

# John Wall and Associates

## Market Analysis

North Pointe Estates  
Family  
Tax Credit (Sec. 42) Apartments

Columbia, South Carolina  
Richland County

Prepared For:  
The Banyan Foundation & Forward Housing

January 2023 (Revised November 22, 2023)

PCN: 22-082



Formerly known as  
National Council of Affordable  
Housing Market Analysts

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## **1 Foreword**

### **1.1 Qualifications Statement**

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

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

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

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

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

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

### **1.2 Release of Information**

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

### **1.3 Truth and Accuracy**

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

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

#### 1.4 Identity of Interest

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

#### 1.5 Certifications

##### 1.5.1 Certification of Physical Inspection

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

##### 1.5.2 Required Statement

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

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

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

##### 1.5.3 NCHMA Member Certification

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

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

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

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

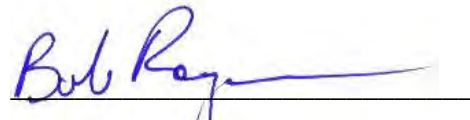
Submitted and attested to by:



Joe Burriss, Principal

1-31-23

Date



Bob Rogers, Principal

1-31-23

Date



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### 3 Introduction

#### 3.1 Purpose

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

#### 3.2 Scope of Work

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

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

#### 3.3 Methodology

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

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

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

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

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

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

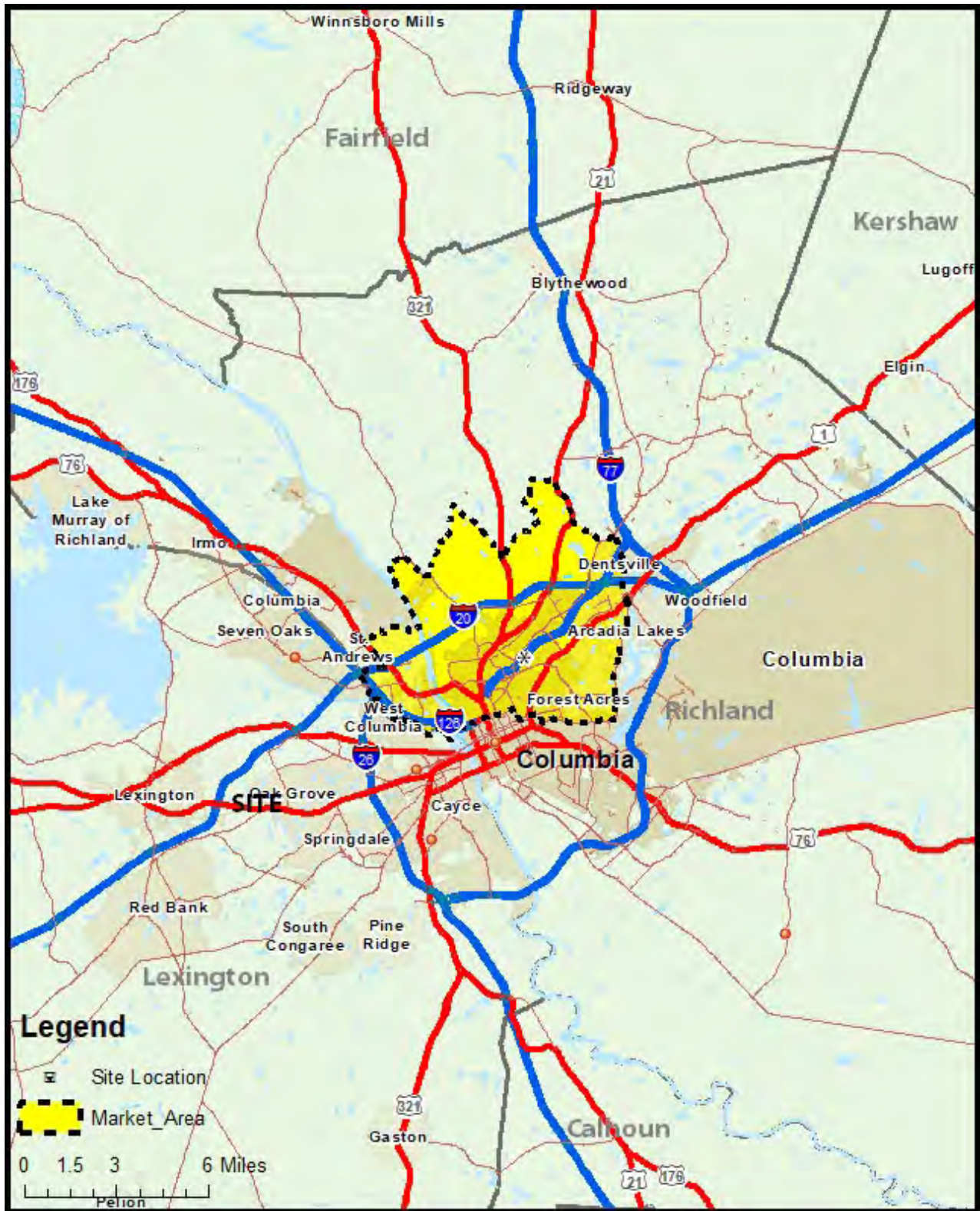
#### 3.4 Limitations

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

### Regional Locator Map



### Area Locator Map



## 4 Executive Summary

The projected completion date of the proposed project is on or before 12/31/2025.

