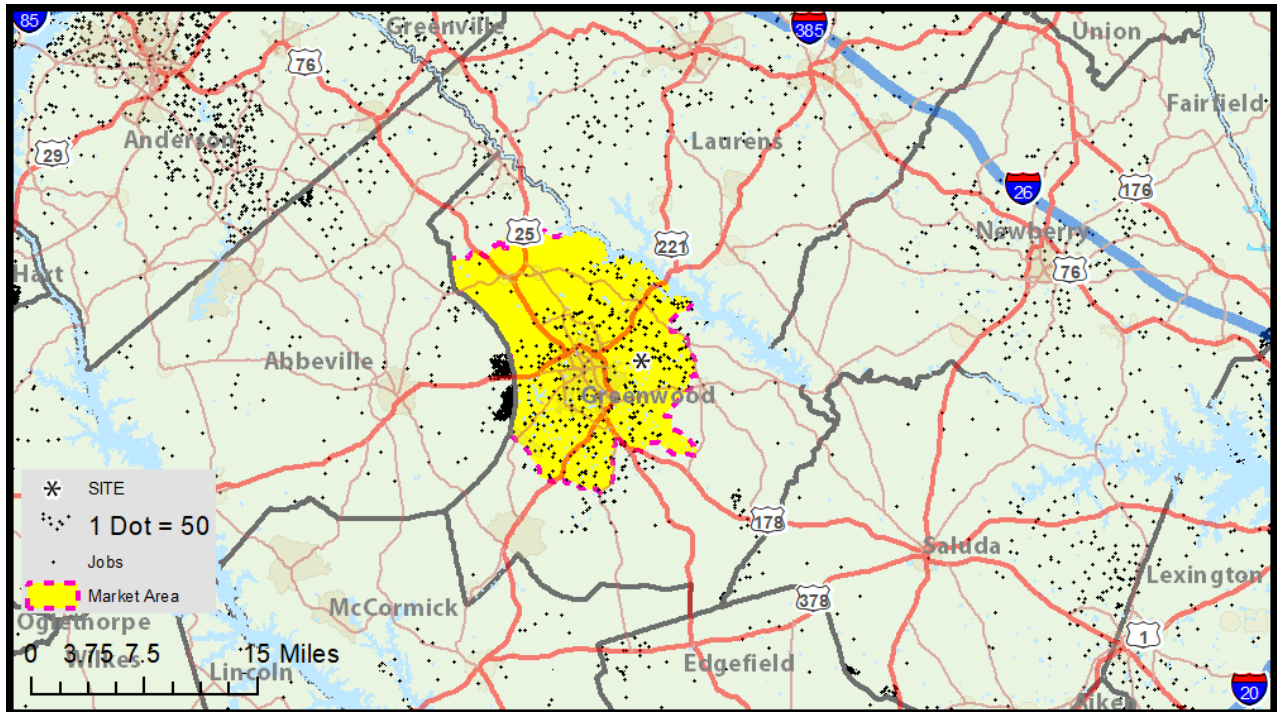
**Table 19—Industry of Employed Persons Age 16 Years And Over**

	State	%	County	%	Market Area	%	City	%
Total:	2,275,531		30,493		24,206		10,121	
Agriculture, forestry, fishing and hunting, and mining:	21,880	1%	422	1%	337	1%	125	1%
Agriculture, forestry, fishing and hunting	19,960	1%	409	1%	331	1%	125	1%
Mining, quarrying, and oil and gas extraction	1,920	0%	13	0%	6	0%	0	0%
Construction	155,284	7%	1,359	4%	968	4%	426	4%
Manufacturing	310,780	14%	7,304	24%	5,488	23%	2,409	24%
Wholesale trade	54,613	2%	484	2%	385	2%	150	1%
Retail trade	271,168	12%	3,875	13%	3,162	13%	1,714	17%
Transportation and warehousing, and utilities:	116,010	5%	1,028	3%	831	3%	216	2%
Transportation and warehousing	88,734	4%	855	3%	683	3%	190	2%
Utilities	27,276	1%	173	1%	147	1%	26	0%
Information	36,651	2%	239	1%	224	1%	79	1%
Finance and insurance, and real estate and rental and leasing:	131,913	6%	857	3%	716	3%	300	3%
Finance and insurance	88,826	4%	613	2%	488	2%	162	2%
Real estate and rental and leasing	43,087	2%	244	1%	228	1%	138	1%
Professional, scientific, and management, and administrative and waste management services:	232,631	10%	1,792	6%	1,387	6%	531	5%
Professional, scientific, and technical services	121,328	5%	747	2%	617	3%	136	1%
Management of companies and enterprises	1,841	0%	0	0%	0	0%	0	0%
Administrative and support and waste management services	109,462	5%	1,045	3%	770	3%	395	4%
Educational services, and health care and social assistance:	494,977	22%	8,053	26%	6,623	27%	2,342	23%
Educational services	203,821	9%	2,979	10%	2,603	11%	1,090	11%
Health care and social assistance	291,156	13%	5,074	17%	4,020	17%	1,252	12%
Arts, entertainment, and recreation, and accommodation and food services:	231,565	10%	2,710	9%	2,207	9%	1,160	11%
Arts, entertainment, and recreation	38,096	2%	210	1%	154	1%	38	0%
Accommodation and food services	193,469	9%	2,500	8%	2,053	8%	1,122	11%
Other services, except public administration	117,388	5%	1,445	5%	1,199	5%	401	4%
Public administration	100,671	4%	925	3%	679	3%	268	3%

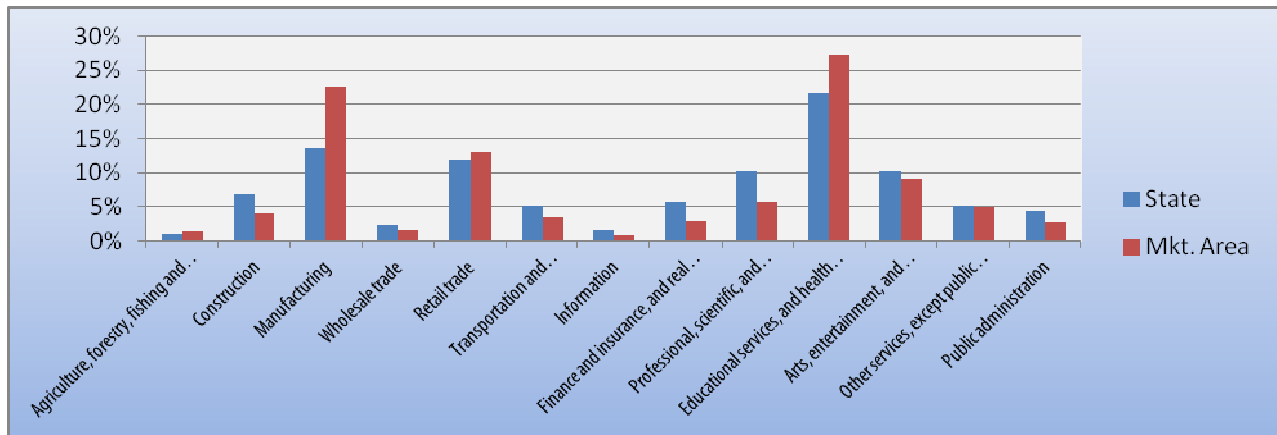
Source: 2019-5yr ACS (Census)

Note: Bold numbers represent category totals and add to 100%

**Employment Concentrations Map**



### Industry for the State and Market Area



Source: 2019-5yr ACS (Census)

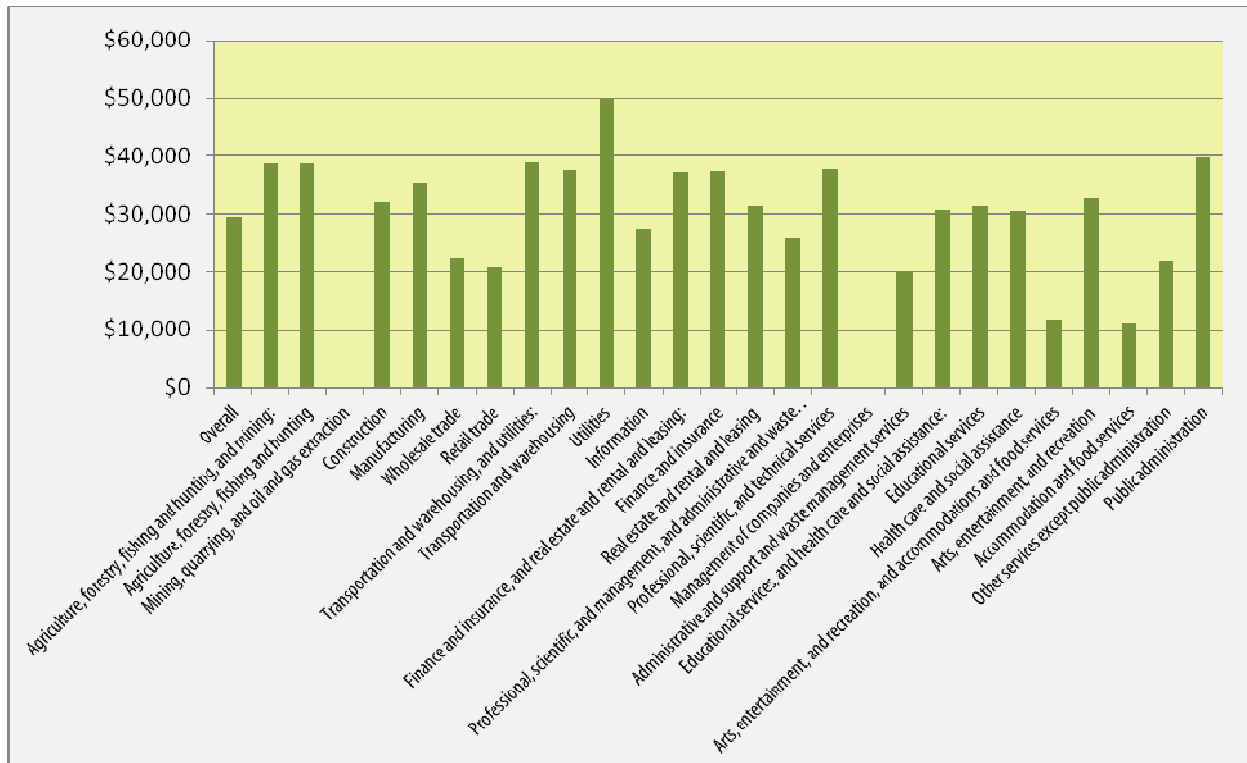
**Table 20—Median Wages by Industry**

	State	County	City
Overall	\$33,365	\$29,391	\$24,291
Agriculture, forestry, fishing and hunting, and mining:	\$29,601	\$38,741	\$11,932
Agriculture, forestry, fishing and hunting	\$27,019	\$38,631	\$11,932
Mining, quarrying, and oil and gas extraction	\$53,328	—	—
Construction	\$34,109	\$32,005	\$23,321
Manufacturing	\$43,307	\$35,485	\$31,019
Wholesale trade	\$44,887	\$22,455	\$22,015
Retail trade	\$22,050	\$20,716	\$15,980
Transportation and warehousing, and utilities:	\$44,260	\$38,984	\$38,208
Transportation and warehousing	\$40,351	\$37,551	\$38,302
Utilities	\$63,207	\$49,861	—
Information	\$44,484	\$27,406	\$24,522
Finance and insurance, and real estate and rental and leasing:	\$43,494	\$37,260	\$35,988
Finance and insurance	\$46,564	\$37,420	\$42,639
Real estate and rental and leasing	\$38,319	\$31,364	\$21,250
Professional, scientific, and management, and administrative and waste management services:	\$38,209	\$25,884	\$25,772
Professional, scientific, and technical services	\$54,240	\$37,917	\$29,712
Management of companies and enterprises	\$64,509	—	—
Administrative and support and waste management services	\$25,827	\$20,116	\$21,299
Educational services, and health care and social assistance:	\$35,687	\$30,857	\$26,124
Educational services	\$37,561	\$31,449	\$27,614
Health care and social assistance	\$34,281	\$30,470	\$25,000
Arts, entertainment, and recreation, and accommodations and food services	\$15,945	\$11,789	\$9,116
Arts, entertainment, and recreation	\$18,268	\$32,756	\$33,804
Accommodation and food services	\$15,674	\$11,088	\$8,723
Other services except public administration	\$24,916	\$21,891	\$17,175
Public administration	\$43,725	\$39,764	\$36,552

Source: 2019-5yr ACS (Census)

Note: Dashes indicate data suppressed by Census Bureau; no data is available for the market area.

### Wages by Industry for the County



2019-5yr ACS (Census)

## 10.1 Major Employers

**Table 21—Major Employers in the County**

Company	Product	Employees
Self Regional Healthcare	Medical center	2,284
Greenwood County School Districts	School districts 50, 51 and 52	1,940
Eaton Corporation	Power management solutions	1,275
Fujifilm Manufacturing, U.S.A.	Film manufacturing	1,000
Carolina Pride Foods	Pork processing	925
Lonza	Gelatin capsule manufacturing	600
Lander University	Public university	558
Piedmont Technical College	Public college	525
Cardinal Health	Medical center	500
Ascend Performance Materials	Manufacturer of synthetic fibers	485
VELUX, Inc.	Skylight design	350
Greenwood Mills-Harris Plant	Cotton mills	320
Colgate-Palmolive	Personal products manufacturing	300
Wesley Commons	Retirement community	290
Mayville Engineering Company (MEC)	Contract manufacturing	202
Park Seed Company	Catalog seed distribution	200
Greenwood Genetic Center	Clinical genetic services	125

Source: Vision Greenwood

According to the 2021 South Carolina Layoff Notification Report Fujifilm Manufacturing U.S.A. is closing.

## 10.2 New or Planned Changes in Workforce

If there are any, they will be discussed in the Interviews section of the report.

### 10.3 Employment (Civilian Labor Force)

#### 10.4 Total Jobs

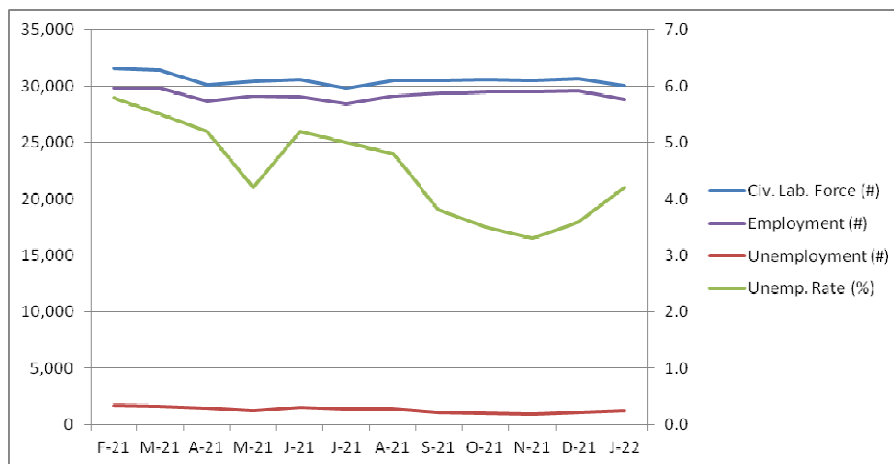
In order to determine how employment affects the market area and whether the local economy is expanding, declining, or stable, it is necessary to inspect employment statistics for several years. The table below shows the increase or decrease in employment and the percentage of unemployed at the county level. This table also shows the change in the size of the labor force, an indicator of change in housing requirements for the county.

