

REPORT

MARKET STUDY

March 1, 2016

Revised May 12, 2016

**New Walhalla Gardens & Walhalla Gardens II
100 Walhalla Gardens Circle
Walhalla, SC 29691**

For

**Allan Izzo
Steele Walhalla, LLC
6875 E Evans Ave
Denver, CO 80224**

And

**SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210**

Prepared By:

**Gibson Consulting, LLC
1651 E 70th ST, PMB 403
Shreveport, LA 71105-5115**

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CERTIFICATION, INDEPENDENCE and NO IDENTITY OF INTEREST

This market study has been prepared by Gibson Consulting, LLC, 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.

Gibson Consulting, LLC 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. Gibson Consulting, LLC is an independent market analyst. No principal or employee of Gibson Consulting, LLC has any financial interest whatsoever in the development for which this analysis has been undertaken.

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.

Gibson Consulting, LLC

By: 

Jim Howell
Senior Market Analyst
1651 E. 70th Street
PMB 403
Shreveport, LA 71105-5115



QUALIFICATIONS

Gibson Consulting, LLC has performed hundreds of market studies in several states. The firm is on the approved list of Market Analysts for several states that maintain such a list, including Louisiana, Arkansas, Nebraska, Tennessee, Alabama, Missouri, South Carolina and Kansas.

This experience fully qualifies the firm to function as an independent qualified market analyst.

Qualifications of Founder

THOMAS F. GIBSON

President, Gibson Consulting/GIBCO Environmental

EDUCATION:

- Bachelor of Science Degree in Nuclear Physics and Mathematics-University of Arkansas, 1961
- Master of Business Administration-Centenary College, 1990
- Graduate Real Estate Institute- Graduate Real Estate Degree, 1997
- Environmental Assessment Association-Certified Environmental Inspector Designation (CEI), 1995
- Environmental Assessment Association-Certified Environmental Risk Manager (CRM), 2000
- In-depth study of Human Resource Management, Accounting, Marketing, Financial Management, Production Procedures (JIT), Construction Management and Corporate Policy and Strategy.
- Graduate, Total Quality Management, Louisiana State University-Shreveport.

MAJOR WORK EXPERIENCE:

- Founded GIBCO ENVIRONMENTAL LLC in 2011
- Founded GIBSON CONSULTING, LLC in 1999
- ALTEC Environmental Consultants, Inc., Marketing Director, Office Administrator, 1995 - 1999
- Manhattan Construction Co. USA, Inc. 1994-1995
- Intown Properties, Inc., Vice President 1992- 1995
- Gibson Construction Co., Inc., Gibson Remodeling Co., Inc., Gibson Real Estate, Inc., 1967-1991
- C.G. Gibson Builders 1965-1967
- Military Service 1961-1965

OTHER EDUCATIONAL ACTIVITIES:

- Dale Carnegie Courses 1965-1967, Sales and Speaking Courses
- State of Louisiana Board of Realtors, Graduate Real Estate Levels 1, 2 and 3.

- National Home Builders Institute, Washington, D.C. - Construction Management, Sales and Marketing, Advanced Speaker Course, Critical Path Methods for Track Building.
- E.F. Hutton Donaldson, Lufkin & Jenrette New York, N.Y. - Special Course in New York from four Brokerage Firms on Tax Exempt Bond Packages for the State of Louisiana on Multi and Single Family Shelters.

PUBLICATION:

- Co-Author of Management Manual for the Small Volume Home Builder, Published by the National Association of Home Builders of the United States-1979.

LOUISIANA HOUSING FINANCE AGENCY:

- Served two 5 year terms as Commissioner of the Louisiana Housing Finance Agency, appointed by two governors for the purpose of generating tax-free bonds for Multi-Family and Single Family Housing in Louisiana.

HOME BUILDERS ASSOCIATION:

- President of Shreveport-Bossier Home Builders Association 1980. Vice President in 1979, Treasurer in 1978.
- President of State of Louisiana Home Builders in 1985.
- Appointed by National Home Builders to form a National Remodelers Council for the United States.
- Served as one of eleven member trustees of all the Remodelers in the United States.
- Appointed as the Congressional Contact for Senators and Congressmen for the National Home Builders Association.
- Selected as one of the Top Twelve Remodelers in the United States in 1989.
- Selected by the National Home Builders Association to conduct seminars on remodeling subjects.

COMMUNITY ACTIVITIES:

- Member of Chapel Hill Presbyterian Church, Douglasville, GA
- Board Chairman for Shreveport-Bossier Rescue Mission, year 2002
- Deacon in Broadmoor Baptist Church and First Baptist Church, Shreveport, LA.
- Served as Commissioner on the Shreveport Metropolitan Planning and Zoning Board of Appeals for 5 years.
- Appointed by two Mayors of Shreveport to special blue- ribbon study committees for lowering housing cost.
- 1983 recipient of the G. Peyton Kelley Award as March of Dimes Outstanding Civic Leader of the Shreveport/Bossier.
- Chairman of the North Louisiana March of Dimes- two terms.

- Speaker for Shreveport Chamber of Commerce on " Small Business Development Through Strategic Planning."
- President and founder of the Arkansas Alumni Club.
- Past President of the Shreveport Road-Runners Club.

Qualifications of Staff

Jim Howell

Senior Market Analyst

Mr. Howell is the Senior Market Analyst for the firm. Since 2004 he has prepared hundreds of market studies on single-family developments, apartment complexes, assisted living facilities commercial rental properties and senior citizen apartments. These reports have been for clients including for-profit firms, nonprofit organizations, State Housing Finance Agencies, private lenders, equity investors and local, state, and federal government agencies. Mr. Howell has also provided technical assistance to for-profit and non-profit developers in the area of financing affordable housing.

Mr. Howell is a graduate of Louisiana State University in Shreveport. He holds a Bachelor of Science degree in Accounting.

Mindy Dernier

Market Analyst

From 2009-2013, Ms. Dernier served as a Project Manager leading the coordination and development of apartment complexes across the Midwest and mountain states. She conducted site selection analysis, land acquisition, and pro forma creation for developments of varying type, location, and structure, with an emphasis on low income housing tax credit projects. She prepared LIHTC applications for historic conversions and new construction multifamily developments. Ms. Dernier served as a Real Estate Analyst from 2006 –2009. During this time she wrote market studies and appraisals for proposed new construction, conversion, and existing Low-Income Housing Tax Credit and market rate multifamily developments. She conducted research including market and demographic analysis, comparable rent surveys, compiling comparable sales data, supply and demand analysis, and site inspections/evaluations. She has trained Research Assistants on appraisal theory and application in additions to writing articles for the firm's publication and attended national conferences. She is a graduate of the University of Missouri in Columbia, Missouri in May 2002 Bachelor of Arts in Psychology with an emphasis in Marketing.

Debbie Amox

Senior Field Inspector

Debbie Amox has worked with Gibson/GIBCO since 2006. She has performed the site and market inspections for hundreds of Phase I ESAs, market studies, capital needs assessments and other third party reports. Her expertise in evaluating sites and markets provides the crucial information needed to allow the firm to produce quality reports. Debbie previously worked in senior management positions with a large multi-family property management firm. Debbie is married to Michael Amox and resides in Logansport, LA. She enjoys spending time with her family and grandchildren.

Assumptions and Limiting Conditions

Information contained within the report is assumed to be trustworthy and reliable. The data sources are assumed to be accurate and reliable. Interviews of property managers were conducted and the information provided is reported as received. Policies and procedures may limit the information that these property managers will provide. Recommendations and conclusions in the report are based on professional opinion. GIBSON does not guarantee the data nor assume any liability for any errors in fact, analysis or judgment resulting from the use of the report.

EXECUTIVE SUMMARY

I. DESCRIPTION

The project is a rehabilitation development for families that will utilize LIHTC financing.

UNIT INFORMATION

Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents ¹	Utility Allow.	Gross Rents
One-Br. S8	1	5	50%	670	485	106	591
One-Br. S8	1	8	50%	670	483	51	534
One-Br.	1	3	60%	670	325	83	408
2-Br. S8	1	16	50%	830	541	96	637
2-Br. S8	1	15	50%	830	587	114	701
2-Br.	1	1	60%	830	450	108	558
3-Br. S8	1.5	2	50%	960	714	132	846
3-Br. S8	1	8	50%	960	543	111	654
3-Br.	1.5	6	60%	960	500	134	634
4-Br. S8	1.5	4	50%	1060	759	101	860
Total No. of Units with Tax Credits:					68		
Total No. of Units with Market Rents:					0		
Total No. of Units with Rental Assistance:					58		
Total No. of Units:					68		

1 - After OCAF Adjustment

*Income Restriction (Household Eligibility)

All of but 10 the units are assisted with Section 8 project based assistance.

UNIT AND PROJECT AMENITIES

Range (x)	W/D Hookups ()	Swimming Pool ()	Lake/Pond ()
Refrigerator (x)	Patio/Balcony ()	On-site Mgt. (x)	On-site Maint. (x)
Dishwasher ()	Ceiling Fan (x)	Laundry Facility (x)	Elevator ()
Disposal ()	Fireplace ()	Club House (x)	Security Gate ()
Microwave Oven ()	Basement ()	Community Facility (x)	Business Center ()
Carpet ()	Intercom ()	Fitness Center ()	Computer Center (x)
A/C-Wall ()	Security Syst. ()	Jacuzzi/Sauna ()	Car Wash Area ()
A/C-Central (x)	Furnishings ()	Playground (x)	Picnic Area (x)
Window Blinds (x)	E-Call Button ()	Tennis Court ()	Craft Room ()
Wash/Dryer ()	Cable Sat Provided ()	Sports Court ()	Library ()
Wheelchair ramps ()	Internet Provided ()	Vaulted Ceilings ()	Storage ()
Safety bars ()	Cable Sat Wired ()	Internet Wired ()	View ()
Pets Allowed ()	Hardwood Flooring ()	Vinyl Flooring (x)	Other* (x)
Pet Fee ()	*Detail "Other" Amenities:		
Pet Rent ()	Enhanced security lighting, automatic landscape watering system.		

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord	x	x					
Tenant			x	x	N/A	x	x

The units will be constructed using LIHTC financing and therefore the tenants will have income restrictions and there will be rent limits. All of the units that are assisted by Section 8 insure that the tenant paid portion will comply with LIHTC requirements.

The unit information above shows both the current rent structure and the proposed rent structure. The rent structure will not change after the transfer and rehabilitation. All but ten of the units are under a Section Rental Assistance contract. The current occupancy level at the time of the study is 94%.

We note that the units of the same size and configuration have different utility allowances. The project was originally two phases and the HUD Contract rents and utility allowances are different for each phase. The LIHTC non-HUD units have a separate utility allowance from the HUD units.

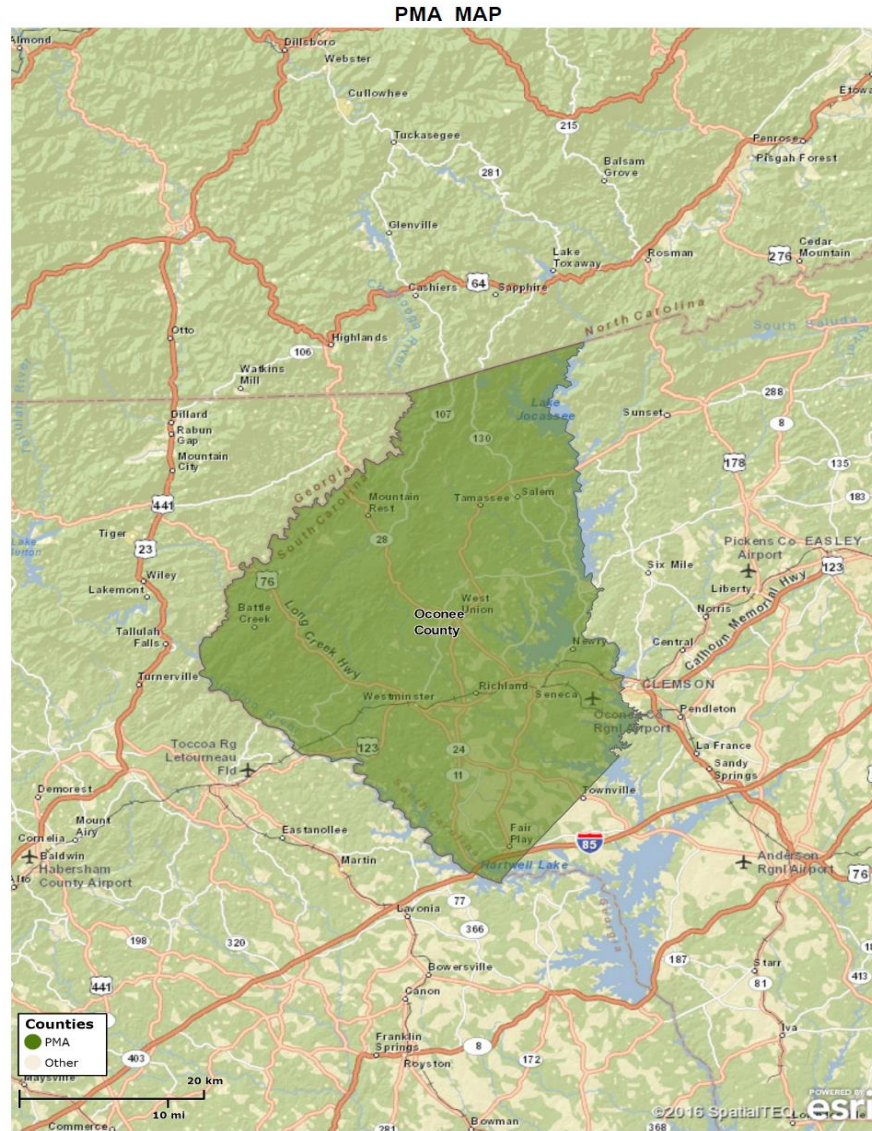
The proposed scope of work was provided to us and attached in the appendix to this report. It will be a substantial rehabilitation with every area of the units and complex receiving repair and replacements. It is reported to us that the renovation will take place without tenant displacement and with minimal tenant relocation because units will be held vacant in groups and when rehab is finished, tenants will transfer to those units and the units that era vacated will undergo renovation.

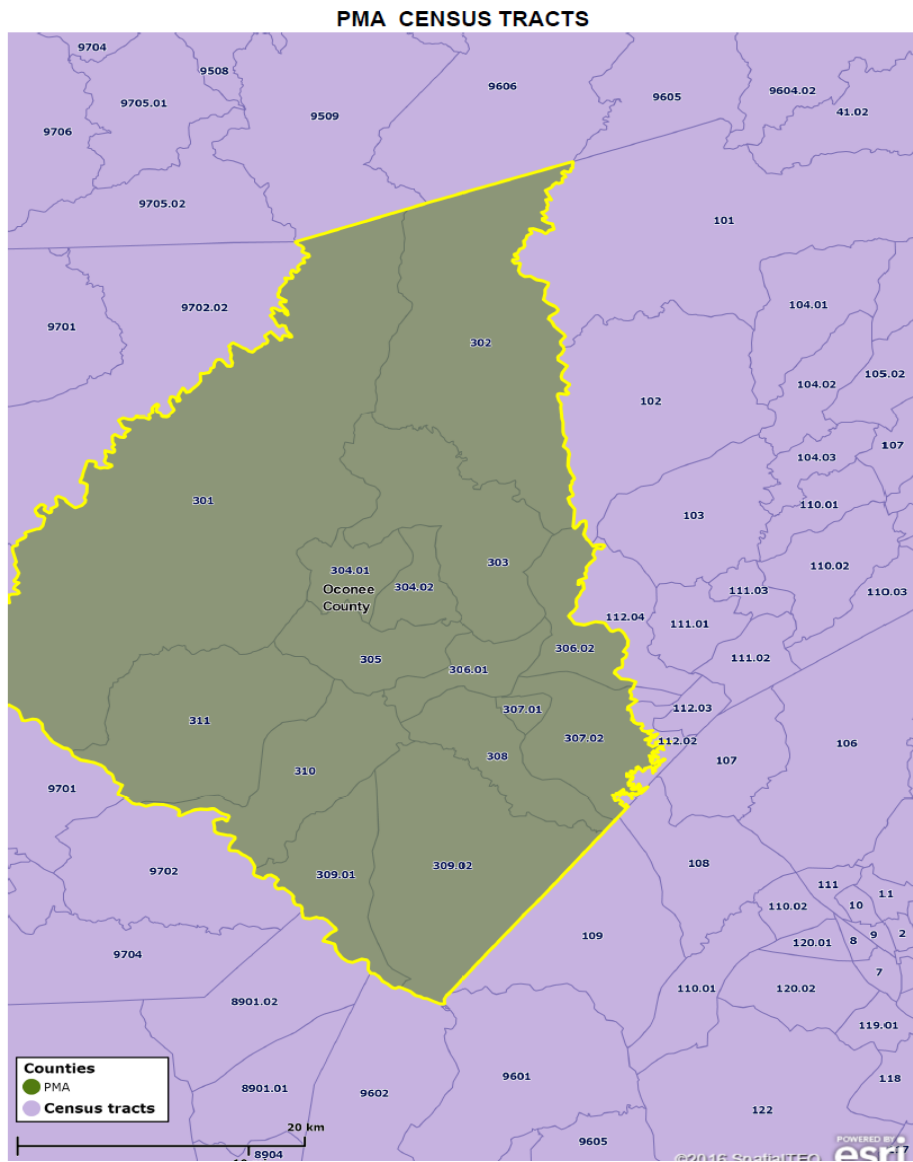
II. MARKET AREA

The Primary Market Area (PMA) is the geographic area from which the property is expected to draw the majority of its residents. We determined the PMA for the project to be the entirety of Oconee County. The site is centrally located in the county. Our interviews with local project managers indicated that applicants will come from Seneca and other parts of the county seeking affordable housing. Likewise, applicants from Walhalla will seek affordable housing in these other areas of the county if necessary.

The PMA encompasses the following Census tracts: 301, 302, 303, 304.01, 304.02, 305, 306.01, 306.02, 307.01, 307.02, 308, 309.01, 309.02, 310 and 311.

Primary Market Area Map





2016 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY

2016 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:

Development Name: _____ Total # Units: _____
 Location: _____ # LIHTC Units: _____
 PMA Boundary: _____
 Development Type: ___ Family ___ Older Persons Farthest Boundary Distance to Subject: 16 miles

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing				%
Market-Rate Housing				%
Assisted/Subsidized Housing not to include LIHTC				%
LIHTC (All that are stabilized)*				%
Stabilized Comps**				%
Non-stabilized Comps				%

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

** Comps are those 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					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
Gross Potential Rent Monthly*				\$	\$		%		

*Market Advantage is calculated using the following formula: (Gross Adjusted Market Rent (minus) Gross Proposed Tenant Rent) (divided by) Gross Adjusted Market Rent. The calculation should be expressed as a percentage and rounded to two decimal points. The Rent Calculation Excel Worksheet must be provided with the Exhibit S-2 form.

DEMOGRAPHIC DATA (found on page __)

	2000	2015	2018
Renter Households	%	%	%
Income-Qualified Renter HHs (LIHTC)	%	%	%
Income-Qualified Renter HHs (MR)	%	%	%

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page __)

Type of Demand	50%	60%	Market-rate	Other: __	Other: __	Overall
Renter Household Growth						
Existing Households (Overburd + Substand)						
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply						
Net Income-qualified Renter HHs						

CAPTURE RATES (found on page __)

Targeted Population	50%	60%	Market-rate	Other: __	Other: __	Overall
Capture Rate						

ABSORPTION RATE (found on page __)

Absorption Period _____ months

III. FINDINGS

We recommend that the proposed project be awarded an allocation of Low Income Housing Tax Credits based upon our review and analysis of current market conditions, economics, demographics, current occupancy of existing complexes and supply and demand estimates. The proposed design and amenities will enhance the relative marketability.

The site has no adverse conditions and is marketable. The complex will have an overall advantage of 30.14% over the market rate for the units. The standard calculated capture rate is 3.65%. The large unit capture rate is 2.83%.

We project the units will be absorbed fully within 120 days of completion. The newly renovated units will be more attractive to those seeking affordable housing.

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

A. DESCRIPTION

The site is located at approximately 100 Walhalla Gardens Circle. The project is a rehabilitation development for families that will utilize LIHTC financing.

UNIT INFORMATION

Bedrooms	Baths	# of Units	AMI Level *	Sq. Feet	Net Rents ¹	Utility Allow.	Gross Rents
One-Br. S8	1	5	50%	670	485	106	591
One-Br. S8	1	8	50%	670	483	51	534
One-Br.	1	3	60%	670	325	83	408
2-Br. S8	1	16	50%	830	541	96	637
2-Br. S8	1	15	50%	830	587	114	701
2-Br.	1	1	60%	830	450	108	558
3-Br. S8	1.5	2	50%	960	714	132	846
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4-Br. S8	1.5	4	50%	1060	759	101	860
Total No. of Units with Tax Credits:					68		
Total No. of Units with Market Rents:					0		
Total No. of Units with Rental Assistance:					58		
Total No. of Units:					68		

1 - After OCAF Adjustment

*Income Restriction (Household Eligibility)

Fifty-eight of the units are assisted with Section 8 project based assistance so the tenant rents will not change. The rehab will replace and update the interiors of the units.

UNIT AND PROJECT AMENITIES

Range (x)	W/D Hookups ()	Swimming Pool ()	Lake/Pond ()
Refrigerator (x)	Patio/Balcony ()	On-site Mgt. (x)	On-site Maint. (x)
Dishwasher ()	Ceiling Fan (x)	Laundry Facility (x)	Elevator ()
Disposal ()	Fireplace ()	Club House (x)	Security Gate ()
Microwave Oven ()	Basement ()	Community Facility (x)	Business Center ()
Carpet ()	Intercom ()	Fitness Center ()	Computer Center (x)
A/C-Wall ()	Security Syst. ()	Jacuzzi/Sauna ()	Car Wash Area ()
A/C-Central (x)	Furnishings ()	Playground (x)	Picnic Area (x)
Window Blinds (x)	E-Call Button ()	Tennis Court ()	Craft Room ()
Wash/Dryer ()	Cable Sat Provided ()	Sports Court ()	Library ()
Wheelchair ramps ()	Internet Provided ()	Vaulted Ceilings ()	Storage ()
Safety bars ()	Cable Sat Wired ()	Internet Wired ()	View ()
Pets Allowed ()	Hardwood Flooring ()	Vinyl Flooring (x)	Other* (x)
Pet Fee ()	*Detail "Other" Amenities:		
Pet Rent ()	Enhanced security lighting, automatic landscape watering system.		

PROJECT DESIGN

Occup. Type (Single Family, Multifamily, Elderly, SRO, etc.):	Multifamily
Construction Type (New Construction, Rehabilitation):	Rehabilitation
Building Type (Walk-up, Semi-detached, Detached, etc):	Townhouse & walkup apartments
Elevator Equipped (yes or no):	No
Number of Floors of Residential Buildings:	2
Number of Residential Buildings:	7
Number of Non-residential Buildings:	1

UTILITY RESPONSIBILITY

UTILITY RESPONSIBILITY (Check Box of Responsible Party)							
Party	Water/Sw	Trash	Electricity	Elec Heat	Gas Heat	Water Heat	Cooking (G/E)
Landlord	x	x					
Tenant			x	x	N/A	x	x

The unit information above shows both the current rent structure and the proposed rent structure. The rent structure will not change after the transfer and rehabilitation. All but ten of the units are under a Section Rental Assistance contract. The current occupancy level at the time of the study is 94%.

We note that the units of the same size and configuration have different utility allowances. The project was originally two phases and the HUD Contract rents and utility allowances are different for each phase. The LIHTC non-HUD units have a separate utility allowance from the HUD units.

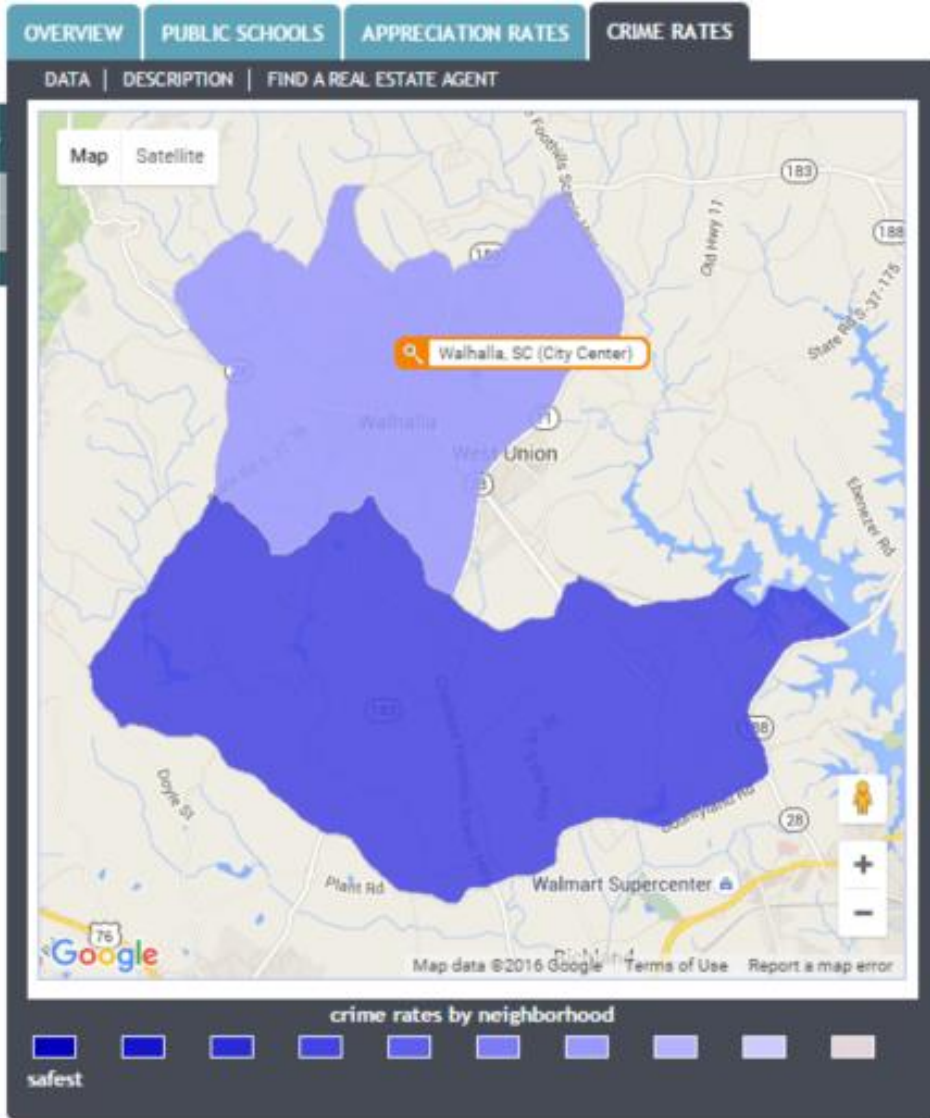
The proposed scope of work was provided to us and attached in the appendix to this report. It will be a substantial rehabilitation with every area of the units and complex receiving repair and replacements. It is reported to us that the renovation will take place without tenant displacement and with minimal tenant relocation because units will be held vacant in groups and when rehab is finished, tenants will transfer to those units and the units that era vacated will undergo renovation.