The market area consists of Census tracts 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 104.03, 104.07, 104.12, 104.13, 105.01, 105.02, 106, 107.01, 107.02, 107.03, 108.03, 108.04, 108.05, 108.06, 109, 110, 111.01, 111.02, 112.01, and 112.02 in Richland County.

The proposed project consists of 188 units of rehabilitation.

The proposed project is for family households with incomes at 50% of AMI, and net rents range from \$1,225 to \$1,770. However, all of the units will continue to have project based rental assistance.

### 4.1 Demand

**Table 1—Demand**

	50% AMI: \$0 to \$46,750
New Housing Units Required	0
Rent Overburden Households	9,010
Substandard Units	406
Demand	9,416
Less New Supply	0
<b>Net Demand</b>	<b>9,416</b>

#### 4.1.1 Market Bedroom Mix

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

**Table 2—Market Bedroom Mix**

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

- Per the Market Study Criteria (Appendix A, 11. Project-Specific Demand Analysis, c. Demand), “In cases where the proposed rents for projects with Project Based Rental Assistance are higher than the maximum allowable LIHTC rents, the demand analyses must show with the rental assistance (thereby allowing \$0 for the minimum income) and without. For the second demand calculation without rental assistance, analysts should use LIHTC rents regardless of market conditions.”

The calculation for the project as proposed is shown in Table 1. The required second calculation for maximum allowable rents without rental assistance is shown below in Table 3; for this calculation, gross rents have been set to maximum allowable (\$756 for 1BR, \$907 for 2BR, \$1,048 for 3BR, and \$1,168 for 4BR).

**Table 3— Demand for Units with Maximum Allowable Rents and no Rental Assistance**

	50% AMI: \$25,920 to \$46,750
New Housing Units Required	0
Rent Overburden Households	1,705
Substandard Units	140
Demand	1,845
Less New Supply	0
<b>Net Demand</b>	<b>1,845</b>

#### 4.1.2 Absorption

Given reasonable marketing and management, the project should be able to remain at 93% occupancy or greater if the rehabilitation is done unit by unit. If the rehabilitation is done any other way, units will be able to be filled as soon as they have certificates of occupancy (COs) The absorption rate determination considers such factors as the overall estimate of new household growth, the available supply of competitive units, observed trends in absorption of comparable units, and the availability of subsidies and rent specials. The absorption period is considered to start as soon as the first



units are released for occupancy. With advance marketing and preleasing, the absorption period could be less.

## 4.2 NCHMA Capture Rate

NCHMA defines capture rate as:

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

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

**Table 4—NCHMA Capture Rate**

	Income Qualified Renter Households	Proposal	Capture Rate
50% AMI: \$0 to \$46,750	12,164	188	1.5%

## 4.3 Capture Rate

**Table 5—Capture Rate by Unit Size (Bedrooms) and Targeting**

50% AMI: \$0 to \$46,750	Demand	%	Proposal	Capture Rate
1-Bedroom	2,825	30%	60	2.1%
2-Bedrooms	4,708	50%	48	1.0%
3-Bedrooms	1,883	20%	56	3.0%
4 or More Bedrooms	0	0%	24	—
<b>Total</b>	<b>9,416</b>	<b>100%</b>	<b>188</b>	<b>2.0%</b>

\* Numbers may not add due to rounding.

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

### 4.3.1 Effective Capture Rate

The effective capture rate is the number of units that will actually need to be leased divided by the demand. The subject property currently has 14 vacant units (7.4% vacancy rate), so the effective capture rate is 0.1%.

## 4.4 Conclusions

### 4.4.1 Summary of Findings

- The **site** appears suitable for the project. It is currently a Section 8 apartment complex that could benefit from a rehabilitation.
- The **neighborhood** is compatible with the project. It is a mixture of residential, commercial and educational.
- The **location** is acceptable to the project. Goods and services aren't necessarily located in the immediate area, but there is a bus stop nearby.
- The **population and household growth** in the market area is negative. The market area will decrease by 432 households from 2022 to 2025.
- The **economy** is seemingly stable but not necessarily growing.
- The calculated **demand** for the project is very strong. Overall demand is 9,416.
- The **capture rates** for the project are very reasonable. The overall LIHTC capture rate is 2.0%, and the effective capture rate is 0.1%.
- The **most comparable** apartments are Lorick Place (full PBRA), North Pointe Estates (existing subject) and Prescott Manor (full PBRA). There are some other comparable properties in the market area, but information could not be collected after numerous attempts.
- Total **vacancy rates** of the most comparable projects are 4.6% (Lorick Place), 7.4% (North Pointe Estates) and 0.0% (Prescott Manor).
- The **average vacancy rate** reported at comparable projects is 5.0%.
- The **average LIHTC vacancy rate** for units surveyed is 1.7%.
- The overall **vacancy rate** in the market for units surveyed is 3.6%.
- There are no **concessions** in the comparables.
- The net **rents**, given prevailing rents, vacancy rates, and concessions in the market area, are very reasonable since all units will continue to have project-based rental assistance.
- The proposed **bedroom mix** is reasonable for the market.
- The **unit sizes** are appropriate for the project.
- The subject's **amenities** are fairly basic and comparable to other properties built in the 1970s. One of the comparables, Lorick Place, includes washer and dryer in the units, but it is a new construction development.
- The subject's **value** should be perceived as good.