**Table 22—Employment Trends**

Year	Civilian Labor Force			Employment	Employment Change		Annual Change	
	Force	Unemployment	Rate (%)		Number	Pct.	Number	Pct.
2000	32,413	1,336	4.3	31,077	—	—	—	—
2018	30,800	1,070	3.6	29,730	-1,347	-4.3%	-75	-0.3%
2019	31,315	912	3.0	30,403	673	2.3%	673	2.3%
2020	31,511	1,895	6.4	29,616	-787	-2.6%	-787	-2.6%
F-21	31,536	1,729	5.8	29,807	191	0.6%		
M-21	31,425	1,638	5.5	29,787	-20	-0.1%		
A-21	30,142	1,490	5.2	28,652	-1,135	-3.8%		
M-21	30,378	1,224	4.2	29,154	502	1.8%		
J-21	30,578	1,511	5.2	29,067	-87	-0.3%		
J-21	29,817	1,420	5.0	28,397	-670	-2.3%		
A-21	30,491	1,397	4.8	29,094	697	2.5%		
S-21	30,482	1,116	3.8	29,366	272	0.9%		
O-21	30,542	1,033	3.5	29,509	143	0.5%		
N-21	30,471	973	3.3	29,498	-11	0.0%		
D-21	30,633	1,064	3.6	29,569	71	0.2%		
J-22	30,038	1,211	4.2	28,827	-742	-2.5%		

Source: State Employment Security Commission

#### County Employment Trends



Source: State Employment Security Commission

#### 10.5 Workforce Housing

The subject is not located in an area that is drawn from for some other area (e.g., a resort area) so this topic is not relevant.

## 10.6 Economic Summary

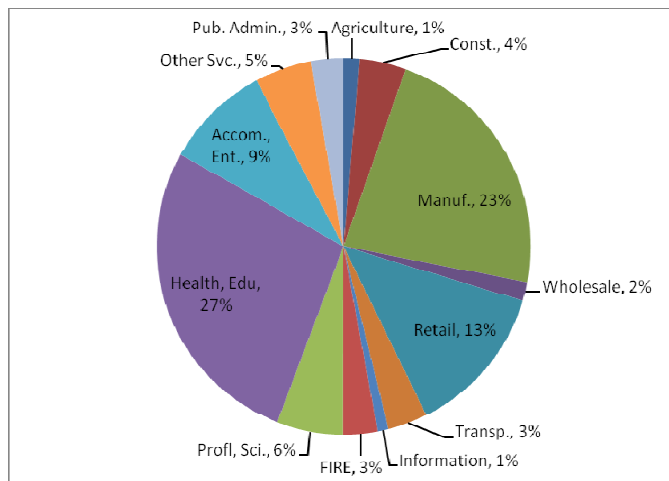
The largest number of persons in the market area is employed in the "Management, professional, and related occupations" occupation category and in the "Educational services, and health care and social assistance" industry category.

A change in the size of labor force frequently indicates a corresponding change in the need for housing. The size of the labor force has been increasing over the past several years leading up to the pandemic.

Employment has been stabilizing after the recent disruptions from Covid-19. For the past 12 months the unemployment rate has varied from 3.3% to 5.8%; in the last month reported it was 4.2%.

A downturn in the economy and thus a corresponding increase in unemployment will impact LIHTC properties without rental assistance. LIHTC properties without rental assistance require tenants who either earn enough money to afford the rent or have a rent subsidy voucher. When there is an increase in unemployment, there will be households where one or more employed persons become unemployed. Some households that could afford to live in the proposed units will no longer have enough income. By the same token, there will be other households that previously had incomes that were too high to live in the proposed units that will now be income qualified.

### Percent of Workers by Industry for the Market Area



Source: 2019-5yr ACS (Census)

## 11 Income Restrictions and Affordability

Several economic factors need to be examined in a housing market study. Most important is the number of households that would qualify for apartments on the basis of their incomes. A variety of circumstances regarding restrictions and affordability are outlined below.

These minimum and maximum incomes are used to establish the income *range* for households entering the project. Only households whose incomes fall within the range are considered as a source of demand.

Income data have been shown separately for owner and renter households. Only the renter household income data are used for determining demand for rental units.

**Gross rent** includes utilities, but it excludes payments of rental assistance by federal, state, and local entities. In this study, gross rent is always monthly.

### 11.1 Households Receiving HUD Rental Assistance

The lower limit of the acceptable income range for units with rental assistance is zero income. The upper limit of the acceptable income range for units with HUD rental assistance is established by the HUD guidelines. HUD allows very low income households (50% AMI or less) to receive rental assistance in the general case, and low income households (80% AMI or less) in some cases. HUD also requires that 75% of rental assistance to go to households at or below the 30% AMI level. For the purpose of this study, the tax credit set aside will be used to compute the income limits.

### 11.2 Households Not Receiving Rental Assistance

Most households do not receive rental assistance. With respect to estimating which households may consider the subject a possible housing choice, we will evaluate the gross rent as a percent of their income according to the following formula:

$$\text{gross rent} \div X\% \times 12 \text{ months} = \text{annual income}$$

X% in the formula will vary, depending on the circumstance, as outlined in the next two sections.

### 11.3 Households Qualifying for Tax Credit Units

Households who earn less than a defined percentage (usually 50% or 60%) of the county or MSA median income as adjusted by HUD (AMI) qualify for low income housing tax credit (LIHTC) units. Therefore, feasibility for projects expecting to receive tax credits will be based in part on the incomes required to support the tax credit rents.



For those tax credit units occupied by low income households, the monthly gross rent should not realistically exceed 35% of the household income.

#### 11.4 Establishing Tax Credit Qualifying Income Ranges

It is critical to establish the number of households that qualify for apartments under the tax credit program based on their incomes. The income ranges are established in two stages. First, the maximum incomes allowable are calculated by applying the tax credit guidelines. Then, minimum incomes required are calculated. According to United States Code, either 20% of the units must be occupied by households who earn under 50% of the area median gross income (AMI), OR 40% of the units must be occupied by households who earn under 60% of the AMI. Sometimes units are restricted for even lower income households. In many cases, the developer has chosen to restrict the rents for 100% of the units to be for low income households.

**Table 23—Maximum Income Limit (HUD FY 2021)**

Pers.	VLLI	60%	50%
1	22,200	26,640	22,200
2	25,350	30,420	25,350
3	28,550	34,260	28,550
4	31,700	38,040	31,700
5	34,250	41,100	34,250
6	36,750	44,100	36,750
7	39,300	47,160	39,300
8	41,850	50,220	41,850

Source: *Very Low Income (50%) Limit and 60% limit: HUD, Low and Very-Low Income Limits by Family Size; Others: John Wall and Associates, derived from HUD figures*

The table above shows the maximum tax credit allowable incomes for households moving into the subject based on household size and the percent of area median gross income (AMI). Because the county is below the national non-metro, and because the site is not an ineligible area as determined by RD and because the subject is not using bond funds, the national non-metro figures have been substituted for the standard income limits.

After establishing the maximum income, the lower income limit will be determined. The lower limit is the income a household must have in order to be able to afford the rent and utilities. The realistic lower limit of the income range is determined by the following formula:

$$\text{Gross rent} \div 35\% \text{ [or } 30\% \text{ or } 40\%, \text{ as described in the subsections above]} \times 12 \text{ months} = \text{annual income}$$

This provides for up to 35% [or 30% or 40%] of adjusted annual income (AAI) to be used for rent plus utilities.

The proposed gross rents, as supplied by the client, and the minimum incomes required to maintain 35% [or 30% or 40%] or less of income spent on gross rent are:

**Table 24—Minimum Incomes Required and Gross Rents**

	Bedrooms	Number of Units	Net Rent	Gross Rent	Minimum Income Required	Target Population
60%	2	50	608	701	\$0	PBRA
50%	2	6	608	701	\$24,034	Tax Credit

Source: John Wall and Associates from data provided by client

From the tables above, the practical lower income limits for units *without* rental assistance can be established. Units *with* rental assistance will use \$0 as their lower income limit.

When the minimum incomes required are combined with the maximum tax credit limits, the income *ranges* for households entering the project can be established. Only households whose incomes fall within the ranges can be considered as a source of demand. Note that *both* the income limits *and* the amount of spread in the ranges are important.

## 11.5 Qualifying Income Ranges

The most important information from the tables above is summarized in the table below. Income requirements for any PBRA units will be calculated for the contract rent.

**Table 25—Qualifying Income Ranges by Bedrooms and Persons Per Household**

AMI	Bedrooms	Persons	Gross Rent	Income Based Lower Limit	Spread Between Limits	Upper Limit
60%	2	2	701	24,030	6,390	30,420
60%	2	3	701	24,030	10,230	34,260
60%	2	4	701	24,030	14,010	38,040
50%	2	2	701	24,030	1,320	25,350
50%	2	3	701	24,030	4,520	28,550
50%	2	4	701	24,030	7,670	31,700

Sources: Gross rents: client; Limits: tables on prior pages; Spread: calculated from data in table

### 11.6 Programmatic and Pro Forma Rent Analysis

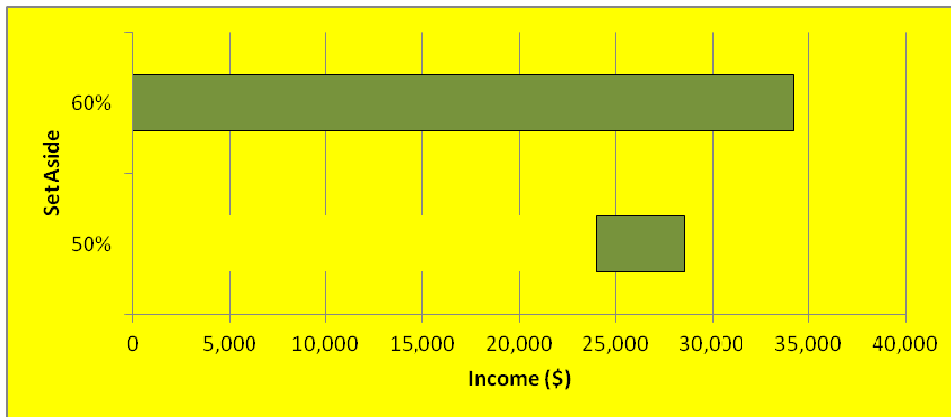
The table below shows a comparison of programmatic rent and *pro forma* rent.

**Table 26—Qualifying and Proposed and Programmatic Rent Summary**

2-BR	
<b>60% Units</b>	
Number of Units	50
Max Allowable Gross Rent	\$856
Pro Forma Gross Rent	\$701
Difference (\$)	\$155
Difference (%)	18.1%
<b>50% Units</b>	
Number of Units	6
Max Allowable Gross Rent	\$713
Pro Forma Gross Rent	\$701
Difference (\$)	\$12
Difference (%)	1.7%

Note: Rental assistance does not count toward the maximum allowable rent; only the portion of the rent that the tenant pays.

#### Targeted Income Ranges



An income range of \$0 to \$34,260 is reasonable for the 60% AMI PBRA units.

An income range of \$24,030 to \$28,550 is reasonable for the 50% AMI units.

## 11.7 Households with Qualified Incomes

The table below shows income levels for renters and owners separately. The number and percent of income qualified *renter* households is calculated from this table.

**Table 27—Number of Specified Households in Various Income Ranges by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		17,681		12,899		4,127	
Less than \$5,000	33,772	2.5%	476	2.7%	344	2.7%	110	2.7%
\$5,000 to \$9,999	26,502	2.0%	371	2.1%	275	2.1%	54	1.3%
\$10,000 to \$14,999	49,034	3.7%	838	4.7%	542	4.2%	199	4.8%
\$15,000 to \$19,999	52,455	3.9%	795	4.5%	589	4.6%	324	7.9%
\$20,000 to \$24,999	56,975	4.3%	960	5.4%	691	5.4%	211	5.1%
\$25,000 to \$34,999	119,989	9.0%	1,844	10.4%	1,298	10.1%	474	11.5%
\$35,000 to \$49,999	171,461	12.9%	2,577	14.6%	1,856	14.4%	762	18.5%
\$50,000 to \$74,999	252,613	18.9%	3,644	20.6%	2,633	20.4%	968	23.5%
\$75,000 to \$99,999	192,821	14.5%	2,521	14.3%	1,889	14.6%	495	12.0%
\$100,000 to \$149,999	212,784	16.0%	2,206	12.5%	1,659	12.9%	308	7.5%
\$150,000 or more	165,433	12.4%	1,449	8.2%	1,124	8.7%	222	5.4%
<b>Renter occupied:</b>	588,023		9,931		8,448		4,645	
Less than \$5,000	42,547	7.2%	845	8.5%	728	8.6%	394	8.5%
\$5,000 to \$9,999	40,262	6.8%	1,034	10.4%	975	11.5%	656	14.1%
\$10,000 to \$14,999	48,354	8.2%	1,082	10.9%	1,011	12.0%	520	11.2%
\$15,000 to \$19,999	45,765	7.8%	713	7.2%	623	7.4%	397	8.5%
\$20,000 to \$24,999	44,855	7.6%	907	9.1%	770	9.1%	419	9.0%
\$25,000 to \$34,999	81,797	13.9%	1,650	16.6%	1,293	15.3%	832	17.9%
\$35,000 to \$49,999	92,995	15.8%	1,625	16.4%	1,333	15.8%	769	16.6%
\$50,000 to \$74,999	97,202	16.5%	1,219	12.3%	1,001	11.8%	352	7.6%
\$75,000 to \$99,999	47,165	8.0%	471	4.7%	403	4.8%	165	3.6%
\$100,000 to \$149,999	31,832	5.4%	193	1.9%	124	1.5%	36	0.8%
\$150,000 or more	15,249	2.6%	192	1.9%	187	2.2%	105	2.3%

Source: 2019 5yr ACS (Census)

The percent of renter households in the appropriate income ranges will be applied to the renter household growth figures to determine the number of new renter households that will be income qualified to move into each of the different unit types the subject will offer.