B. SITE DESCRIPTION

1. The site visit including surrounding market area developments was made on February 12-13, 2016.
2. The approximately 6.61-acre site is fully developed and mildly sloping. The area has residential uses and vacant land. There are no obvious environmental or other visible concerns. Adjacent uses include vacant land and residential to the north, vacant land and residential to the south, vacant land to the west and commercial, North Laurel Street, residential and vacant to the east.
3. The site is located on North Laurel Street and from there is it easily accessible to SR 25 and SR 183. The map that follows shows the site's proximity to various services. There is no public transportation near to the site.
4. There are no known road or infrastructure improvements planned or under construction in the area of the site.
5. The area of the site is not perceived as a high crime area by the residents. The chart that follows shows the most current crime data for the area.
6. The site is located in census tract 0304.01.

Neighborhood Services

Service	Address	Distance from Site
Save-A- Lot Grocery	134 Foothills Center, West Union, SC	1.9 miles
Ingles Market	180 State Road S-37-675, West Union, SC	2.2 miles
Walhalla Food Mart	116 West Main Street, Walhalla, SC	0.6 miles
Ken's Thriftee Pharmacy	112 E. Main St., Walhalla, SC	0.7 miles
Walhalla FD-Oconee Co. Station 5	207 E. Broad ST., Walhalla, SC	0.9 miles
Police Department	101 E. Main ST., Walhalla, SC	0.8 miles
James M Brown Elementary School	225 Coffee Road, Walhalla, SC	0.8 miles
Walhalla Elementary School	508 Fowler Road, West Union, SC	2.6 Miles
Walhalla Middle School	151 Razorback Lane, Walhalla, SC	1.5 Miles
Walhalla High School	4701 North Hwy 11, Walhalla, SC	3.8 miles
Walhalla Post Office	West Main St., Walhalla, SC	0.8 miles
Blue Ridge Bank	100 E. Main St, Walhalla, SC	0.9 miles
Hardees Restaurant	3901 Blue Ridge Blvd., Walhalla, SC	1.3 miles
Golden Corner Family Practice	1205 SC-11, West Union, SC	2.8 Miles
Oconee Memorial Hospital	298 Memorial Drive, Seneca, SC	6.9 miles



Walhalla Crime Data [Crime Data FAQ](#)

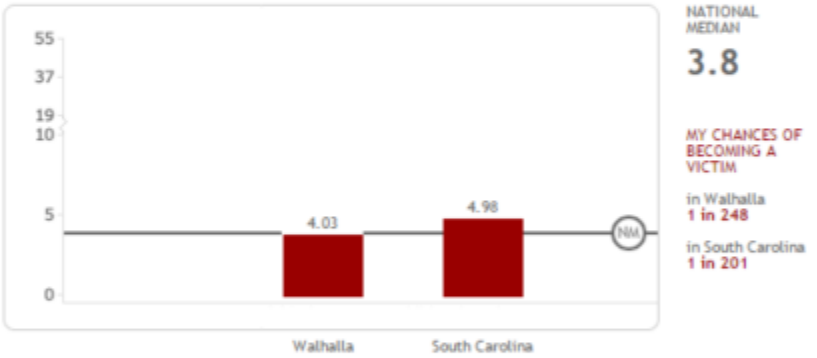
CRIME INDEX

32
(100 is safest)

Safer than 32% of the cities in the US.

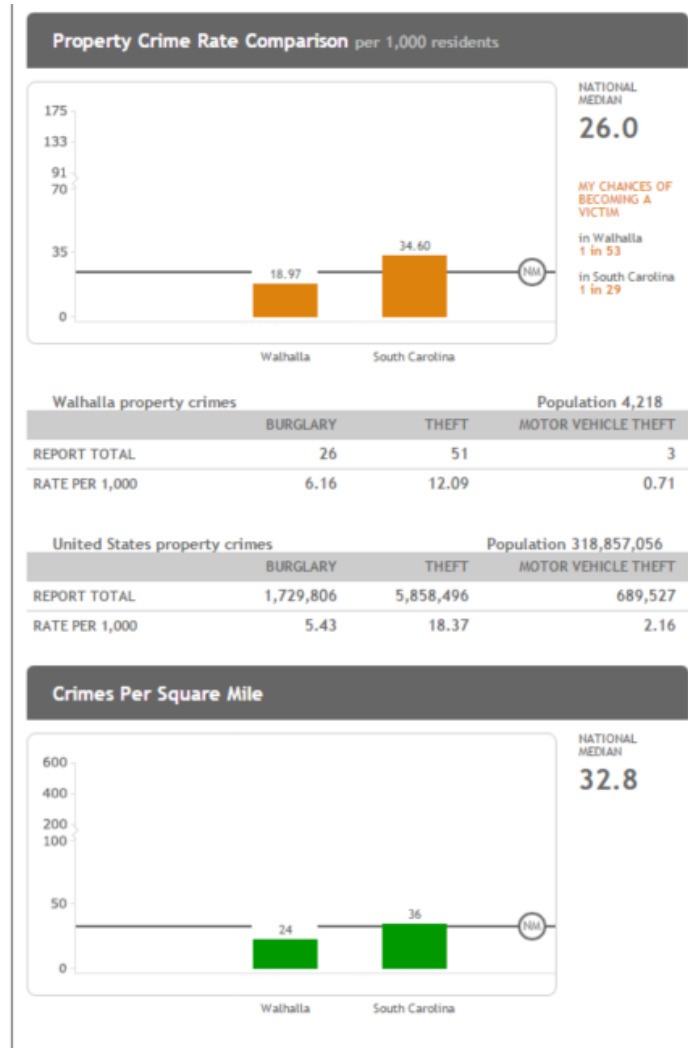
Walhalla Annual Crimes		
VIOLENT	PROPERTY	TOTAL
17	80	97
annual crimes per 1,000 residents		
4.03	18.97	23.00

Violent Crime Comparison per 1,000 residents



Walhalla violent crimes		Population 4,218		
	MURDER	RAPE	ROBBERY	ASSAULT
REPORT TOTAL	0	3	1	13
RATE PER 1,000	0.00	0.71	0.24	3.08

United States violent crimes		Population 318,857,056		
	MURDER	RAPE	ROBBERY	ASSAULT
REPORT TOTAL	14,249	116,645	325,802	741,291
RATE PER 1,000	0.04	0.37	1.02	2.32



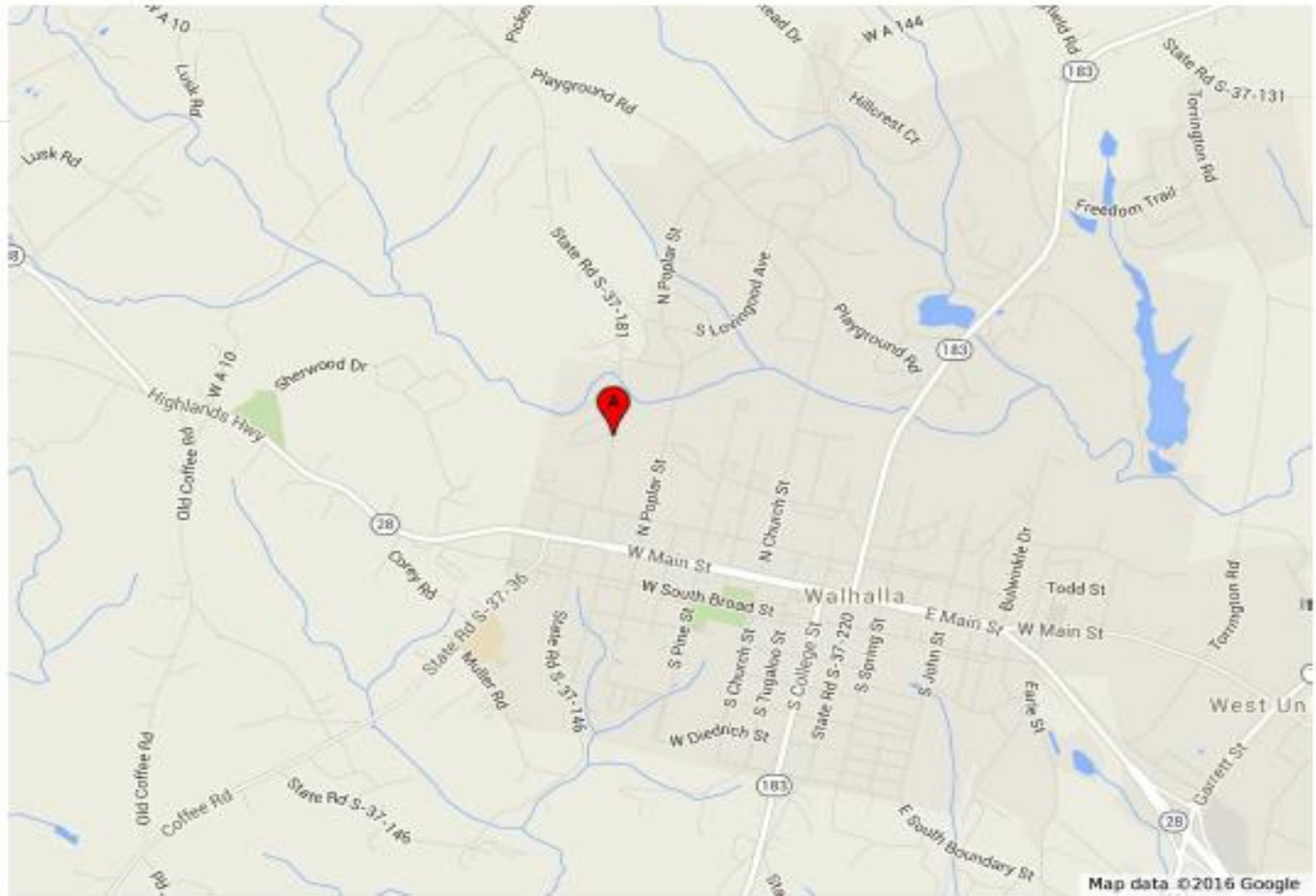
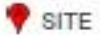
Source: <http://www.neighborhoodscout.com/>

7. The site has access and ingress/egress from North Laurel. There is excellent visibility from the major traffic arteries.
8. The site will have high visibility from and will likely receive traffic from people that just happened to see it.
9. Positive features that will affect marketability are the excellent visibility from North Laurel and the proximity to area services. The distance to a hospital is a negative feature that may affect marketability.

SITE VICINITY MAP

NEW WALHALLA

Vicinity Map



Site and Neighborhood Photos



View of from entrance



Typical Building



Neighborhood View North



View along North Laurel



View of entrance



Neighborhood View south



Entrance to Walhalla II



Neighborhood view adjacent to North



Office



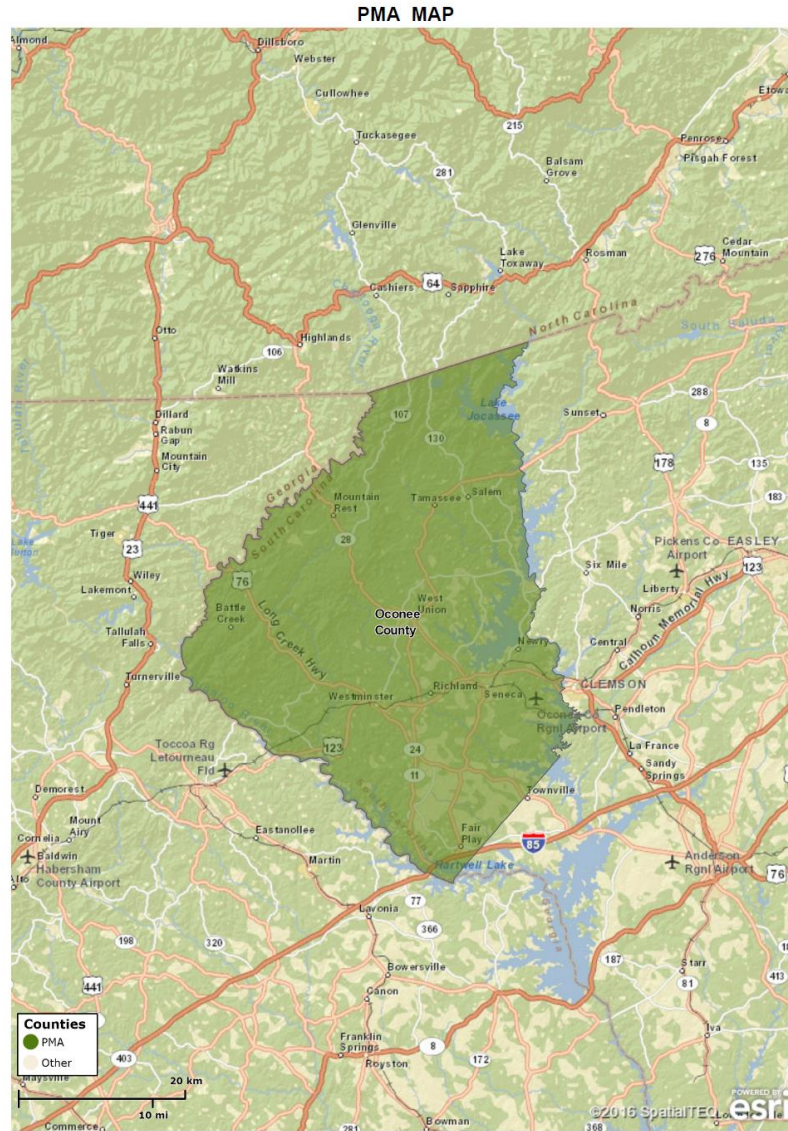
View across

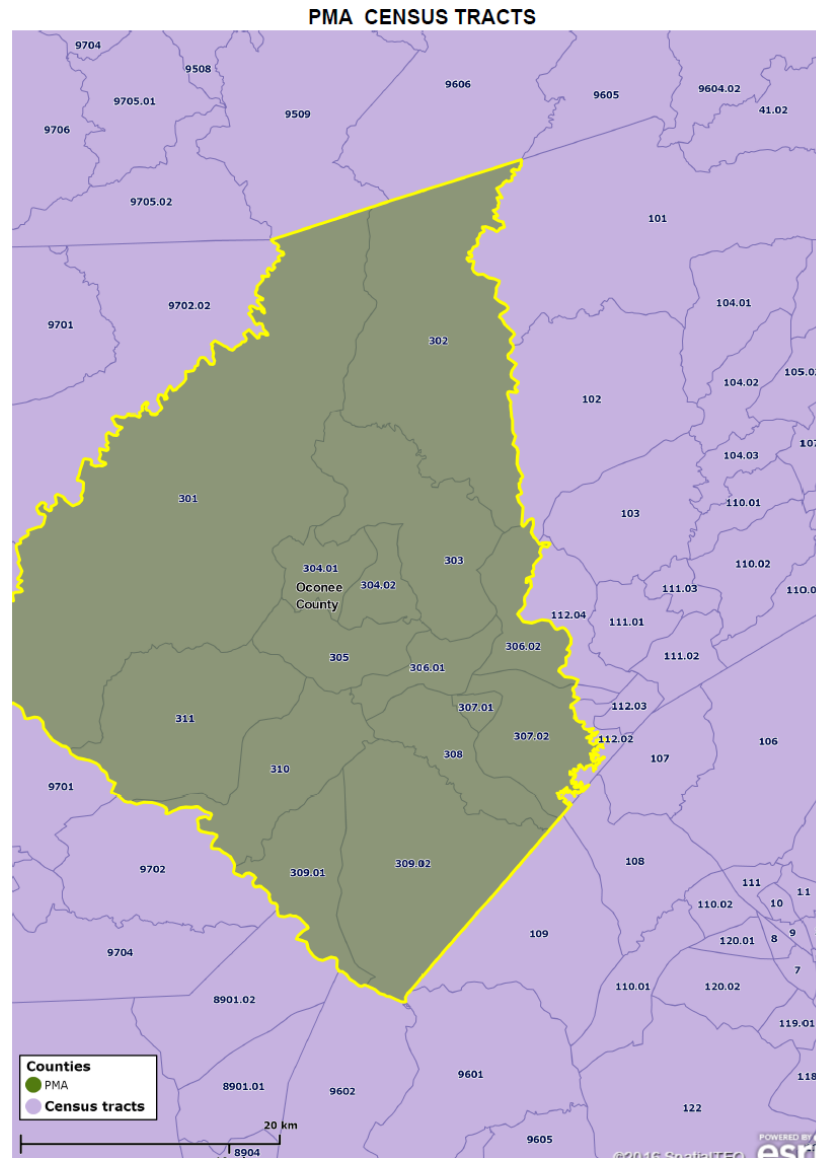
C. MARKET AREA

The Primary Market Area (PMA) is the geographic area from which the property is expected to draw the majority of its residents. We determined the PMA for the project to be the entirety of Oconee County. The site is centrally located in the county. Our interviews with local project managers indicated that applicants will come from Seneca and other parts of the county seeking affordable housing. Likewise, applicants from Walhalla will seek affordable housing in these other areas of the county if necessary.

The PMA encompasses the following Census tracts: 301, 302, 303, 304.01, 304.02, 305, 306.01, 306.02, 307.01, 307.02, 308, 309.01, 309.02, 310 and 311.

Primary Market Area Map





D. MARKET AREA ECONOMY

Major Employers

Major Employers (200+)

Oconee County, SC

COMPANY	EMPLOYMENT	PRODUCT / SERVICE
School District of Oconee County	1605*	Education
Duke Energy Corporation	1500 *	Power Generation
Oconee Memorial Hospital	1370*	Health Care
BorgWarner	700	Transfer cases/ Electric vehicle charging stations
U. S. Engine Valve Corp.	647	Engine valves
Schneider Electric	600	Motor control centers
Itron, Inc.	550	Electronic measuring devices
ITEKT/Koyo Bearings USA, LLC	515	Automotive bearings
Oconee County Government	450*	Local Government
Sandvik Inc.	315	Cutting tools
BASF Corp.	300	Precious metal catalyst & metal refining
Greenfield Industries, Inc.	300	Twist drills
Johnson Controls, Inc.	300	Plastic components for auto batteries
State of South Carolina	286	State Government
Lift Technologies, Inc.	210	Fork lift masts

Source: Oconee Economic Alliance

Updated April 2014

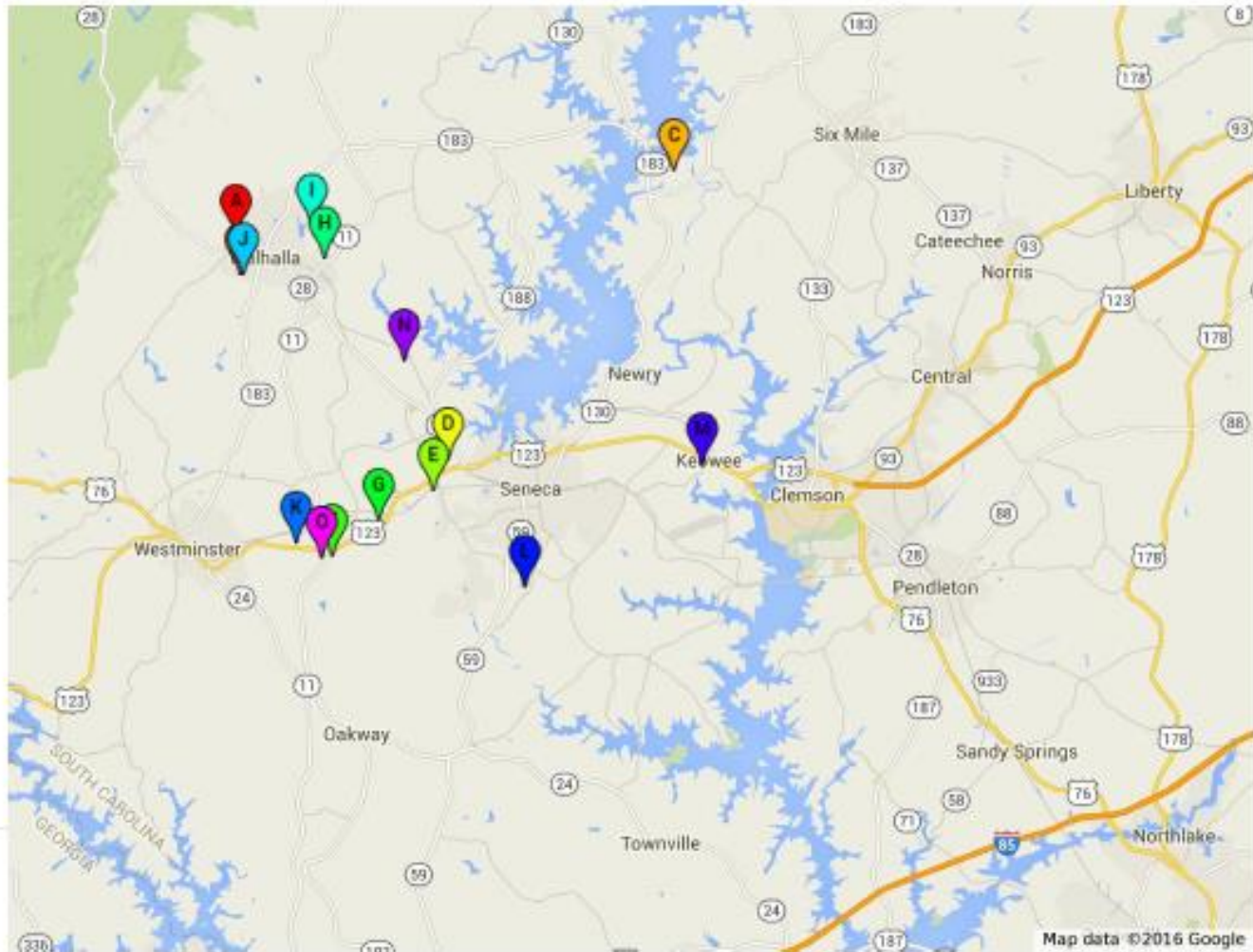
* Approximate

The map that follows shows the relative location of some of the major employers.