- The subject's **affordability** is good since all units will continue to have project-based rental assistance.
- The proposal would have no long term **impact** on existing LIHTC projects.

#### 4.4.2 Recommendations

Ensure a quality, substantial rehabilitation is done.

#### 4.4.3 Notes

None

#### 4.4.3.1 Strengths

- Preservation of existing affordable housing
- Strong calculated demand
- Long waiting list currently at the property
- All units will continue to have project-based rental assistance

#### 4.4.3.2 Weaknesses

- Negative household growth in the market area – possible indication of lack of affordable housing in the market
- All units have only one bathroom – mitigated by most units already being occupied

#### 4.4.4 Conclusion

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



Demographic Data (found on page 38,39,5)						
	2010		2021		2024	
Renter Households	16,997		15,676		15,468	
Income-Qualified Renter HHs (LIHTC)	12,255		11,302		11,152	
Income-Qualified Renter HHs (MR)						

Targeted Income-Qualified Renter Household Demand (found on page 9)						
Type of Demand	50%	60%	Market Rate	Editable	Editable	Overall
Renter Household Growth	0					0
Existing Households (Overburd + Substand)	9,416					9,416
Homeowner conversion (Seniors)	0					0
Other:	0					0
Less Comparable/Competitive Supply	0					0
<b>Net Income-qualified Renters HHs</b>	<b>9,416</b>					<b>9,416</b>

Capture Rates (found on page 11)						
Targeted Population	50%	60%	Market Rate			Overall
Capture Rate	2%					2%

Absorption Rate (found on page 10)						
Absorption Period <u>less than 1</u> months.						

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

Market Analyst Author: Joe Burriss Company: John Wall and Associates

Signature: Joe Burriss Digitally signed by Joe Burriss Date: 2023.11.22 15:38:56 -05'00' Date: 11-22-23

**5.1 S-2 RENT CALCULATION WORKSHEET**

# Units	Bedroom Type	Proposed Tenant Paid Rent	Net Proposed Tenant Rent	Gross HUD FMR	Gross HUD FMR Total	Tax Credit Gross Rent Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
60	1 BR	\$1,225	\$73,500	\$996	\$59,760	
	1 BR		\$0		\$0	
	1 BR		\$0		\$0	
48	2 BR	\$1,400	\$67,200	\$1,125	\$54,000	
	2 BR		\$0		\$0	
	2 BR		\$0		\$0	
56	3 BR	\$1,600	\$89,600	\$1,442	\$80,752	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
24	4 BR	\$1,770	\$42,480	\$1,724	\$41,376	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
<b>Totals</b>	<b>188</b>		<b>\$272,780</b>		<b>\$235,888</b>	<b>-15.64%</b>
Updated 3/23/2021						

The FY 2023 Columbia, SC HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2023 & Final FY 2022 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2023 FMR	\$944	\$996	\$1,125	\$1,442	\$1,724
FY 2022 FMR	\$834	\$869	\$990	\$1,268	\$1,531

The Columbia, SC HUD Metro FMR Area consists of the following counties: Calhoun County, SC; Fairfield County, SC; Lexington County, SC; Richland County, SC; and Saluda County, SC. All information here applies to the entirety of the Columbia, SC HUD Metro FMR Area.

## 6 Project Description

The project description is provided by the developer.

### 6.1 Development Location

The site is on the northeast side of Columbia, South Carolina. It is located at 100 Ripplemeyer Avenue.

### 6.2 Construction Type

Rehabilitation

### 6.3 Occupancy

The proposal is for occupancy by family households.

### 6.4 Target Income Group

Very low income

### 6.5 Special Population

None

### 6.6 Structure Type

Garden; the subject has one community and 31 residential buildings; the residential buildings have two floors

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

### 6.7 Unit Sizes, Rents and Targeting

**Table 6—Unit Sizes, Rents, and Targeting**

AMI	Bedrooms	Baths	Number of Units	Square Feet	Net Rent	Utility Allow.	Gross Rent	Target Population
50%	1	1	60	658	1225	90	1315	PBRA
50%	2	1	48	833	1400	120	1520	PBRA
50%	3	1	56	963	1600	154	1754	PBRA
50%	4	1	24	1,145	1770	129	1899	PBRA
	Total Units		188					
	Tax Credit Units		188					
	PBRA Units		188					
	Mkt. Rate Units		0					