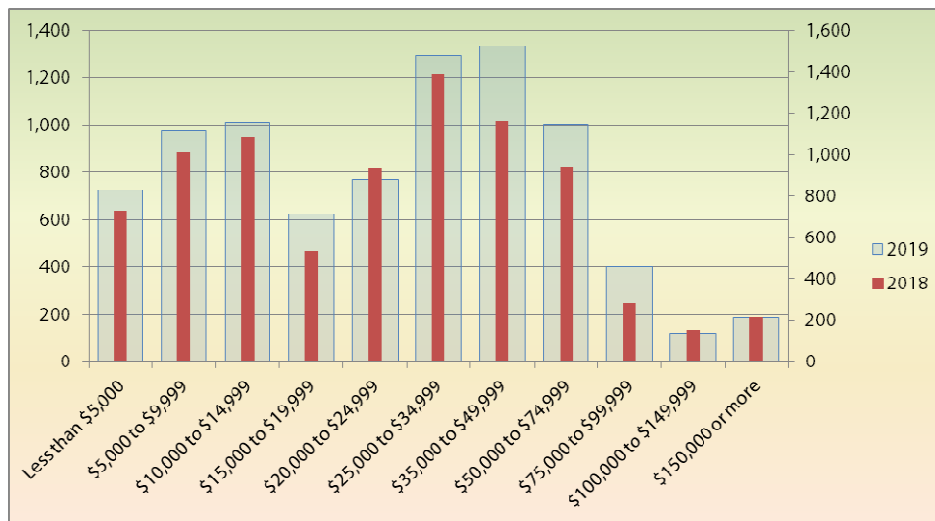
**Table 28—Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA		50%		Overall	
Lower Limit		0		24,030		0	
Upper Limit		34,260		28,550		34,260	
	Mkt. Area	%	#	%	#	%	#
<b>Renter occupied:</b>	<b>Households</b>						
Less than \$5,000	728	1.00	728	—	0	1.00	728
\$5,000 to \$9,999	975	1.00	975	—	0	1.00	975
\$10,000 to \$14,999	1,011	1.00	1,011	—	0	1.00	1,011
\$15,000 to \$19,999	623	1.00	623	—	0	1.00	623
\$20,000 to \$24,999	770	1.00	770	0.19	149	1.00	770
\$25,000 to \$34,999	1,293	0.93	1,197	0.36	459	0.93	1,197
\$35,000 to \$49,999	1,333	—	0	—	0	—	0
\$50,000 to \$74,999	1,001	—	0	—	0	—	0
\$75,000 to \$99,999	403	—	0	—	0	—	0
\$100,000 to \$149,999	124	—	0	—	0	—	0
\$150,000 or more	187	—	0	—	0	—	0
<b>Total</b>	<b>8,448</b>		<b>5,304</b>		<b>608</b>		<b>5,304</b>
<b>Percent in Range</b>			<b>62.8%</b>		<b>7.2%</b>		<b>62.8%</b>

Source: John Wall and Associates from figures above

The previous table shows how many renter households are in each income range. The number and percent are given in the last two rows (e.g., 5,304, or 62.8% of the renter households in the market area are in the PBRA range.)

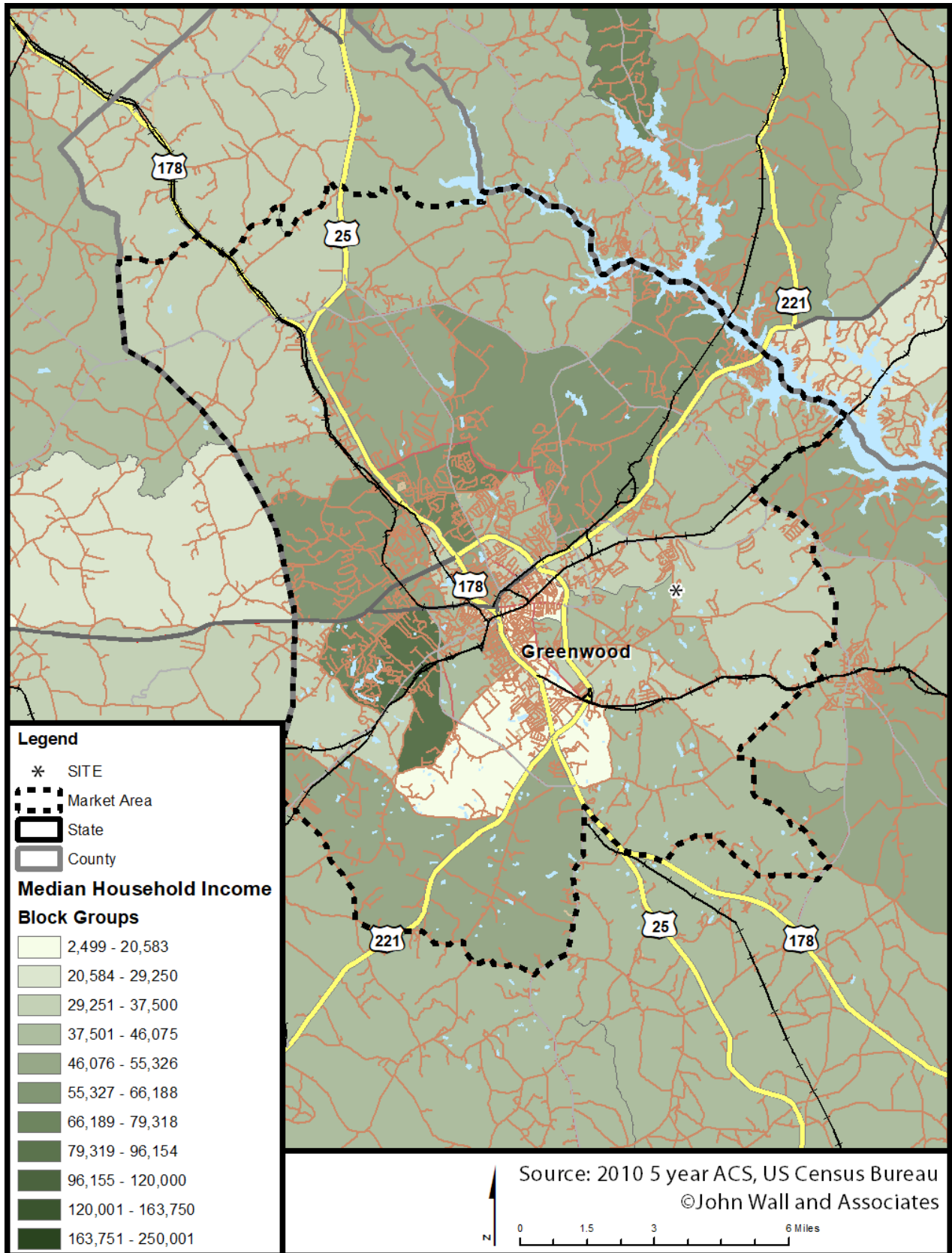
**Change in Renter Household Income**



Sources: 2018 and 2019-5yr ACS (Census)

The above table shows the change in renter households in various income ranges. The more current data is reflected on the left axis.

### Median Household Income Map



## 12 Demand

### 12.1 Demand from New Households

#### 12.1.1 New Households

It was shown in the Household Trends section of this study that 370 new housing units will be needed by the year of completion due to household growth. It was shown in the Tenure section that the area ratio of rental units to total units is 38.5%. Therefore, 142 of these new units will need to be rental.

The table “Percent of Renter Households in Appropriate Income Ranges for the Market Area” shows the percentage of renter households in various income ranges. These percentages are applied to the total number of new rental units needed to arrive at the *number* of new rental units needed in the relevant income categories:

**Table 29—New Renter Households in Each Income Range for the Market Area**

	New Renter Households	Percent Income Qualified	Demand due to new Households
60% AMI: \$0 to \$34,260	142	62.8%	89
50% AMI: \$24,030 to \$28,550	142	7.2%	10
Overall Project: \$0 to \$34,260	142	62.8%	89

Source: John Wall and Associates from figures above

### 12.2 Demand from Existing Households

#### 12.2.1 Demand from Rent Overburden Households

A household is defined as rent overburdened when it pays 30% or more of its income on gross rent (rent plus utilities). Likewise, the household is *highly* rent overburdened if it pays 35% or more of its income on gross rent.

For tax credit units *without* rental assistance, households may pay 35% of their incomes for gross rent. Therefore, up to 35% of income for gross rent is used in establishing affordability in the “Demand from New Households” calculations. Hence, only *highly* (paying in excess of 35%) rent overburdened households are counted as a source of demand for tax credit units without rental assistance.

For units *with* rental assistance (tenants pay only 30% of their income for gross rent), any households paying more than 30% for gross rent would benefit by moving into the unit so all overburdened households in the relevant income range are counted as a source of demand.

The following table presents data on rent overburdened households in various income ranges.

**Table 30—Percentage of Income Paid For Gross Rent (Renter Households in Specified Housing Units)**

	State		County		Market Area		City	
<b>Less than \$10,000:</b>	82,809		1,879		1,703		1,050	
<b>30.0% to 34.9%</b>	1,612	1.9%	50	2.7%	47	2.8%	45	4.3%
<b>35.0% or more</b>	50,209	60.6%	1,506	80.1%	1,427	83.8%	882	84.0%
<b>\$10,000 to \$19,999:</b>	94,119		1,795		1,634		917	
<b>30.0% to 34.9%</b>	4,864	5.2%	150	8.4%	145	8.9%	48	5.2%
<b>35.0% or more</b>	67,955	72.2%	1,295	72.1%	1,167	71.4%	674	73.5%
<b>\$20,000 to \$34,999:</b>	126,652		2,557		2,062		1,251	
<b>30.0% to 34.9%</b>	19,159	15.1%	424	16.6%	361	17.5%	183	14.6%
<b>35.0% or more</b>	65,332	51.6%	916	35.8%	811	39.3%	519	41.5%
<b>\$35,000 to \$49,999:</b>	92,995		1,625		1,333		769	
<b>30.0% to 34.9%</b>	14,225	15.3%	152	9.4%	127	9.5%	112	14.6%
<b>35.0% or more</b>	17,563	18.9%	91	5.6%	56	4.2%	48	6.2%
<b>\$50,000 to \$74,999:</b>	97,202		1,219		1,001		352	
<b>30.0% to 34.9%</b>	6,110	6.3%	2	0.2%	0	0.0%	0	0.0%
<b>35.0% or more</b>	5,939	6.1%	0	0.0%	0	0.0%	0	0.0%
<b>\$75,000 to \$99,999:</b>	47,165		471		403		165	
<b>30.0% to 34.9%</b>	867	1.8%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	1,029	2.2%	12	2.5%	12	3.0%	12	7.3%
<b>\$100,000 or more:</b>	47,081		385		311		141	
<b>30.0% to 34.9%</b>	342	0.7%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	269	0.6%	10	2.6%	10	3.2%	10	7.1%

Source: 2019-5yr ACS (Census)



From the previous table, the number of rent overburdened households in each appropriate income range can be estimated in the table below. Note that the 30-35% table is only used for PBRA demand.

**Table 31—Rent Overburdened Households in Each Income Range for the Market Area**

30% to 35% Overburden							
AMI		PBRA		50%		Overall	
Lower Limit		0		24,030		0	
Upper Limit		34,260		28,550		34,260	
	<b>Mkt. Area</b>						
	<b>Households</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>
Less than \$10,000:	47	1.00	47	—	0	1.00	47
\$10,000 to \$19,999:	145	1.00	145	—	0	1.00	145
\$20,000 to \$34,999:	361	0.95	343	0.30	109	0.95	343
\$35,000 to \$49,999:	127	—	0	—	0	—	0
\$50,000 to \$74,999:	0	—	0	—	0	—	0
\$75,000 to \$99,999:	0	—	0	—	0	—	0
\$100,000 or more:	0	—	0	—	0	—	0
<b>Column Total</b>	<b>680</b>		<b>535</b>		<b>109</b>		<b>535</b>

35%+ Overburden							
AMI		PBRA		50%		Overall	
Lower Limit		0		24,030		0	
Upper Limit		34,260		28,550		34,260	
	<b>Mkt. Area</b>						
	<b>Households</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>	<b>%</b>	<b>#</b>
Less than \$10,000:	1,427	1.00	1,427	—	0	1.00	1,427
\$10,000 to \$19,999:	1,167	1.00	1,167	—	0	1.00	1,167
\$20,000 to \$34,999:	811	0.95	771	0.30	244	0.95	771
\$35,000 to \$49,999:	56	—	0	—	0	—	0
\$50,000 to \$74,999:	0	—	0	—	0	—	0
\$75,000 to \$99,999:	12	—	0	—	0	—	0
\$100,000 or more:	10	—	0	—	0	—	0
<b>Column Total</b>	<b>3,483</b>		<b>3,365</b>		<b>244</b>		<b>3,365</b>

Source: John Wall and Associates from figures above

### 12.2.2 Demand from Substandard Conditions

The Bureau of the Census defines substandard conditions as 1) lacking plumbing, or 2) 1.01 or more persons per room.

**Table 32—Substandard Occupied Units**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		17,681		12,899		4,127	
Complete plumbing:	1,330,584	100%	17,656	100%	12,885	100%	4,127	100%
1.00 or less	1,316,857	99%	17,508	99%	12,771	99%	4,052	98%
1.01 to 1.50	10,754	1%	99	1%	77	1%	75	2%
1.51 or more	2,973	0%	49	0%	38	0%	0	0%
Lacking plumbing:	3,255	0%	25	0%	14	0%	0	0%
1.00 or less	3,125	0%	25	0%	14	0%	0	0%
1.01 to 1.50	50	0%	0	0%	0	0%	0	0%
1.51 or more	80	0%	0	0%	0	0%	0	0%
<b>Renter occupied:</b>	588,023		9,931		8,448		4,645	
Complete plumbing:	584,776	99%	9,866	99%	8,436	100%	4,636	100%
1.00 or less	562,038	96%	9,468	95%	8,100	96%	4,453	96%
1.01 to 1.50	15,368	3%	351	4%	<b>289</b>	3%	136	3%
1.51 or more	7,370	1%	47	0%	<b>47</b>	1%	47	1%
Lacking plumbing:	3,247	1%	65	1%	11	0%	9	0%
1.00 or less	2,903	0%	30	0%	<b>11</b>	0%	9	0%
1.01 to 1.50	51	0%	35	0%	<b>0</b>	0%	0	0%
1.51 or more	293	0%	0	0%	<b>0</b>	0%	0	0%
<b>Total Renter Substandard</b>					<b>347</b>			

Source: 2019-5yr ACS (Census)

From these tables, the need from substandard rental units can be drawn. There are 347 substandard rental units in the market area.

From the figures above the number of substandard units in each appropriate income range can be estimated in the table below.

**Table 33—Substandard Conditions in Each Income Range for the Market Area**

	Total Substandard Units	Percent Income Qualified	Demand due to Substandard
60% AMI: \$0 to \$34,260	347	62.8%	218
50% AMI: \$24,030 to \$28,550	347	7.2%	25
Overall Project: \$0 to \$34,260	347	62.8%	218

Source: John Wall and Associates from figures above

### 13 Demand for New Units

The demand components shown in the previous section are summarized below.

**Table 34—Demand Components**

	60% AMI: \$0 to \$34,260	50% AMI: \$24,030 to \$28,550	Overall Project: \$0 to \$34,260
New Housing Units Required	89	10	89
Rent Overburden Households	3,900	244	3,900
Substandard Units	218	25	218
Demand	4,207	279	4,207
Less New Supply	0	0	0
Net Demand	4,207	279	4,207

\* Numbers may not add due to rounding.

## 14 Supply Analysis (and Comparables)

This section contains a review of statistical data on rental property in the market area and an analysis of the data collected in the field survey of apartments in the area.