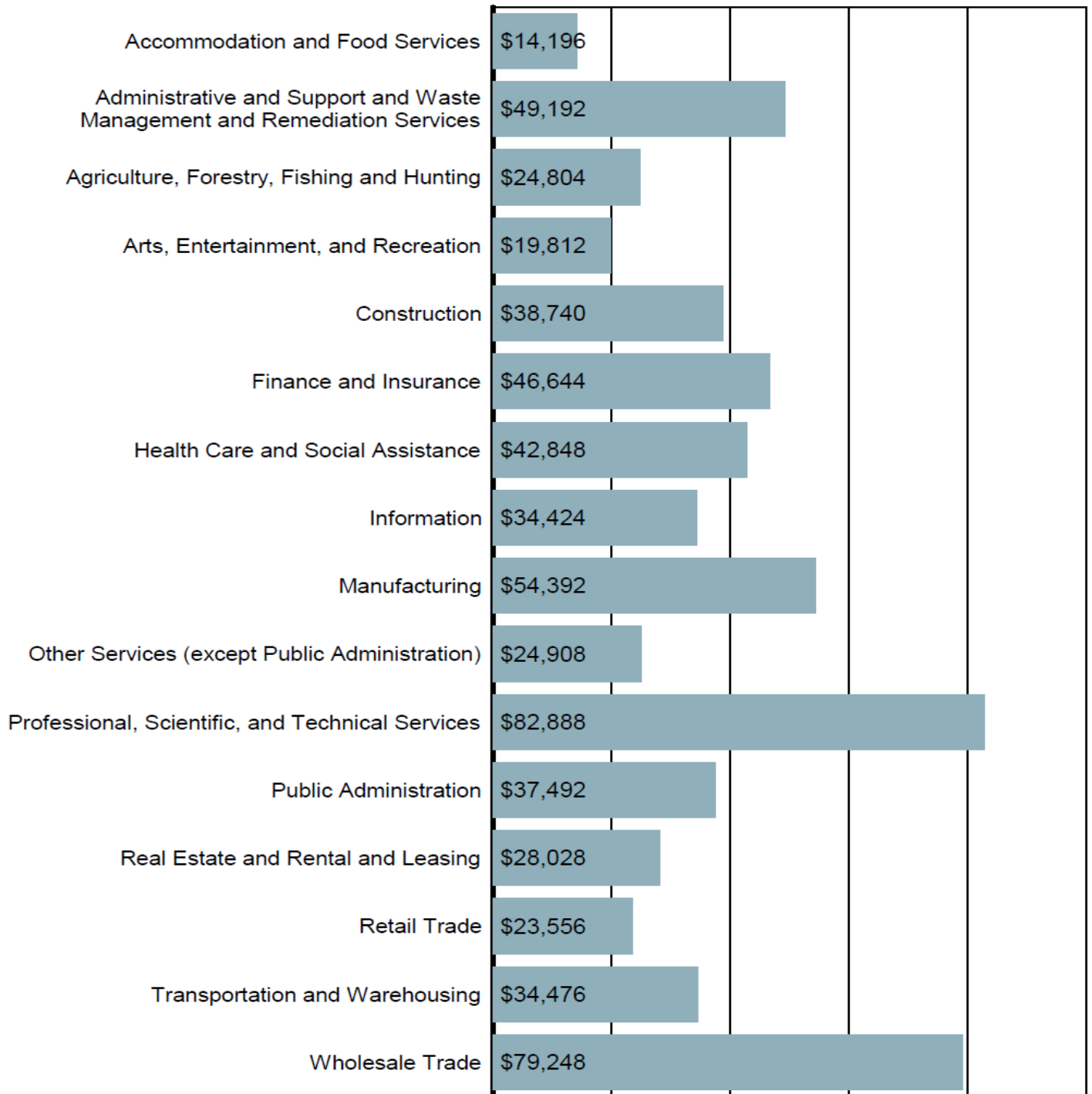
NEW WALHALLA

Employers

-  SITE
-  School District of Oconee County
-  Duke Energy
-  Oconee Memorial Hospital
-  Borg Warner Inc.
-  US Engine Valve
-  Schneider Electric
-  Itron
-  Koyo Bearings USA
-  Oconee County Planning Commission
-  Sandvik
-  BASF
-  Greenfield Industries Inc
-  Johnson Controls Inc
-  Lift Technologies LLC



Average Annual Wage by Industry



Source: S.C. Department of Employment & Workforce
 Quarterly Census of Employment and Wages (QCEW) - 2015 Q2

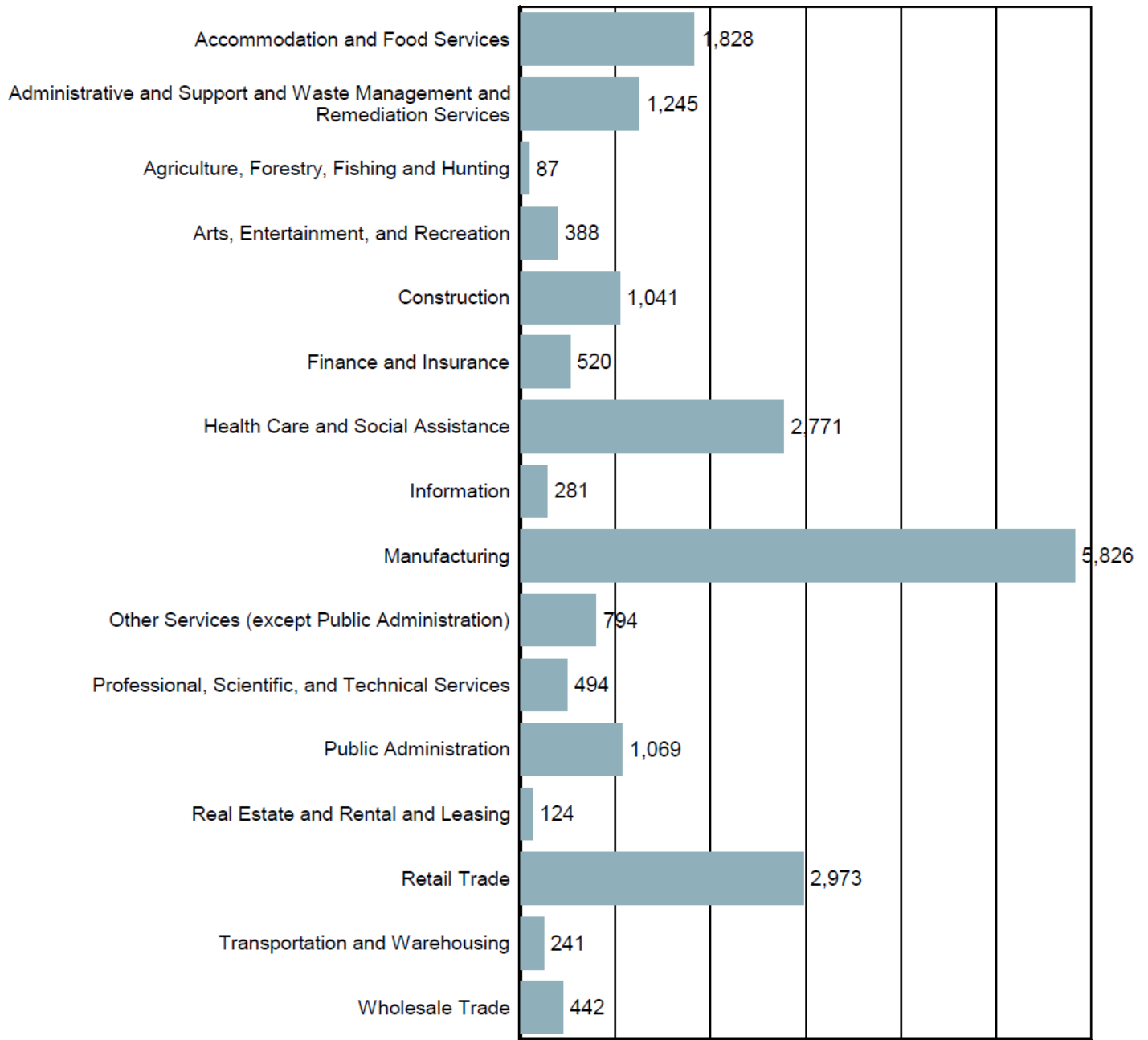
Top 20 Occupational Openings

Oconee County
August-2015

Occupation Name (Soccode)	Job Openings
Heavy and Tractor-Trailer Truck Drivers (53-3032)	34
Registered Nurses (29-1141)	29
First-Line Supervisors of Retail Sales Workers (41-1011)	24
Physical Therapists (29-1123)	23
Retail Salespersons (41-2031)	18
Maintenance and Repair Workers, General (49-9071)	17
Industrial Engineers (17-2112)	16
Supervisors of Construction and Extraction Workers (47-1011)	15
Computer Occupations, All Other (15-1199)	11
First-Line Supervisors of Production and Operating Workers (51-1011)	10
Software Developers, Systems Software (15-1133)	10
Carpenters (47-2031)	9
Home Health Aides (31-1011)	9
Speech-Language Pathologists (29-1127)	8
Accountants and Auditors (13-2011)	7
Cashiers (41-2011)	7
First-Line Supervisors of Food Preparation and Serving Workers (35-1012)	7
Janitors and Cleaners, Except Maids and Housekeeping Cleaners (37-2011)	7
Electrical Engineers (17-2071)	6
Occupational Therapists (29-1122)	6

Source: S.C. Department of Employment & Workforce & The Conference Board's Help Wanted OnLine® data series

Employment by Industry



Source: S.C. Department of Employment & Workforce
 Quarterly Census of Employment and Wages (QCEW) - 2015 Q2

Labor Market Projections

Total Employment by Industry
(County/Metropolitan Statistical Area Data Unavailable)

Note: Projections are available by Workforce Investment Area (WIA). The data displayed is selected from the appropriate WIA.

Worklink Industry	2012 Estimated Employment	2022 Projected Employment	Change	Percent Change	Annual Percent
Total Employment, All Jobs	123,940	137,185	13,245	10.69	1.02
Health care and social assistance	14,270	17,827	3,557	24.93	2.25
Educational services; state, local, and private	14,261	15,860	1,599	11.21	1.07
Retail Trade	15,616	16,991	1,375	8.81	0.85
Construction	4,427	5,675	1,248	28.19	2.51
Administrative and support and waste management and remediat	5,594	6,756	1,162	20.77	1.91
Accommodation and food services	12,108	13,242	1,134	9.37	0.90
Other services (except public administration)	5,796	6,485	689	11.89	1.13
Professional, scientific, and technical services	2,108	2,602	494	23.43	2.13
Wholesale trade	2,738	3,037	299	10.92	1.04
Manufacturing	22,867	23,149	282	1.23	0.12
Finance and insurance	2,613	2,848	235	8.99	0.86
Arts, entertainment, and recreation	1,337	1,505	168	12.57	1.19
Government	6,274	6,436	162	2.58	0.26
Information	1,028	1,121	93	9.05	0.87
Real estate and rental and leasing	708	794	86	12.15	1.15
Management of companies and enterprises	291	309	18	6.19	0.60

Source: S.C. Department of Employment & Workforce - Industry Projections

Oconee County Annualized Total Employment and Annualized Unemployment Rates

year	Total	Change	Unemployment Rate	Rate Change
2002	29506	-2.9	6.6	1.1
2003	29515	0.0	7.7	1.2
2004	29357	-0.5	7.4	-0.3
2005	29035	-1.1	8.6	1.2
2006	28085	-3.3	8.9	0.3
2007	28149	0.2	6.9	-2.1
2008	28369	0.8	7.3	0.4
2009	27082	-4.5	13.3	6.0
2010	29523	9.0	11.4	-1.9
2011	29878	1.2	10.0	-1.4
2012	30341	1.6	8.8	-1.2
2013	30493	0.5	7.7	-1.1
2014	31809	4.3	6.3	-1.4
2015	33222	4.4	5.9	-0.4

Source: Bureau of Labor Statistics

The County unemployment rate has dropped to 5.4% in December 2015, down from 6.1% in December 2014. The annualized total employment increased by 0.5% in 2013, 4.3% in 2014 and 4.4% in 2015. The annualized unemployment rate decreased 1.1% in 2013, 1.4% in 2014 and 0.4% in 2015.

PMA EMPLOYMENT

2015 Est. Pop Age 16+ by Employment Status	61,992	
In Armed Forces	150	0.24%
Civilian - Employed	27,704	44.69%
Civilian - Unemployed	4,481	7.23%
Not in Labor Force	29,657	47.84%
2015 Est. Civ. Employed Pop 16+ by Class of Worker	29,373	
For-Profit Private Workers	19,156	65.22%
Non-Profit Private Workers	2,002	6.82%
Local Government Workers	2,753	9.37%
State Government Workers	2,087	7.11%
Federal Government Workers	247	0.84%
Self-Employed Workers	3,045	10.37%
Unpaid Family Workers	83	0.28%
2015 Est. Civ. Employed Pop 16+ by Occupation	29,373	
Architect/Engineer	499	1.70%
Arts/Entertainment/Sports	334	1.14%
Building Grounds Maintenance	1,684	5.73%
Business/Financial Operations	815	2.77%
Community/Social Services	337	1.15%
Computer/Mathematical	406	1.38%
Construction/Extraction	1,990	6.77%
Education/Training/Library	2,131	7.25%
Farming/Fishing/Forestry	175	0.60%
Food Prep/Serving	1,599	5.44%
Health Practitioner/Technician	1,826	6.22%
Healthcare Support	449	1.53%
Maintenance Repair	1,057	3.60%
Legal	174	0.59%
Life/Physical/Social Science	342	1.16%
Management	3,067	10.44%
Office/Admin. Support	3,215	10.95%
Production	3,397	11.57%
Protective Services	696	2.37%
Sales/Related	2,876	9.79%
Personal Care/Service	927	3.16%
Transportation/Moving	1,377	4.69%
2015 Est. Pop 16+ by Occupation Classification	29,373	
Blue Collar	7,821	26.63%

White Collar	16,022	54.55%
Service and Farm	5,530	18.83%

Source: US Census Database; 2015 Nielsen, Inc., Gibson Consulting, LLC

The commute times of the population in the area can be an indicator of mobility of the population. A more mobile population is more likely to move to favorable housing conditions, even if this requires a longer commute time. Due to the lack of affordable housing, workers commute from much farther distances now.

COMMUTE TIMES

PMA

2015 Est. Workers Age 16+ by Transp. to Work	28,763	
Drove Alone	23,765	82.62%
Car Pooled	3,115	10.83%
Public Transportation	136	0.47%
Walked	407	1.42%
Bicycle	0	0.00%
Other Means	329	1.14%
Worked at Home	1,011	3.51%
2015 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	8,587	
15 - 29 Minutes	10,955	
30 - 44 Minutes	4,179	
45 - 59 Minutes	1,902	
60 or more Minutes	2,060	
2015 Est. Avg Travel Time to Work in Minutes	26.00	

Source: US Census Database; 2015 Nielsen, Inc., Gibson Consulting, LLC

Commuting Patterns	Workers
Work and Live in County	21,493
In-Commuters	27,107
Out-Commuters	29,802

Source: U.S. Census Bureau - 2010

E. COMMUNITY DEMOGRAPHIC DATA

Gibson Consulting, LLC, Phone Number (318) 524-0177 was retained by the developer to provide a market analysis that could be used to ascertain whether the project as proposed would have a likelihood of success.

In performing a market analysis, the analyst must perform a field study, the market must be defined, suitable data must be obtained from Census and other sources, interviews must be conducted, competing properties must be surveyed, and any special requirements of lenders or allocating agencies must be addressed. The report should be taken as a whole, which forms the basis of the opinion expressed by the analyst.

As an appendix we have attached a market study terminology section for the reader's use.

METHOD OF ANALYSIS

The purpose of a market analysis is to objectively and professionally analyze the potential success of a remodeled and refreshed or newly constructed housing development. Typically, an affordable housing development must maintain approximately 85-90% occupancy in order to be successful. Income and rent restrictions placed upon the project by utilization of the LIHTC program make necessary a specific analysis of the affordable housing market, not simply a study of the general housing market. The general rental housing market in a market area may reveal that the existing rental units have low occupancy or high occupancy. Vacancy rates alone are not sufficient for analyzing the need for affordable housing. For example, vacancies may be high in a market area, but there may be an overwhelming need for additional affordable units. If the units with vacancies are not affordable to LIHTC qualified applicants, those units are not serving the target market. Therefore, introduction of additional affordable housing units may be advisable without affecting the vacancies at the existing units. Conversely, low vacancy rates themselves are not necessarily indicative of the need for additional affordable housing. The nature of the rental rates, occupancy demographics and other factors such as services and amenities are also contributing factors to the overall need for affordable housing. The mere existence of a property does not make it comparable or a factor in the analysis of the market. The characteristics of the property are the determinant of whether the review of it is relevant to the report.

The source of residents and the need for additional housing units may come from:

1. New Households

By definition, households need housing to be a household. Household creation in a market area will create a need for housing units. The trend in South Carolina (as well as most other states) since 1970 has been that the household contains fewer persons. In other words, household size is decreasing. Because of this fact, even if a market area experiences negative population growth the number of households may increase due to the shrinking number of persons per household. The projected household growth, rather than simple population change is the factor that affects demand for housing.

2. Inadequate Supply of Existing Affordable Housing

A shortage of housing that is in the affordable range for LIHTC eligible renters may mean that these persons are living in households with other family members. The simple fact of unavailability of sufficient affordable housing means that an increase in supply of affordable housing will be utilized by those that are not currently able to acquire housing in the existing overpriced market. Lower income families generally pay a higher percentage of income for shelter when there is a shortage of affordable housing. They may be forced to accept rent overburden because of this factor. A comparison of the income characteristics of the market area universe with the rental rates of the market can signal pent-up demand for affordable housing.

3. Substandard and Overcrowded Housing Units

Persons living in overcrowded units or substandard housing are an excellent source of demand for new affordable housing. A unit may be substandard because of lack of adequate plumbing facilities, or other factors. An overcrowded unit is generally considered to be a unit that contains more than 1 person per room. Besides the traditional definitions of substandard, demand for affordable housing can come from those who simply wish to upgrade their housing conditions. For example, a family receiving housing assistance from a Section 8 voucher may be living in a unit that is less desirable and convenient than the new or remodeled units. They might choose to move to the more desirable unit.

4. Special Needs

Large families, single parent households, elderly, disabled, homeless or handicapped persons are examples of special needs populations which may be a source of demand for new units. The units that address the special need may be more desirable than the housing they use now.

5. Population Growth

General population growth will cause a need for additional housing through creation of household growth (see 1 above).

6. Favorable Comparability of New or Renovated Units

In the first several years of a new or renovated project, there will be a source of demand that comes from households which would prefer the newer, more modern housing to the older, less modern place they live now. In every market there is a demand from this group. The market analyst uses the above sources to calculate a demand for new units in the market area for the proposed first year of operation. The demand calculated is only demand from income eligible persons. The units in the pipeline as determined from building permit information reduce the total demand. The penetration of this calculated demand that is necessary for the new and remodeled units to be successful is determined and used in the final recommendation.

7. Primary Market Area and Secondary Market Area

The market is further analyzed by the analysis of the Primary Market Area (PMA) (Submarket or Neighborhood) and the Secondary Market Area (SMA) (City, MSA or County). The major reasons for moving into the subject project are for affordability of the units, safer community environment and to be closer to new jobs. Demographic information and demand calculations from the PMA form the basis of the recommendations in the report. The comparable project data are mainly from the PMA since the majority of the renters in the proposed project should come from the PMA.

This section of the market study considers housing statistics with the subject's market area. The market area is defined as the area in which similar properties compete with the subject property for tenants or homeowners. The geographic boundaries are determined by physical factors such as highways, water bodies as well as socioeconomic factors such as traditional neighborhood composition recognized by local residents, average home prices, and established employment center.

The demographic data was obtained and compiled by Nielsen, Inc. and the United States 2010 Census.

Demographic Summary



POPULATION

The population in this area is estimated to change from 74,273 to 75,561, resulting in a growth of 1.7% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.1%.

The population in the base area is estimated to change from 308,745,538 to 319,459,991, resulting in a growth of 3.5% between 2010 and the current year. Over the next five years, the population is projected to grow by 3.5%.

The current year median age for this area is 44.6, while the average age is 42.8. Five years from now, the median age is projected to be 45.2.

The current year median age for the base area is 37.9, while the average age is 38.7. Five years from now, the median age is projected to be 38.8.

Of this area's current year estimated population:

86.9% are White Alone, 7.7% are Black or African Am. Alone, 0.3% are Am. Indian and Alaska Nat. Alone, 0.9% are Asian Alone, 0.0% are Nat. Hawaiian and Other Pacific Isl. Alone, 2.4% are Some Other Race, and 1.7% are Two or More Races.

Of the base area's current year estimated population:

71.1% are White Alone, 12.7% are Black or African Am. Alone, 1.0% are Am. Indian and Alaska Nat. Alone, 5.2% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 6.6% are Some Other Race, and 3.2% are Two or More Races.

This area's current estimated Hispanic or Latino population is 4.9%, while the base area's current estimated Hispanic or Latino population is 17.6%.



HOUSEHOLD

The number of households in this area is estimated to change from 30,676 to 31,249, resulting in an increase of 1.9% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.3%.

The number of households in the base area is estimated to change from 116,716,292 to 121,099,157, resulting in an increase of 3.8% between 2010 and the current year. Over the next five years, the number of households is projected to increase by 3.7%.



INCOME

The average household income is estimated to be \$56,854 for the current year, while the average household income for the base area is estimated to be \$74,165 for the same time frame.

The average household income in this area is projected to change over the next five years, from \$56,854 to \$61,258.

The average household income in the base area is projected to change over the next five years, from \$74,165 to \$79,486.



LABOR

For this area, 86.1% of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.2% are in the Armed Forces, 44.7% are employed civilians, 7.2% are unemployed civilians, and 47.8% are not in the labor force.

For the base area, 90.2% of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.4% are in the Armed Forces, 57.4% are employed civilians, 6.2% are unemployed civilians, and 36.0% are not in the labor force.

The occupational classifications for this area are as follows:

26.6% hold blue collar occupations, 54.5% hold white collar occupations, and 18.8% are occupied as service & farm workers.

The occupational classifications for the base area are as follows:

20.4% hold blue collar occupations, 60.6% hold white collar occupations, and 19.0% are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

1.7% are in Architecture and Engineering, 1.1% are in Arts, Entertainment and Sports, 2.8% are in Business and Financial Operations, 1.4% are in Computers and Mathematics, 7.3% are in Education, Training and Libraries, 6.2% are in Healthcare Practitioners and Technicians, 1.5% are in Healthcare Support, 1.2% are in Life, Physical and Social Sciences, 10.4% are in Management, 10.9% are in Office and Administrative Support.

1.1% are in Community and Social Services, 5.4% are in Food Preparation and Serving, 0.6% are in Legal Services, 2.4% are in Protective Services, 9.8% are in Sales and Related Services, 3.2% are in Personal Care Services.

5.7% are in Building and Grounds Maintenance, 6.8% are in Construction and Extraction, 0.6% are in Farming, Fishing and Forestry, 3.6% are in Maintenance and Repair, 11.6% are in Production, 4.7% are in Transportation and Moving.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

1.8% are in Architecture and Engineering, 1.9% are in Arts, Entertainment and Sports, 4.7% are in Business and Financial Operations, 2.6% are in Computers and Mathematics, 6.1% are in Education, Training and Libraries, 5.6% are in Healthcare Practitioners and Technicians, 2.6% are in Healthcare Support, 0.9% are in Life, Physical and Social Sciences, 9.6% are in Management, 13.6% are in Office and Administrative Support.

1.7% are in Community and Social Services, 5.8% are in Food Preparation and Serving, 1.2% are in Legal Services, 2.2% are in Protective Services, 11.0% are in Sales and Related Services, 3.7% are in Personal Care Services.

4.0% are in Building and Grounds Maintenance, 5.0% are in Construction and Extraction, 0.7% are in Farming, Fishing and Forestry, 3.3% are in Maintenance and Repair, 6.0% are in Production, 6.1% are in Transportation and Moving.



EDUCATION

Currently, it is estimated that 6.1% of the population age 25 and over in this area had earned a Master's Degree, 0.9% had earned a Professional School Degree, 1.6% had earned a Doctorate Degree and 12.6% had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, 7.6% had earned a Master's Degree, 1.9% had earned a Professional School Degree, 1.2% had earned a Doctorate Degree and 18.1% had earned a Bachelor's Degree.



HOUSING

Most of the dwellings in this area (75.3%) are estimated to be Owner Occupied for the current year. For the base area the majority of the housing units are Owner Occupied (65.0%).

The majority of dwellings in this area (67.8%) are estimated to be structures of 1 Unit Detached for the current year. The majority of dwellings in the base area (61.5%) are estimated to be structures of 1 Unit Detached for the same year.

The majority of housing units in this area (22.5%) are estimated to have been Housing Unit Built 1990 to 1999 for the current year.

The majority of housing units in the base area (15.3%) are estimated to have been Housing Unit Built 1970 to 1979 for the current year.

The charts below provide selected population and household information:

POPULATION TRENDS

PMA

Population	Total		
2020 Projection	77,892	Increase 2018-2020	932
2018 Projection	76,960	Increase 2015-2018	1,399
2015 Estimate	75,561	Increase 2010-2015	1,288
2010 Census	74,273	Increase 2000-2010	8,058
2000 Census	66,215		
Growth 2000 - 2010	12.17%		
Growth 2010 - 2015	1.73%		
Growth 2015 - 2018	1.85%		
Growth 2015 - 2020	3.08%		

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

HOUSEHOLD GROWTH

PMA

Households			
2020 Projection	32,284	Increase 2018-2020	414
2018 Projection	31,870	Increase 2015-2018	621
2015 Estimate	31,249	Increase 2010-2015	573
2010 Census	30,676	Increase 2000-2010	3,394
2000 Census	27,282		
Growth 2000 - 2010	12.44%		
Growth 2010 - 2015	1.87%		
Growth 2015 - 2018	1.99%		
Growth 2015 - 2020	3.31%		

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

POPULATION DETAILS
PMA

2015 Est. Population by Single-Classification Race	75,561	
White Alone	65,700	86.95%
Black or African American Alone	5,800	7.68%
Amer. Indian and Alaska Native Alone	221	0.29%
Asian Alone	659	0.87%
Native Hawaiian and Other Pac. Isl. Alone	19	0.03%
Some Other Race Alone	1,850	2.45%
Two or More Races	1,312	1.74%

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

	EST 2015		Proj. 2018
Population by Sex	75,561		76,960
Male	37,325	49.40%	38,016
Female	38,236	50.60%	38,944
Population by Age	75,561		76,960
Age 0 - 4	4,082	5.40%	4,158
Age 5 - 9	4,217	5.58%	4,295
Age 10 - 14	4,389	5.81%	4,470
Age 15 - 17	2,688	3.56%	2,738
Age 18 - 20	2,540	3.36%	2,587
Age 21 - 24	3,674	4.86%	3,742
Age 25 - 34	8,265	10.94%	8,418
Age 35 - 44	8,291	10.97%	8,445
Age 45 - 54	9,698	12.83%	9,878
Age 55 - 64	11,348	15.02%	11,558
Age 65 - 74	10,135	13.41%	10,323
Age 75 - 84	4,724	6.25%	4,811
Age 85 and over	1,510	2.00%	1,538
Age 16 and over	61,992	82.04%	63,140
Age 18 and over	60,185	79.65%	61,299
Age 21 and over	57,645	76.29%	58,712
Age 65 and over	16,369	21.66%	16,672

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

2010 Population by Sex	74,273	
Male	36,682	49.39%
Female	37,591	50.61%
Male/Female Ratio	0.98	
2010 Population by Age	74,273	
Age 0 - 4	4,168	5.61%
Age 5 - 9	4,240	5.71%
Age 10 - 14	4,498	6.06%
Age 15 - 17	2,801	3.77%
Age 18 - 20	2,935	3.95%
Age 21 - 24	3,290	4.43%
Age 25 - 34	7,729	10.41%
Age 35 - 44	8,956	12.06%
Age 45 - 54	10,635	14.32%
Age 55 - 64	10,915	14.70%
Age 65 - 74	8,447	11.37%
Age 75 - 84	4,364	5.88%
Age 85 and over	1,295	1.74%
Age 16 and over	60,471	81.42%
Age 18 and over	58,566	78.85%
Age 21 and over	55,631	74.90%
Age 65 and over	14,106	18.99%

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

The charts below give information about household incomes.