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

### 6.8 Development Amenities

Laundry room, clubhouse/community center, playground, and access/security gate

### 6.9 Unit Amenities

Refrigerator, range/oven, garbage disposal, HVAC, and blinds

**6.10 Utilities Included**

Water, sewer, and trash

**6.11 Rehab**

Current occupancy: 92.6%

Current rents: all units have project-based rental assistance

Tenant incomes: all current tenants will continue to be income-qualified

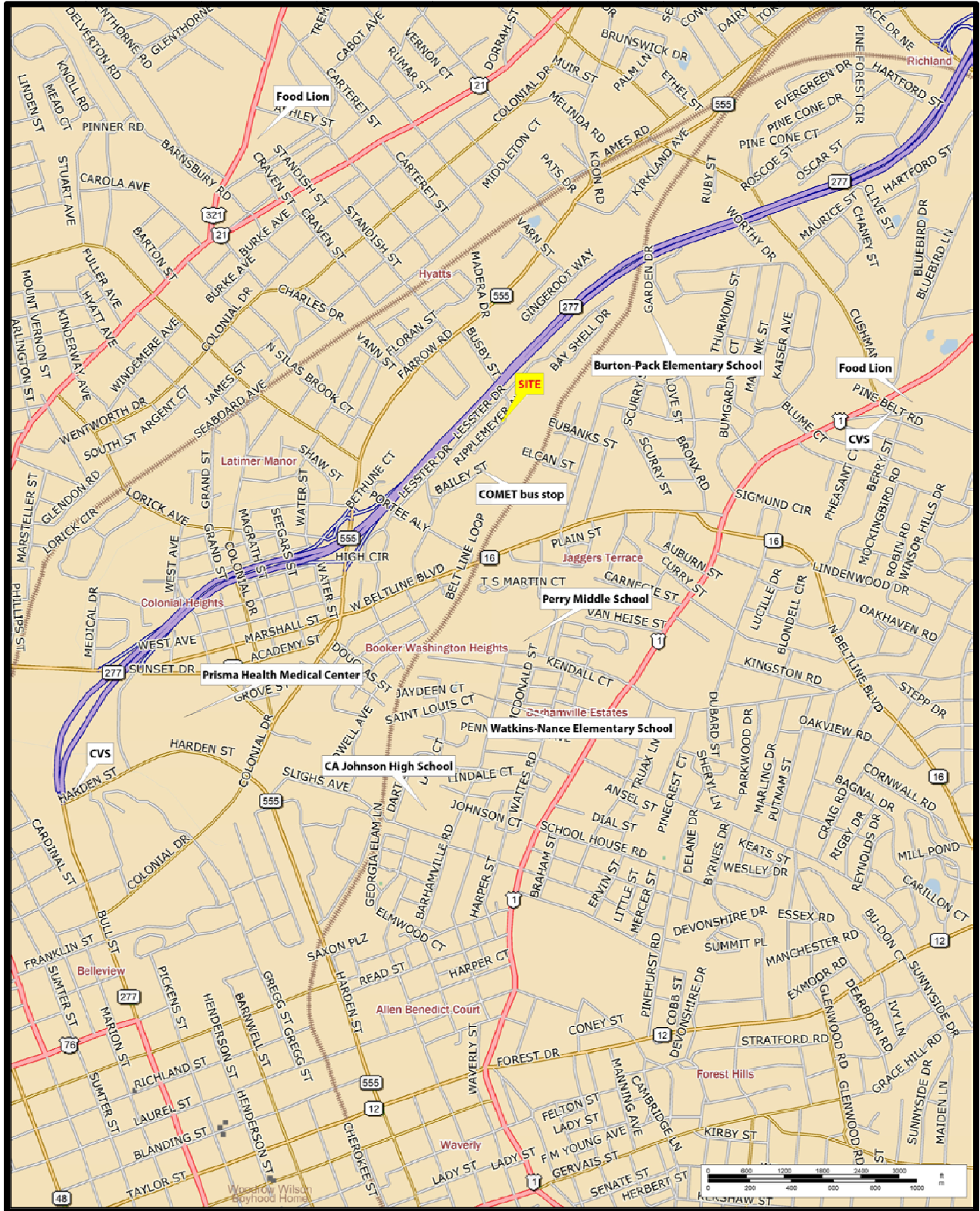
Scope of work: see rehab appendix

**6.12 Projected Certificate of Occupancy Date**

It is anticipated that the subject will have its final certificates of occupancy on or before 12/31/2025.