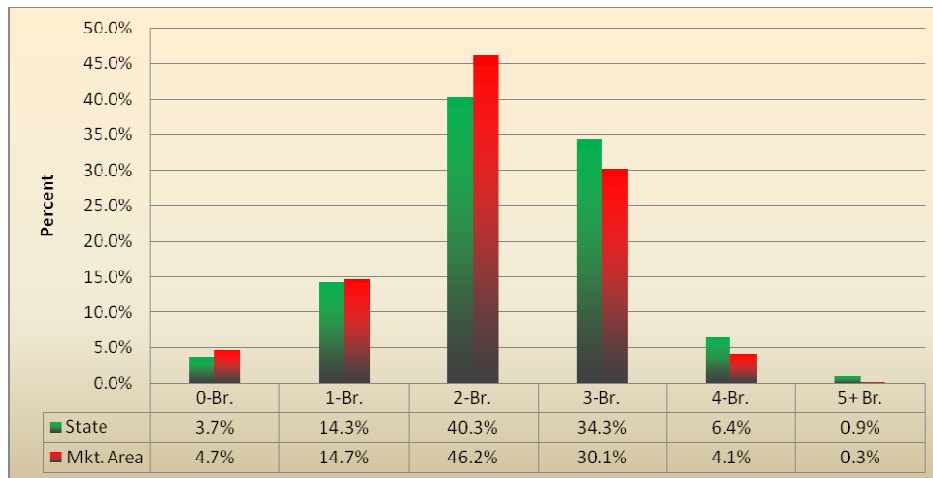
### 14.1 Tenure

**Table 35—Tenure by Bedrooms**

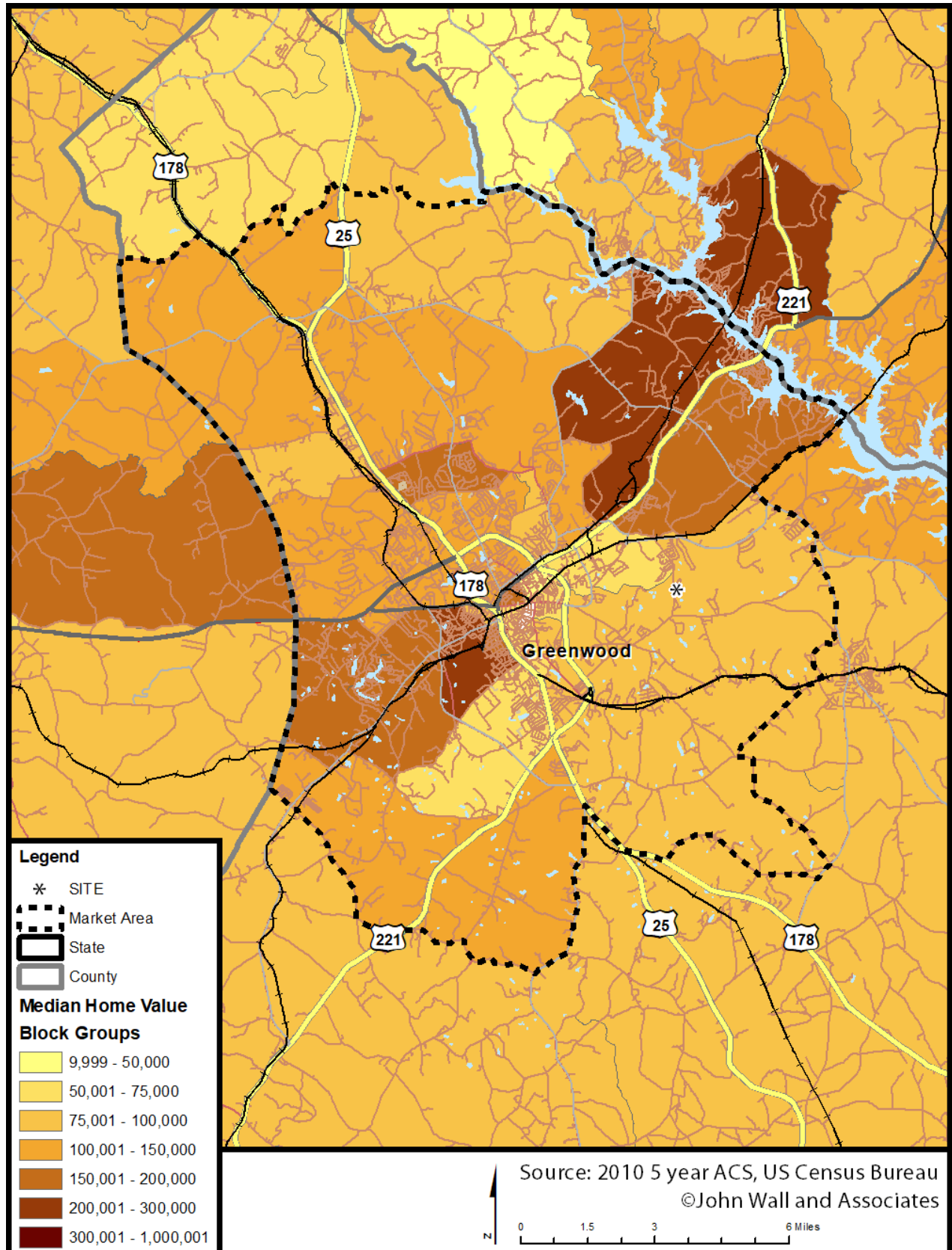
	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		17,681		12,899		4,127	
<b>No bedroom</b>	3,881	0.3%	48	0.3%	41	0.3%	7	0.2%
<b>1 bedroom</b>	13,555	1.0%	189	1.1%	97	0.8%	62	1.5%
<b>2 bedrooms</b>	188,127	14.1%	3,540	20.0%	2,601	20.2%	1,338	32.4%
<b>3 bedrooms</b>	761,155	57.1%	10,116	57.2%	7,231	56.1%	1,989	48.2%
<b>4 bedrooms</b>	292,473	21.9%	3,141	17.8%	2,415	18.7%	692	16.8%
<b>5 or more bedrooms</b>	74,648	5.6%	647	3.7%	514	4.0%	39	0.9%
<b>Renter occupied:</b>	588,023		9,931		8,448		4,645	
<b>No bedroom</b>	21,594	3.7%	406	4.1%	394	4.7%	178	3.8%
<b>1 bedroom</b>	84,225	14.3%	1,348	13.6%	1,240	14.7%	813	17.5%
<b>2 bedrooms</b>	236,920	40.3%	4,541	45.7%	3,899	46.2%	2,275	49.0%
<b>3 bedrooms</b>	201,898	34.3%	3,168	31.9%	2,547	30.1%	1,275	27.4%
<b>4 bedrooms</b>	37,800	6.4%	417	4.2%	345	4.1%	95	2.0%
<b>5 or more bedrooms</b>	5,586	0.9%	51	0.5%	22	0.3%	9	0.2%

Source: 2019-5yr ACS (Census)

### Tenure by Bedrooms for the State and Market Area



### Median Home Value Map



## 14.2 Building Permits Issued

Building permits are an indicator of the economic strength and activity of a community. While permits are never issued for a market area, the multi-family permits issued for the county and town are an indicator of apartments recently added to the supply:

**Table 36—Building Permits Issued**

Year	County			City		
	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	384	196	188	0	0	0
2001	245	179	66	0	0	0
2002	262	208	54	0	0	0
2003	192	170	22	0	0	0
2004	436	270	166	0	0	0
2005	258	248	10	0	0	0
2006	185	185	0	0	0	0
2007	221	195	26	0	0	0
2008	126	98	28	0	0	0
2009	57	57	0	0	0	0
2010	50	50	0	0	0	0
2011	47	47	0	0	0	0
2012	181	121	60	0	0	0
2013	122	78	44	0	0	0
2014	162	86	76	0	0	0
2015	120	72	48	0	0	0
2016	133	86	47	0	0	0
2017	134	121	13	0	0	0
2018	115	115	0	0	0	0
2019	170	170	0	0	0	0
2020	136	136	0	0	0	0

Source: "SOCDS Building Permits" <https://socds.huduser.gov/permits/>

### 14.3 Survey of Apartments

John Wall and Associates conducted a survey of apartments in the area. All of the apartments of interest are surveyed. Some of them are included because they are close to the site, or because they help in understanding the context of the segment where the subject will compete. The full details of the survey are contained in the apartment photo sheets later in this report. A summary of the data focusing on rents is shown in the apartment inventory, also later in this report. A summary of vacancies sorted by rent is presented in the schedule of rents, units, and vacancies.

**Table 37—List of Apartments Surveyed**

Name	Units	Vacancy Rate	Type	Comments
Amber Chase	100	0.0%	Conventional	
Barrington I	133	4.5%	Conventional	
Barrington II	57	0.0%	Conventional	
Burgess Homes	39	2.6%	Public Housing	Comparable
Cardinal Glen	64	0.0%	Conventional	Came out of the LIHTC program in 2020; still has 10 LIHTC tenants
Coleman Terrace	66	2.6%	Public Housing	Comparable
Fairfield & Winns	118	1.7%	Public Housing	Comparable
Foxfield	112	NA	Conventional	Management company will not release vacancy information
Gardens at Parkway	48	0.0%	LIHTC (50% & 60%)	
Hallmark at Greenwood	88	0.0%	LIHTC (50% & 60%)	
Hamilton Park	264	UC	Conventional	Under construction
Havenwood Mathis	48	PL	LIHTC (20% & 60%)	Not under construction yet
Hidden Creek	80	0.0%	Conventional	
Holly Tree	46	0.0%	Conventional	
Huntington	92	NA	Conventional	Management company will not release vacancy information
Lakeview	100	5.0%	Conventional	
Liberty Village	36	0.0%	LIHTC (50% & 60%)	
Montclair	98	0.0%	Conventional	
Oakmont Place	55	3.6%	LIHTC (50% & 60%)	
Phoenix Place	100	0.0%	LIHTC (50% & 60%)/Sec 8	Comparable
Regency Park	132	NA	Conventional	Unable to obtain updated information
Sterling Ridge	39	2.6%	LIHTC/HOME (50% & 60%)	
Stonehaven	48	NA	Conventional	Unable to obtain updated information
Swann Meadows	56	7.1%	LIHTC/Sec 515	Subject; comparable
Twin Oaks	56	0.0%	LIHTC/Sec 8	Unable to obtain updated information
University Commons	106	0.9%	Conventional	
Village at Glen Haven	200	3.0%	Conventional	
Wisewood	90	0.0%	Sec 8	Comparable
Wood Glen	56	NA	Conventional	Management company will not release vacancy information

### 14.4 Schedule of Present Rents, Units, and Vacancies

The present housing situation is examined in this section. The rents, number of units, and vacancies of the apartments listed in the apartment inventory (shown separately later) are summarized in the tables below. Rents, units, and vacancies are tabulated separately for the various bedroom sizes, a necessary step in making bedroom mix recommendations.

The following table shows surveyed apartment complexes in or near the market area. The *pro forma* rents, as given by the developer, are shown in orange. These rents will be compared to the other apartments in the area, and especially the comparable apartments to determine if they are

reasonable. In addition to seeing how the *pro forma* rents compare in terms of absolute rents in the following table, it will be important to consider the amenities and locations of the other apartments.

**Table 38—Schedule of Rents, Number of Units, and Vacancies for Apartment Units**

0 & 1-Bedroom Units			2-Bedroom Units			3-Bedroom Units			4-Bedroom Units		
Rents	Units	Vacancies	Rents	Units	Vacancies	Rents	Units	Vacancies	Rents	Units	Vacancies
BOI	28	0	BOI	38	0	BOI	18	0	BOI	6	0
BOI	20	0	BOI	40	0	BOI	46	1	BOI	12	1
BOI	11	0	BOI	31	1	BOI	30	1	BOI	9	0
PBRA	16	N/A	PBRA	50	Subj. 60%	BOI	18	1	BOI	6	0
PBRA	8		PBRA	16	N/A	PBRA	16	N/A	PBRA	8	N/A
105	5	PL	PBRA	58	0	PBRA	24	0	PBRA	10	0
450	1	PL	420	2	0	475	10	1	560	4	0
478	3	2	425	3	0	480	6	0	889	8	0
584	5	0	500	24	PL	535	21	0			
585	10	0	505	2	0	540	18	0			
650	8	0	515	9	0	550	18	PL			
675	8	N/A	567	5	0	658	5	0			
685	12	0	580	4	0	672	5	0			
725	8	0	600	22	0	700	46	0			
732	N/A	N/A	600	66	0	805	14	0			
780	22	0	608b	56	4	821	11	0			
800	16	0	608	6	Subj. 50%	825	38	1			
810	16	0	686	190	6	875	8	N/A			
826	18	N/A	694	15	0	935	48	0			
1089	39	1	709	28	0	945	12	1			
1169	N/A	UC/RU	745	32	N/A	958	0	N/A			
1189	N/A	UC/RU	750	60	0	1072	48	N/A			
			835	80	4	1095	16	0			
			835	40	0	1599	28	0			
			857	56	N/A						
			872	0	N/A						
			875	64	0						
			880	112	N/A						
			905	32	0						
			908	76	0						
			964	66	N/A						
			1329	94	5						
			1329	29	0						
			1394	0	UC/RU						

	0 & 1-Bedroom	2-Bedrooms	3-Bedrooms	4-Bedrooms	TOTAL
Vacant Units	3	20	6	1	30
Total Units	206	1044	414	55	1719
Vacancy Rate	1.5%	1.9%	1.4%	1.8%	1.7%
Median Rent	\$800	\$835	\$825	\$889	
Vacant Tax Credit Units	2	4	1	0	7
Total Tax Credit Units	16	270	114	22	422
Tax Credit Vacancy Rate	12.5%	1.5%	0.9%	0.0%	1.7%
Tax Credit Median Rent	\$478	\$600	\$540	\$889	

Orange = Subject (proposed); Red = Subject (present); Green = Tax Credit; Blue = Sec 515/Sec 8; Highlight = Tax Credit Median Rent;

b = basic rent; *italics* = average rent; UC = under construction; RU = in rent up; PL = planned; N/A = information unavailable

Source: John Wall and Associates

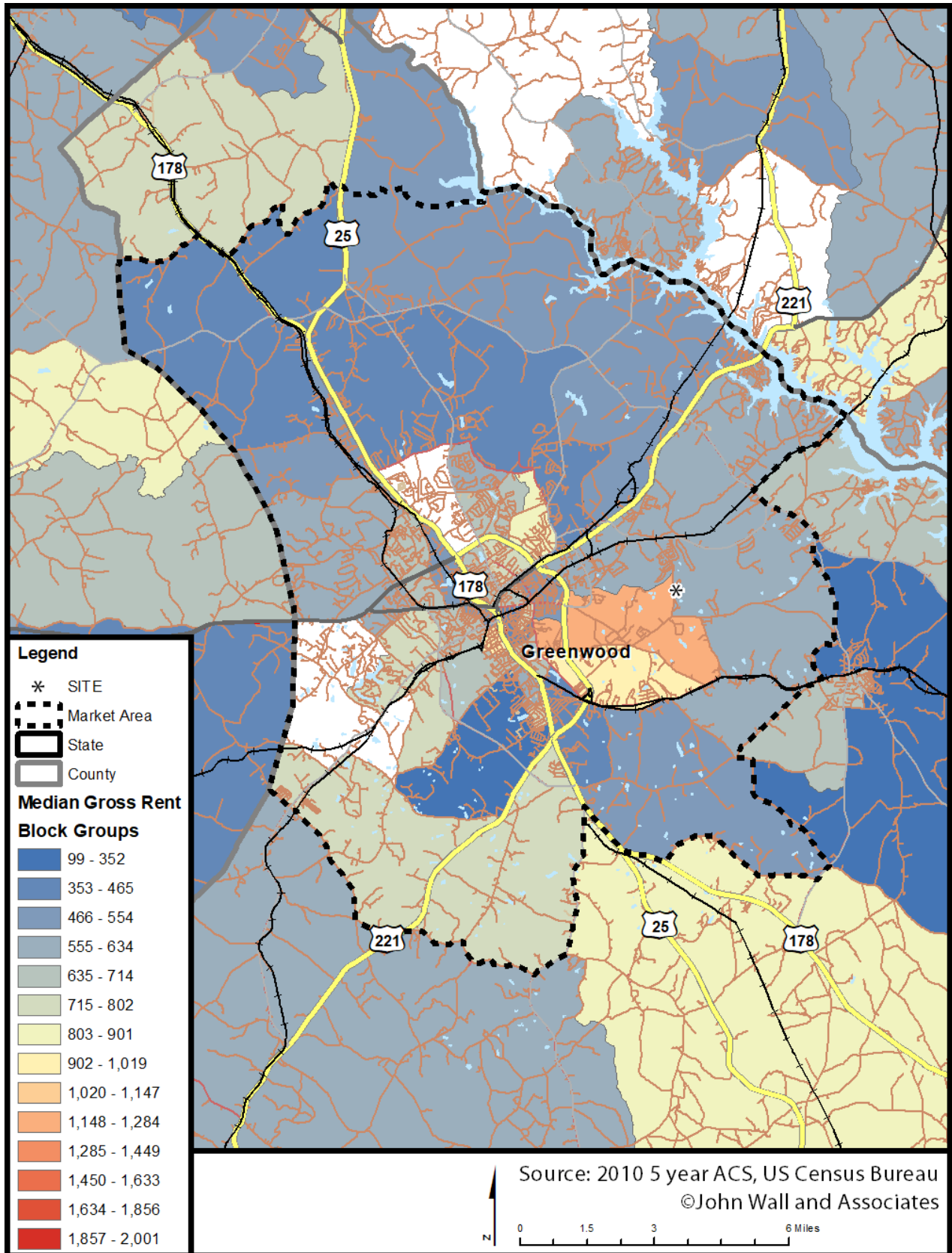
Properties with incomplete information have been excluded from the overall calculations above. A vacancy rate of 5.0% is considered normal. The overall vacancy rate among units surveyed is 1.7%. The overall LIHTC vacancy rate is 1.7%.