HOUSEHOLDS BY HOUSEHOLD INCOME
PMA

	EST. 2015		Proj. 2018
Households by HH Income	31,249		31870
Income < \$15,000	4,482	14.34%	4,571
Income \$15,000 - \$24,999	5,226	16.72%	5,330
Income \$25,000 - \$34,999	4,121	13.19%	4,203
Income \$35,000 - \$49,999	4,249	13.60%	4,333
Income \$50,000 - \$74,999	5,627	18.01%	5,739
Income \$75,000 - \$99,999	3,283	10.51%	3,348
Income \$100,000 - \$124,999	1,690	5.41%	1,724
Income \$125,000 - \$149,999	1,008	3.23%	1,028
Income \$150,000 - \$199,999	863	2.76%	880
Income \$200,000 - \$249,999	301	0.96%	307
Income \$250,000 - \$499,999	317	1.01%	323
Income \$500,000+	82	0.26%	84

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

Households by HH Income	2010
Total:	29,783
Less than \$10,000	2,274
\$10,000 to \$14,999	1,957
\$15,000 to \$19,999	2,232
\$20,000 to \$24,999	2,408
\$25,000 to \$29,999	2,074
\$30,000 to \$34,999	1,204
\$35,000 to \$39,999	1,732
\$40,000 to \$44,999	1,471
\$45,000 to \$49,999	1,144
\$50,000 to \$59,999	2,692
\$60,000 to \$74,999	3,403
\$75,000 to \$99,999	3,889
\$100,000 to \$124,999	873
\$125,000 to \$149,999	899
\$150,000 to \$199,999	672
\$200,000 or more	859

Source: U.S. Census Bureau, 2010 American Community Survey

The Charts below show the make-up of households.

**RENTER HOUSEHOLDS BY HOUSEHOLD SIZE
PMA**

	2010	EST. 2015	Proj. 2018
	7,634	7,722	7,875
1-person	2,728	2,763	2,818
2-person	1,920	1,945	1,983
3-person	1,277	1,293	1,319
4-person	1,036	1,049	1,070
5-person	413	418	427
6-person	169	171	175
7-or-more-person	91	92	94
Average Household Size	2.39	2.39	2.38

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

The following charts show characteristics of the occupied housing units.

CHARACTERISTICS OF OCCUPIED HOUSING UNITS
PMA

Occupied Housing Units by Tenure	2010		EST 2015		PROJ. 2018	
TOTAL HHs	30,676		31,249		31,870	
Owner Occupied	23,042	75.11%	23,527	75.29%	23,995	75.29%
Renter Occupied	7,634	24.89%	7,722	24.71%	7,875	24.71%

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

**EST. HOUSEHOLD TYPE, PRESENCE OWN CHILDREN
PMA**

2015 Est. Family HH Type by Presence of Own Child.	21,518	
Married-Couple Family, own children	5,252	24.41%
Married-Couple Family, no own children	11,612	53.96%
Male Householder, own children	561	2.61%
Male Householder, no own children	645	3.00%
Female Householder, own children	1,775	8.25%
Female Householder, no own children	1,673	7.77%

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

The chart below shows the age of existing housing in the areas referenced.

AGE OF HOUSING

PMA

2015 Est. Housing Units by Year Structure Built	39,509	
Housing Units Built 2010 or later	962	2.43%
Housing Units Built 2000 to 2009	7,788	19.71%
Housing Units Built 1990 to 1999	8,879	22.47%
Housing Units Built 1980 to 1989	6,643	16.81%
Housing Units Built 1970 to 1979	6,008	15.21%
Housing Units Built 1960 to 1969	3,408	8.63%
Housing Units Built 1950 to 1959	2,439	6.17%
Housing Units Built 1940 to 1949	1,361	3.44%
Housing Unit Built 1939 or Earlier	2,021	5.12%
2015 Est. Median Year Structure Built	1987	

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

The chart below shows existing housing characteristics of the market area.

HOUSING UNIT CHARACTERISTICS

PMA

2015 Est. Housing Units by Units in Structure	39,509	
1 Unit Attached	353	0.89%
1 Unit Detached	26,796	67.82%
2 Units	462	1.17%
3 or 4 Units	797	2.02%
5 to 19 Units	1,908	4.83%
20 to 49 Units	264	0.67%
50 or More Units	101	0.26%
Mobile Home or Trailer	8,692	22.00%
Boat, RV, Van, etc.	136	0.34%

Source: US Census Database; 2015 Nielsen Site Reports, Gibson Consulting, LLC

F. PROJECT-SPECIFIC DEMAND ANALYSIS

The demand analysis must begin with a discussion of the requirements of the Low Income Housing Tax Credit program.

LIHTC Requirements

Section 42 of the Internal Revenue Code allows a credit against income tax for development of low-income housing. As such, the project developed, to be eligible for the credit, must meet certain requirements. Two of the requirements are:

1. Rent restriction
2. Income restrictions

These two restrictions impact upon the market needs when calculating demand for affordable housing. The universe of potential residents is limited by the above restrictions. Generally, the rent (including an allowance for utilities) is limited to 30% of the maximum income limit, adjusted for family size. The income limit selected for this proposed development is 60% of the area median income, as determined by the Department of Housing and Urban Development, adjusted for family size. The charts below summarize these limits for the market area.

Maximum Rents

Bedrooms (People)	60.00%	50.00%	FMR
Efficiency (1.0)	568	473	478
1 Bedroom (1.5)	609	507	481
2 Bedrooms (3.0)	730	608	608
3 Bedrooms (4.5)	843	703	757
4 Bedrooms (6.0)	942	785	950

Source: HUD 2015 Income Limits, HUD 2015 HUD Fair Market Rents, Gibson Consulting, LLC

LIHTC Income Limits

% of Area Median

	60.00%	50.00%	140.00%
1 Person	22,740	18,950	31,836
2 Person	25,980	21,650	36,372
3 Person	29,220	24,350	40,908
4 Person	32,460	27,050	45,444
5 Person	35,040	29,200	49,056
6 Person	37,680	31,400	52,752
7 Person	40,260	33,550	56,364
8 Person	42,840	35,700	59,976

The project qualifies as a rural area under the 2008 Housing Act (using USDA's determination of rural) and is therefore eligible for the national non-metropolitan income and rent floor.

Source: U. S. Department of HUD, 2015

Since 100% of the units will be subject to the above rules, the universe for market calculations will include only those with incomes lower than the above amounts in our LIHTC demand calculation.

Population/Household Demographics

The United States Census provides demographic information for the market area. Included below are the following demographics and a description of the relevance of each to this market analysis.

- a. Number of persons- The total number of persons is relevant because persons combine with other persons to form households. Household formation is the primary component of market demand for housing.
- b. Number of families- The total number of families can be used to analyze whether there exists potential pent up demand from within existing households. This is compared to number of households as shown below.
- c. Number of households- The number of households is used in connection with the number of families. Also, the number of households is used to project the # of persons per household.
- d. Household Type and Relationship- This information provides key data used in analyzing the current market.
- e. Household size and type- This information provides key information regarding the size and type of existing housing.
- f. Households with 1 or more non-relatives- This provides data regarding households which contain non-relatives. These non-relatives might form a new household if availability of affordable housing was increased.
- g. Family households versus non-family households- Provides data about potential future household formation.
- h. Persons in group quarters- Persons in group quarters give an indication of the demand for special needs housing. For example, elderly, disabled, or handicapped persons may live in-group quarters, i.e. nursing homes, because of the lack of affordable housing to meet their special needs. Persons in dormitories are a potential source of demand for affordable housing, should they become ineligible for dormitory housing due to reduction to part time student status.
- i. Persons per room—rental- Persons per room is an excellent indicator of the degree of overcrowding in a market area. Since this market study is for a rental project, overcrowding of rental properties is strongly weighted in the calculation of demand.
- j. Persons per room—owner- Persons per room is an excellent indicator of the degree of overcrowding in a market area. Since this market study is for a rental project,

- overcrowding of owner occupied properties is strongly weighted in the calculation of demand.
- k. General Summary demographic profile- The analyst uses this summary information to get an overview for the demographics of the market area.
 - l. Business Patterns- This data helps the analyst get an overview for the health of the businesses in the area. This factor affects the formation of households, i.e. two people will get married if they can afford it, thereby creating a household, or they may delay marriage due to unstable conditions.
 - m. Banking- This is used as an indicator of the financial health of the market area.
 - n. Earnings Trends- These data help provide the analyst with information so as to determine the market penetration that the analyst projects.
 - o. Education Data- These data give the analyst a feel for the potential for growth of the market area.
 - p. Personal Income Trends- Shows trending of selected earning data.
 - q. Labor Force Trends- The labor force is a factor in analyzing an affordable housing market.
 - r. Manufacturing trends- Manufacturers tend to employ persons who would be income eligible for affordable housing.
 - s. Retail Trade trends- Retailers tend to employ persons who would be income eligible for affordable housing
 - t. Service Industry Trends- Service Industries tend to employ persons who would be income eligible for affordable housing.
 - u. Wholesale Trade Trends- Wholesalers tend to employ persons who would be income eligible for affordable housing.
 - v. Marriage and Divorce trends- Marriages and divorces, by their very nature, create households.

Calculation of Need and Demand

This market study is concerned with only the demand from income eligible households and therefore total demand is adjusted for the income eligible component, i.e those that can afford the rent. The demand from existing households includes demand from those that occupy substandard or overcrowded housing. Persons with special needs such as, handicapped, or disabled are also sources of demand that factor into the overall calculation. We calculate demand by utilizing data from both the PMA and SMA because of the availability of the data. In this market there will be inward migration to the town from the other areas of the county because of the increase in availability of the quality affordable housing proposed by this developer. Since the project will include 4 bedroom units, we will establish the maximum income at the four person limits. Occupancy standards generally allow two persons per bedroom maximum. The minimum income is calculated based upon a maximum of 35% of income for rent and utilities. This is conservative since the project has 58 of 68 units with Section 8 assistance and will therefore rent to much lower income levels.

Based upon census data, we estimate that 150 overcrowded or substandard households could benefit from new affordable housing.

In the charts that follow we calculate total income eligible demand for the purposes of calculating the needed capture rate.

Substandard Housing Data:

SELECTED CHARACTERISTICS	
Occupied housing units	30,319
Lacking complete plumbing facilities	91
Lacking complete kitchen facilities	187
No telephone service available	689
OCCUPANTS PER ROOM	
Occupied housing units	30,319
1.00 or less	29,732
1.01 to 1.50	476
1.51 or more	111

Source: U.S. Census Bureau, 2010-2014 American Community Survey DP04

As shown on the chart above 91 units lack complete plumbing facilities, 187 units lack complete kitchen facilities and 588 units are overcrowded; therefore, substandard units total 866.

Rent Overburden Information:

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Margin of Error	Percent	Percent Margin of Error
Occupied units paying rent (excluding units where GRAPI cannot be computed)	6,492	+/-536	6,492	(X)
Less than 15.0 percent	634	+/-174	9.8%	+/-2.7
15.0 to 19.9 percent	933	+/-212	14.4%	+/-2.8
20.0 to 24.9 percent	737	+/-209	11.4%	+/-3.0
25.0 to 29.9 percent	632	+/-191	9.7%	+/-2.8
30.0 to 34.9 percent	491	+/-166	7.6%	+/-2.4
35.0 percent or more	3,065	+/-359	47.2%	+/-4.7
Not computed	1,143	+/-262	(X)	(X)

47.2% of the renters pay 35.0% or more of their income for rent.

Number of units	Total								
	68	13	3	31	1	10	6	4	0
		1BR S8	1BR	2BR S8	2BR	3BR S8	3BR	4BR S8	TOTAL
	%	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	60% AMI	50% AMI	TOTAL
MINIMUM INCOME		0	13989	0	19131	0	21737	0	0
MAXIMUM INCOME		21650	25980	24350	29220	29200	35040	31400	35040
CY HHs, Inc < \$15,000	14.34%	14.34%	0.97%	14.34%	0.00%	14.34%	0.00%	14.34%	14.34%
CY HHs, Inc \$15,000 - \$24,999	16.72%	11.12%	16.72%	15.64%	9.81%	16.72%	5.46%	16.72%	16.72%
CY HHs, Inc \$25,000 - \$34,999	13.19%	0.00%	1.29%	0.00%	5.57%	5.54%	13.19%	8.44%	13.19%
CY HHs, Inc \$35,000 - \$49,999	13.60%	0.00%	0.00%	0.00%	0.00%	0.00%	0.04%	0.00%	0.04%
Income Eligible		25.46%	18.98%	29.98%	15.38%	36.61%	18.68%	39.51%	44.29%
Demand from Existing Households (to 2018):									
Rent (S8 units will pay based upon income, the minimum being \$0)		\$0	\$325	\$0	\$450	\$0	\$500	\$0	\$0
Utility Allowance (the minimum income is 0)		\$0	\$83	\$0	\$108	\$0	\$134	\$0	\$0
Total Housing Cost		\$0	\$408	\$0	\$558	\$0	\$634	\$0	\$0
Divided by 35%		\$0	\$1,166	\$0	\$1,594	\$0	\$1,811	\$0	\$0
Multiply by 12		12	12	12	12	12	12	12	12
Minimum Income to Afford rent		\$0	\$13,989	\$0	\$19,131	\$0	\$21,737	\$0	\$0
Maximum Income Limit		21,650	25,980	24,350	29,220	29,200	35,040	31,400	35,040
Total Households--2018		31,870	31,870	31,870	31,870	31,870	31,870	31,870	31,870
% Income Eligible		25.46%	18.98%	29.98%	15.38%	36.61%	18.68%	39.51%	44.29%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		8,115	6,050	9,554	4,901	11,666	5,953	12,591	14,115
Renter % (page 44)		24.71%	24.71%	24.71%	24.71%	24.71%	24.71%	24.71%	24.71%
Income and age Eligible renters		2005	1495	2361	1211	2883	1471	3111	3488
% of Rent Overburdened		47.2%	47.2%	47.2%	47.2%	47.2%	47.2%	47.2%	47.2%
DEMAND from RENT OVERBURDENED		947	706	1,114	572	1,361	694	1,468	1,646
Eligible Homeowners likely to convert to rental		0	0	0	0	0	0	0	0
Demand from Substandard units		150	15	15	40	15	35	15	150

Demand Estimates

Number of units	68	13	3	31	1	10	6	4	68
		1BR S8	1BR	2BR S8	2BR	3BR S8	3BR	4BR S8	TOTAL
	AMI	50%	60%	50%	60%	50%	60%	50%	TOTAL
MINIMUM INCOME		0	13989	0	19131	0	21737	0	0
MAXIMUM INCOME		21650	25980	24350	29220	29200	35040	31400	35040
Income Eligible		25.46%	18.98%	29.98%	15.38%	36.61%	18.68%	39.51%	44.29%
Demand from New Households (to 2018):									
Household Growth Total 2015-2018		621	621	621	621	621	621	621	621
% Income Eligible		25.46%	18.98%	29.98%	15.38%	36.61%	18.68%	39.51%	44.29%
% age eligible		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Income and age Eligible Households		158	118	186	95	227	116	245	275
Renter %		24.71%	24.71%	24.71%	24.71%	24.71%	24.71%	24.71%	24.71%
DEMAND FROM NEW HOUSEHOLDS		39	29	46	24	56	29	61	68
Plus									
DEMAND from RENT OVERBURDENED		947	706	1,114	572	1,361	694	1,331	1,646
Plus									
Demand from Substandard units		15	15	40	15	35	15	15	150
Plus									
Demand from Elderly Homeowner Turnover		0	0	0	0	0	0	0	0
Equals									
Total Demand		1,001	750	1,200	611	1,452	738	1,407	1,864
Minus									
Supply		0	0	0	0	0	0	0	0
Equals									
Net Demand		1,001	750	1,200	611	1,452	738	1,407	1,864
Proposed Subject Units		13	3	31	1	10	6	4	68
Proposed Subject Units Divided by Net Demand									
Capture Rate		1.30%	0.40%	2.58%	0.16%	0.69%	0.81%	0.28%	3.65%

Number of units	Total			
		58	10	68
				TOTAL
	%	50% AMI	60% AMI	TOTAL
MINIMUM INCOME		0	13989	0
MAXIMUM INCOME		31400	35040	35040
CY HHs, Inc < \$15,000	14.34%	14.34%	0.97%	14.34%
CY HHs, Inc \$15,000 - \$24,999	16.72%	16.72%	16.72%	16.72%
CY HHs, Inc \$25,000 - \$34,999	13.19%	8.44%	13.19%	13.19%
CY HHs, Inc \$35,000 - \$49,999	13.60%	0.00%	0.04%	0.04%
Income Eligible		39.51%	30.91%	44.29%
Demand from Existing Households (to 2018):				
Rent (S8 units will pay based upon income, the minimum being \$0)			\$0	\$325
Utility Allowance (the minimum income is 0)		\$0	\$83	\$0
Total Housing Cost		\$0	\$408	\$0
Divided by 35%		\$0	\$1,166	\$0
Multiply by 12		12	12	12
Minimum Income to Afford rent		\$0	\$13,989	\$0
Maximum Income Limit		31,400	35,040	35,040
Total Households--2018		31,870	31,870	31,870
% Income Eligible		39.51%	30.91%	44.29%
% age eligible		100.00%	100.00%	100.00%
Income and age Eligible Households		12,591	9,853	14,115
Renter %		24.71%	24.71%	24.71%
Income and age Eligible renters		3111	2435	3488
% of Rent Overburdened		47.2%	47.2%	47.2%
DEMAND from RENT OVERBURDENED		1,468	1,149	1,646
Eligible Homeowners likely to convert to rental		0	0	0
Demand from Substandard units		75	75	150

Number of units	58	10	68
	50% AMI	60% AMI	TOTAL
MINIMUM INCOME	0	13989	0
MAXIMUM INCOME	31400	35040	35040
Household Growth Total 2015-2018	621	621	621
% Income Eligible	39.51%	30.91%	44.29%
% age eligible	100.00%	100.00%	100.00%
Income and age Eligible Households	245	192	275
Renter %	24.71%	24.71%	24.71%
DEMAND FROM NEW HOUSEHOLDS	61	47	68
Plus			
DEMAND from RENT OVERBURDENED	1,468	1,149	1,646
Plus			
Demand from Substandard units	75	75	150
Plus			
Demand from Elderly Homeowner Turnover	0	0	0
Equals			
Total Demand	1,604	1,192	1,864
Minus			
Supply	0	0	0
Equals			
Net Demand	1,604	1,192	1,864
Proposed Subject Units	58	10	68
Proposed Subject Units Divided by Net Demand			
Capture Rate	3.62%	0.84%	3.65%

LARGE HOUSEHOLD DEMAND

Number of units	Total				
	20	10	6	4	0
		3BR S8	3BR	4BR S8	TOTAL
	%	50% AMI	60% AMI	50% AMI	TOTAL
MINIMUM INCOME		0	21737	0	0
MAXIMUM INCOME		29200	35040	31400	35040
CY HHs, Inc < \$15,000	14.34%	14.34%	0.00%	14.34%	14.34%
CY HHs, Inc \$15,000 - \$24,999	16.72%	16.72%	5.46%	16.72%	16.72%
CY HHs, Inc \$25,000 - \$34,999	13.19%	5.54%	13.19%	8.44%	13.19%
CY HHs, Inc \$35,000 - \$49,999	13.60%	0.00%	0.04%	0.00%	0.04%
Income Eligible		36.61%	18.68%	39.51%	44.29%
Demand from Existing Households (to 2018):					
Rent (S8 units will pay based upon income, the minimum being \$0)		\$0	\$500	\$0	\$0
Utility Allowance (the minimum income is 0)		\$0	\$134	\$0	\$0
Total Housing Cost		\$0	\$634	\$0	\$0
Divided by 35%		\$0	\$1,811	\$0	\$0
Multiply by 12		12	12	12	12
Minimum Income to Afford rent		\$0	\$21,737	\$0	\$0
Maximum Income Limit		29,200	35,040	31,400	35,040
Total Households--2018		31,870	31,870	31,870	31,870
% Income Eligible		36.61%	18.68%	39.51%	44.29%
% 3 or more persons in household		34.89%	34.89%	34.89%	34.89%
Eligible Large Households		4,070	2,077	4,393	4,925
Renter %		24.71%	24.71%	24.71%	24.71%
Eligible Large Renter Households		1006	513	1085	1217
% of Rent Overburdened		47.2%	47.2%	47.2%	47.2%
DEMAND from RENT OVERBURDENED		475	242	512	574
Eligible Homeowners likely to convert to rental		0	0	0	0
Demand from Substandard units	65	35	15	15	65

Number of units	Total				
	20	10	6	4	0
		3BR S8	3BR	4BR S8	TOTAL
	%	50% AMI	60% AMI	50% AMI	TOTAL
MINIMUM INCOME		0	21737	0	0
MAXIMUM INCOME		29200	35040	31400	35040
Income Eligible		36.61%	18.68%	39.51%	44.29%
Demand from New Large Households (to 2018):					
Household Growth Total 2015-2018		621	621	621	621
% Income Eligible		36.61%	18.68%	39.51%	44.29%
% 3 or more in household		34.89%	34.89%	34.89%	34.89%
Income and age Eligible Households		227	116	245	275
Renter %		24.71%	24.71%	24.71%	24.71%
Demand from New 3-Person+ Large-Households (income appropriate)		56	29	61	68
Plus					
Demand from Existing 3-Person Large-Households Rent-Overburdened		475	242	512	574
Plus					
Demand from Existing 3-Person+ Large Households Renters in Substandard Housing		35	15	15	65
Equals					
Total 3-Person+ Large Household Demand		566	286	588	707
Minus					
Supply (3-Bedroom+ Units)		0	0	0	0
Equals					
Net 3-Person+ Large Household Demand		566	286	588	707
Proposed 3-Bedroom+ Subject Units		10	6	4	20
Proposed 3-Bedroom+ Subject Units Divided by Net 3-Person Large Household Demand					
Large-Household (3-Person+) Capture Rate by Income Level		1.77%	2.10%	0.68%	2.83%

ABSORPTION ANALYSIS

The timeframe within which the new units are leased is the main component of the absorption analysis. The analyst must consider the existing rental occupancy and turnover rate of comparable units. Relative desirability of services, rates, facilities and amenities are also factors. It is common for any new units to receive an immediate surge of demand simply because they are new and the selection is greatest. Likewise, the final 5% of the units to be rented are typically the hardest to rent because they are, in effect, the least desirable units in the new complex.

The appearance of new units on the market will also cause competing properties to make changes in rates and amenities to attract and keep tenants. Due to the tight nature of the budgets of multifamily developments, there is not a huge permanent price reduction that is available to the competing properties. The new units will cause the competing existing units to provide better service. In a loose market, this is truer than in a tight market. In a tight market, the new units will be absorbed quickly and there may be a slightly increased turnover rate as a result of tenants attempting to upgrade their housing situation.

We project the following absorption (i.e. leasing) of the newly renovated units:

Date	Total # Leased	%
Construction Completion	24	35%
30 Days Post Completion	36	53%
60 Days Post Completion	48	71%
90 Days Post Completion	60	88%
120 Days Post Completion	68	100%

For calculation purposes, the absorption rate is estimated to be 12 units per month, based upon the interviews with the property managers. This project is fully occupied and the renovations will not displace anyone.

We project that the newly renovated units will have no appreciable effect on the existing units in the market area.

MARKET IMPACT STATEMENT

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

G. SUPPLY ANALYSIS (COMPARABLE/COMPETITIVE RENTAL DEVELOPMENTS)

In the demographics section of the report, we include detailed information on the existing housing stock for the PMA. The renter percentage is 24.71%. One unit detached homes make up 67.82% of the housing units, while units while structures with 5 or more units make up 5.75% of the housing units. Mobile Homes or Trailers make up 22% of the units.

We surveyed 17 complexes with a total of 1,164 units. This included 7 reported LIHTC projects with a total of 343 units and 10 other developments with a total of 821 units. The LIHTC complexes had occupancy of 98.25%, while the other units had occupancy of 97.69%. The overall occupancy rate is 97.85%. The amenities in the majority of the units surveyed are similar. Some of the rental units are aging with complexes built in the 1970s and 1980s. The chart below compares the subject rents to the LIHTC maximums and the net market rent. The market rent for one bedroom units is \$690 for two bedroom units is \$750, for 3 bedroom units is \$875 and for 4 bedroom units is \$975.

In the appendix we include comparative charts comparing the subject to the surveyed complexes. Factors include rents, square footage, amenities and occupancy rates.

Derivation of Market Rent

There is a wide disparity in the age, amenities and curb appeal of the complexes in the market. We derived the market rents by selecting the most comparable units and averaging the rents. There were very few 4 bedroom units so we added \$100 to the 3-bedroom market rent.

S-2 RENT CALCULATION WORKSHEET

The project will have an advantage over the existing rental housing based upon the market rent calculated for the units.