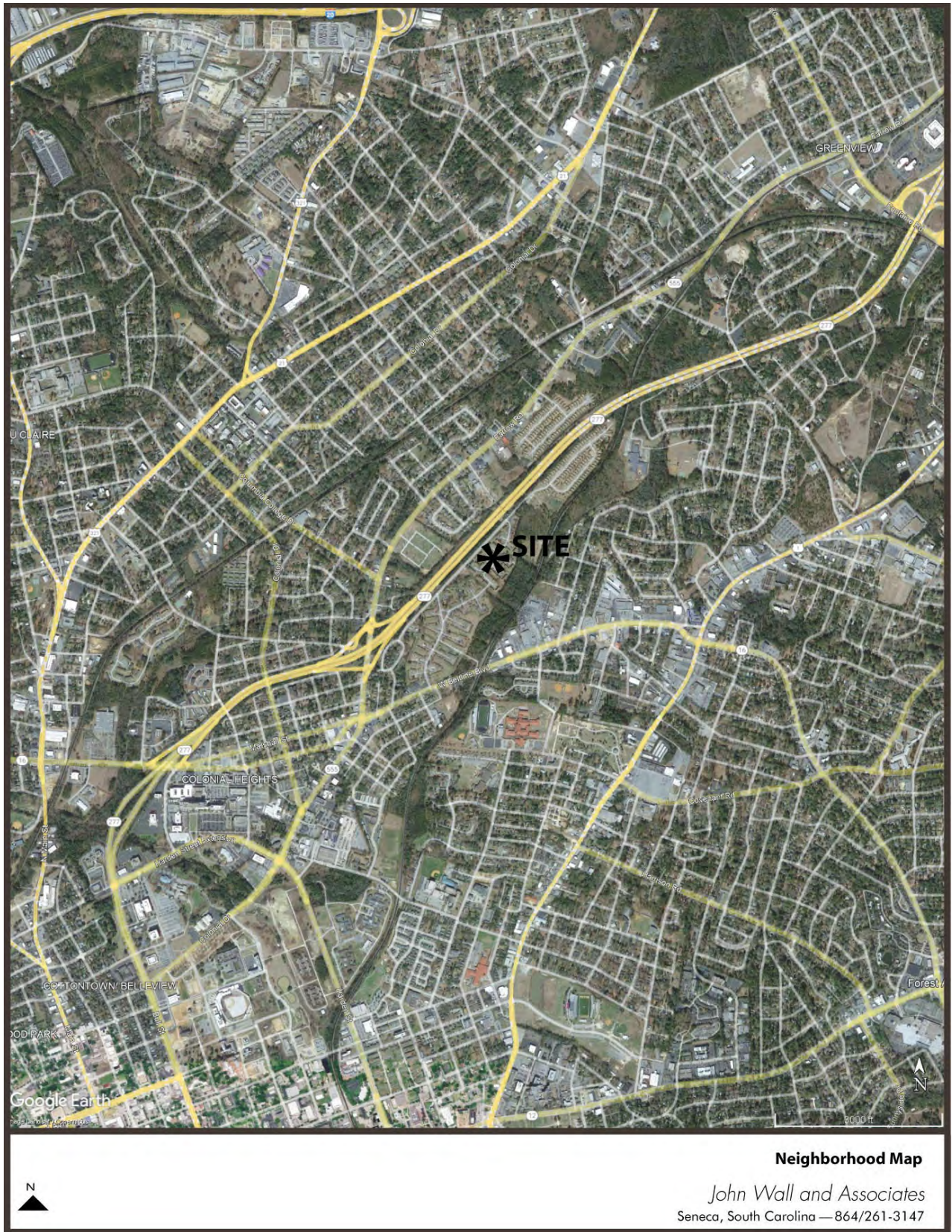
# 7 Site Evaluation

## Site Location Map





### Neighborhood Map





**7.1 Date of Site Visit**

Joe Burriss visited the site on January 26, 2023.

**7.2 Description of Site and Adjacent Parcels**

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

**7.3 Visibility and Curb Appeal**

The site really only has visibility from Lester Drive, a road that dead ends past the site to the northeast and from Colony Forest Drive, which is a road that runs through another apartment complex before dead ending at the subject. Curb appeal can only be enhanced with a rehabilitation.

**7.4 Ingress and Egress**

Access to the site is from Lester Drive and from Colony Forest Drive, and there are no problems with ingress and egress.

**7.5 Physical Conditions**

The site is currently a Section 8 apartment complex that could benefit from a rehabilitation.

**7.6 Adjacent Land Uses and Conditions**

- N: Lester Drive then tree line then South Carolina Highway 277 (interstate-like highway)
- E: Woods and baseball field
- S: LIHTC/Bond/Section 8 apartment complex
- W: Lester Drive then tree line then South Carolina Highway 277 (interstate-like highway)

**7.7 Views**

There are no views out from the site that could be considered truly negative.

**7.8 Neighborhood**

The immediate neighborhood is mostly residential with some commercial and educational nearby as well.

- N: South Carolina Highway 277 then residential
- E: Residential and commercial
- S: Residential then downtown Columbia
- W: South Carolina Highway 277 then residential

## **7.9 Shopping, Goods, and Services**

Goods and services aren't necessarily located in the immediate neighborhood, but they are within a few miles, and the subject is located very close to a bus stop (within the apartment complex just to the south). In addition to many small, neighborhood stores (more like convenience stores), there are two Food Lion grocery stores about three miles away (one to the east and one to the northwest). Prisma Health Medical Center is about two miles to the south, and there are CVS pharmacies between 2.5 and three miles away. There are schools for all ages within 2.5 miles of the site.

## **7.10 Employment Opportunities**

There are some scattered employment opportunities in the immediate area, but more opportunities will exist closer to downtown Columbia, a couple miles to the south. Additionally, there are many opportunities throughout the greater Columbia area.

The largest sector in the market area economy is "Educational services, and health care and social assistance" (25.5%) while the greatest number of people are employed in the "Management, professional, and related occupations" (32.3%).

## **7.11 Transportation**

The site is just under a mile from West Beltline Boulevard (South Carolina Highway 16), a major artery in the area. West Beltline Boulevard provides access to South Carolina Highway 277, an interstate like highway that is a major highway in Columbia.