**14.5 Other Affordable Housing Alternatives**

The market area contains other apartments with comparable rents. These other apartments would be the primary other affordable housing alternatives. There are no reasons to believe the single family home and/or condominium market conditions will adversely impact the project. According to the 2009 American Housing Survey (US Census Bureau), 70.8% of households living in apartments did not consider any other type of housing choice. Similar percentages apply to households who chose to live in single family homes and mobile homes. Based on these statistics, it is reasonable to conclude that for most households, apartments, single family homes, and mobile home are not interchangeable options.

### Median Gross Rent Map



**14.6 Comparables**

The apartments in the market most comparable to the subject are listed below:

**Table 39—Comparison of Comparables to Subject**

Project Name	Approximate		Degree of Comparability
	Distance	Reason for Comparability	
Burgess Homes	4.2 mi.	Rental assistance, age	Moderate
Coleman Terrace Community	4.2 mi.	Rental assistance, age	Moderate
Fairfield and Winns Community	4.4 mi.	Rental assistance	Moderate
Phoenix Place	4.4 mi.	Rental assistance, design	High
Swann Meadows	0.0 mi.	Subject	Very high
Wisewood	5.5 mi.	Rental assistance, design	High

The subject would continue to have 50 units with project based rental assistance, just as all of the other comparables have some form of rental assistance, and it will have one of the most recent rehabilitations among the comparables. Therefore, the subject is well positioned among the comparables.

**14.7 Public Housing and Vouchers**

There are 223 public housing units in three developments owned by the local public housing authority. The overall vacancy rate of the housing authority is 97.8%. There are 1,258 people on the waiting list for a housing authority unit.

**14.8 Long Term Impact**

The proposed project will not adversely impact any existing LIHTC projects or comparable housing or create excessive concentration of multifamily units.

**14.9 New “Supply”**

SCSHFDA requires comparable units built since 2021 and comparable units built in previous years that are not yet stabilized to be deducted from demand. Only comparable units within comparable complexes will be deducted from demand, as indicated by the asterisks.

**Table 40—Apartment Units Built or Proposed Since the Base Year**

Project Name	Year Built	Units With	30% AMI,	50% AMI,	60% AMI,	Above	TOTAL
		Rental Assistance	No Rental Assistance	No Rental Assistance	No Rental Assistance	Moderate Income	

NONE

There are no comparable units of supply to deduct from demand.

14.10 Market Advantage

Table 41—Market Advantage

	Bedrooms	Number of Units	Net Rent	Market Rent	Market Advantage
60%	2	50	608	904	32.7%
50%	2	6	608	904	32.7%

The subject was compared to several conventional properties in or near the market area. The calculations show all of the subject’s proposed rents to have market advantages.

Table 42—Unrestricted Market Rent Determination

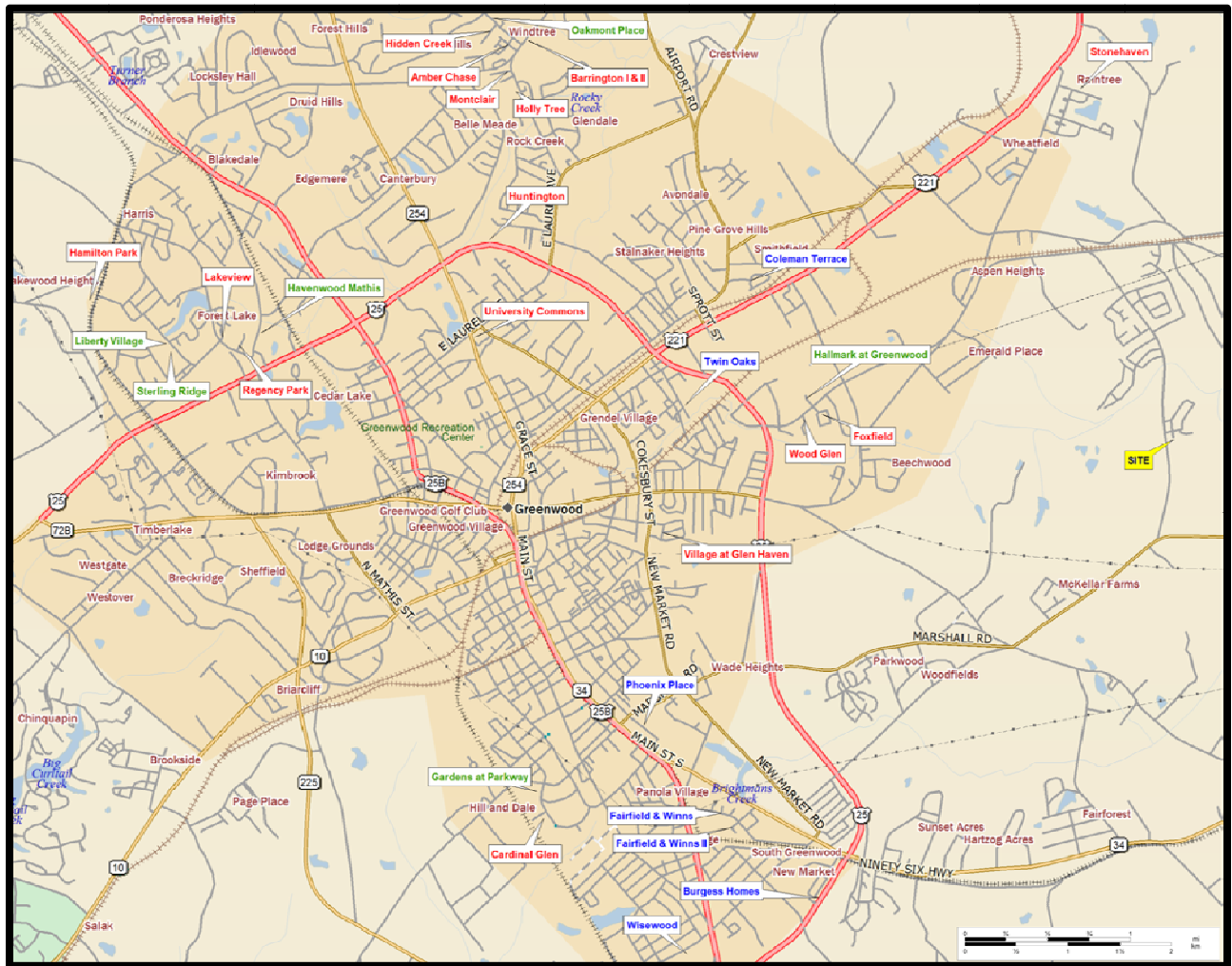
Project Name	Year Built	Number Of Units	Vacancy Rate	FACTOR:							Age	Total Points	Total Points	Total Points	Rent			Comparability Factor
				Location/Neighborhood	Design/Layout	Appearance/Condition	Amenities	Unit Size 1BR	Unit Size 2BR	Unit Size 3BR					1BR	2 BR	3 BR	
Amber Chase	1972	100	0.0	6	6	8	8	8.0	10.0	11.0	1	73.0	77.0	79.0	685	835	935	1.0
Barrington I	2016	133	4.5	7	8	9	6	6.1	11.2	—	8	80.2	90.3	—	1089	1329	—	1.0
Cardinal Glen	2003	54	0.0	6	7	8	7	6.5	7.5	8.5	5	74.0	76.0	78.0	810	905	1095	1.0
Holly Tree	1990	46	0.0	7	5	7	6	—	—	9.5	4	—	—	73.0	—	—	700	1.0
Lakeview	1970s	100	5.0	8	6	9	7	5.4	7.1	7.0	1	71.9	75.2	75.0	725	835	945	1.0
Montclair	1999	98	0.0	7	8	8	4	7.2	9.5	—	4	72.4	77.0	—	780	908	—	1.0
Regency Park	2001	132	N/A	8	8	9	9	8.0	9.6	10.6	1	85.0	88.3	90.3	826	964	1072	1.0
University Commons	1976	106	0.9	5	6	7	8	6.6	8.0	9.0	1	66.3	69.0	71.0	650	750	825	1.0
																		1.0
																		1.0
																		1.0
																		1.0
																		1.0
																		1.0
																		1.0
																		1.0
																		1.0
SUBJECT	1988	56	N/A	5	6	8	6	—	8.5	—	8	—	75.0	—				N/A
Weighted average market rents for subject															904			

0 = Poor; 10 = Excellent. Points are relative and pertain to this market only  
m = FmHa Market rent Average; a = Approximate; Points for the age of a project represent an average of the original construction and the rehabilitation  
Where information is unattainable, points may be awarded based on an estimate. This is also denoted by an "a"  
g = garden; t = townhouse  
b = adjusted age considering proposed renovations  
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14.11 Apartment Inventory

The apartment inventory follows this page. Summary information is shown for each apartment surveyed and detailed information is provided on individual property photo sheets.










### Apartment Locations Map



# APARTMENT INVENTORY

## Greenwood, South Carolina (PCN 22-030)












KEY: P = proposed; UC= under construction; R = renovated; BOI = based on income

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	22-030 SUBJECT Swann Meadows 1091 Parkland Place Rd. Greenwood	Proposed Rehab				50	P	PBRA							LIHTC (50% & 60%)/Sec 515; PBRA=50 The six units without rental assistance are the 50% units; *Outdoor benches and half basketball court
	Amber Chase 751 E. Northside Dr. Greenwood Denise (3-24-22) 864-223-4748	1972 0%	12	0	685	40	0	785-885	48	0	885-985				WL=100 Conventional; HCV=4 Formerly called Georgetown; *Community room Office hours: M-F 8-5; This property is no longer accepting housing choice vouchers; Denise said the property has been doing some renovations over the last four years
	Barrington I 101 Bevington Ct. Greenwood Christine (3-18-22) 864-559-8900	2016 4.5%	39	1	1089	94	5	1289-1369							Conventional; HCV=not accepted *Pet park and picnic area; **Patio/balcony (some units); Office hours: M-F 8-5; Managed by ATC
	Barrington II 101 Bevington Ct. Greenwood Christine (3-18-22) 864-559-8900	2020				N/A	0	1289-1369	N/A	0	1599				Conventional; HCV=not accepted *Pet park and picnic area; **Patio/balcony (some units); Managed by ATC; 57 total units - management does not know breakdown
	Burgess Homes 100 Burgess Dr. Greenwood Patrick Prince - PHA (3-28-22) pprince@gwdscha.com	1994 2.6%							30	1	BOI	9	0	BOI	WL=1,086 (1BR), 93 (2BR), 65 (3BR) & 14 (4BR) Public Housing *Basketball courts; **Patios
	Cardinal Glen 1524 Parkway Greenwood Tom (3-17-22) 864-943-8883	2003 0%	16	0	810	32	0	905	16	0	1095				WL=5 Conventional; HCV=7-8 *Business center; Former LIHTC property - 2001 LIHTC allocation; Managed by Broad Management Group; Office hours: MW 9-5; This property came out of the LIHTC program in 2020 but still has 10 LIHTC tenants living there - LIHTC rents are \$538 and \$646 for 1BR units, \$646 and \$775 for 2BR units and \$746 and \$895 for 3BR units
	Coleman Terrace 200 Brooks Stuart Dr. Greenwood Patrick Prince - PHA (3-28-22) pprince@gwdscha.com	1984 3%	11	0	BOI	31	1	BOI	18	1	BOI	6	0	BOI	WL=1,086 (1BR), 93 (2BR), 65 (3BR) & 14 (4BR) Public Housing *Basketball court; **Patios
	Fairfield & Winns 201 Foundry Rd. Greenwood Patrick Prince - PHA (3-28-22) pprince@gwdscha.com	1973-1974 1.7%	20	0	BOI	40	0	BOI	46	1	BOI	12	1	BOI	WL=1,086 (1BR), 93 (2BR), 65 (3BR) & 14 (4BR) Public Housing *Basketball courts; **Patios
	Foxfield 400 Emerald Rd. North Greenwood (3-29-22) 864-942-8890 - mgt. co.	1995				112	N/A	815-945							Conventional; HCV=not accepted Managed by Heritage Company; Management company will not release vacancy information
	Gardens at Parkway 1508 Parkway Greenwood Sara (3-17-22) 864-223-6837	2002 0%				4	0	580	5	0	672				WL=several LIHTC (50% & 60%); PBRA=0; Sec 8=33 2001 LIHTC allocation; *Storage