# Units	Proposed Tenant Paid Rent	Gross Proposed Tenant Rent by Bedroom Type	Adjusted Market Rent	Gross Adjusted Market Rent by Bedroom Type	Tax Credit Gross Rent Advantage
		\$0		\$0	
		\$0		\$0	
		\$0		\$0	
5	\$485	\$2,425	\$690	\$3,450	
8	\$483	\$3,864	\$690	\$5,520	
3	\$325	\$975	\$690	\$2,070	
16	\$541	\$8,656	\$750	\$12,000	
15	\$587	\$8,805	\$750	\$11,250	
1	\$450	\$450	\$750	\$750	
2	\$714	\$1,428	\$875	\$1,750	
8	\$543	\$4,344	\$875	\$7,000	
6	\$500	\$3,000	\$875	\$5,250	
4	\$759	\$3,036	\$975	\$3,900	
		\$0		\$0	
		\$0		\$0	
Totals		\$36,983		\$52,940	30.14%

Source: Gibson Consulting, LLC

APPLEWOOD VILLAS APARTMENTS
 10 West South 4th St., Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Duplex/TH No. of Stories: 2 Financing: LIHTC

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 50 Units

Year Built: 1974

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 98 % with 5 on Waiting List

Year Renovated: 2013

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	4	0	\$ 351-358	644	N \$0
2-br 1.5-ba	32	1	\$ 417-499	828	N \$0
3-br 1.5-ba	14	0	\$ 470-570	1056	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Tabitha

Phone:

864-882-2182

? = information not given



AUTUMNWOOD VILLAGE APARTMENTS
 120 Autumnwood Lane, Walhalla, SC 29691

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 1 Financing: LIHTC/RD

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input checked="" type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 32 Units

Year Built: 1989

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 15 on Waiting List

Year Renovated: 2010

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	32	0	\$ 480-521	500	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:
Carmen

Phone:
864-638-8434

? = information not given

Elderly



CLEMSON RIDGE APARTMENTS
 116 Northwoods Dr. Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: MARKET

Features:

- | | | | |
|---|--|--|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input checked="" type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input checked="" type="checkbox"/> Swimming pool |
| <input checked="" type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 120 Units

Year Built: 1998

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 99 % with 4 on Waiting List

Year Renovated:

If Yes, How many on site?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
2-br 2-ba	60	0	\$ 755	1050	N \$0
3-br 2-ba	60	1	\$ 829	1195	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Brittany

Phone:

864-882-3557

? = information not given



COUNTRY RIDGE APARTMENTS
 100 Pine Manor Circle, Walhalla, SC 29691

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Duplex No. of Stories: 1 Financing: LIHTC/RD

Features:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 32 Units

Year Built: 1972

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with ? on Waiting List

Year Renovated: 1995

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
2-br 1-ba	32	0	\$ 465-608	750 est	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Phone: 864-882-2182

? = information not given

Note: All information was taken from the internet



CRESCENT POINTE APARTMENTS
 1500 S. Oak St., Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Walk-up No. of Stories: 3 Financing: Market

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input checked="" type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input checked="" type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 145 Units

Year Built: 2003

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with n/a on Waiting List

Year Renovated:

If Yes, How many on site?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	?	0	\$ 675-690	695	N \$0
2-br 2-ba	?	0	\$ 775-795	1015	N \$0
3-br 2-ba	?	0	\$ 845-875	1199	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Trinna

Phone:

864-882-4377

? = information not given



FAIRPLAY COMMONS APARTMENTS
401 South Fairplay St. Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Walkup No. of Stories: 2 Financing: Market/S8

Features:

- | | | | |
|---|--|---|--|
| <input type="checkbox"/> Patio/Balcony | <input checked="" type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input checked="" type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input checked="" type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	Yes	Gas
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	No	

Number of Units: 24 Units

Year Built: ?

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 84 % with 3 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
2-br 1-ba	24	4	\$ 525	950	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Tammy

Phone:

864-247-5906

? = information not given



GREENFIELD APARTMENTS
 1096 Fairfield Dr., Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Walk-up No. of Stories: 2 Financing: S8

Features:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input checked="" type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 52 Units

Occupancy Rate: 91 % with 6 on Waiting List

Year Built: ?

Year Renovated: ?

Section 8 Vouchers Accepted: YES NO

If Yes, How many on site? ?

Condition of Property and Street: Fair

Condition of Neighborhood: Fair

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	1	\$ 578	950	N \$0
2-br 1-ba	24	3	\$ 635	1250	N \$0
3-br 1.5-ba	12	1	\$ 747	1350	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Mary

Phone:

864-882-1330

? = information not given



HERITAGE HILLS APARTMENTS
 98 Heritage Hills Dr., Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: Market

Features:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Patio/Balcony | <input checked="" type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input checked="" type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input checked="" type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	No	

Number of Units: 208 Units

Year Built: 1995

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 99 % with n/a on Waiting List

Year Renovated:

If Yes, How many on site?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	?	2	\$ 570-585	450-750	N \$0
2-br 2-ba	?	1	\$ 625-710	1000	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:
Tim

Phone:
864-653-5506

? = information not given



HIGHLAND GLEN APARTMENTS
 800 Highland Glen Ct., Walhalla, SC 29691

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: LIHTC

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input checked="" type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input checked="" type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 64 Units

Year Built: 2003

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 96 % with 11 on Waiting List

Year Renovated:

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	2	\$ 415-425	730	N \$0
2-br 1-ba	32	1	\$ 513-641	935	N \$0
3-br 2-ba	16	0	\$ 600-625	1150	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:
 Would not give name
 Phone:
 864-638-3885

? = information not given



LAUREL ESTATES APARTMENTS
 120 Autumnwood Lane Walhalla, SC 29691

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 1 Financing: RD

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input checked="" type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 20 Units

Year Built: 1975

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 75 % with 6 on Waiting List

Year Renovated:

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	20	5	\$ 390-500	500	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:
Carmen

Phone:
864-638-8434

? = information not given
Elderly



SENECA GARDENS APARTMENTS
 819-14 Laing St. Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: LIHTC/S8

Features:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	No	

Number of Units: 76 Units

Year Built: 1970

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 3 on Waiting List

Year Renovated: 2007

If Yes, How many on site? 4

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	13	0	\$ 641	678	N \$0
2-br 2-ba	40	0	\$ 769	972	N \$0
3-br 2-ba	16	0	\$ 889	1012	N \$0
4-br 2-ba	7	0	\$ 995	1200	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:
Wenda

Phone:
864-882-1067

? = information not given



SENECA HEIGHTS APARTMENTS
 336 Maple Grove Rd. Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden/TH No. of Stories: 2 Financing: LIHTC

Features:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input checked="" type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input checked="" type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input checked="" type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input checked="" type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input checked="" type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	No	
Trash/Recycling	Yes	

Number of Units: 39 Units

Year Built: 2013

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 95 % with 7 on Waiting List

Year Renovated:

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
2-br 1-ba	4	0	\$ 390	1100	N \$0
3-br 2.5-ba TH	31	2	\$ 450-475	1250	N \$0
4-br 3-ba TH	4	0	\$ 500	1400	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Joan

Phone:

864-882-0080

? = information not given



SPRINGBROOK APARTMENTS
 115 Dalton Rd., Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: RD

Features:

- | | | | |
|---|--|---|---|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input checked="" type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input checked="" type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 44 Units

Year Built: 1988

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 98 % with 3 on Waiting List

Year Renovated: ?

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	16	1	\$ 462	576	N \$0
2-br 2-ba	28	0	\$ 489	864	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Jackie

Phone:

864-973-1328

? = information not given



WESTMINISTER EAST APARTMENTS
 100 Sunshine Circle, Westminster, SC 29693

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Flat/TH No. of Stories: 2 Financing: LIHTC/RD

Features:

- | | | | |
|---|--|---|--|
| <input checked="" type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input checked="" type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input checked="" type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 50 Units

Year Built: 1981

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 4 on Waiting List

Year Renovated: 1996

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	22	0	491	700	N \$0
2-br 1-ba	28	1	521	975	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:
Lisa

Phone:
864-647-6093

? = information not given



KEOWEE VILLAGE I APARTMENTS

50 Keowee Dr., Seneca, SC 29672

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: Garden No. of Stories: 2 Financing: Market

Features:

- | | | | |
|--|--|---|---|
| <input type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Blinds | <input checked="" type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input checked="" type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input checked="" type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input checked="" type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input checked="" type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input checked="" type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input checked="" type="checkbox"/> On Site Maint |
| <input checked="" type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input type="checkbox"/> W/D Connections | <input checked="" type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 80 Units

Year Built: 1978

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: 100 % with 3 on Waiting List

Year Renovated:

If Yes, How many on site? ?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	30	0	\$ 495-530	722	N \$0
2-br 1-ba	40	0	\$ 545-575	987	N \$0
3-br 1.5-ba	10	0	\$ 625-675	1067	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
- Occupancy generally fluctuates and vacancies are rented slowly
- No Response

Management Contact:
Debbie

Phone:
864-643-2762

? = information not given



FAIR OAKS VILLAGE APARTMENTS
 1200 Fair Oaks Circle, Seneca, SC 29678

Exterior Construction: Brick Wood Vinyl Stucco Type Structure: No. of Stories: Financing: RD

Features:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input type="checkbox"/> Carpet | <input type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input type="checkbox"/> W/D Connections | <input type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 64 Units

Year Built:

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: % with on Waiting List

Year Renovated:

If Yes, How many on site?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	24	0	RA	650	N \$0
2-br 1-ba	40	0	RA	850	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Would not give information

Phone:

864-882-8188

? = information not given



STANDPOINT VISTA APARTMENTS
 10 Manager's Ct., Walhalla, SC 29691

- Exterior Construction: Brick Wood Vinyl Stucco Type Structure: No. of Stories: Financing: S8 Features:
- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Patio/Balcony | <input type="checkbox"/> W/D in units | <input type="checkbox"/> Vaulted Ceilings | <input type="checkbox"/> Basketball Court |
| <input type="checkbox"/> Carpet | <input type="checkbox"/> Blinds | <input type="checkbox"/> Laundry Facility(ies) | <input type="checkbox"/> Fitness Center |
| <input type="checkbox"/> Vinyl | <input type="checkbox"/> Drapes | <input type="checkbox"/> Covered Parking | <input type="checkbox"/> Swimming pool |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Shades | <input type="checkbox"/> Garage | <input type="checkbox"/> Clubhouse |
| <input type="checkbox"/> Tile | <input type="checkbox"/> Ceiling Fans | <input type="checkbox"/> Extra Storage | <input type="checkbox"/> Meeting Rooms |
| <input type="checkbox"/> Central A/C | <input type="checkbox"/> Alarm | <input type="checkbox"/> Safety Bars | <input type="checkbox"/> Dining Rooms |
| <input type="checkbox"/> Stove | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Security | <input type="checkbox"/> Business Center |
| <input type="checkbox"/> Refrigerator | <input type="checkbox"/> View | <input type="checkbox"/> Gated Access | <input type="checkbox"/> Neighborhood Network |
| <input type="checkbox"/> Dishwasher | <input type="checkbox"/> Cable/Sat Provided | <input type="checkbox"/> Controlled Entrance | <input type="checkbox"/> On Site Mgmt |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Cable Wired | <input type="checkbox"/> Handicap ramps | <input type="checkbox"/> On Site Maint |
| <input type="checkbox"/> Disposal | <input type="checkbox"/> Internet Provided | <input type="checkbox"/> Playground | <input type="checkbox"/> Pets Allowed |
| <input type="checkbox"/> W/D Connections | <input type="checkbox"/> Internet Wired | <input type="checkbox"/> Tennis Court | |

Utilities:

Utilities	Included In Rent	Type: Gas/Electric/Propane
Heat	No	Electric
Cooking	No	Electric
Hot Water	No	Electric
Other Electric (Outlets & Lights)	No	Electric
Cold Water/Sewer	Yes	
Trash/Recycling	Yes	

Number of Units: 64 Units

Year Built:

Section 8 Vouchers Accepted: YES NO

Condition of Property and Street: Good

Occupancy Rate: % with on Waiting List

Year Renovated:

If Yes, How many on site?

Condition of Neighborhood: Good

Leasing Information:

Type of Unit	# of Units	# Vacant	Rent Amounts	Sq. Footage	Rent Concessions (Y/N) (Amount)
1-br 1-ba	24		\$ 558	600est	N \$0
2-br 2-ba	28		\$ 706	700est	N \$0
3-br 2-ba	12		\$ 880	800est	N \$0

Lease-up:

- Occupancy generally stays full, vacancies are rented quickly
 Occupancy generally fluctuates and vacancies are rented slowly
 No Response

Management Contact:

Got info off internet - could not get ahold of anyone

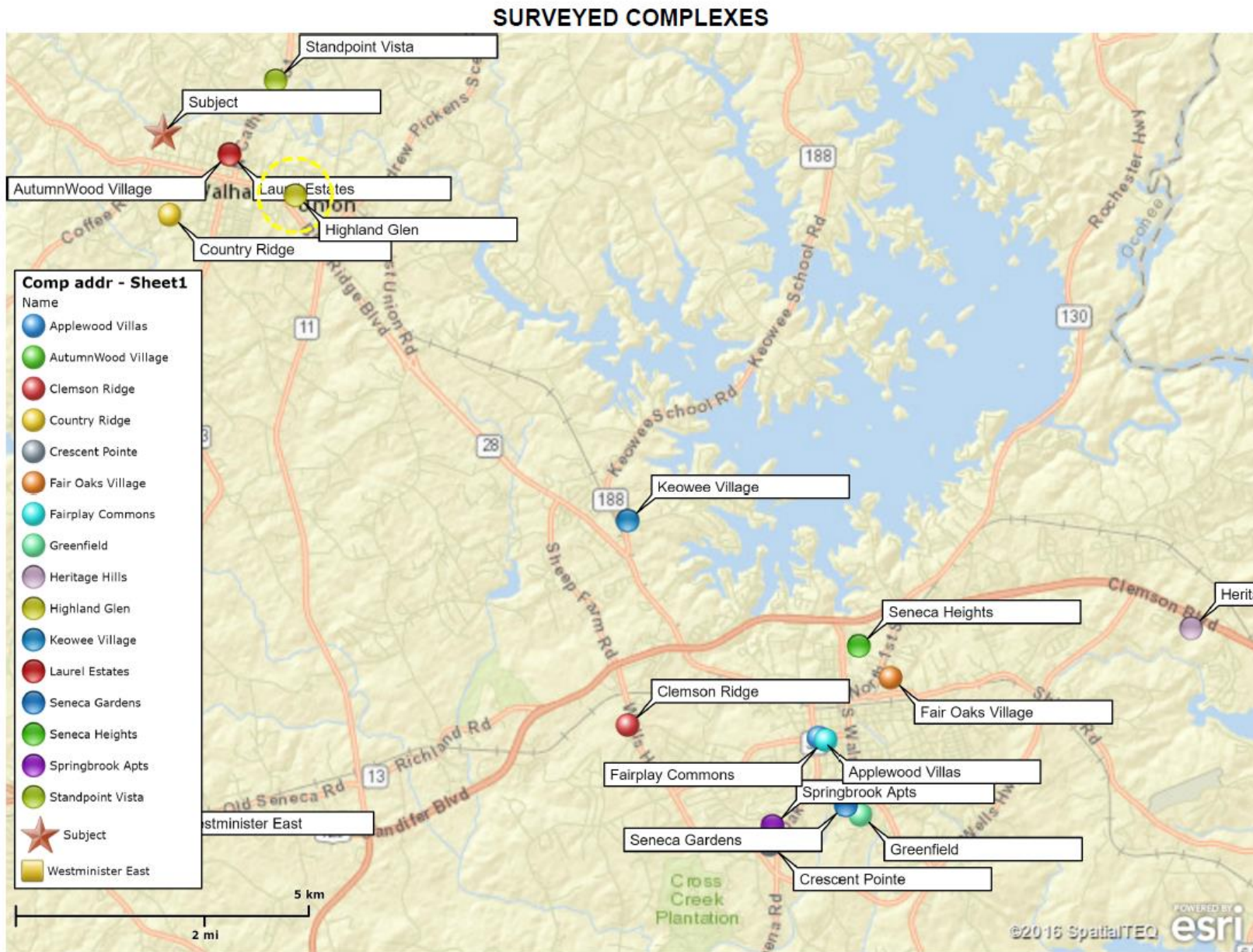
Phone:

864-638-7386

? = information not given



Map of Surveyed Complexes



H. INTERVIEWS

During the course of our field work we interviewed the complex representatives of the apartments surveyed. The information obtained from these interviews is shown on the individual complex survey sheets. All interviews with these project managers were conducted by phone February 13-18, 2016 and the persons interviewed and their phone numbers are listed on the sheets in Section G. The following are summaries of relevant interviews.

Tabitha, the manager of Applewood Villas (864-882-2182), stated that her occupancy is generally 100% and she could rent additional units if she had them.

Brittany, the manager of Clemson Ridge Apartments (864-882-3557), stated that she could rent additional units if she had them. Her vacancies are rented quickly.

Trinna, the manager of Crescent Point Apartments (864-882-4377), stated that she has no problems renting her move-outs and general stays with full occupancy.

Tammy, the manager of Fairplay Commons (864-247-5906), stated that her occupancy fluctuates and vacancies are rented slowly. She has only 2 bedroom one bath units.

Wenda, the manager of Seneca Gardens (864-882-1067), stated that her complex is LIHTC with Section 8 and stays full with a waiting list. She said she could rent many more units if available.

Joan, the manager of Seneca Heights Apartments (864-882-0080), stated that her occupancy is generally 100% and she has 7 on her waiting list.

James Ashton, Building/Zoning Official for the City of Walhalla (864-638-4343), stated that he did not know of many rental units in the city and was aware of the subject property but was not aware of rehabilitation in the planning stages. He stated that in the last several months there were no building permits issued or requested for rental housing or apartments. I asked if he thought that more affordable housing was needed. He was not knowledgeable about the need but recommended that I contact Powell Real Estate for information about the rental market.

Polly Smith of Powell Real Estate (864-638-5879) in Walhalla said that they have calls for affordable rental units daily. She really sees a demand for 3 bedroom units. At the time of the interview she had only one two-bedroom duplex available to rent.

I. RECOMMENDATION

We recommend that the proposed project be awarded an allocation of Low Income Housing Tax Credits based upon our review and analysis of current market conditions, economics, demographics, current occupancy of existing complexes and supply and demand estimates. The proposed design and amenities will enhance the relative marketability.

The site has no adverse conditions and is marketable. The complex will have an overall advantage of 30.14% over the market rate for the units. The standard calculated capture rate is 3.65%. The large unit capture rate is 2.83%.

We project the units will be absorbed fully within 120 days of completion. The newly renovated units will be more attractive to those seeking affordable housing.

The proposed project when completed will have no appreciable impact on the tax credit and other existing affordable housing in the area. It will have a positive impact on those that are seeking affordable housing in that they will have an additional choice and availability that prior to the completion they will not have. As with any new addition or newly rehabilitated units to a market, this complex may cause other properties to provide a better product and a higher level of customer service and appreciation.

DATA SOURCES

Nielsen Site Reports, Inc.
Census Bureau
Census American FactFinder
<http://www.novoco.com>
<http://lihtc.huduser.org>
SOCDS Building Permit Database
Apartment management contacts
U.S. Bureau of Economic Analysis
South Carolina Dept. of Labor
City of Seneca
City of Walhalla
Real Estate Center at Texas A&M University
BLS
HUD
NCHMA

APPENDICES

Chart of Surveyed Complexes

Name	Type	units	# vacant	OCC %	eff rent	eff sf	\$per.sf.	1br rent	1br sf	\$per.sf.	2br rent	2br sf	\$per.sf.	3br rent	3br sf	\$per.sf.	4br Rent	4br sf	\$per.sf.
Applewood	LIHTC	50	1	98.00%				358	644	\$ 0.56	499	828	\$ 0.60	570	1056	\$ 0.54			
Autumnwood	LIHTC	32	0	100.00%				521	500	\$ 1.04	0	0	\$ -	0	0	\$ -	0		
Country Ridge	LIHTC	32	0	100.00%				0	0	\$ -	608	750	\$ 0.81						
Highland Glen	LIHTC	64	3	95.31%				425	730	\$ 0.58	641	935	\$ 0.69	625	1150	\$ 0.54			
Seneca Gardens	LIHTC	76	0	100.00%	0	0	\$ -	641	678	\$ 0.95	769	972	\$ 0.79	889	1012	\$ 0.88	995	1200	\$ 0.83
Seneca Heights	LIHTC	39	2	94.87%							390	1100	\$ 0.35	475	1250	\$ 0.38	500	1400	\$ 0.36
Westminister East	LIHTC	50	0	100.00%				491	700	\$ 0.70	521	975	\$ 0.53	0	0	\$ -	0	0	\$ -
LIHTC Totals		343	6	98.25%															
Clemson Ridge	Market	120	1	99.17%				0	0	\$ -	755	1050	\$ 0.72	829	1195	\$ 0.69			
Crescent Point	Market	145	0	100.00%				690	695	\$ 0.99	795	1015	\$ 0.78	875	1199	\$ 0.73			
Fairplay Commons	S8	24	4	83.33%				0	0	\$ -	525	950	\$ 0.55	1229	1479	\$ 0.83			
Greenfield Apartments	S8	52	5	90.38%				578	950	\$ 0.61	635	1250	\$ 0.51	747	1350	\$ 0.55			
Heritage Hills	Market	208	3	98.56%				585	750	\$ 0.78	710	1000	\$ 0.71	0	0	\$ -			
Laurel Estates	RD	20	5	75.00%				500	500	\$ 1.00	0	0	\$ -						
Springbrook	S8	44	1	97.73%				462	576	\$ 0.80	489	864	\$ 0.57	0	0	\$ -			
Keowee Village I	Market	80	0	100.00%				530	722	\$ 0.73	575	987	\$ 0.58	675	1067	\$ 0.63			
Fair Oaks	RD	64	0	100.00%				0	0	\$ -	0	0	\$ -	0	0	\$ -			
Standpoint Vista	S8	64	0	100.00%				558	600	\$ 0.93	706	700	\$ 1.01	880	800	\$ 1.10			
Market Totals		408	4	99.02%															
Other Subsidized		268	15	94.40%															
Totals-All units		751	10	98.67%															
SUBJECT	S8	68	4	94.12%				325	670	\$ 0.49	450	830	\$ 0.54	500	960	\$ 0.52	759	1060	\$ 0.72

AMENITIES

Name	Type	patio	Central AC	Stove	ref	MW	DW	WD conn	Laundry	carpet	vinyl	blinds	storage	fireplace	disposal	pool	clubhouse
Applewood	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Autumnwood	LIHTC	X	X	X	X			X	X	X	X	X					
Country Ridge	LIHTC	X	X	X	X				X	X	X	X					
Highland Glen	LIHTC	X	X	X	X			X	X	X	X	X	X				X
Seneca Gardens	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Seneca Heights	LIHTC	X	X	X	X	X	X	X	X	X	X	X					X
Westminister East	LIHTC	X	X	X	X			X	X	X	X	X					
Clemson Ridge	Market	X	X	X	X		X	X		X	X	X				X	X
Crescent Point	Market	X	X	X	X			X	X	X	X	X				X	X
Fairplay Commons	S8		X	X	X			X		X	X	X	X				
Greenfield Apartments	S8		X	X	X			X	X	X	X	X					
Heritage Hills	Market	X	X	X	X	X	X	X		X	X	X	X			X	
Laurel Estates	RD	X	X	X	X				X	X	X	X					X
Springbrook	S8	X	X	X	X		X	X	X	X	X	X	X				
Keowee Village I	Market		X	X	X		X	X	X	X	X	X				X	
Fair Oaks	RD		X	X	X				X	X	X	X					
Standpoint Vista	S8		X	X	X				X	X							
SUBJECT	S8		X	X	X				X		X	X					X

Market Study Terminology



1400 16th Street, NW
 Suite #420
 Washington, DC 20036
 P: (202) 939-1750
 F: (202) 265-4435
www.housingonline.com

Market Study Terminology

Effective January 1, 2007, all affordable housing market studies performed by NCHMA members incorporate the member certification, market study index, the market study terminology and market study standards.

State Housing Finance Agencies and other industry members are welcome to incorporate the information below in their own standards. NCHMA only requests written notification of use.

I. Common Market Study Terms

The terms in this section are definitions agreed upon by NCHMA members. Market studies for affordable housing prepared by NCNCHMAHMA members should use these definitions in their studies except where other definitions are specifically identified.

Terminology	Definition
Absorption period	The period of time necessary for a newly constructed or renovated property to achieve the <i>stabilized level of occupancy</i> . The absorption period begins when the first certificate of occupancy is issued and ends when the last unit to reach the <i>stabilized level of occupancy</i> has a signed lease. Assumes a typical pre-marketing period, prior to the issuance of the certificate of occupancy, of about three to six months. The month that leasing is assumed to begin should accompany all absorption estimates.
Absorption rate	The average number of units rented each month during the <i>absorption period</i> .
Acceptable <i>rent burden</i>	The rent-to-income ratio used to qualify tenants for both income-restricted and non-income restricted units. The acceptable rent burden varies depending on the requirements of funding sources, government funding sources, target markets, and local conditions.
Achievable Rents	See <i>Market Rent, Achievable Restricted Rent</i> .
Affordable housing	Housing affordable to low or very low-income tenants.
Amenity	Tangible or intangible benefits offered to a tenant. Typical amenities include on-site recreational facilities, planned programs,

services and activities.

Annual demand	The total estimated demand present in the market in any one year for the type of units proposed.
Assisted housing	Housing where federal, state or other programs <i>subsidize</i> the monthly costs to the tenants.
Bias	A proclivity or preference, particularly one that inhibits or entirely prevents an impartial judgment.
Capture rate	The percentage of age, size, and income qualified renter households in the <i>primary market area</i> that the property must capture to fill the units. Funding agencies may require restrictions to the qualified households used in the calculation including age, income, living in substandard housing, mover-ship and other comparable factors. The <i>Capture Rate</i> 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 <i>primary market area</i> . See also: penetration rate.
Comparable property	A property that is representative of the rental housing choices of the subject's <i>primary market area</i> and that is similar in construction, size, amenities, location, and/or age. Comparable and <i>competitive</i> properties are generally used to derive market rent and to evaluate the subject's position in the market. See the NCHMA white paper <i>Selecting Comparable Properties</i>
Competitive property	A property that is comparable to the subject and that competes at nearly the same rent levels and tenant profile, such as age, family or income.
Comprehensive Market Study	NCHMA defines a comprehensive market study for the purposes of IRS Section 42 as a market study compliant with its Model Content Standards for Market Studies for Rental Housing. Additionally, use of the suggested wording in the NCHMA certification without limitations regarding the comprehensive nature of the study, shows compliance with the IRS Section 42 request for completion of a market study by a 'disinterested party.'
Concession	Discount given to a prospective tenant to induce the tenant to sign a lease. Concessions typically are in the form of reduced rent or free rent for a specific lease term, or for free amenities, which are normally charged separately (i.e. washer/dryer, parking).
Demand	The total number of households in a defined market area that would potentially move into the proposed new or renovated housing units. These households must be of the appropriate age, income, tenure and size for a specific proposed development. Components of

demand vary and can include household growth; turnover, those living in substandard conditions, rent over-burdened households, and demolished housing units. Demand is project specific.