The site is near a SuperStop (transfers can be made at SuperStops) for The COMET at the adjacent Colony Apartments. The stop is for Route 12 – Edgewood, Route 22 – Harden, and Route 88 – Beltline Crosstown. Fare information, route maps, and schedules are in the transportation appendix.

## **7.12 Observed Visible Environmental or Other Concerns**

There were no environmental or other concerns observed.

### 7.13 Crime

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

**Table 7—Crimes Reported to Police**

	City	County
Population:	133,790	—
Violent Crime	1,037	2,206
Murder	29	21
Rape	88	138
Robbery	220	263
Assault	700	1,784
Property Crime	7,027	8,709
Burglary	916	1,422
Larceny	5,216	6,137
Motor Vehicle Theft	895	1,150
Arson	15	38

Source: 2019 Crime in the United States

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

<https://ucr.fbi.gov/crime-in-the-u.s/2019/crime-in-the-u.s.-2019/topic-pages/tables/table-10/table-10.xls/view>

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

### 7.14 Conclusion

The site is suitable for the proposed rehabilitation.



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





7.15 **Site and Neighborhood Photos**



Photo 1 – the subject’s leasing office



Photo 2 – the subject





Photo 3 – adjacent baseball field in the background



Photo 4 – the subject's mail kiosk and one of the pedestrian bridges





Photo 5 – the subject



Photo 6 – the subject and one of the pedestrian bridges





Photo 7 – the subject



Photo 8 – the subject with adjacent empty plot in the background





Photo 9 – the subject entrance from Colony Forest Drive



Photo 10 – adjacent Colony Apartments





Photo 11 – the subject



Photo 12 – the subject





Photo 13 – the subject



Photo 14 – the subject entrance from Lester Drive





Photo 15 – looking north on Lester Drive with pedestrian bridge across highway on the left