# APARTMENT INVENTORY

## Greenwood, South Carolina (PCN 22-030)










KEY: P = proposed; UC= under construction; R = renovated; BOI = based on income

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Hallmark at Greenwood 337 Emerald Rd. North Greenwood Andrea - mgt. co. (3-28-22) 865-637-0373 - mgt. co. 864-223-6000 - property	1982 2009 Rehab 0%				22 66	0 C	600 600							LIHTC (50% & 60%); PBRA=0; Sec 8=50% Formerly called Highland Arms; 2007 LIHTC allocation; Managed by Emerald Housing Management
	Hamilton Park 101 Hamilton Park Cir. Greenwood Christine (3-18-22) 864-514-8775	UC - 2022	N/A	UC/RU	1169	N/A	UC/RU	1299-1489							Conventional; HCV=not accepted 264 total units - management does not know breakdown; *Fire pit, picnic area with grills, business center, coffee/tea bar, dog park, cabana, car wash station and sundeck; Managed by ATC; This property is still under construction and has 77 units occupied out of the 134 that are rentable
	Havenwood Mathis 1228 Mathis Rd. Greenwood (3-23-22)	Planned	5 1	PL PL	105 450	24	PL	500	18	PL	550				LIHTC (20% & 60%); PBRA=0 2021 LIHTC allocation; Information from market study submitted to SC Housing; *Business center/computer center and picnic area; **Patio/balcony; This property is not under construction yet
	Hidden Creek 100 Windtree Ct. Greenwood Courtney - mgt. co. (3-23-22) 864-943-1111 - mgt. co.	1996 0%	16	0	800	64	0	850-900							Conventional; HCV=not accepted These are all individually owned but managed by Town & Country
	Holly Tree 501 Haltiwanger Rd. Greenwood Ted - mgt. co. (3-24-22) 864-388-4000 - mgt. co.	1990 0%							46	0	700				Conventional; HCV=not accepted Managed by Town and Country Property Management; Ted said the rent is going to be increased to \$800 soon
	Huntington 1814 SC Hwy. 72 Greenwood (3-29-22) 864-942-8890 - mgt. co.	1981	N/A	N/A	669-795	N/A	N/A	809-935	N/A	N/A	895-1020				Conventional; HCV=not accepted 92 total units; Managed by Heritage Company; Management company will not release vacancy information
	Lakeview 106 Barkwood Dr. Greenwood Isabelle (3-24-22) 864-223-6285	1970s 5%	8	0	660-790	80	4	770-900	12	1	880-1010				Conventional; HCV=not accepted Formerly called Pinetree; *Basketball court and courtyard; **Patio/balcony; Office hours: M-F 9-5
	Liberty Village 109 Liberty Cir. Greenwood Linda (3-25-22) 864-450-9218	2016 0%				3 9	0 C	425 515	6 18	0 C	480 540				WL=3-4 (combined with Sterling Ridge) LIHTC (50% & 60%); PBRA=0; HCV=10 2014 LIHTC allocation; Formerly called Deerpark Village; Managed by Guardian; *Community room, computer center, picnic area and gazebo; **Patio/balcony
	Montclair 111 Montclair Dr. Greenwood Brooke (3-23-22) 864-943-9191	1999 0%	22	0	760-800	76	0	860-955							WL=13 Conventional; HCV=not accepted Same manager as Winter Ridge; *Attic storage and patio or deck
	Oakmont Place 104 Pampas Dr. Greenwood Sandra (3-17-22) 864-223-1319	2014 3.6%	3 5	2 C	478 584	5 15	0 C	567 694	5 14	0 C	658 805	8	0	889	LIHTC (50% & 60%); PBRA=0; Sec 8=30 2012 LIHTC allocation; Formerly called Windtree Heights; All four bedroom units are 60% AMI units; *Meeting room, computer lab and gazebo; Office hours: MWTh 830-5
	Phoenix Place 1401 Phoenix St. Greenwood Linda (3-17-22) 864-227-6091	1974 2008 Rehab 0%	8	0	PBRA	58	0	PBRA	24	0	PBRA	10	0	PBRA	WL=52 LIHTC (50% & 60%)/Sec 8; PBRA=100 Formerly called Greenwood Gardens; 2006 LIHTC allocation

# APARTMENT INVENTORY

## Greenwood, South Carolina (PCN 22-030)

KEY: P = proposed; UC= under construction; R = renovated; BOI = based on income

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Regency Park 120 Edinborough Cir. Greenwood (3-29-22) 864-943-1333	2001	18	N/A	754-897	66	N/A	841-1087	48	N/A	968-1175				Conventional; HCV=not accepted *Car care center, business center, and picnic area; Unable to obtain updated information after numerous attempts - Kathy constantly says Doug (owner) is not in, and he is the only one who can give information - rents are from 2021
	Sterling Ridge 128 Leslie Dr. Greenwood Linda (3-25-22) 864-396-5043	2013  2.6%				2 2	0 C	420 505	10 21	1 C	475 535	4	0	560	LIHTC/HOME (50% & 60%); PBRA=0; HCV=8 2012 LIHTC allocation; Managed by Guardian; All four bedroom units are 60% AMI units; *Meeting room, picnic area, computer lab and walking trail; **Patio/balcony/deck
	Stonehaven 101 Stonehaven Dr. Greenwood (3-29-22)	1980s	8	N/A	675	32	N/A	745	8	N/A	875				Conventional Formerly called Raintree; No longer managed by Greenwood Rental Agency; Unable to obtain updated information - rent information from apartments.com, but units are now possibly individually owned and rented
	Swann Meadows SUBJECT - Present 1091 Parkland Place Rd. Greenwood Anna (3-30-22) 864-943-1755 - property 704-357-6000 - mgt. co.	1988 2002 Rehab 7.1%				56	4	608b 657n							WL=51 LIHTC/Sec 515; PBRA=50; HCV=3 2002 LIHTC allocation; Formerly called Parkland Place; *Half basketball court and outdoor benches
	Twin Oaks 200 Holman St. Greenwood (3-29-22) 864-223-0327	1971 1999 Rehab	16	N/A	PBRA	16	N/A	PBRA	16	N/A	PBRA	8	N/A	PBRA	LIHTC/Sec 8; PBRA=56 **Community room; 1997 LIHTC allocation; Office hours: M-F 9-4; Unable to obtain updated vacancy and waiting list information (management hung up when called then would no longer answer phone) - the assumption that there are no vacancies (other than normal turnover) is being made
	University Commons 1010 Grace St. Greenwood Erlene (3-23-22) 864-229-3044	1976  0.9%	8	0	650	60	0	750	38	1	825				Conventional; HCV=not accepted Formerly called Villas
	Village at Glen Haven 207 New Market St. Greenwood Shaneidra (3-23-22) 864-943-0700	1955 2003 Rehab 3%	10	0	585	190	6	673-699							Conventional; HCV=40% Formerly called New Haven; Management says there are no three bedroom units at the property (they were possibly converted to other bedroom sizes during the rehabilitation)
	Wisewood 235 Florida Ave. Regine (3-25-22) 864-227-2050	1980  0%	28	0	BOI	38	0	BOI	18	0	BOI	6	0	BOI	WL=130 Sec 8 *Community room
	Wood Glen 310 Emerald Rd. North Greenwood (3-29-22) 864-942-8890 - mgt. co.	1984				56	N/A	749-965							Conventional; HCV=not accepted Managed by Heritage Company; Managed by Heritage Company; Management company will not release vacancy information



Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom			
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other	Size (s.f.)
	22-030 SUBJECT	Proposed					x		*	x	x		x	x	x				x	x	x								800	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						800	608	
	Amber Chase	1972					x	x			*	x	x	x	x		x	x	x	x	x	ws						1100	785-885	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
		0.0%	0.0%	0.0%																										
	Barrington I	2016									*	x	x	x	x	x	x											1216	1289-1369	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
		2.6%	5.3%																											
	Barrington II	2020										x	x	x	x	x	x											1216	1289-1369	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
	Burgess Homes	1994						x	x		*	x	x		x		x													
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
	Cardinal Glen	2003					x		x		*	x	x	x	x	x													850	905
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
		0.0%	0.0%	0.0%																										
	Coleman Terrace	1984						x	x		*	x	x		x		x												775-790	BOI
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
		0.0%	3.2%	5.6%	0.0%																									
	Fairfield & Winns	1973-1974						x	x		*	x	x		w		x												815-835	BOI
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																								
		0.0%	0.0%	2.2%	8.3%																									

Map Number	Complex:	Year Built:	Amenities										Appliances						Unit Features						Two-Bedroom													
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other	Size (s.f.)	Rent							
	Foxfield	1995			x																												830	815-945				
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										Conventional; HCV=not accepted																						
	Gardens at Parkway	2002			x		x		x		*																							935	580			
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										LIHTC (50% & 60%); PBRA=0; Sec 8=33												935	709									
		0.0%	0.0%			<b>0.0%</b>																																
	Hallmark at Greenwood	1982			x		x																												780	600		
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										LIHTC (50% & 60%); PBRA=0; Sec 8=50%												780	600									
		0.0%				<b>0.0%</b>																																
	Hamilton Park	UC - 2022					x		x																											980-1030	1299-1489	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										Conventional; HCV=not accepted																						
	Havenwood Mathis	Planned			x		x																													960	500	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										LIHTC (20% & 60%); PBRA=0																						
	Hidden Creek	1996																																		914-1048	850-900	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										Conventional; HCV=not accepted																						
		0.0%	0.0%			<b>0.0%</b>																																
	Holly Tree	1990																																				
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										Conventional; HCV=not accepted																						
		0.0%				<b>0.0%</b>																																
	Huntington	1981					x																														915	809-935
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall										Conventional; HCV=not accepted																						

Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom Size (s.f.)	Rent
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired		
	Lakeview	1970s	x	x	x	x	x	x	*	x	x									x	x	x	ws	**	810	770-900		
	Vacancy Rates:	1 BR 0.0%	2 BR 5.0%	3 BR 8.3%	4 BR overall 5.0%	Conventional; HCV=not accepted																						
	Liberty Village	2016	x				x	x	*	x	x	x	x	x	x	x					x	x	x	t	**	1100	425	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR overall 0.0%	LIHTC (50% & 60%); PBRA=0; HCV=10																						
	Montclair	1999								x	x	x	x	x						x	x	x	*	1048	860-955			
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR	4 BR overall 0.0%	Conventional; HCV=not accepted																						
	Oakmont Place	2014	x				x	x	*	x	x	x	x	x	x	x				x	x	x	ws	1100	567			
	Vacancy Rates:	1 BR 25.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 3.6%	LIHTC (50% & 60%); PBRA=0; Sec 8=30																					
	Phoenix Place	1974	x		x	x				x	x	x	x	x	x					x		ws	851	PBRA				
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR 0.0%	overall 0.0%	LIHTC (50% & 60%)/Sec 8; PBRA=100																					
	Regency Park	2001	x	x	x	x	x	x	*	x	x	x	x	x	x	x		s	x	x	x	x	t	1000-1125	841-1087			
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR overall	Conventional; HCV=not accepted																						
	Sterling Ridge	2013	x				x	x	*	x	x	x	x	x	x					x	x	x	t	**	1100	420		
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 3.2%	4 BR 0.0%	overall 2.6%	LIHTC/HOME (50% & 60%); PBRA=0; HCV=8																					
	Stonehaven	1980s	x				x			x	x			*						x		x	ws	700	745			
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR overall	Conventional																						

Map Number	Complex:	Year Built:	Amenities								Appliances						Unit Features						Two-Bedroom						
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other
	Swann Meadows	1988					x		*	x	x	s		x								x	x	x	ws			800	608b 657n
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR	0.0%	0.0%	2.6%	overall	7.1%												LIHTC/Sec 515; PBRA=50; HCV=3										
	Twin Oaks	1971					x		**	x	x											x	x				740	PBRA	
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR	0.0%	0.0%	2.6%	overall													LIHTC/Sec 8; PBRA=56										
	University Commons	1976		x	x	x	x	x		x	x	x	x	s								x	x	x	ws		900	750	
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR	0.0%	0.0%	2.6%	overall	0.9%												Conventional; HCV=not accepted										
	Village at Glen Haven	1955		x			x			x	x											x	x	x			650	673-699	
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR	0.0%	3.2%		overall	3.0%												Conventional; HCV=40%										
	Wisewood	1980		x			2		*	x	x											x	x	ws			872	BOI	
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR	0.0%	0.0%	0.0%	0.0%	0.0%												Sec 8										
	Wood Glen	1984								x	x	x	x	x								x	x	x	ws		818-960	749-965	
	Vacancy Rates:	1 BR 2 BR 3 BR 4 BR																	Conventional; HCV=not accepted										



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	50	1	P	800	PBRA
	6	1	P	800	608
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>56</b>		<b>0</b>		

**Complex:**

22-030 SUBJECT  
 Swann Meadows  
 1091 Parkland Place Rd.  
 Greenwood

**Map Number:**

**Year Built:**

Proposed  
 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (50% & 60%)/Sec 515;  
 PBRA=50

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** The six units without rental assistance are the 50% units; \*Outdoor benches and half basketball court



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	12	1	0	800	685
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	40	1.5	0	1100	785-885
	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	48	1.5	0	1300	885-985
	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>100</b>	<b>0</b>		

**Complex:**

Amber Chase  
 751 E. Northside Dr.  
 Greenwood  
 Denise (3-24-22)  
 864-223-4748

**Map Number:**

**Year Built:**

1972

**Last Rent Increase**

**Specials**

**Waiting List**

WL=100

**Subsidies**

Conventional; HCV=4

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Formerly called Georgetown; \*Community room Office hours: M-F 8-5; This property is no longer accepting housing choice vouchers; Denise said the property has been doing some renovations over the last four years



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	39	1	1	608	1089
1 BR vacancy rate	2.6%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	5.3%				
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>4.5%</b>	<b>133</b>	<b>6</b>		

**Complex:**

Barrington I  
 101 Bevington Ct.  
 Greenwood  
 Christine (3-18-22)  
 864-559-8900

**Map Number:**

**Year Built:**  
 2016

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Comments:** \*Pet park and picnic area; \*\*Patio/balcony (some units); Office hours: M-F 8-5; Managed by ATC



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	N/A	2.5	0	1216	1289-1369
<b>Three-Bedroom</b>					
3 BR vacancy rate	N/A	2	0	1265	1599
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Complex:**  
 Barrington II  
 101 Bevington Ct.  
 Greenwood  
 Christine (3-18-22)  
 864-559-8900

**Map Number:**

**Year Built:**  
 2020

- Amenities**
- Laundry Facility
  - Tennis Court
  - Swimming Pool
  - Club House
  - Garages
  - Playground
  - Access/Security Gate
  - Fitness Center
  - Other

- Appliances**
- Refrigerator
  - Range/Oven
  - Microwave Oven
  - Dishwasher
  - Garbage Disposal
  - W/D Connection
  - Washer, Dryer
  - Ceiling Fan
  - Other

- Unit Features**
- Fireplace
  - Utilities Included
  - Furnished
  - Air Conditioning
  - Drapes/Blinds
  - Cable Pre-Wired
  - Free Cable
  - Free Internet
  - Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
 Conventional; HCV=not accepted

**Comments:** \*Pet park and picnic area; \*\*Patio/balcony (some units); Managed by ATC; 57 total units - management does not know breakdown





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate	30	1	1	965-995	BOI
	3.3%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	9	1.5	0	1185	BOI
	0.0%				
<b>TOTALS</b>	<b>2.6%</b>	<b>39</b>	<b>1</b>		

**Complex:**

Burgess Homes  
 100 Burgess Dr.  
 Greenwood  
 Patrick Prince - PHA (3-28-22)  
 pprince@gwdscha.com

**Map Number:**

**Year Built:**

1994

**Last Rent Increase**

**Specials**

**Waiting List**

WL=1,086 (1BR), 93 (2BR), 65

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Basketball courts; \*\*Patios



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	16	1	0	650	810
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>64</b>	<b>0</b>		

**Complex:**  
 Cardinal Glen  
 1524 Parkway  
 Greenwood  
 Tom (3-17-22)  
 864-943-8883

**Map Number:**

**Year Built:**  
 2003

**Last Rent Increase**

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Specials**

**Waiting List**  
 WL=5

**Subsidies**  
 Conventional; HCV=7-8

**Comments:** \*Business center; Former LIHTC property - 2001 LIHTC allocation; Managed by Broad Management Group; Office hours: MW 9-5; This property came out of the LIHTC program in 2020 but still has 10 LIHTC tenants living there - LIHTC rents are \$538 and \$646 for 1BR units, \$646 and \$775 for 2BR units and \$746 and \$895 for 3BR units



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	11	1	0	605-635	BOI
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	3.2%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	5.6%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>3.0%</b>	<b>66</b>	<b>2</b>		

**Complex:** Coleman Terrace

200 Brooks Stuart Dr.  
Greenwood  
Patrick Prince - PHA (3-28-22)  
pprince@gwdscha.com

**Map Number:**

**Year Built:**  
1984

**Last Rent Increase**

**Specials**

**Waiting List**

WL=1,086 (1BR), 93 (2BR), 65

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** \*Basketball court; \*\*Patios



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	20	1	0	550-565	BOI
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	2.2%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	8.3%				
<b>TOTALS</b>	<b>1.7%</b>	<b>118</b>	<b>2</b>		

**Complex:**

Fairfield & Winns  
 201 Foundry Rd.  
 Greenwood  
 Patrick Prince - PHA (3-28-22)  
 pprince@gwdscha.com

**Map Number:**

**Year Built:**

1973-1974

**Last Rent Increase**

**Specials**

**Waiting List**

WL=1,086 (1BR), 93 (2BR), 65

**Subsidies**

Public Housing

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Basketball courts; \*\*Patios



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	112	1	N/A	830	815-945
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>112</b>	<b>0</b>			

**Complex:**

Foxfield  
 400 Emerald Rd. North  
 Greenwood  
 (3-29-22)  
 864-942-8890 - mgt. co.