Effective rents	Contract rent less concessions.
Household trends	Changes in the number of households for a particular area over a specific period of time, which is a function of new household formations (e.g. at marriage or separation), changes in average household size, and net <i>migration</i> .
Income band	The range of incomes of households that can afford to pay a specific rent but do not have below any applicable program-specific maximum income limits. The minimum household income typically is based on a defined <i>acceptable rent burden</i> percentage and the maximum typically is pre-defined by specific program requirements or by general market parameters.
Infrastructure	Services and facilities including roads, highways, water, sewerage, emergency services, parks and recreation, etc. Infrastructure includes both public and private facilities.
Market advantage	The difference, expressed as a percentage, between the estimated market rent for an apartment property without income restrictions and the lesser of (a) the owner's proposed rents or (b) the maximum rents permitted by the financing program for the same apartment property. $(\text{market rent} - \text{proposed rent}) / \text{market rent} * 100$
Market analysis	A study of real estate market conditions for a specific type of property.
Market area	See <i>primary market area</i> .
Market demand	The total number of households in a defined market area that would potentially move into any new or renovated housing units. Market demand is not project specific and refers to the universe of tenure appropriate households, independent of income. The components of market demand are similar to those used in determining project-specific demand. A common example of market demand used by HUD's MAP program, which is based on three years of renter household growth, loss of existing units due to demolition, and market conditions.
Market rent	The rent that an apartment, without rent or income restrictions or rent subsidies, would command in the <i>primary market area</i> considering its location, features and amenities. Market rent should be adjusted for <i>concessions</i> and owner paid utilities included in the rent. See the NCHMA publication <i>Calculating Market Rent</i> .

Market study	A comprehensive study of a specific proposal including a review of the housing market in a defined market area. Project specific market studies are often used by developers, syndicators, and government entities to determine the appropriateness of a proposed development, whereas market specific market studies are used to determine what housing needs, if any, exist within a specific geography. The minimal content of a market study is shown in the NCHMA publication <i>Model Content for Market Studies for Rental Housing</i> .
Marketability	The manner in which the subject fits into the market; the relative desirability of a property (for sale or lease) in comparison with similar or competing properties in the area.
Market vacancy rate, economic	Percentage of rent loss due to concessions, vacancies, and non-payment of rent on occupied units.
Market vacancy rate, physical	Average number of apartment units in any market which are unoccupied divided by the total number of apartment units in the same market, excluding units in properties which are in the lease-up stage.
Migration	The movement of households into or out of an area, especially a <i>primary market area</i> .
Mixed income property	An apartment property containing (1) both income restricted and unrestricted units or (2) units restricted at two or more income limits (i.e. low income tax credit property with income limits of 30%, 50% and 60%).
Mobility	The ease with which people move from one location to another.
Move-up demand	An estimate of how many consumers are able and willing to relocate to more expensive or desirable units. Examples: tenants who move from class-C properties to class-B properties, or tenants who move from older tax credit properties to newer tax credit properties-
Multi-family	Structures that contain more than two housing units.
Neighborhood	An area of a city or town with common demographic and economic features that distinguish it from adjoining areas.
Net rent (also referred to as contract rent or lease rent)	Gross rent less <i>tenant paid utilities</i> .
Penetration rate	The percentage of age and income qualified renter households in the <i>primary market area</i> that all existing and proposed properties, to be completed within six months of the subject, and which are competitively priced to the subject that must be captured to

achieve the *stabilized level of occupancy*. Funding agencies may require restrictions to the qualified Households used in the calculation including age, income, living in substandard housing, mover ship and other comparable factors.

units in all proposals / households in market * 100

See also: capture rate.

Pent-up demand	A market in which there is a scarcity of supply and vacancy rates are very low.
Population trends	Changes in population levels for a particular area over a specific period of time—which is a function of the level of births, deaths, and net <i>migration</i> .
Primary market area	A geographic area from which a property is expected to draw the majority of its residents. See the NCHMA publication <i>Determining Market Area</i> .
Programmatic rents	See <i>restricted rents</i> .
Project based rent assistance	Rental assistance from any source that is allocated to the property or a specific number of units in the property and is available to each income eligible tenant of the property or an assisted unit.
Redevelopment	The redesign or rehabilitation of existing properties.
Rent burden	Gross rent divided by adjusted monthly household income.
Rent burdened households	Households with <i>rent burden</i> above the level determined by the lender, investor, or public program to be an acceptable rent-to-income ratio.
Restricted rent	The rent charged under the restrictions of a specific housing program or subsidy.
Restricted rent, Achievable	The rents that the project can attain taking into account both market conditions and rent in the <i>primary market area</i> and income restrictions.
Saturation	The point at which there is no longer demand to support additional units. Saturation usually refers to a particular segment of a specific market.
Secondary market area	The portion of a market area that supplies additional support to an apartment property beyond that provided by the primary market area.
Special needs population	Specific market niche that is typically not catered to in a conventional apartment property. Examples of special needs populations include: substance abusers, visually impaired person or

	persons with mobility limitations.
Stabilized level of occupancy	The underwritten or actual number of occupied units that a property is expected to maintain after the initial rent-up period, expressed as a percentage of the total units.
Subsidy	Monthly income received by a tenant or by an owner on behalf of a tenant to pay the difference between the apartment's <i>contract rent</i> and the amount paid by the tenant toward rent.
Substandard conditions	Housing conditions that are conventionally considered unacceptable which may be defined in terms of lacking plumbing facilities, one or more major systems not functioning properly, or overcrowded conditions.
Target income band	The <i>income band</i> from which the subject property will draw tenants.
Target population	The market segment or segments a development will appeal or cater to. State agencies often use target population to refer to various income set asides, elderly v. family, etc.
Tenant paid utilities	The cost of utilities (not including cable, telephone, or internet) necessary for the habitation of a dwelling unit, which are paid by the tenant.
Turnover turnover period	1. An estimate of the number of housing units in a market area as a percentage of total housing units in the market area that will likely change occupants in any one year. See also: vacancy period. Housing units with new occupants / housing units * 100 2. The percent of occupants in a given apartment complex that move in one year.
Unmet housing need	New units required in the market area to accommodate household growth, homeless people, and households in substandard conditions.
Unrestricted rents	Rents that are not subject to <i>restriction</i> .
Unrestricted units	Units that are not subject to any income or rent restrictions.
Vacancy period	The amount of time that an apartment remains vacant and available for rent.
Vacancy rate-economic vacancy rate - physical	Maximum potential revenue less actual rent revenue divided by maximum potential rent revenue. The number of total habitable units that are vacant divided by the total number of units in the property.

II. Other Useful Terms

The terms in this section are not defined by NCHMA.

Terminology	Definition
Area Median Income (AMI)	100% of the gross median household income for a specific Metropolitan Statistical Area, county or non-metropolitan area established annually by HUD.
Attached housing	Two or more dwelling units connected with party walls (e.g. townhouses or flats).
Basic Rent	The minimum monthly rent that tenants who do not have rental assistance pay to lease units developed through the USDA-RD Section 515 Program, the HUD Section 236 Program and HUD Section 223(d)(3) Below Market Interest Rate Program. The Basic Rent is calculated as the amount of rent required to operate the property, maintain debt service on a subsidized mortgage with a below-market interest rate, and provide a return on equity to the developer in accordance with the regulatory documents governing the property.
Below Market Interest Rate Program (BMIR)	Program targeted to renters with income not exceeding 80% of area median income by limiting rents based on HUD's BMIR Program requirements and through the provision of an interest reduction contract to subsidize the market interest rate to a below-market rate. Interest rates are typically subsidized to effective rates of one percent or three percent.
Census Tract	A small, relatively permanent statistical subdivision delineated by a local committee of census data users for the purpose of presenting data. Census tract boundaries normally follow visible features, but may follow governmental unit boundaries and other non-visible features; they always nest within counties. They are designed to be relatively homogeneous units with respect to population characteristics, economic status, and living conditions at the time of establishment. Census tracts average about 4,000 inhabitants.
Central Business District (CBD)	The center of commercial activity within a town or city; usually the largest and oldest concentration of such activity.
Community Development Corporation (CDC)	Entrepreneurial institution combining public and private resources to aid in the development of socio-economically disadvantaged areas.
Condominium	A form of joint ownership and control of property in which specified volumes of space (for example, apartments) are owned individually while the common elements of the property (for example, outside walls) are owned jointly.

Contract Rent	1.The actual monthly rent payable by the tenant, including any rent subsidy paid on behalf of the tenant, to the owner, inclusive of all terms of the lease. (HUD & RD) 2. The monthly rent agreed to between a tenant and a landlord (Census).
Difficult Development Area (DDA)	An area designated by HUD as an area that has high construction, land, and utility costs relative to the Area Median Gross Income. A project located in a DDA and utilizing the Low Income Housing Tax Credit may qualify for up to 130% of eligible basis for the purpose of calculating the Tax Credit allocation.
Detached Housing	A freestanding dwelling unit, typically single-family, situated on its own lot.
Elderly or Senior Housing	Housing where (1) all the units in the property are restricted for occupancy by persons 62 years of age or older or (2) at least 80% of the units in each building are restricted for occupancy by Households where at least one Household member is 55 years of age or older and the housing is designed with amenities and facilities designed to meet the needs of senior citizens.
Extremely Low Income	Person or Household with income below 30% of Area Median Income adjusted for Household size.
Fair Market Rent (FMR)	The estimates established by HUD of the Gross Rents (Contract Rent plus Tenant Paid Utilities) needed to obtain modest rental units in acceptable condition in a specific county or metropolitan statistical area. HUD generally sets FMR so that 40% of the rental units have rents below the FMR. In rental markets with a shortage of lower priced rental units HUD may approve the use of Fair Market Rents that are as high as the 50th percentile of rents.
Garden Apartments	Apartments in low-rise buildings (typically two to four stories) that feature low density, ample open-space around buildings, and on-site parking.
Gross Rent	The monthly housing cost to a tenant which equals the Contract Rent provided for in the lease plus the estimated cost of all Tenant Paid Utilities.
High-rise	A residential building having more than ten stories.
Household	One or more people who occupy a housing unit as their usual place of residence.
Housing Unit	House, apartment, mobile home, or group of rooms used as a separate living quarters by a single household.
Housing Choice Voucher (Section 8)	Federal rent subsidy program under Section 8 of the U.S. Housing Act, which issues rent vouchers to eligible Households to use in the

Program)	housing of their choice. The voucher payment subsidizes the difference between the Gross Rent and the tenant's contribution of 30% of adjusted income, (or 10% of gross income, whichever is greater). In cases where 30% of the tenants' income is less than the utility allowance, the tenant will receive an assistance payment. In other cases, the tenant is responsible for paying his share of the rent each month.
Housing Finance Agency (HFA)	State or local agencies responsible for financing housing and administering Assisted Housing programs.
HUD Section 8 Program	Federal program that provides project based rental assistance. Under the program HUD contracts directly with the owner for the payment of the difference between the Contract Rent and a specified percentage of tenants' adjusted income.
HUD Section 202 Program	Federal Program, which provides direct capital assistance (i.e. grant) and operating or rental assistance to finance housing designed for occupancy by elderly households who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization. Units receive HUD project based rental assistance that enables tenants to occupy units at rents based on 30% of tenant income.
HUD Section 811 Program	Federal program, which provides direct capital assistance and operating or rental assistance to finance housing designed for occupancy by persons with disabilities who have income not exceeding 50% of Area Median Income. The program is limited to housing owned by 501(c)(3) nonprofit organizations or by limited partnerships where the sole general partner is a 501(c)(3) nonprofit organization.
HUD Section 236 Program	Federal program which provides interest reduction payments for loans which finance housing targeted to Households with income not exceeding 80% of area median income who pay rent equal to the greater of Basic Rent or 30 percent of their adjusted income. All rents are capped at a HUD approved market rent.
Income Limits	Maximum Household income by county or Metropolitan Statistical Area , adjusted for Household size and expressed as a percentage of the Area Median Income for the purpose of establishing an upper limit for eligibility for a specific housing program. Income Limits for federal, state and local rental housing programs typically are established at 30%, 50%, 60% or 80% of AMI. HUD publishes Income Limits each year for 30% median, Very Low Income (50%), and Low-Income (80%), for households with 1 through 8 people.
Low Income	Person or Household with gross Household income below 80% of Area Median Income adjusted for Household size.

Low Income Housing Tax Credit	A program to generate equity for investment in affordable rental housing authorized pursuant to Section 42 of the Internal Revenue Code, as amended. The program requires that a certain percentage of units built be restricted for occupancy to households earning 60% or less of Area Median Income, and that the rents on these units be restricted accordingly.
Low Rise Building	A building with one to three stories
Metropolitan Statistical Area (MSA)	A geographic entity defined by the federal Office of Management and Budget for use by federal statistical agencies, based on the concept of a core area with a large population nucleus, plus adjacent communities having a high degree of economic and social integration with that core. Qualification of an MSA requires the presence of a city with 50,000 or more inhabitants, or the presence of an Urbanized Area (UA) and a total population of at least 100,000 (75,000 in New England). The county or counties containing the largest city and surrounding densely settled territory are central counties of the MSA. Additional outlying counties qualify to be included in the MSA by meeting certain other criteria of metropolitan character, such as a specified minimum population density or percentage of the population that is urban.
Mid-rise	A building with four to ten stories.
Moderate Income	Person or Household with gross household income between 80 and 120 percent of area median income adjusted for Household size.
Public Housing or Low Income Conventional Public Housing	HUD program administered by local (or regional) Housing Authorities which serves Low- and Very-Low Income Households with rent based on the same formula used for HUD Section 8 assistance.
Qualified Census Tract (QCT)	Any census tract (or equivalent geographic area defined by the Bureau of the Census) in which at least 50% of Households have an income less than 60% of Area Median Income or where the poverty rate is at least 25%. A project located in a QCT and receiving Low Income Housing Tax Credits may qualify for up to 130% of the eligible basis for the purpose of calculating the Tax Credit allocation.
Rural Development (RD) Market Rent	A monthly rent that can be charged for an apartment under a specific USDA-RD housing program, that reflects the agency's estimate of the rent required to operate the property, maintain debt service on an un-subsidized mortgage and provide an adequate return to the property owner. This rent is the maximum rent that a tenant can pay at an RD Property.
Rural Development (RD) Program (Formerly the Farmers	Federal program which provides low interest loans to finance housing which serves low- and moderate-income persons in rural areas who pay 30 percent of their adjusted income on rent or the basic rent,

Home Administration Section 515 Rural Rental Housing Program)	whichever is the higher (but not exceeding the market rent). The Program may include property based rental assistance and interest reduction contracts to write down the interest on the loan to as low as one percent.
Single-Family Housing	A dwelling unit, either attached or detached, designed for use by one Household and with direct access to a street. It does not share heating facilities or other essential building facilities with any other dwelling.
State Data Center (SDC)	A state agency or university facility identified by the governor of each state to participate in the Census Bureau's cooperative network for the dissemination of the census data.
Tenant	One who rents real property from another.
Tenure	The distinction between owner-occupied and renter-occupied housing units.
Townhouse (or Row House)	Single-family attached residence separated from another by party walls, usually on a narrow lot offering small front and back-yards; also called a row house.
Very Low Income	Person or Household whose gross household income does not exceed 50% of Area Median Income adjusted for Household size.
Zoning	Classification and regulation of land by local governments according to use categories (zones); often also includes density designations.

Demographic Data



QT-H2

Tenure, Household Size, and Age of Householder: 2010

2010 Census Summary File 1

NOTE: For information on confidentiality protection, nonsampling error, and definitions, see <http://www.census.gov/prod/cen2010/doc/sf1.pdf>.**Geography: Oconee County, South Carolina**

Subject	Number	Percent
TENURE		
Occupied housing units	30,676	100.0
Owned with a mortgage or loan	12,633	41.2
Owned free and clear	10,409	33.9
Renter occupied	7,634	24.9
TENURE BY HOUSEHOLD SIZE		
Owner-occupied housing units	23,042	100.0
1-person household	5,324	23.1
2-person household	10,085	43.8
3-person household	3,419	14.8
4-person household	2,591	11.2
5-person household	1,068	4.6
6-person household	370	1.6
7-or-more-person household	185	0.8
Renter-occupied housing units	7,634	100.0
1-person household	2,728	35.7
2-person household	1,920	25.2
3-person household	1,277	16.7
4-person household	1,036	13.6
5-person household	413	5.4
6-person household	169	2.2
7-or-more-person household	91	1.2
TENURE BY AGE OF HOUSEHOLDER		
Owner-occupied housing units	23,042	100.0
15 to 24 years	290	1.3
25 to 34 years	1,804	7.8
35 to 44 years	3,248	14.1
45 to 54 years	4,533	19.7
55 to 64 years	5,267	22.9
65 years and over	7,900	34.3
65 to 74 years	4,634	20.1
75 to 84 years	2,628	11.4
85 years and over	638	2.8
Renter-occupied housing units	7,634	100.0
15 to 24 years	993	13.0
25 to 34 years	1,639	21.5
35 to 44 years	1,449	19.0
45 to 54 years	1,373	18.0
55 to 64 years	1,005	13.2
65 years and over	1,175	15.4
65 to 74 years	602	7.9

Subject	Number	Percent
75 to 84 years	373	4.9
85 years and over	200	2.6

X Not applicable.

Source: U.S. Census Bureau, 2010 Census.

Summary File 1, Tables H4, H16, and H17.



ARIZON NEW MEXICO

OKLAHOMA

ARKANSAS

TENNESSEE

NORTH CAROLINA

SOUTH CAROLINA

B19001

HOUSEHOLD INCOME IN THE PAST 12 MONTHS (IN 2010 INFLATION-ADJUSTED DOLLARS)

Universe: Households

2010 American Community Survey 1-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, for 2010, the 2010 Census provides the official counts of the population and housing units for the nation, states, counties, cities and towns.

	Oconee County, South Carolina	
	Estimate	Margin of Error
Total:	29,783	+/-1,965
Less than \$10,000	2,274	+/-728
\$10,000 to \$14,999	1,957	+/-692
\$15,000 to \$19,999	2,232	+/-805
\$20,000 to \$24,999	2,408	+/-700
\$25,000 to \$29,999	2,074	+/-797
\$30,000 to \$34,999	1,204	+/-569
\$35,000 to \$39,999	1,732	+/-567
\$40,000 to \$44,999	1,471	+/-518
\$45,000 to \$49,999	1,144	+/-620
\$50,000 to \$59,999	2,692	+/-743
\$60,000 to \$74,999	3,403	+/-879
\$75,000 to \$99,999	3,889	+/-1,073
\$100,000 to \$124,999	873	+/-407
\$125,000 to \$149,999	899	+/-410
\$150,000 to \$199,999	672	+/-386
\$200,000 or more	859	+/-399

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

While the 2010 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2010 American Community Survey

Explanation of Symbols:

1. An *** entry in the margin of error column indicates that either no sample observations or too few sample observations were

available to compute a standard error and thus the margin of error. A statistical test is not appropriate.

2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.

3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

8. An '(X)' means that the estimate is not applicable or not available.

Pop-Facts Demographics

Title Page

Data Version: 2015 Dec (Quick Market Insights)

Report Generation Method: Batch

Analysis Area: Walhalla I & II PMA (County)

Reporting Detail: As Selected

Append Area: None

Include Map: No

Include Charts: No

Report Sections:

Pop-Facts Summary

Pop-Facts Demographic Snapshot

Pop-Facts Census Demographic Overview

Pop-Facts Population Quick Facts

Pop-Facts Household Quick Facts

Pop-Facts Demographic Quick Facts

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Summary		
Population		
2020 Projection	77,892	
2015 Estimate	75,561	
2010 Census	74,273	
2000 Census	66,215	
Growth 2000 - 2010		12.17%
Growth 2010 - 2015		1.73%
Growth 2015 - 2020		3.08%
Households		
2020 Projection	32,284	
2015 Estimate	31,249	
2010 Census	30,676	
2000 Census	27,282	
Growth 2000 - 2010		12.44%
Growth 2010 - 2015		1.87%
Growth 2015 - 2020		3.31%
Family Households		
2020 Projection	22,233	
2015 Estimate	21,518	
2010 Census	21,118	
2000 Census	19,589	
Growth 2000 - 2010		7.81%
Growth 2010 - 2015		1.89%
Growth 2015 - 2020		3.32%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Demographic Snapshot		
2015 Est. Population by Single-Classification Race	75,561	
White Alone	65,700	86.95%
Black or African American Alone	5,800	7.68%
Amer. Indian and Alaska Native Alone	221	0.29%
Asian Alone	659	0.87%
Native Hawaiian and Other Pac. Isl. Alone	19	0.03%
Some Other Race Alone	1,850	2.45%
Two or More Races	1,312	1.74%
2015 Est. Population by Hispanic or Latino Origin		
2015 Est. Population by Hispanic or Latino Origin	75,561	
Not Hispanic or Latino	71,879	95.13%
Hispanic or Latino	3,682	4.87%
Mexican	2,787	75.69%
Puerto Rican	179	4.86%
Cuban	46	1.25%
All Other Hispanic or Latino	670	18.20%
2015 Est. Hisp. or Latino Pop by Single-Class. Race		
2015 Est. Hisp. or Latino Pop by Single-Class. Race	3,682	
White Alone	1,506	40.90%
Black or African American Alone	69	1.87%
American Indian and Alaska Native Alone	26	0.71%
Asian Alone	17	0.46%
Native Hawaiian and Other Pacific Islander Alone	2	0.05%
Some Other Race Alone	1,809	49.13%
Two or More Races	253	6.87%
2015 Est. Pop by Race, Asian Alone, by Category		
2015 Est. Pop by Race, Asian Alone, by Category	659	
Chinese, except Taiwanese	198	30.05%
Filipino	79	11.99%
Japanese	25	3.79%
Asian Indian	135	20.49%
Korean	25	3.79%
Vietnamese	7	1.06%
Cambodian	0	0.00%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	0	0.00%
All Other Asian Races Including 2+ Category	190	28.83%

2015 Est. Population by Ancestry	75,561	
Arab	0	0.00%
Czech	0	0.00%
Danish	43	0.06%
Dutch	279	0.37%
English	6,854	9.07%
French (except Basque)	956	1.27%
French Canadian	226	0.30%
German	7,431	9.83%
Greek	61	0.08%
Hungarian	20	0.03%
Irish	6,923	9.16%
Italian	1,396	1.85%
Lithuanian	0	0.00%
United States or American	9,758	12.91%
Norwegian	253	0.33%
Polish	473	0.63%
Portuguese	19	0.03%
Russian	88	0.12%
Scottish	1,399	1.85%
Scotch-Irish	1,314	1.74%
Slovak	264	0.35%
Subsaharan African	66	0.09%
Swedish	201	0.27%
Swiss	220	0.29%
Ukrainian	129	0.17%
Welsh	227	0.30%
West Indian (except Hisp. groups)	46	0.06%
Other ancestries	20,437	27.05%
Ancestry Unclassified	16,478	21.81%

2015 Est. Pop Age 5+ by Language Spoken At Home	71,479	
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Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Speak Only English at Home	67,989	95.12%
Speak Asian/Pac. Isl. Lang. at Home	297	0.42%
Speak IndoEuropean Language at Home	558	0.78%
Speak Spanish at Home	2,619	3.66%
Speak Other Language at Home	16	0.02%

2015 Est. Population by Sex	75,561	
Male	37,325	49.40%
Female	38,236	50.60%

2015 Est. Population by Age	75,561	
Age 0 - 4	4,082	5.40%
Age 5 - 9	4,217	5.58%
Age 10 - 14	4,389	5.81%
Age 15 - 17	2,688	3.56%
Age 18 - 20	2,540	3.36%
Age 21 - 24	3,674	4.86%
Age 25 - 34	8,265	10.94%
Age 35 - 44	8,291	10.97%
Age 45 - 54	9,698	12.83%
Age 55 - 64	11,348	15.02%
Age 65 - 74	10,135	13.41%
Age 75 - 84	4,724	6.25%
Age 85 and over	1,510	2.00%
Age 16 and over	61,992	82.04%
Age 18 and over	60,185	79.65%
Age 21 and over	57,645	76.29%
Age 65 and over	16,369	21.66%
2015 Est. Median Age	44.6	
2015 Est. Average Age	42.8	

2015 Est. Male Population by Age	37,325	
Age 0 - 4	2,099	5.62%
Age 5 - 9	2,153	5.77%
Age 10 - 14	2,260	6.05%
Age 15 - 17	1,389	3.72%
Age 18 - 20	1,338	3.58%
Age 21 - 24	1,935	5.18%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Age 25 - 34	4,251	11.39%
Age 35 - 44	4,142	11.10%
Age 45 - 54	4,788	12.83%
Age 55 - 64	5,416	14.51%
Age 65 - 74	4,875	13.06%
Age 75 - 84	2,178	5.84%
Age 85 and over	501	1.34%
2015 Est. Median Age, Male	42.8	
2015 Est. Average Age, Male	41.7	

2015 Est. Female Population by Age		38,236
Age 0 - 4	1,983	5.19%
Age 5 - 9	2,064	5.40%
Age 10 - 14	2,129	5.57%
Age 15 - 17	1,299	3.40%
Age 18 - 20	1,202	3.14%
Age 21 - 24	1,739	4.55%
Age 25 - 34	4,014	10.50%
Age 35 - 44	4,149	10.85%
Age 45 - 54	4,910	12.84%
Age 55 - 64	5,932	15.51%
Age 65 - 74	5,260	13.76%
Age 75 - 84	2,546	6.66%
Age 85 and over	1,009	2.64%
2015 Est. Median Age, Female	46.1	
2015 Est. Average Age, Female	43.9	