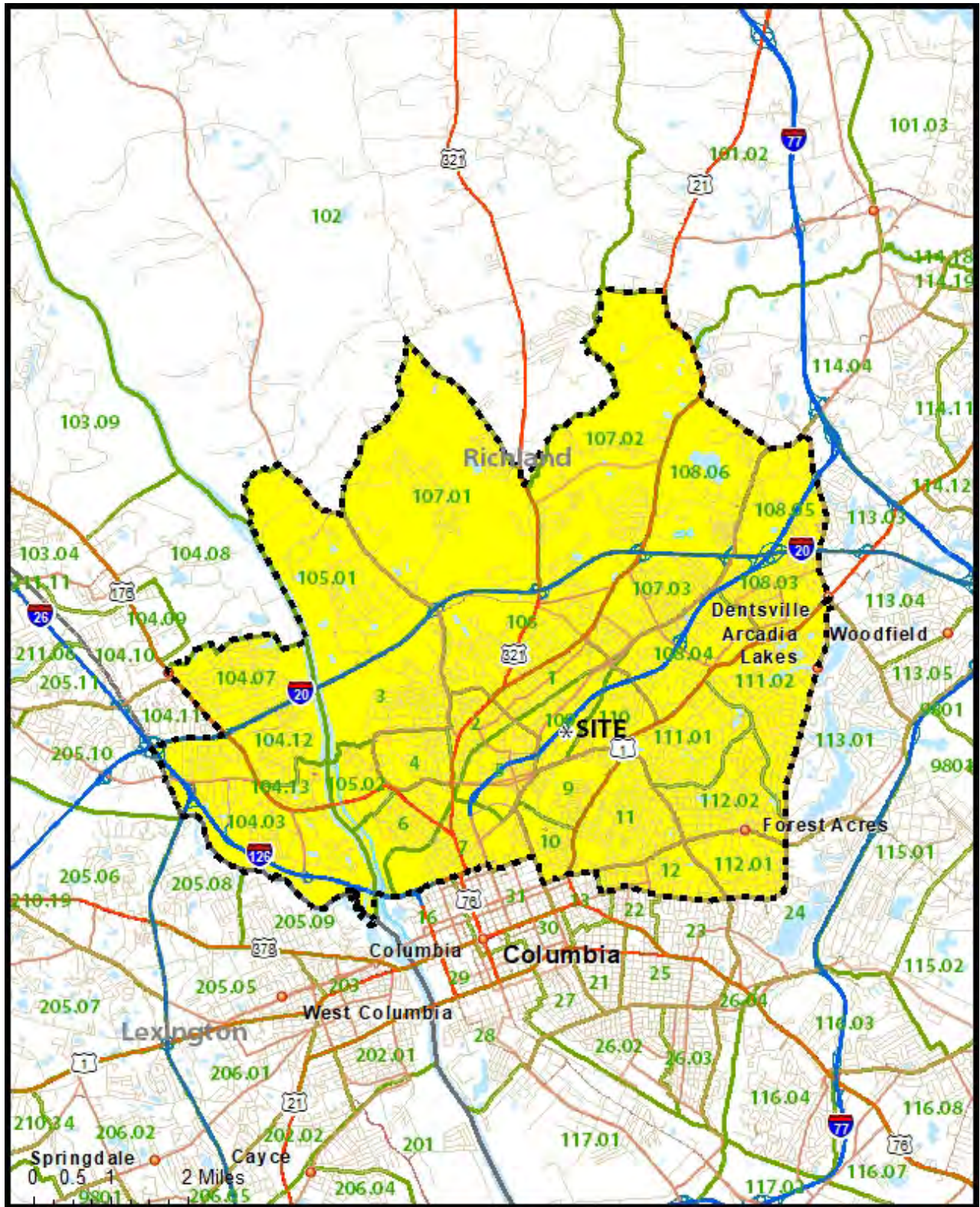


Photo 16 – looking south on Lester Drive with highway behind the trees and fence



## 8 Market Area

### Market Area Map



## 8.1 Market Area Determination

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

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

## 8.2 Driving Times and Place of Work

Commuter time to work is shown below:

**Table 8—Workers’ Travel Time to Work for the Market Area (Time in Minutes)**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	2,163,285		195,930		34,953		65,671	
<b>Less than 5 minutes</b>	64,328	3.0%	15,813	8.1%	755	2.2%	13,786	21.0%
<b>5 to 9 minutes</b>	189,273	8.7%	14,431	7.4%	3,689	10.6%	6,750	10.3%
<b>10 to 14 minutes</b>	296,132	13.7%	27,647	14.1%	7,185	20.6%	11,780	17.9%
<b>15 to 19 minutes</b>	365,805	16.9%	36,684	18.7%	8,571	24.5%	12,256	18.7%
<b>20 to 24 minutes</b>	339,709	15.7%	33,467	17.1%	6,409	18.3%	8,790	13.4%
<b>25 to 29 minutes</b>	146,798	6.8%	13,095	6.7%	1,746	5.0%	2,798	4.3%
<b>30 to 34 minutes</b>	314,713	14.5%	28,007	14.3%	3,563	10.2%	4,925	7.5%
<b>35 to 39 minutes</b>	71,752	3.3%	5,212	2.7%	451	1.3%	774	1.2%
<b>40 to 44 minutes</b>	72,178	3.3%	4,594	2.3%	421	1.2%	656	1.0%
<b>45 to 59 minutes</b>	168,836	7.8%	7,926	4.0%	825	2.4%	1,194	1.8%
<b>60 to 89 minutes</b>	92,114	4.3%	5,469	2.8%	722	2.1%	1,204	1.8%
<b>90 or more minutes</b>	41,647	1.9%	3,585	1.8%	616	1.8%	758	1.2%

Source: 2019-5yr ACS (Census)

## 8.3 Market Area Definition

The market area for this report has been defined as Census tracts 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 104.03, 104.07, 104.12, 104.13, 105.01, 105.02, 106, 107.01, 107.02, 107.03, 108.03, 108.04, 108.05, 108.06, 109, 110, 111.01, 111.02, 112.01, and 112.02 in Richland County (2010 Census). The market area is defined in terms of standard US Census geography so it will be possible to obtain accurate, verifiable information about it. The Market Area Map highlights this area.

8.3.1 *Market Area Boundaries*

N: Koon Store Rd.—6 miles

E: Trenholm Rd.—3 miles

S: Taylor St.—2 miles

W: Near I-126—5 miles

8.3.2 *Secondary Market Area*

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

## 9 Demographic Analysis

### 9.1 Population

#### 9.1.1 Population Trends

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

**Table 9—Population Trends**

Year	State	County	Market Area	City
2008	4,511,428	372,597	85,765	127,605
2009	4,575,864	378,989	87,713	128,777
2010	4,630,351	384,596	85,139	129,757
2011	4,679,602	389,708	85,157	131,004
2012	4,727,273	393,707	83,418	131,331
2013	4,777,576	397,899	84,037	131,958
2014	4,834,605	401,743	84,272	132,537
2015	4,893,444	404,869	82,950	132,236
2016	4,955,925	408,263	82,722	133,352
2017	5,020,806	411,357	81,722	133,273

Sources: 2010 through 2019 5yr ACS (Census)

#### 9.1.2 Age

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

**Table 10—Persons by Age**

	State	%	County	%	Market Area	%	City	%
<b>Total</b>	4,625,364		384,504		81,973		129,272	
<b>Under 20</b>	1,224,425	26.5%	105,605	27.5%	21,051	25.7%	33,286	25.7%
<b>20 to 34</b>	924,550	20.0%	98,800	25.7%	19,869	24.2%	44,999	34.8%
<b>35 to 54</b>	1,260,720	27.3%	101,413	26.4%	19,929	24.3%	28,283	21.9%
<b>55 to 61</b>	418,651	9.1%	30,651	8.0%	7,366	9.0%	8,563	6.6%
<b>62 to 64</b>	165,144	3.6%	10,494	2.7%	2,523	3.1%	2,891	2.2%
<b>65 plus</b>	631,874	13.7%	37,541	9.8%	11,235	13.7%	11,250	8.7%
<b>55 plus</b>	1,215,669	26.3%	78,686	20.5%	21,124	25.8%	22,704	17.6%
<b>62 plus</b>	797,018	17.2%	48,035	12.5%	13,758	16.8%	14,141	10.9%