**Map Number:**

**Year Built:**

1995

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Managed by Heritage Company; Management company will not release vacancy information



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	4	2	935	580
		28	2	935	709
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	5	2	1092	672
		11	2	1092	821
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>48</b>	<b>0</b>		

**Complex:**  
 Gardens at Parkway  
 1508 Parkway  
 Greenwood  
 Sara (3-17-22)  
 864-223-6837

**Map Number:**

**Year Built:**  
 2002

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=several

**Subsidies**  
 LIHTC (50% & 60%); PBRA=0;  
 Sec 8=33

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 2001 LIHTC allocation; \*Storage



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	22	1	0	780
		66	1	0	780
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>88</b>	<b>0</b>		

**Complex:**

Hallmark at Greenwood  
337 Emerald Rd. North  
Greenwood

Andrea - mgt. co. (3-28-22)  
865-637-0373 - mgt. co.  
864-223-6000 - property

**Map Number:**

**Year Built:**

1982  
2009 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (50% & 60%); PBRA=0;  
Sec 8=50%

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Formerly called Highland Arms; 2007 LIHTC allocation; Managed by Emerald Housing Management



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	N/A	1	UC/	500-550	1169
<b>One-Bedroom</b> 1 BR vacancy rate	N/A	1	UC/	540	1189
<b>Two-Bedroom</b> 2 BR vacancy rate	N/A	2	UC/	980-1030	1299-1489
<b>Three-Bedroom</b> 3 BR vacancy rate					
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>	<b>0</b>			

**Complex:**

Hamilton Park  
101 Hamilton Park Cir.  
Greenwood  
Christine (3-18-22)  
864-514-8775

**Map Number:**

**Year Built:**

UC - 2022

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 264 total units - management does not know breakdown; \*Fire pit, picnic area with grills, business center, coffee/tea bar, dog park, cabana, car wash station and sundeck; Managed by ATC; This property is still under construction and has 77 units occupied out of the 134 that are rentable





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	5	1	PL	760	105
1 BR vacancy rate	1	1	PL	760	450
<b>Two-Bedroom</b>					
2 BR vacancy rate	24	2	PL	960	500
<b>Three-Bedroom</b>					
3 BR vacancy rate	18	2	PL	1100	550
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>48</b>		<b>0</b>		

**Complex:**

Havenwood Mathis  
1228 Mathis Rd.  
Greenwood  
(3-23-22)

**Map Number:**

**Year Built:**

Planned

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (20% & 60%); PBRA=0

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- t Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** 2021 LIHTC allocation; Information from market study submitted to SC Housing; \*Business center/computer center and picnic area; \*\*Patio/balcony; This property is not under construction yet



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	16	1	0	716	800
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	64	2	0	914-1048	850-900
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>80</b>	<b>0</b>		

**Complex:**

Hidden Creek  
 100 Windtree Ct.  
 Greenwood  
 Courtney - mgt. co. (3-23-22)  
 864-943-1111 - mgt. co.

**Map Number:**

**Year Built:**

1996

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** These are all individually owned but managed by Town & Country



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>	46	2	0	1150	700
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>46</b>	<b>0</b>		

**Complex:**

Holly Tree  
 501 Haltiwanger Rd.  
 Greenwood  
 Ted - mgt. co. (3-24-22)  
 864-388-4000 - mgt. co.

**Map Number:**

**Year Built:**

1990

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Managed by Town and Country Property Management; Ted said the rent is going to be increased to \$800 soon



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	N/A	1	N/A	550	669-795
<b>Two-Bedroom</b> 2 BR vacancy rate	N/A	1.5	N/A	915	809-935
<b>Three-Bedroom</b> 3 BR vacancy rate	N/A	2	N/A	1100	895-1020
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>		<b>0</b>		

**Complex:**

Huntington  
1814 SC Hwy. 72  
Greenwood  
(3-29-22)  
864-942-8890 - mgt. co.

**Map Number:**

**Year Built:**

1981

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 92 total units; Managed by Heritage Company; Management company will not release vacancy information



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	543	660-790
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	5.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	8.3%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>5.0%</b>	<b>100</b>	<b>5</b>		

**Complex:**  
 Lakeview  
 106 Barkwood Dr.  
 Greenwood  
 Isabelle (3-24-22)  
 864-223-6285

**Map Number:**

**Year Built:**  
 1970s

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Comments:** Formerly called Pinetree; \*Basketball court and courtyard; \*\*Patio/balcony; Office hours: M-F 9-5



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	3	2	0	1100
		9	2	0	1100
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	6	2.5	0	1250
		18	2.5	0	1250
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>36</b>	<b>0</b>		

**Complex:**  
 Liberty Village  
 109 Liberty Cir.  
 Greenwood  
 Linda (3-25-22)  
 864-450-9218

**Map Number:**

**Year Built:**  
 2016

**Last Rent Increase**

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Specials**

**Waiting List**

WL=3-4 (combined with Sterling)

**Subsidies**

LIHTC (50% & 60%); PBRA=0;  
 HCV=10

**Comments:** 2014 LIHTC allocation; Formerly called Deerchase Village; Managed by Guardian; \*Community room, computer center, picnic area and gazebo; \*\*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	22	1	0	720	760-800
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	76	2	0	1048	860-955
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>98</b>	<b>0</b>		

**Complex:**  
 Montclair  
 111 Montclair Dr.  
 Greenwood  
 Brooke (3-23-22)  
 864-943-9191

**Map Number:**

**Year Built:**  
 1999

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=13

**Subsidies**  
 Conventional; HCV=not  
 accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Same manager as Winter Ridge; \*Attic storage and patio or deck



	No. of Units	Baths	Vacant	Size (s.f.)	Rent	
<b>Efficiency/Studio</b>						
<b>One-Bedroom</b>	3	1	2	850	478	
1 BR vacancy rate	25.0%	5	1	0	850	584
<b>Two-Bedroom</b>						
2 BR vacancy rate	0.0%	5	1	0	1100	567
		15	1	0	1100	694
<b>Three-Bedroom</b>						
3 BR vacancy rate	0.0%	5	1.5-2	0	1250	658
		14	1.5-2	0	1250	805
<b>Four-Bedroom</b>						
4 BR vacancy rate	0.0%	8	1.5-2	0	1400	889
<b>TOTALS</b>	<b>3.6%</b>	<b>55</b>	<b>2</b>			

**Complex:**  
 Oakmont Place  
 104 Pampas Dr.  
 Greenwood  
 Sandra (3-17-22)  
 864-223-1319

**Map Number:**

**Year Built:**  
 2014

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (50% & 60%); PBRA=0;  
 Sec 8=30

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 2012 LIHTC allocation; Formerly called Windtree Heights; All four bedroom units are 60% AMI units; \*Meeting room, computer lab and gazebo; Office hours: MWTh 830-5





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	601	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>100</b>	<b>0</b>		

**Complex:**  
 Phoenix Place  
 1401 Phoenix St.  
 Greenwood  
 Linda (3-17-22)  
 864-227-6091

**Map Number:**

**Year Built:**  
 1974  
 2008 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=52

**Subsidies**  
 LIHTC (50% & 60%)/Sec 8;  
 PBRA=100

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Formerly called Greenwood Gardens; 2006 LIHTC allocation



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	18	1	N/A	750-850	754-897
<b>Two-Bedroom</b> 2 BR vacancy rate					
<b>Two-Bedroom</b>	66	2	N/A	1000-1125	841-1087
<b>Three-Bedroom</b> 3 BR vacancy rate					
<b>Three-Bedroom</b>	48	3	N/A	1200-1325	968-1175
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>132</b>		<b>0</b>		

**Complex:**

Regency Park  
120 Edinborough Cir.  
Greenwood  
(3-29-22)  
864-943-1333

**Map Number:**

**Year Built:**  
2001

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- s Fireplace
- t Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Car care center, business center, and picnic area; Unable to obtain updated information after numerous attempts - Kathy constantly says Doug (owner) is not in, and he is the only one who can give information - rents are from 2021



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	2	2	0	1100
		2	2	0	1100
<b>Three-Bedroom</b>					
3 BR vacancy rate	3.2%	10	2.5	1	1450
		21	2.5	0	1450
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%	4	2.5	0	1540
					560
<b>TOTALS</b>	<b>2.6%</b>	<b>39</b>	<b>1</b>		

**Complex:**  
 Sterling Ridge  
 128 Leslie Dr.  
 Greenwood  
 Linda (3-25-22)  
 864-396-5043

**Map Number:**

**Year Built:**  
 2013

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/HOME (50% & 60%);  
 PBRA=0; HCV=8

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- t Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- \*\* Other

**Comments:** 2012 LIHTC allocation; Managed by Guardian; All four bedroom units are 60% AMI units; \*Meeting room, picnic area, computer lab and walking trail; \*\*Patio/balcony/deck



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	8	1	N/A	600	675
<b>Two-Bedroom</b> 2 BR vacancy rate	32	1	N/A	700	745
<b>Three-Bedroom</b> 3 BR vacancy rate	8	1.5	N/A	850	875
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>48</b>		<b>0</b>		

**Complex:**  
Stonehaven  
101 Stonehaven Dr.  
Greenwood  
(3-29-22)

**Map Number:**

**Year Built:**  
1980s

- Amenities**
- Laundry Facility
  - Tennis Court
  - Swimming Pool
  - Club House
  - Garages
  - Playground
  - Access/Security Gate
  - Fitness Center
  - Other

- Appliances**
- Refrigerator
  - Range/Oven
  - Microwave Oven
  - Dishwasher
  - Garbage Disposal
  - W/D Connection
  - \* Washer, Dryer
  - Ceiling Fan
  - Other

- Unit Features**
- Fireplace
  - wst Utilities Included
  - Furnished
  - Air Conditioning
  - Drapes/Blinds
  - Cable Pre-Wired
  - Free Cable
  - Free Internet
  - Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
Conventional

**Comments:** Formerly called Raintree; No longer managed by Greenwood Rental Agency; Unable to obtain updated information - rent information from apartments.com, but units are now possibly individually owned and rented



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	56	1	4	800	608b 657n
7.1%					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>7.1%</b>	<b>56</b>	<b>4</b>		

**Complex:**

Swann Meadows  
 SUBJECT - Present  
 1091 Parkland Place Rd.  
 Greenwood  
 Anna (3-30-22)  
 864-943-1755 - property  
 704-357-6000 - mgt. co.

**Map Number:**

**Year Built:**

1988  
 2002 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=51

**Subsidies**

LIHTC/Sec 515; PBRA=50;  
 HCV=3

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- s Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** 2002 LIHTC allocation; Formerly called Parkland Place; \*Half basketball court and outdoor benches



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	16	1	N/A	619	PBRA
<b>Two-Bedroom</b> 2 BR vacancy rate	16	1	N/A	740	PBRA
<b>Three-Bedroom</b> 3 BR vacancy rate	16	1	N/A	940	PBRA
<b>Four-Bedroom</b> 4 BR vacancy rate	8	1	N/A	1066	PBRA
<b>TOTALS</b>	<b>56</b>		<b>0</b>		

**Complex:**  
Twin Oaks  
200 Holman St.  
Greenwood  
(3-29-22)  
864-223-0327

**Map Number:**

**Year Built:**  
1971  
1999 Rehab

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- \*\* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/Sec 8; PBRA=56

**Comments:** \*\*Community room; 1997 LIHTC allocation; Office hours: M-F 9-4; Unable to obtain updated vacancy and waiting list information (management hung up when called then would no longer answer phone) - the assumption that there are no vacancies (other than normal turnover) is being made



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	663	650
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	60	1	0	900	750
<b>Three-Bedroom</b>					
3 BR vacancy rate	38	1	1	1100	825
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.9%</b>	<b>106</b>	<b>1</b>		

**Complex:**

University Commons  
 1010 Grace St.  
 Greenwood  
 Erlene (3-23-22)  
 864-229-3044

**Map Number:**

**Year Built:**

1976

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** Formerly called Villas



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	10	1	0	537	585
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	3.2%				
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>3.0%</b>	<b>200</b>	<b>6</b>		

**Complex:**  
 Village at Glen Haven  
 207 New Market St.  
 Greenwood  
 Shaneidra (3-23-22)  
 864-943-0700

**Map Number:**

**Year Built:**  
 1955  
 2003 Rehab  
 2018 Rehab

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- Playground
- Access/Security Gate
- Fitness Center
- Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=40%

**Comments:** Formerly called New Haven; Management says there are no three bedroom units at the property (they were possibly converted to other bedroom sizes during the rehabilitation)





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	28	1	0	605	BOI
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%				
<b>TOTALS</b>	<b>0.0%</b>	<b>90</b>	<b>0</b>		

**Complex:**  
 Wisewood  
 235 Florida Ave.  
 Regine (3-25-22)  
 864-227-2050

**Map Number:**

**Year Built:**  
 1980

**Last Rent Increase**

**Specials**

**Waiting List**  
 WL=130

**Subsidies**  
 Sec 8

**Amenities**

- Laundry Facility
- Tennis Court
- Swimming Pool
- Club House
- Garages
- 2 Playground
- Access/Security Gate
- Fitness Center
- \* Other

**Appliances**

- Refrigerator
- Range/Oven
- Microwave Oven
- Dishwasher
- Garbage Disposal
- W/D Connection
- Washer, Dryer
- Ceiling Fan
- Other

**Unit Features**

- Fireplace
- wst Utilities Included
- Furnished
- Air Conditioning
- Drapes/Blinds
- Cable Pre-Wired
- Free Cable
- Free Internet
- Other

**Comments:** \*Community room



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	56	1	N/A	818-960	749-965
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>56</b>	<b>0</b>			

**Complex:**  
 Wood Glen  
 310 Emerald Rd. North  
 Greenwood  
 (3-29-22)  
 864-942-8890 - mgt. co.

**Map Number:**

**Year Built:**  
 1984

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
 Conventional; HCV=not  
 accepted

- Amenities**
- Laundry Facility
  - Tennis Court
  - Swimming Pool
  - Club House
  - Garages
  - Playground
  - Access/Security Gate
  - Fitness Center
  - Other

- Appliances**
- Refrigerator
  - Range/Oven
  - Microwave Oven
  - Dishwasher
  - Garbage Disposal
  - W/D Connection
  - Washer, Dryer
  - Ceiling Fan
  - Other

- Unit Features**
- Fireplace
  - Utilities Included
  - Furnished
  - Air Conditioning
  - Drapes/Blinds
  - Cable Pre-Wired
  - Free Cable
  - Free Internet
  - Other

**Comments:** Managed by Heritage Company; Managed by Heritage Company; Management company will not release vacancy information

## **15 Interviews**

The following interviews were conducted regarding demand for the subject.

### **15.1 Apartment Managers**

Anna, the apartment manager at Swann Meadows, the subject property, said things she would like seen done as part of the rehabilitation include adding security cameras for the property, adding a storage building for the maintenance person and adding a white fence separating the property from the trailer park across the street.