2015 Est. Pop Age 15+ by Marital Status		62,873
Total, Never Married	15,486	24.63%
Males, Never Married	8,446	13.43%
Females, Never Married	7,040	11.20%
Married, Spouse present	31,921	50.77%
Married, Spouse absent	3,110	4.95%
Widowed	4,618	7.34%
Males Widowed	1,044	1.66%
Females Widowed	3,574	5.68%
Divorced	7,738	12.31%
Males Divorced	3,568	5.67%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Females Divorced	4,170	6.63%

2015 Est. Pop Age 25+ by Edu. Attainment	53,971	
Less than 9th grade	3,392	6.28%
Some High School, no diploma	6,501	12.05%
High School Graduate (or GED)	17,461	32.35%
Some College, no degree	10,311	19.10%
Associate Degree	4,851	8.99%
Bachelor's Degree	6,814	12.63%
Master's Degree	3,312	6.14%
Professional School Degree	481	0.89%
Doctorate Degree	848	1.57%

2015 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.	1,805	
No High School Diploma	667	36.95%
High School Graduate	493	27.31%
Some College or Associate's Degree	386	21.39%
Bachelor's Degree or Higher	259	14.35%

2015 Est. Households by Household Type	31,249	
Family Households	21,518	68.86%
Nonfamily Households	9,731	31.14%

2015 Est. Group Quarters Population	792	
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2015 HHs by Ethnicity, Hispanic/Latino	942	
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2015 Est. Households by HH Income	31,249	
Income < \$15,000	4,482	14.34%
Income \$15,000 - \$24,999	5,226	16.72%
Income \$25,000 - \$34,999	4,121	13.19%
Income \$35,000 - \$49,999	4,249	13.60%
Income \$50,000 - \$74,999	5,627	18.01%
Income \$75,000 - \$99,999	3,283	10.51%
Income \$100,000 - \$124,999	1,690	5.41%
Income \$125,000 - \$149,999	1,008	3.23%
Income \$150,000 - \$199,999	863	2.76%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Income \$200,000 - \$249,999	301	0.96%
Income \$250,000 - \$499,999	317	1.01%
Income \$500,000+	82	0.26%
2015 Est. Average Household Income	\$56,854	
2015 Est. Median Household Income	\$41,339	

2015 Median HH Inc. by Single-Class. Race or Eth.		
White Alone	\$42,682	
Black or African American Alone	\$28,910	
American Indian and Alaska Native Alone	\$14,999	
Asian Alone	\$36,622	
Native Hawaiian and Other Pacific Islander Alone	\$54,167	
Some Other Race Alone	\$48,553	
Two or More Races	\$35,000	
Hispanic or Latino	\$43,871	
Not Hispanic or Latino	\$41,161	

2015 Est. Family HH Type by Presence of Own Child.		
	21,518	
Married-Couple Family, own children	5,252	24.41%
Married-Couple Family, no own children	11,612	53.96%
Male Householder, own children	561	2.61%
Male Householder, no own children	645	3.00%
Female Householder, own children	1,775	8.25%
Female Householder, no own children	1,673	7.77%

2015 Est. Households by Household Size		
	31,249	
1-person	8,293	26.54%
2-person	12,053	38.57%
3-person	4,947	15.83%
4-person	3,624	11.60%
5-person	1,500	4.80%
6-person	556	1.78%
7-or-more-person	276	0.88%
2015 Est. Average Household Size	2.39	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
2015 Est. Households by Presence of People Under 18	31,249	
Households with 1 or More People under Age 18:	8,755	28.02%
Married-Couple Family	5,829	66.58%
Other Family, Male Householder	673	7.69%
Other Family, Female Householder	2,162	24.69%
Nonfamily, Male Householder	71	0.81%
Nonfamily, Female Householder	20	0.23%
Households with No People under Age 18:	22,494	71.98%
Married-Couple Family	11,037	49.07%
Other Family, Male Householder	534	2.37%
Other Family, Female Householder	1,290	5.73%
Nonfamily, Male Householder	4,724	21.00%
Nonfamily, Female Householder	4,909	21.82%
2015 Est. Households by Number of Vehicles	31,249	
No Vehicles	1,803	5.77%
1 Vehicle	9,203	29.45%
2 Vehicles	13,201	42.24%
3 Vehicles	4,736	15.16%
4 Vehicles	1,737	5.56%
5 or more Vehicles	569	1.82%
2015 Est. Average Number of Vehicles	1.9	
2015 Est. Families by Poverty Status	21,518	
2015 Families at or Above Poverty	18,707	86.94%
2015 Families at or Above Poverty with Children	6,717	31.22%
2015 Families Below Poverty	2,811	13.06%
2015 Families Below Poverty with Children	2,068	9.61%
2015 Est. Pop Age 16+ by Employment Status	61,992	
In Armed Forces	150	0.24%
Civilian - Employed	27,704	44.69%
Civilian - Unemployed	4,481	7.23%
Not in Labor Force	29,657	47.84%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
2015 Est. Civ. Employed Pop 16+ by Class of Worker	29,373	
For-Profit Private Workers	19,156	65.22%
Non-Profit Private Workers	2,002	6.82%
Local Government Workers	2,753	9.37%
State Government Workers	2,087	7.11%
Federal Government Workers	247	0.84%
Self-Employed Workers	3,045	10.37%
Unpaid Family Workers	83	0.28%

2015 Est. Civ. Employed Pop 16+ by Occupation	29,373	
Architect/Engineer	499	1.70%
Arts/Entertainment/Sports	334	1.14%
Building Grounds Maintenance	1,684	5.73%
Business/Financial Operations	815	2.77%
Community/Social Services	337	1.15%
Computer/Mathematical	406	1.38%
Construction/Extraction	1,990	6.77%
Education/Training/Library	2,131	7.25%
Farming/Fishing/Forestry	175	0.60%
Food Prep/Serving	1,599	5.44%
Health Practitioner/Technician	1,826	6.22%
Healthcare Support	449	1.53%
Maintenance Repair	1,057	3.60%
Legal	174	0.59%
Life/Physical/Social Science	342	1.16%
Management	3,067	10.44%
Office/Admin. Support	3,215	10.95%
Production	3,397	11.57%
Protective Services	696	2.37%
Sales/Related	2,876	9.79%
Personal Care/Service	927	3.16%
Transportation/Moving	1,377	4.69%

2015 Est. Pop 16+ by Occupation Classification	29,373	
Blue Collar	7,821	26.63%
White Collar	16,022	54.55%
Service and Farm	5,530	18.83%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%

2015 Est. Workers Age 16+ by Transp. to Work	28,763	
Drove Alone	23,765	82.62%
Car Pooled	3,115	10.83%
Public Transportation	136	0.47%
Walked	407	1.42%
Bicycle	0	0.00%
Other Means	329	1.14%
Worked at Home	1,011	3.51%

2015 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	8,587	
15 - 29 Minutes	10,955	
30 - 44 Minutes	4,179	
45 - 59 Minutes	1,902	
60 or more Minutes	2,060	
2015 Est. Avg Travel Time to Work in Minutes	26.00	

2015 Est. Occupied Housing Units by Tenure	31,249	
Owner Occupied	23,527	75.29%
Renter Occupied	7,722	24.71%

2015 Owner Occ. HUs: Avg. Length of Residence	17.2	
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2015 Renter Occ. HUs: Avg. Length of Residence	8.1	
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2015 Est. Owner-Occupied Housing Units by Value	23,527	
Value Less than \$20,000	1,794	7.63%
Value \$20,000 - \$39,999	1,562	6.64%
Value \$40,000 - \$59,999	1,571	6.68%
Value \$60,000 - \$79,999	1,696	7.21%
Value \$80,000 - \$99,999	1,583	6.73%
Value \$100,000 - \$149,999	4,077	17.33%
Value \$150,000 - \$199,999	3,574	15.19%
Value \$200,000 - \$299,999	2,822	11.99%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Value \$300,000 - \$399,999	1,874	7.97%
Value \$400,000 - \$499,999	955	4.06%
Value \$500,000 - \$749,999	1,202	5.11%
Value \$750,000 - \$999,999	463	1.97%
Value \$1,000,000 or more	354	1.50%
2015 Est. Median All Owner-Occupied Housing Value	\$143,629	

2015 Est. Housing Units by Units in Structure	39,509	
1 Unit Attached	353	0.89%
1 Unit Detached	26,796	67.82%
2 Units	462	1.17%
3 or 4 Units	797	2.02%
5 to 19 Units	1,908	4.83%
20 to 49 Units	264	0.67%
50 or More Units	101	0.26%
Mobile Home or Trailer	8,692	22.00%
Boat, RV, Van, etc.	136	0.34%

2015 Est. Housing Units by Year Structure Built	39,509	
Housing Units Built 2010 or later	962	2.43%
Housing Units Built 2000 to 2009	7,788	19.71%
Housing Units Built 1990 to 1999	8,879	22.47%
Housing Units Built 1980 to 1989	6,643	16.81%
Housing Units Built 1970 to 1979	6,008	15.21%
Housing Units Built 1960 to 1969	3,408	8.63%
Housing Units Built 1950 to 1959	2,439	6.17%
Housing Units Built 1940 to 1949	1,361	3.44%
Housing Unit Built 1939 or Earlier	2,021	5.12%
2015 Est. Median Year Structure Built	1987	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Census Demographic Overview		
2010 Pop by Single Race Classification	74,273	
White Alone	65,177	87.75%
Black or African American Alone	5,613	7.56%
American Indian and Alaska Native Alone	176	0.24%
Asian Alone	436	0.59%
Native Hawaiian and Other Pacific Islander Alone	10	0.01%
Some Other Race Alone	1,686	2.27%
Two or More Races	1,175	1.58%
2010 Population by Ethnicity	74,273	
Hispanic or Latino	3,349	95.49%
Not Hispanic or Latino	70,924	4.51%
2010 Hispanic or Latino Pop by Single-Class. Race	3,349	
White Alone	1,370	40.91%
Black or African American Alone	63	1.88%
American Indian and Alaska Native Alone	24	0.72%
Asian Alone	15	0.45%
Native Hawaiian and Other Pacific Islander Alone	2	0.06%
Some Other Race Alone	1,645	49.12%
Two or More Races	230	6.87%
2010 Population by Sex	74,273	
Male	36,682	49.39%
Female	37,591	50.61%
Male/Female Ratio	0.98	
2010 Population by Age	74,273	
Age 0 - 4	4,168	5.61%
Age 5 - 9	4,240	5.71%
Age 10 - 14	4,498	6.06%
Age 15 - 17	2,801	3.77%
Age 18 - 20	2,935	3.95%
Age 21 - 24	3,290	4.43%
Age 25 - 34	7,729	10.41%
Age 35 - 44	8,956	12.06%
Age 45 - 54	10,635	14.32%
Age 55 - 64	10,915	14.70%
Age 65 - 74	8,447	11.37%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Age 75 - 84	4,364	5.88%
Age 85 and over	1,295	1.74%
Age 16 and over	60,471	81.42%
Age 18 and over	58,566	78.85%
Age 21 and over	55,631	74.90%
Age 65 and over	14,106	18.99%
2010 Median Age	43.3	
2010 Male Population by Age	36,682	
Age 0 - 4	2,161	5.89%
Age 5 - 9	2,142	5.84%
Age 10 - 14	2,329	6.35%
Age 15 - 17	1,471	4.01%
Age 18 - 20	1,598	4.36%
Age 21 - 24	1,737	4.74%
Age 25 - 34	3,871	10.55%
Age 35 - 44	4,481	12.22%
Age 45 - 54	5,166	14.08%
Age 55 - 64	5,251	14.31%
Age 65 - 74	4,075	11.11%
Age 75 - 84	2,002	5.46%
Age 85 and over	398	1.09%
2010 Median Age, Male	41.8	
2010 Female Population by Age	37,591	
Age 0 - 4	2,007	5.34%
Age 5 - 9	2,098	5.58%
Age 10 - 14	2,169	5.77%
Age 15 - 17	1,330	3.54%
Age 18 - 20	1,337	3.56%
Age 21 - 24	1,553	4.13%
Age 25 - 34	3,858	10.26%
Age 35 - 44	4,475	11.90%
Age 45 - 54	5,469	14.55%
Age 55 - 64	5,664	15.07%
Age 65 - 74	4,372	11.63%
Age 75 - 84	2,362	6.28%
Age 85 and over	897	2.39%
2010 Median Age, Female	44.9	
2010 Households by Household Type	30,676	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Family Households	21,118	68.84%
Nonfamily Households	9,558	31.16%
2010 Group Quarters Population	795	
2010 Hispanic or Latino Households	844	
2010 Households by Household Size	30,676	
1-person	8,052	26.25%
2-person	12,005	39.13%
3-person	4,696	15.31%
4-person	3,627	11.82%
5-person	1,481	4.83%
6-person	539	1.76%
7-or-more-person	276	0.90%
2010 Households by Type by Presence of Children	30,676	
2010 Fam HHs, Own Kids, Married Couple Fam	5,175	16.87%
2010 Fam HHs, Own Kids, Other Fam HH, Male HHldr	558	1.82%
2010 Fam HHs, Own Kids, Other Fam HH, Female HHldr	1,766	5.76%
2010 Fam HHs, No Own Kids, Married Couple Fam	11,330	36.93%
2010 Fam HHs, No Own Kids, Other Fam HH, Male HHldr	633	2.06%
2010 Fam HHs, No Own Kids, Other Fam HH, Female HHldr	1,656	5.40%
2010 NonFam HHs	9,558	31.16%
2010 Households by Presence of People Under Age 18	30,676	
HHs with 1 or More People Under Age 18:	8,653	28.21%
Married-Couple Family	5,749	66.44%
Other Family, Male Householder	666	7.70%
Other Family, Female Householder	2,147	24.81%
Nonfamily, Male Householder	72	0.83%
Nonfamily, Female Householder	19	0.22%
Households with No People Under Age 18:	22,023	71.79%
Married-Couple Family	10,756	48.84%
Other Family, Male Householder	525	2.38%
Other Family, Female Householder	1,275	5.79%
Nonfamily, Male Householder	4,632	21.03%
Nonfamily, Female Householder	4,835	21.03%
2010 Occupied Housing Units by Tenure	30,676	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Owner Occupied	23,042	75.11%
Renter Occupied	7,634	24.89%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Population Quick Facts		
2015 Est. Population by Age	75,561	
Age 0 - 4	4,082	5.40%
Age 5 - 9	4,217	5.58%
Age 10 - 14	4,389	5.81%
Age 15 - 17	2,688	3.56%
Age 18 - 20	2,540	3.36%
Age 21 - 24	3,674	4.86%
Age 25 - 34	8,265	10.94%
Age 35 - 44	8,291	10.97%
Age 45 - 54	9,698	12.83%
Age 55 - 64	11,348	15.02%
Age 65 - 74	10,135	13.41%
Age 75 - 84	4,724	6.25%
Age 85 and over	1,510	2.00%
Age 16 and over	61,992	82.04%
Age 18 and over	60,185	79.65%
Age 21 and over	57,645	76.29%
Age 65 and over	16,369	21.66%
2015 Est. Median Age	44.6	
2015 Est. Average Age	42.8	
2015 Est. Population by Single-Classification Race		
2015 Est. Population by Single-Classification Race	75,561	
White Alone	65,700	86.95%
Black or African American Alone	5,800	7.68%
American Indian and Alaska Native Alone	221	0.29%
Asian Alone	659	0.87%
Native Hawaiian and Other Pacific Islander Alone	19	0.03%
Some Other Race Alone	1,850	2.45%
Two or More Races	1,312	1.74%
2015 Est. Population by Ethnicity (Hispanic or Latino)		
2015 Est. Population by Ethnicity (Hispanic or Latino)	75,561	
Hispanic or Latino	3,682	4.87%
Not Hispanic or Latino	71,879	95.13%
2015 Est. Population by Sex		
2015 Est. Population by Sex	75,561	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Male	37,325	49.40%
Female	38,236	50.60%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Household Quick Facts		
2015 Est. Households by Household Income	31,249	
Income < \$15,000	4,482	14.34%
Income \$15,000 - \$24,999	5,226	16.72%
Income \$25,000 - \$34,999	4,121	13.19%
Income \$35,000 - \$49,999	4,249	13.60%
Income \$50,000 - \$74,999	5,627	18.01%
Income \$75,000 - \$99,999	3,283	10.51%
Income \$100,000 - \$124,999	1,690	5.41%
Income \$125,000 - \$149,999	1,008	3.23%
Income \$150,000 - \$199,999	863	2.76%
Income \$200,000 - \$249,999	301	0.96%
Income \$250,000 - \$499,999	317	1.01%
Income \$500,000+	82	0.26%
2015 Est. Average Household Income	\$56,854	
2015 Est. Median Household Income	\$41,339	

2015 Median HH Inc. by Single-Classification Race		
White Alone	\$42,682	
Black or African American Alone	\$28,910	
American Indian and Alaska Native Alone	\$14,999	
Asian Alone	\$36,622	
Native Hawaiian and Other Pacific Islander Alone	\$54,167	
Some Other Race Alone	\$48,553	
Two or More Races	\$35,000	
Hispanic or Latino	\$43,871	
Not Hispanic or Latino	\$41,161	

2015 Est. Households by Household Type	31,249	
Family Households	21,518	68.86%
Nonfamily Households	9,731	31.14%
2015 Est. Group Quarters Population	792	

2015 Est. Households by Household Size	31,249	
1-person	8,293	26.54%
2-person	12,053	38.57%
3-person	4,947	15.83%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
4-person	3,624	11.60%
5-person	1,500	4.80%
6-person	556	1.78%
7-or-more-person	276	0.88%
2015 Est. Average Household Size	2.39	

2015 Est. HHs by Type by Presence of Own Children	Total	%
2015 Est. HHs by Type by Presence of Own Children	21,518	
Married-Couple Family, own children	5,252	24.41%
Married-Couple Family, no own children	11,612	53.96%
Male Householder, own children	561	2.61%
Male Householder, no own children	645	3.00%
Female Householder, own children	1,775	8.25%
Female Householder, no own children	1,673	7.77%

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
Pop-Facts Demographic Quick Facts		
2015 Est. Population by Single-Classification Race	75,561	
White Alone	65,700	86.95%
Black or African American Alone	5,800	7.68%
American Indian and Alaska Native Alone	221	0.29%
Asian Alone	659	0.87%
Native Hawaiian and Other Pacific Islander Alone	19	0.03%
Some Other Race Alone	1,850	2.45%
Two or More Races	1,312	1.74%
2015 Est. Population by Ethnicity (Hispanic or Latino)		
Hispanic or Latino	3,682	4.87%
Not Hispanic or Latino	71,879	95.13%
2015 Occupied Housing Units by Tenure		
Owner-Occupied	23,527	75.29%
Renter-Occupied	7,722	24.71%
2015 Average Household Size		
	2.39	
2015 Est. Households by Household Income		
Income < \$15,000	4,482	14.34%
Income \$15,000 - \$24,999	5,226	16.72%
Income \$25,000 - \$34,999	4,121	13.19%
Income \$35,000 - \$49,999	4,249	13.60%
Income \$50,000 - \$74,999	5,627	18.01%
Income \$75,000 - \$99,999	3,283	10.51%
Income \$100,000 - \$124,999	1,690	5.41%
Income \$125,000 - \$149,999	1,008	3.23%
Income \$150,000 - \$199,999	863	2.76%
Income \$200,000 - \$249,999	301	0.96%
Income \$250,000 - \$499,999	317	1.01%
Income \$500,000+	82	0.26%
2015 Est. Average Household Income	\$56,854	
2015 Est. Median Household Income	\$41,339	

Pop-Facts Demographics

Description	Walhalla I & II PMA (County)	
	Total	%
2015 Median HH Inc. by Single-Classification Race		
White Alone	\$42,682	
Black or African American Alone	\$28,910	
American Indian and Alaska Native Alone	\$14,999	
Asian Alone	\$36,622	
Native Hawaiian and Other Pacific Islander Alone	\$54,167	
Some Other Race Alone	\$48,553	
Two or More Races	\$35,000	
Hispanic or Latino	\$43,871	
Not Hispanic or Latino	\$41,161	

Scope of Rehab

February 22, 2016

New Walhalla Gardens Apartments

100 Walhalla Gardens Circle #25

Walhalla, SC 29691

Scope of Work Narrative

For issue as an

Application Submission Scope of Work Narrative



PROJECT DESCRIPTION:

**New Walhalla Gardens Apartments
Renovations and Improvements
100 Walhalla Gardens Circle #25
Walhalla, SC 29691**

PROJECT TEAM

Developer:

**Steele Properties, LLC
6875 E. Evans Avenue
Denver, CO 80224**

Owner:

**Steele Walhalla, LLC, A South Carolina LLC
6875 E. Evans Avenue
Denver, CO 80224**

Architect:

**Benton Design Group
457 Dames Park Drive
O'Fallon, MO 63366**

General Contractor

To Be Determined

DIVISION 01 – General Requirements

A. Summary of Work

The following scope of work includes the renovation of the New Walhalla Gardens Apartments located in Walhalla, South Carolina. The apartment complexes consist of sixty-eight (68) units in seven (7) buildings on one (1) site.

There are sixty-eight (68) apartments onsite, consisting of:

- Sixteen (16) 1-bedroom units
- Thirty-two (32) 2-bedroom units
- Sixteen (16) 3-bedroom units
- Four (4) 4-bedroom units

There will be four (4) accessible units (One (1) 1-bedroom, One (1) 2-bedroom, One (1) 3-bedroom and One (1) 4-bedroom unit) and two (2) hearing/ visually impaired units following the renovation.

B. Leasable Unit Areas

Leasable residential unit areas are calculated by taking dimensions from the corridor face of any unit perimeter partition, from the center line of any demising partition, from the inside face of any exterior wall, and from the center line of windows where the windows make up more than 50% of the entire linear footage of the exterior walls. It should be noted that all area calculations should be field verified during construction to ascertain true, "built" areas prior to marketing residential units for lease.

a. Drawings and Specifications

The attached Benton Design Group documents shall serve as the proposed construction documents along with this scope of work outline and specification for this phase of the project.

b. Pricing / Scheduling Parameters

Contractor shall assume a construction start of October 1, 2016, with an anticipated completion of July 1, 2017.

Construction pricing package shall be presented in clear, concise format illustrating line-by-line costs (following the standard CSI Master Spec categories), with attached clarifications as necessary.

Mechanical, Electrical, and Plumbing Design shall be provided through design-build subcontractors and adhere to the design direction established herein.

Site surveys, soil investigations, and environmental assessments are to be provided by the Owner. Environmental reports are to be issued by the Owner to the Contractor prior to the start of work.

Contractor shall adhere to all South Carolina Housing Finance Agency requirements, including the 2015 and 2016 South Carolina Housing Qualified Allocation Plan.

Contractor shall include the cost of all utilities related permits, building permits, and other trade permits in construction cost. Contractor is not to include certain fees assessed or imposed by government agencies or utility companies including:

- Right of way or grading easements
- Use fees, connection or review fees
- Escrows
- As-built deposits
- Utility company impact fees
- Local water and sewer agency fees (other than normal tap fees)

Costs associated with undocumented or off-site utilities shall be excluded.

Contractor shall assume that all existing utilities are available and are of adequate size, pressure, capacity, and depth to serve this project and that any necessary easements or agreements are in place to allow for the necessary connections.

Construction warranty shall be provided for a period of one year from the date of substantial completion.

The project shall comply with select design parameters of the programs as indicated by the commitments indicated in the application submittal, in coordination with the Final South Carolina 2015 and 2016 Qualified Allocation Plan, dated 01/12/2015.

c. Applicable Building Codes

2009 International Energy Conservation Code
2012 International Building Code with SC modifications
2012 International Residential Code with SC modifications
2012 International Fire Code with SC modifications
2012 International Plumbing Code
2012 International Mechanical Code
2012 International Fuel Gas Code with SC modifications
2011 National Electrical Code

d. Prevailing Wage

The project shall comply with the applicable Davis-Bacon Labor Standards and prevailing wage requirements, as illustrated in the January 2012 "Contractor's Guide to Prevailing Wage Requirements for Federally-Assisted Construction Projects" as issued by the U.S. Department of Housing and Urban Development.

Each contractor that is awarded a contractor on or after October 1, 2002 for (1) the construction of a state highway or bridge that falls under the provisions of section 31-54 of the general statutes, or (2) the construction, remodeling, refinishing, refurbishing, rehabilitation, alteration or repair of any public works project that falls under the provisions of section 31-53 of the general statutes shall contact the Labor Commissioner on or before July first of each year, for the duration of such contract, to ascertain the prevailing rate of wages on an hourly basis and the amount of payment or contributions paid or payable on behalf of each mechanic, laborer or worked employed upon the work contracted to be done, and shall make any necessary adjustments to such prevailing rates of wages and such payment or contributions paid or payable on behalf of each such employee, effective each July first.

-The prevailing wage rates applicable to any contract or subcontract awarded on or after October 1, 2002 are subject to annual adjustments each July 1st for the duration of any project which was originally advertised for bid on or after October 1, 2002.

-Each contractor affected by the above requirement shall pay the annual adjusted prevailing wage rate that is in effect each July 1st, as posted by the Department of Labor.

-It is the **contractor's** responsibility to obtain the annual adjusted prevailing wage rate increases directly from the Department of Labor's Web Site. The annual adjustments will be posted on the Department of Labor Web Page:

DIVISION 02 – Existing Conditions

A. Excavation

Applicable excavation to provide accessible path and construction of new playground, covered pavilion and community building per the construction drawings.

