2011 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY: (APPENDIX C)

Development Name: _____   Total # Units: _____

Location: _____   # LIHTC Units: _____

PMA Boundary: _____

_____   Farthest Boundary Distance to Subject: _____ 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					%

* Average Occupancy percentages will be determined by using the second and fourth quarter rates reported for 2010.
** Stabilized occupancy of at least 93%.
*** 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 Proposed Tenant Rent. The calculation should be expressed as a percentage and rounded to two decimal points.

DEMOGRAPHIC DATA (found on page __)

	2000		2010		2013	
Renter Households		%		%		%
Income-Qualified Renter HHs (LIHTC)		%		%		%
Income-Qualified Renter HHs (MR)	(if applicable)	%		%		%

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 Rate _____ months