### **15.2 Economic Development**

According to VisionGreenwood, three companies have announced openings or expansions in the county in the past year, creating 226 new jobs. This includes Lonza with 30 new jobs, Impresa Building with 180 new jobs, and Monti, Inc. with 16 new jobs.

According to the 2021 and 2022 South Carolina Layoff Notification Reports, one company in the county has announced a closure in the last year. FUJIFILM Manufacturing U.S.A., Inc. closed with 420 lost jobs.

## **16 Rehab Appendix**

### **16.1 Scope of Work**

The rehabilitation will include parking lot and sidewalk improvements. The gutters and downspouts will be replaced. Soffit, siding, and trim are to be extensively cleaned. The breezeway walls are to be re-sided. For apartment interiors, all cabinets, light fixtures, and appliances will be replaced. Existing units will be re-floored with LVP and LVT. GWB will be installed over the current ceiling.

# 17 Transportation Appendix

## **MAT TRANS** *Greenwood County* *Public Transportation*

- To Request a Ride: Contact MAT TRANS at 864-538-4500 or book your trip through the Amble App or [https://amble.routematch.com/register?a=sc\\_mccormick](https://amble.routematch.com/register?a=sc_mccormick)



### AMBLE Mobile App at Google

- Public Transportation is available to Greenwood County Residents Within a 4.0 miles Radius of the Greenwood County Courthouse
- Rides may be reserved in advance but no later than 2:00pm the day before you travel
- Please indicate the **number in your party** and if any passenger **requires a wheelchair lift or other assistance**
- Passenger Fare is **\$1.00 per trip or \$2.00 Round Trip per Passenger**, Collected when Boarding Vehicles (Cash or Check)
- Prepaid Passes may be purchased at MAT office (Cash/Check/Debit or Credit—2% processing)

## **MAT TRANS** Schedule

**Monday-Friday**  
**7:30 a.m.-5:30 p.m.**

Service is not provided on the following days:

- New Years Day
- Martin Luther King Jr. Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Day after Thanksgiving
- Christmas Eve
- Christmas Day

### **PUBLIC TRANSPORTATION FOR GREENWOOD COUNTY**

**MAT TRANS**  
1421 South Main Street  
McCormick, SC 29835

Ride Reservations: 864-538-4500  
Agency Number: 864-465-2626

[mattrans@mcsc-mat.org](mailto:mattrans@mcsc-mat.org)

No Smoking, Eating, or Drinking allowed on the Vehicle, at any time

**ALL Vehicles are ADA Compliant**



## **MAT TRANS** **Greenwood County** **Public Transportation**

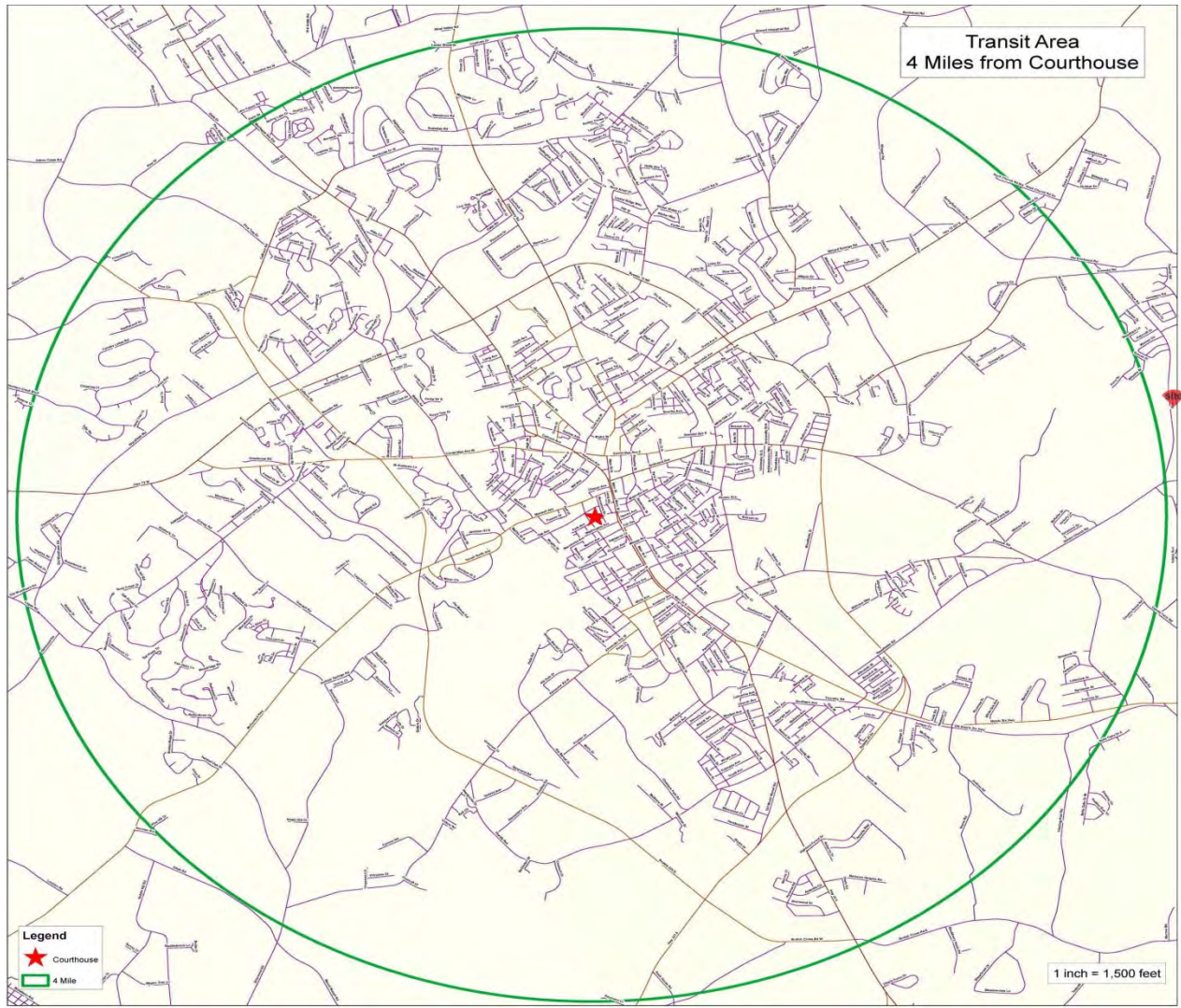
Public Transportation Service Available to Anyone and All Ages

Service Area is 4.0 mile Radius of the Greenwood County Courthouse

**Approved Trips Include:**  
Medical / Doctor's Appointments  
Grocery Stores / Essential Shopping  
Pharmacy Visits/Bank/Work/School

**Greenwood County has a vested interest in development of a countywide coordinated transportation system**

- To enhance the quality of life for residents of Greenwood County by making jobs, medical services, shopping, education and recreation more accessible through the use of a Safe, Efficient, and Economical Public Transportation System
- To encourage and maximize the public input and involvement in all appropriate phases of Public Transportation





## 18 Crime Appendix



Source: <https://www.adt.com/crime>



## 19 NCHMA Market Study Index/Checklist

Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. By completion of this checklist, the analyst asserts that he/she has completed all required items per section.

### Executive Summary

1. Executive Summary..... 9

### Scope of Work

2. Scope of Work ..... 7

### Project Description

3. Unit mix including bedrooms, bathrooms,  
square footage, rents, and income targeting..... 17
4. Utilities (and utility sources) included in rent..... 18
5. Target market/population description..... 17
6. Project description including unit features and  
community amenities ..... 17
7. Date of construction/preliminary completion ..... 18
8. If rehabilitation, scope of work, existing rents,  
and existing vacancies ..... 71, 68

### Location

9. Concise description of the site and adjacent  
parcels ..... 21
10. Site photos/maps..... 25, 19
11. Map of community services ..... 19
12. Site evaluation/neighborhood including  
visibility, accessibility, and crime ..... 21

### Market Area

13. PMA Description..... 33
14. PMA Map ..... 32

### Employment and Economy

15. At-Place employment trends..... 46
16. Employment by sector ..... 42
17. Unemployment rates ..... 46
18. Area major employers/employment centers  
and proximity to site..... 45
19. Recent or planned employment  
expansions/reductions..... 70

### Demographic Characteristics

20. Population and household estimates and  
projections..... 35, 37, 38
21. Area building permits ..... 62
22. Population and household characteristics  
including income, tenure, and size..... 41, 37, 40
23. For senior or special needs projects, provide  
data specific to target market ..... N/A

### Competitive Environment

24. Comparable property profiles and photos..... 68
25. Map of comparable properties ..... 68
26. Existing rental housing evaluation including  
vacancy and rents ..... 63
27. Comparison of subject property to  
comparable properties ..... 67
28. Discussion of availability and cost of other  
affordable housing options including  
homeownership, if applicable ..... 63
29. Rental communities under construction,  
approved, or proposed ..... 67
30. For senior or special needs populations,  
provide data specific to target market ..... N/A

### Affordability, Demand, and Penetration Rate

#### Analysis

31. Estimate of demand ..... 59
32. Affordability analysis with capture rate ..... 11
33. Penetration rate analysis with capture rate ..... 11

#### Analysis/Conclusions

34. Absorption rate and estimated stabilized  
occupancy for subject ..... 10
35. Evaluation of proposed rent levels including  
estimate of market/achievable rents..... 11, 68
36. Precise statement of key conclusions..... 13
37. Market strengths and weaknesses impacting  
project..... 13
38. Product recommendations and/or suggested  
modifications to subject ..... 12
39. Discussion of subject property's impact on  
existing housing ..... 67
40. Discussion of risks or other mitigating  
circumstances impacting subject..... 13
41. Interviews with area housing stakeholders..... N/A

#### Other Requirements

42. Certifications ..... 3
43. Statement of qualifications..... 2
44. Sources of data not otherwise identified..... 7

## **20 Business References**

Ms. Wendy Hall  
Louisiana Housing Corporation  
2415 Quail Drive  
Baton Rouge, Louisiana 70808  
225/763-8647

Mr. Jay Ronca  
Vantage Development  
1544 S. Main Street  
Fyffe, Alabama 35971  
256/417-4920 ext. 224

Mr. Scott Farmer  
North Carolina Housing Finance Agency  
3508 Bush Street  
Raleigh, North Carolina 37609  
919/877-5700

## 21 Résumés

### Bob Rogers

#### Experience

##### Principal and Market Analyst

*John Wall and Associates, Seneca, South Carolina (2017 to Present)*

Responsibilities include: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; and CRA compliance.

##### Senior Market Analyst

*John Wall and Associates, Anderson, South Carolina (1992 to 2017)*

Responsibilities included: Development of housing demand methodology; development of computer systems and technologies; analysis of demographic trends; creation and production of analytic maps and graphics; CRA compliance; courtroom presentation graphics.

##### Manager

*Institute for Electronic Data Analysis, Knoxville, Tennessee (1990 to 1992)*

Responsibilities included: Marketing, training new employees and users of US Bureau of the Census data products, and custom research.

##### Consultant

*Sea Ray Boats, Inc., Knoxville, Tennessee (1991)*

Project included: Using various statistical techniques to create customer profiles that the senior management team used to create a marketing strategy.

##### Consultant

*Central Transport, High Point, North Carolina (1990)*

Project included: Research and analysis in the area of driver retention and how to improve the company's turnover ratio.

#### Professional Organization

National Council of Housing Market Analysts (NCHMA)

Executive Committee Member (2004-2010)

Standards Committee Co-Chair (2006-2010)

Standards Committee Vice Chair (2004-2006)

Member delegate (2002-Present)

#### Publications

Senior Housing Options, NCHMA White Paper (draft)

Field Work for Market Studies, NCHMA White Paper, 2011

Ten Things Developers Should Know About Market Studies, Affordable Housing Finance Magazine, 2007

Selecting Comparable Properties (Best Practices), NCHMA publication 2006

#### Education

Continuing Education, *National Council of Housing Market Analysts (2002 to present)*

Multifamily Accelerated Processing (MAP) Certificate, HUD (May 2012)

MBA Transportation and Logistics, *The University of Tennessee, Knoxville, Tennessee (1991)*

BS Business Logistics, Penn State, *University Park, Pennsylvania (1989)*

## **Joe Burriss**

### **Experience**

#### **Principal and Market Analyst**

*John Wall and Associates, Seneca, South Carolina (2017 to present)*

Responsibilities include: Author of numerous apartment market studies; make, review and evaluate recommendations regarding student housing analysis; collect and analyze multifamily rental housing information (both field and census); conduct site and location analysis. Design marketing plans and strategies; client development.

#### **Marketing Director**

*John Wall and Associates, Anderson, South Carolina (2003 to 2017)*

Responsibilities included: Designing marketing plans and strategies; client development.

#### **Senior Market Analyst and Researcher**

*John Wall and Associates, Anderson, South Carolina (1999 to 2017)*

Responsibilities included: Author of numerous apartment market studies; making, reviewing and evaluating recommendations regarding student housing analysis; collecting and analyzing multifamily rental housing information (both field and census); conducting site and location analysis.

### **Professional Organization**

National Council of Housing Market Analysts (NCHMA)

FHA Lender and Underwriting (MAP) Committee (2012-Present)

Member Delegate (2002-Present)

### **Education**

Continuing Education, *National Council of Housing Market Analysts (2002-Present)*

Multifamily Accelerated Processing (MAP) Certificate, *HUD (May 2012)*

BS Marketing, *Clemson University, Clemson, South Carolina (2002)*

## Jessica Tergeoglou

### Experience

#### Market Analyst

*John Wall & Associates, Seneca, South Carolina (2017 to present)*

Responsibilities include: Compile and analyze information for reports. Analyze demographic and market trends and statistics. Track progress of various projects. Assist with various types of research. Perform duties as needed to assist senior market analysts.

#### Assistant Market Analyst

*John Wall & Associates, Anderson, South Carolina (2016 to 2017)*

Responsibilities include: Compiling and analyzing information for reports. Analyzing demographic and market trends and statistics. Tracking progress of various projects. Performing duties as needed to assist market analysts.

#### Administrative Support Specialist

*John Wall & Associates, Anderson, South Carolina (2010 to 2016)*

Responsibilities included: Compiling information for reports, interviewing city and economic development officials and apartment managers. Assisting with various types of research. Performing duties as needed to assist market analysts. Performing assorted clerical tasks.

#### Manager

*Wingo, Inc. (2007-2009)*

Responsibilities included: Managing and scheduling, customer service, and vendor payments and receipts. Preparing and submitting payroll to accountant, performing human resources duties. Collecting and verifying cash outs.

#### Administrative Assistant

*Instacom, Inc. (2006)*

Responsibilities included: Calling in and updating utility locate requests. Verifying insurance coverage of subcontractors, updating subcontractor and employee files. Purchasing parts, shopping for equipment. Performing assorted clerical duties.

#### Office Clerk

*Connie's Residential Care (2004-2005)*

Responsibilities included: Creating a filing system, pulling old files for storage. Updating patient and employee files.

#### District Secretary

*Mastec, Inc. (2001-2003)*

Responsibilities included: Calling in and updating utility locate requests. Preparing and submitting payroll to corporate office. Keeping DOT files updated. Performing accounts payable, human resources, complaints, damage and accident reporting tasks. Organizing all employee and job files, and checking billing for accounts receivable.

### Education

Continuing Education, *National Council of Housing Market Analysts (2019 to present)*

BLS Human Services, *Anderson University, Anderson, SC (2015)*

AAS Administrative Office Technology, *Tri-County Technical College, Pendleton, SC (2010)*