B. Demolition

Contractor shall adhere to the demolition drawings and structural repair / reinforcement drawings to ascertain full scope of demolition. The following demolition tasks shall be included (but not limited to) within the scope of work:

a. Exterior Site Demolition:

- Provide applicable demolition and excavation for the construction of a new playground area per the construction drawings.
- Provide applicable demolition and excavation for the construction of a new community building per the construction drawings.
- Provide applicable demolition and excavation for the construction of new dumpster enclosures and recycling containers per the construction drawings.
- Provide applicable demolition and excavation for the construction of new covered pavilion per the construction drawings.
- Provide applicable demolition and excavation for the installation of required paving to provide ANSI-compliant parking and accessible path, per the construction drawings.
- Provide applicable demolition of the existing property entry sign, and prep for the installation of a new sign.

b. Exterior Apartment Building Demolition:

- Remove existing roofing shingles; prep for new.
- Provide applicable demolition to prepare for new lighting fixture at unit entries throughout.
- Applicable demolition related to accessible path clearance at designated accessible units.
- Remove existing lap siding; prep for new.
- Remove existing windows throughout; prep for new.
- Remove existing gutters, downspouts and soffit throughout; prep for new.

c. Apartment Unit Interior Demolition:

- Remove of existing carpet throughout.
- Remove all bathroom fixtures throughout (including, but not limited to: tub/shower surround, toilet, bathroom vanity and sink and water pipe valves)
- Remove existing bathroom exhaust fans; prep for new.
- Remove existing bathroom cabinets throughout.
- Remove existing kitchen fixtures throughout (including, but not limited to: kitchen sink and faucet and water supply valves),
- Remove existing kitchen cabinets throughout.
- Remove existing kitchen appliances (including, but not limited to: stove and sink).
- Remove existing entry doors; prep for new.
- Remove existing interior by-pass doors, tracks and trim.
- Remove management-selected interior doors, jambs, frames and hardware.
- Remove adjacent siding and trim at existing unit entry doors to prep for new metal flashing.
- Remove all existing hot water heaters; prep for new.
- Provide applicable demolition, as needed, to install hot water heater drain piping plumbed to disposal point.
- Provide applicable demolition to pipe all water heater temperature and pressure (T&P) relief valve discharges to disposal point.
- Remove existing windows, window coverings (if applicable) and existing window screens; prep for new.
- Remove existing HVAC units, including refrigeration lines; prep for new.
- Provide applicable demolition to install wall switch-controlled overhead lighting at all rooms.
- Remove existing bathroom mirrors; prep for new.

- Provide applicable demolition for installation of hard-wired (battery backup) smoke detector at all bedrooms and adjacent hallways.
- Provide applicable demolition to complete the conversion of four (4) existing units to comply with accessibility requirements.
- Provide applicable demolition to complete the conversion of two (2) existing units to comply with audio/ visually-impaired unit requirements.

C. Hazardous Materials and Abatement

Steele Walhalla, LLC, shall provide Phase I & Phase 2 report.

Lead-based Paint Free Certification to be provided Steele Walhalla, LLC.

Radon testing for the site is not required, because the site is located within Zone 2.

DIVISION 03 – Concrete

A. Concrete

Provide applicable concrete as necessary to accommodate new accessible path sidewalks per the construction drawings.

Provide applicable concrete as necessary to ensure curbing is provided throughout paved areas per the construction drawings.

Provide necessary footings for new monument signage at the existing monument signage location.

Provide new concrete approach to new dumpster enclosures, per the construction drawings.

DIVISION 04 – Masonry

Not utilized.

DIVISION 05 – Metals

A. Miscellaneous Metals

Provide new stainless steel grease guard at unit kitchens throughout.

Provide and install new monument sign per the construction drawings.

Provide and install new gutters and downspouts at all roof locations. Gutter and downspout size, color, gauge and final location to be provided in final construction documents.

DIVISION 06 – Carpentry

B. Rough Carpentry

Blocking for doors, shelving, casework, shafts, toilet accessories and grab bars shall be included where none exist currently.

Provide necessary bracing for installation components found in section 6.3 below.

Provide applicable carpentry for reconfiguration of designated ANSI-compliant/ ADA apartments per the construction drawings.

Provide applicable carpentry for construction of new playground per the construction drawings.

Provide applicable carpentry for construction of new dumpster enclosures per the construction drawings.

C. Residential Casework

For all dwelling unit kitchen wall and base cabinets, vanity base cabinets and all tops in accordance with the typical level of quality that Steele Properties utilizes for their projects, the following parameters shall apply:

- At unit kitchens, install cabinets and countertops provided by General Contractor.
- All unit kitchen cabinets to have dual track sliding drawers.
- All standard cabinet bodies and sink bases are to be constructed of plywood bodies.
- All unit kitchen cabinet doors to be back beveled.
- All unit kitchen cabinets MUST MEET THE ANSI/ KCMA A1 61.1 performance and construction standard for kitchen cabinets.
 - Cabinets MUST BEAR THE CERTIFICATION SEAL OF KCMA (Kitchen Cabinet Manufacturers Association)
 - Cabinets specification as follows:
 - Manufacturer: Smart Cabinetry
 - Style: Sheffield (flat panel, shaker maple)
 - Color: Carmel
 - Countertops specification as follows:
 - Manufacturer: Smart Cabinetry
 - Color: Formica 7734-58
 - As fabricated by Anderson Kitchen and Bath
- Supplier to assist in verification of existing dimensions prior to ordering, fabrication and installation of new cabinets.
- All accessible-unit and Community Building kitchen cabinets to have a nine inch (9") toe kick and D-loop handles.

Contractor shall provide post formed plastic laminate countertops at all apartment unit kitchens, including 4" matching back splashes and side splashes of AWI quality, custom grade or better, with plywood or MDF core with back up sheet. Exterior-grade plywood or MDF for tops where sinks occur. Joint connectors required at joints. At all kitchens include 4" matching back splashes and side splashes.

At apartment unit bathroom vanities, provide cultured marble vanity tops, backsplash and side splashes. Standard finish required, as selected from Design House Euro Style Bath In a Box Collection (white or espresso vanity, satin nickel hardware) or equal.

For all dwelling unit bathroom vanity base cabinets and all tops in accordance with the typical level of quality that Steele Properties utilizes for their projects, the following parameters shall apply:

- At unit bathrooms, install cabinets and countertops provided by General Contractor.
- All standard cabinet bodies and sink bases are to be constructed of plywood bodies.
- All unit bathroom cabinet doors to be back beveled.
- Supplier to assist in verification of existing dimensions prior to ordering, fabrication and installation of new cabinets.
- Bathroom Cabinets specification as follows:
 - Manufacturer: Smart Cabinetry
 - Style: Sheffield (flat panel, shaker maple)
 - Color: Carmel
- Bathroom tops specification as follows:
 - Cultured marble, color White
 - Manufactured by Custom Marble or approved manufacturer.

Provide applicable carpentry to construct new dumpster enclosures per the construction documents. Dumpster enclosure to be wooden, dog-eared, cedar fencing. Enclosure details and notations to be provided in construction documents.

D. Architectural Millwork

Provide new 4" vinyl base on the toe kick of the kitchen cabinets, bath vanities and in unit bathrooms. All adhesives shall be low VOC.

Vinyl wall base colors and patterns to be selected from manufacturer's full range of standard colors.

Provide new 4" wooden, finger-jointed, primed base throughout unit, except at kitchen cabinets, bathroom vanity and in dwelling unit bathroom.

At windowsills, provide ¾" Azec sill. Color per owner selection. Installer to hand-sand sharp edges. Window sills should project ½" from face of drywall to minimize projection into dwelling unit.

Provide PVC trim, as necessary, at the window jambs and head. Color per owner selection.

Furnish and install tub surrounds provided by the plumbing contractor in accordance with manufacturer's recommendations and provide all bracing required for complete installation. Surround shall be three-piece smooth cultured marble, surface shower/ tub surround, color to be white.

DIVISION 07 – Thermal & Moisture Protection

A. Roofing

Provide and install 30-year anti-fungal, architectural asphalt shingles as selected from manufacturer's standard colors and profiles over 30# felt underlayment at buildings with existing shingles. Provide all flashing as required throughout at all roof penetrations and edges.

Provide and install ridge vents per local municipality ventilation requirements.

Provide and install new TPO roofing system over the top of existing flat roof system. Roof shall be tapered and have scuppers cleaned prior to final installation. Contractor to provide an allowance for replacement of ten (10) sheets of roof sheathing/ decking per building.

B. Waterproofing

Interior and exterior caulking for drywall, door frames, windows, casework and all other construction joints shall be provided as per 7.3 below.

C. Sealants and Caulking

All exterior surfaces to be painted should have the caulk joints cut out and shall be re-caulked with the appropriate caulk with a ten (10) year warranty. Subcontractor shall be responsible for obtaining a pull test on the proposed caulk.

Caulks and Sealants should be of an approved manufacturer such as Tremco, Dow Corning, Pecor, PRC, Sonneborn, GE, or equal.

- General Interior shall receive paintable siliconized acrylic latex caulk unless otherwise specified.
- Toilets, tubs, shower; kitchen rooms shall receive mildew resistant silicon, Type S, Grade NS, Class A. Allow for opening in caulk at back of toilets, typical.

- Joints at doors, windows, wall penetrations, concrete and masonry control joints, coping, and precast concrete joints shall receive Type M or S, Grade NS, Class A, Type II.
- Glass and Glazing shall receive silicone sealant, Type S, Grade NS, Class A, Type II.
- General Exterior shall receive Type M or S, Grade NS, Class A, Type II.
- Fire Stop Sealant shall be 3M Brand Fire Barrier, composite sheet CS-195, Wrap Strip FS-195, Caulk CP-25 and Putty 303 or approved equal.
- Floor Joint Sealant shall receive self-leveling sealant, Type S, Grade P, Class 25. This sealant shall be a one part self-leveling polyurethane sealant used to seal floor surface control joints.
- Backer rod shall be closed cell polyethylene or polyurethane as recommended by the sealant manufacturer. Soft cell or Rod stock are acceptable backer rods.

D. Insulation

Furnish and install new attic insulation as necessary to achieve an R-38 minimum insulation level.

E. Siding

Provide and install James Hardie lap siding and MiraTec trim at existing siding locations, over existing sheathing. Siding shall be primed. Final color per Owner and Architect selection.

DIVISION 08 – Doors & Windows

A. Doors

Furnish and install new Energy Star-rated insulated fiberglass doors at primary and secondary entry to all units.

- Unit entry front doors: Complying with requirements of ANSI 250.8 for level and model, and ANSI 250 4 for physical endurance limit. Level 3 and physical performance level A (extra heavy duty), Model 2 seamless.
 - All new unit entry doors to be insulated, fiberglass, 6-panel, simulated wood-grain ThermaTru door with reinforced jamb.
- Unit entry rear doors: Complying with requirements of ANSI 250.8 for level and model, and ANSI 250 4 for physical endurance limit. Level 3 and physical performance level A (extra heavy duty), Model 2 seamless.
 - All new unit entry doors to be insulated, fiberglass, flat panel, simulated wood-grain ThermaTru door with reinforced jamb.
- Unit entry door hardware: All unit entry doors must have a unit number, peephole, lever handle and deadbolt lock; Deadbolt lock must have “thumb latch” on interior side. All new unit entry doors to receive keyed deadbolts, to be Kwik Set Smart Key, Dual Cylinder locks. All hardware finishes to be brushed nickel.
- Provide and install latch-side, jamb-mounted door security bracing; Final approval per Owner and Architect.
- Above new exterior doors shall have metal flashing or 20-mil polyethylene when used in conjunction with self-adhering polyethylene laminate flashing.

Furnish and install new hinged, hollow-core, six-panel, 1-3/8” thick wooden interior unit doors at existing door locations. Doors to maintain existing door opening sizes where applicable. Installation shall include all applicable hardware, trim, frames, etc. All new hardware in accessible units to be lever hardware, finish to be brushed nickel.

Furnish and install new door hardware throughout. Door hardware shall be provided with general outline of requirements being provided by Contractor’s supplier to meet all project needs. All new hardware shall match existing building hardware standard, to be field-verified by Contractor.

Schedule shall be prepared under the direct supervision of a certified Architectural Hardware Consultant employed by the selected hardware distributor.

Work to include, but not limited to, the following:

The following outline spec is to provide general direction for HM frames/doors & hardware. Contractor responsible to provide a complete hardware package appropriate for this type of product.

Provide weather-stripping at all exterior doors.

Furnish wall stops as needed.

Reinforcing at frames as needed.

ND – series hardware at all exterior doors.

All hardware finishes to be brushed nickel, no brass. All hardware to be submitted to Owner and Architect for approval prior to installation.

B. Windows

Furnish and install new Energy Star-rated, vinyl windows with plastic receiver channels throughout. All flashing and trim shall be provided as necessary in accordance with all sections of the specification and the scope of work.

Exposed fasteners are not allowed.

All windows shall consist of clear insulating glass, with low E coating meeting UV factor of .34 and a Solar Heat Gain Coefficient (SHGC) of .29, and a stated, listed Energy Star Rating.

Above new unit windows shall have metal flashing or 20-mil polyethylene when used in conjunction with self-adhering polyethylene laminate flashing.

All new vinyl windows to be white.

DIVISION 09 – Finishes

A. Drywall

Patch drywall where applicable due to in-fills, additions of building components (i.e. ceiling fans, smoke detectors, window installation, etc.) and provide miscellaneous drywall repair as required.

At existing tub surrounds new drywall shall be (1) layer of 5/8" type X green board and finished appropriately.

Provide and install new drywall as necessary in the reconfiguration of units as indicated in the application drawings.

B. Flooring

Replace unit flooring at all locations EXCEPT bathrooms with new vinyl plank flooring. Furnish and install VCT at all baths. All adhesives shall be low VOC.

Furnish and install Karndean vinyl plank flooring throughout the dwelling units, except in the bathroom. Vinyl plank flooring color to be Aran Oak.

Furnish and install Armstrong Standard Excelon VCT at unit bathrooms. Color to be Café Latte 57502, texture to be Imperial, tile size to be 12"x12".

C. Painting

Furnish all labor, materials and equipment necessary to prepare and paint entire unit, including the ceiling, throughout. Paint shall be low VOC. Color per owner selection.

Painting of all new hollow doors and frames, 2 coats, shall be included. Color per owner selection.

DIVISION 10 – Specialties

A. Bathroom Accessories

The following toilet accessories shall be provided at each apartment unit bathroom. Note that no sheetrock anchors will be allowed for installation of curved shower rods. All accessories shall be mounted to studs or wood blocking. Where no wood blocking exists, contractor shall provide:

- At standard units provide the following:
 - Stud-mounted curved shower rod, installed at 6'-6" a.f.f. to center of rod mount.
 - Add (2) 24" towel bars at each bathroom, mounted at 3'-6" a.f.f. to center of mount
 - (1) towel ring
 - Single toilet paper holder provided at existing locations
 - Medicine cabinet with fixed shelves and framed mirror.
 - Mirror must extend from top of backsplash to 6'-0" above finish floor
- At ANSI-compliant/ ADA units provide the following:
 - Stud mounted curved shower rod, installed at 6'-6" a.f.f. to center of rod mount.
 - (2) 24" towel bar mounted at 3'-6" a.f.f. to center of mount
 - (1) towel ring
 - Single toilet paper holder provided at existing locations
 - Medicine cabinet with fixed shelves and framed mirror.
 - Mirror must extend from top of backsplash to 6'-0" above finish floor
 - Factory-install grab bars, as listed in Section 22 below.

B. Playground Equipment

Provide playground equipment at one (1) location on the site with equipment materials and installation. Playground equipment selection is to be coordinated with the owner and architect.

At the perimeter of the new playground, provide plastic block perimeter and approved soft fill mulch product. Detail will be provided in final architectural drawings.

DIVISION 11 – Equipment

A. Residential Appliances

Furnish labor to move unit kitchen appliances prior to commencement of work and reinstallation of appliances at the completion of each kitchen. All applicable prep work to prevent damage to appliances and finished unit kitchens shall be included.

Furnish and install new self-cleaning, gas GE stove and recirculating exhaust fan at all apartment unit kitchens.

Furnish and install a recirculating range hood/ microwave at each standard apartment. Model per Owner and Architect selection. At ANSI-compliant/ ADA units, provide countertop microwave.

Furnish and install two (2) new Stovetop Fire-stop Range Queens at each apartment unit kitchen.

Furnish and install new, 18 cubic-foot Energy Star-rated refrigerator at all apartment unit kitchens. At ANSI-compliant/ ADA units, refrigerator to have documented proof of compliance.

DIVISION 12 – Furnishings

A. Blinds

Provide new 3” vinyl vertical inside frame-mounted blinds at all window locations.

DIVISION 13 – Specialties

A. Fire Suppression

Provide and install a wall-mounted, 5 lbs, ABC-rated, dry-chemical fire extinguisher at each unit kitchen. At accessible units, fire extinguisher must be mounted at height to accommodate applicable accessible heights.

DIVISION 14 – Conveying Systems

Not utilized

DIVISION 22 – Plumbing

A. Plumbing

Contractor shall provide all labor, materials, equipment, and services necessary for a complete and operational plumbing system throughout. All work to meet local, state, and national industry standards, codes, and ordinances.

Design, Drawings, and Equipment Data:

General: This scope specification is the minimum standard for the acceptable quality of equipment, materials and workmanship. This subcontractor will be responsible for the proper design, installation, and sizing of all mechanical systems and equipment necessary to provide a complete functional installation.

The drawings and specifications are intended to supplement each other. Any materials or labor described in one but not the other, will be construed to be included in both the drawings and specifications. Likewise, labor and materials not described in either the drawings or specifications, but obviously required for the proper installation and functioning of the systems will be provided by the subcontractor at no additional cost.

Base Bid Items:

- A) Furnish and install new water heaters at all dwelling units. The apartment hot water system may not remain out of service overnight.
 - a. New water heaters to have an energy factor greater than 0.61.
 - b. Water heaters must be placed in drain pans with drain piping plumbing to disposal point.
 - c. Pipe all water Temperature and Pressure (T&P) relief valve discharges to disposal point.
- B) Furnish and install new toilet, steel bathtub, three (3) piece smooth surface cultured marble shower surround, tub/ shower faucet with balanced valve, handheld shower head, vanity faucet, connect vanity sink, double-basin, stainless steel kitchen sink and kitchen sink faucet.

- a. At ANSI-compliant/ ADA units, furnish and install new steel bathtub, three (3) piece smooth surface cultured marble shower surround with factory-installed ADA and ANSI-compliant grab bars and seat.
- C) Provide the following model numbers for all apartment units, no substitutions:
 - a. Toilet – 1.28 gpf; Pro Flo Pf9300 Series (17" height)
 - b. Lavatory Sink – 1.5 gpm; Delta: 2529-HD
 - c. Shower Valve – Peerless: PTR88700
 - d. Shower Head – 1.5 gpm; Alsons
 - i. At Accessible units, provide Moen Hand-held shower system: Model #52710EP15
 - e. Steel Bath tub – 30" wide x depth of existing opening and maintaining of required fire rating.
 - i. Accessible tubs and surrounds must come complete with "factory-installed grab bars"
 - f. Bath Walls – Cultured Marble; Final approval per Owner and Architect; Top of bath walls to be 7'-0" above finish floor.
 - g. Kitchen Sink – Elkay: Double-Bowl Stainless Steel
 - h. Kitchen Faucet – Peerless: P10
- D) Furnish and install new water shut off valves throughout.

DIVISION 23 – HVAC

A. HVAC

Contractor shall provide all labor, materials, equipment, and services necessary for complete and operational HVAC systems at all residential units and commercial spaces at all buildings. All work to meet local, state, and national industry standards, codes and ordinances.

Design, Drawings, and Equipment Data:

General: This scope specification is the minimum standard for the acceptable quality of equipment, materials and workmanship. The subcontractor will be responsible for the proper design, installation, and sizing of all mechanical systems and equipment necessary to provide a complete functional installation.

The drawings and specifications are intended to supplement each other. Any materials or labor described in one but not the other, will be construed to be included in both the drawings and specifications. Likewise, labor and materials not described in either the drawings or specifications, but obviously required for the proper installation and functioning of the systems will be provided by the subcontractor at no additional cost.

The mechanical drawings and all design calculations shall be certified by a Mechanical Engineer, registered in the state in which the work is to be performed.

Consult the complete drawings and specifications to determine and provide for the mechanical requirements of work provided by others including, but not limited to, the Electrical Subcontractor. If clarifications to the specifications are required to document interface with these Subcontractors, provide such clarification prior to entering into a subcontract. Later claims for labor, materials, equipment and work required for any difficulty encountered shall not be recognized, and all such difficulties shall be resolved by this Subcontractor at his sole expense.

Codes and Permits:

Design and install all mechanical work in accordance with the latest regulations of the National Mechanical Code and all other applicable codes, laws, regulations, and local code enforcement officials.

1. Any and all work necessary, whether it is shown or specified, shall be provided if it is required by the applicable codes and/or the local building inspection authorities.

2. Requirements of the applicable codes and regulations shall be considered as minimum safety requirements, and criteria in this specification, which exceeds code requirements, shall take precedence.
3. Cause the design and ultimate installed construction to be in compliance with the 2006 International Mechanical.

Obtain and pay for all permits, licenses, fees, etc., required by governing agencies prior to commencement of work. Upon completion of work, obtain all necessary inspections, approvals, and written acceptance from the proper governing agencies having jurisdiction.

Charges based on assessments or usage shall not be the responsibility of the Mechanical Subcontractor.

Submit certified mechanical drawings and specifications to the building officials with permit applications.

The subcontractor shall obtain temporary certificates if necessary. He shall obtain a final certificate of inspection, without reservations, from the respective inspection department when all the work has been completed, tested and placed into operation.

Coordination:

Coordinate the mechanical design and installation with the work of all other trades to avoid conflict, interferences, delays, and errors in construction.

In case of conflict, the Contractor shall decide the proper location or layout and any costs of revisions shall be at the expense of the Subcontractor responsible for the work.

Verify all dimensions prior to fabrication and the beginning of the installation of the work.

Gas Meter Location:
Not applicable.

Gas Distribution:
Not applicable.

Base Bid Items:

- A) Furnish and install a new fifteen (15) SEER HVAC units at all units.
- B) All refrigeration lines must be insulated.
- C) All units must have central heat and air.
 - a. Window units are NOT allowed.
- D) All units must have an Energy Star-rated HVAC system and shall provide manufacturer's data sheet submitted with plans.

DIVISION 26 – Electrical

A. Electrical

Contractor shall provide all labor, materials, equipment, and services necessary for a complete and operational electrical system for all occupancies throughout.

Units:

- A) Install carbon monoxide and smoke detector combination units per code at bedrooms and adjacent hallway, replacing existing smoke detectors with hardwired detectors located at unit hallways. Wire mold is acceptable for the installation of new smoke detectors where there is not an existing junction box.

Wire mold should be run in such a way that it is out of the way and provides minimal disruption at flat wall surfaces.

- B) Furnish and install one (1) exterior light at each unit entry. Light to be switch-controlled at the interior of each unit. Fixture per Owner and Architect approval.
- C) Furnish and install Energy Star-rated ceiling fans with light kits in all living and sleeping areas. All ceiling fans must be tied to an electrical switch. **WIRE MOLD WILL NOT BE ACCEPTED.**
- D) Provide material and labor to replace all receptacles at the apartment unit kitchen with GFI devices. Electrical subcontractor responsible for verifying quantity.
- E) Furnish and install replacement light fixture at apartment unit bathrooms with Energy Star-rated "Hollywood" bars above the bathroom vanity.
- F) Furnish and install Energy Star rated exhaust fans at the apartment unit bathrooms throughout. Exhaust fan and bathroom light fixture shall be wired to one (1) switch.
- G) Provide material and labor to replace all receptacles at the apartment unit bathrooms with GFI devices. Electrical subcontractor responsible for verifying quantity.
- H) Provide the following electrical fixtures (all fixtures to be Energy Star Rated) at apartment units per electrical subcontractor drawings:
 - a. Hollywood Fixture at bathroom vanity – Homestyle: HS 27008-09
 - b. Re-circulating Exhaust Fan – Contractor to provide two (2) options; Final approval per Owner and Architect
 - c. Flush Mount – Homestyle: HS 37004-09
 - d. Ceiling Fan – Progress: P2501-30W
 - e. 4' Fluorescent ceiling-mounted fixtures at all unit kitchens – model number to be provided by Contractor
 - f. Exterior light fixture at unit entries (front and back) throughout – Epiphany Lighting EB100-7, ESOD 100-13 or approved equal.
- I) Provide connection for new Energy Star Rated refrigerator at apartment unit kitchens. Refrigerator to be GE. (not new circuit, but new receptacle)
- J) Provide and install appropriate accommodations for visual and hearing-impaired tenants at two (2) apartment units. Location of apartments per owner, onsite-management and architect decision.
 - a. Accommodations to include the installation of new doorbells (one (1) at each unit exterior door for the two (2) units) connected to horns and strobes, and must provide applicable horns and strobes throughout per applicable code regulations.
- K) Provide property-wired wireless Internet with repeaters set up throughout site for unit and tenant access.
- L) Provide security cameras and monitors per SC Housing QAP and Minimum design standards requirements.

DIVISION 31 – Earthwork

A. Site work

Provide applicable site work to install new playground, covered pavilion and community building per the construction drawings.

100% of parking lots to receive seal coat and be striped. Where accessible parking is indicated on architectural site plan, remove and replace asphalt with ANSI-compliant/ ADA cross slopes, running slopes and associated accessible path and approaches (ramps, walks, etc.).

Provide latex, water-based emulsion, ready-mixed pavement marking paint, white in color to stripe parking lot per the construction drawings.

Provide applicable site work to install new accessible path per the construction drawings.

Provide seed and straw (native grass seed) throughout all disturbed grass areas on the site.

Provide miscellaneous clean up and debris removal at all existing trash and refuse pile location, as well as existing drainage components (i.e. culvert, creeks, etc.).

Provide applicable site work to install new sign at property entrance.

Provide applicable site work to install new dumpster enclosures and recycling enclosures per the construction drawings.

Provide and install new park benches and picnic tables per the construction drawings.

Provide and install new playground per the construction drawings.

Contractor shall provide an allowance for new irrigation system.

Contractor to re-sod areas of bare dirt as necessary.