Source: 2010 Census



### 9.1.3 Race and Hispanic Origin

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

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

**Table 11—Race and Hispanic Origin**

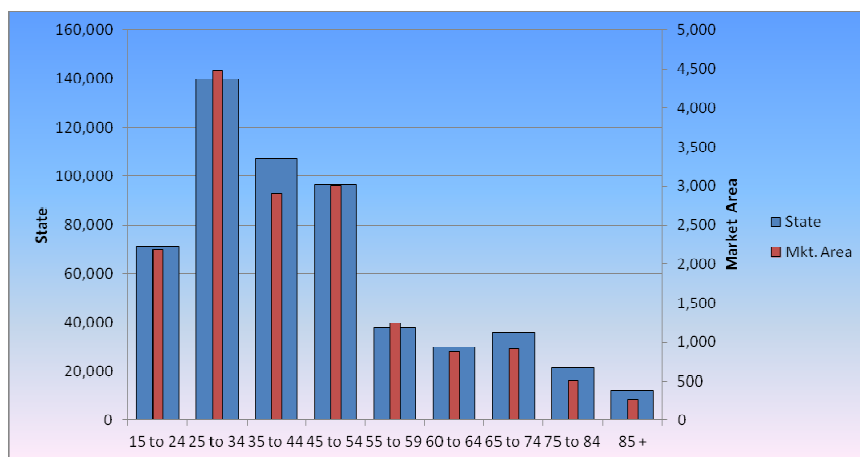
	State	%	County	%	Market Area	%	City	%
<b>Total</b>	4,625,364		384,504		81,973		129,272	
<b>Not Hispanic or Latino</b>	4,389,682	<b>94.9%</b>	365,867	<b>95.2%</b>	79,859	<b>97.4%</b>	123,650	<b>95.7%</b>
White	2,962,740	64.1%	174,267	45.3%	24,852	30.3%	64,062	49.6%
Black or African American	1,279,998	27.7%	174,549	45.4%	53,111	64.8%	53,948	41.7%
American Indian	16,614	0.4%	987	0.3%	167	0.2%	363	0.3%
Asian	58,307	1.3%	8,433	2.2%	614	0.7%	2,846	2.2%
Native Hawaiian	2,113	0.0%	372	0.1%	14	0.0%	150	0.1%
Some Other Race	5,714	0.1%	562	0.1%	85	0.1%	162	0.1%
Two or More Races	64,196	1.4%	6,697	1.7%	1,016	1.2%	2,119	1.6%
<b>Hispanic or Latino</b>	235,682	<b>5.1%</b>	18,637	<b>4.8%</b>	2,114	<b>2.6%</b>	5,622	<b>4.3%</b>
White	97,260	2.1%	7,707	2.0%	700	0.9%	2,715	2.1%
Black or African American	10,686	0.2%	1,989	0.5%	357	0.4%	589	0.5%
American Indian	2,910	0.1%	243	0.1%	49	0.1%	71	0.1%
Asian	744	0.0%	115	0.0%	11	0.0%	33	0.0%
Native Hawaiian	593	0.0%	53	0.0%	5	0.0%	14	0.0%
Some Other Race	107,750	2.3%	6,796	1.8%	778	0.9%	1,760	1.4%
Two or More Races	15,739	0.3%	1,734	0.5%	214	0.3%	440	0.3%

Source: 2010 Census

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

## 9.2 Households

### Renter Households by Age of Householder



Source: 2010 Census

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

### 9.2.1 Household Trends

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

**Table 12—Household Trends**

Year	State	County	Market Area	City
2008	1,741,994	141,564	35,410	46,575
2009	1,758,732	142,773	36,815	46,496
2010	1,768,255	143,212	34,305	45,610
2011	1,780,251	143,874	33,986	45,112
2012	1,795,715	144,647	33,500	44,992
2013	1,815,094	145,069	33,405	44,506
2014	1,839,041	147,329	33,649	45,255
2015	1,839,041	149,161	33,300	46,098
2016	1,839,041	150,309	33,287	46,822
2017	1,839,041	151,853	33,246	47,162

Sources: 2010 through 2019 5yr ACS (Census)

### 9.2.2 Household Tenure

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

**Table 13—Occupied Housing Units by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Households</b>	1,801,181	—	145,194	—	34,101	—	45,666	—
<b>Owner</b>	1,248,805	69.3%	89,023	61.3%	17,724	52.0%	21,641	47.4%
<b>Renter</b>	552,376	30.7%	56,171	38.7%	16,377	48.0%	24,025	52.6%

Source: 2010 Census

From the table above, it can be seen that 48.0% of the households in the market area rent. This percentage will be used later in the report to calculate the number of general occupancy units necessary to accommodate household growth.

### 9.2.3 Projections

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

**Table 14—Population**

ACS Year	Market Area	Change	Percent Change
2010	85,765	—	—
2011	87,713	1,948	2.3%
2012	85,139	-2,574	-2.9%
2013	85,157	18	0.0%
2014	83,418	-1,739	-2.0%
2015	84,037	619	0.7%
2016	84,272	235	0.3%
2017	82,950	-1,322	-1.6%
2018	82,722	-228	-0.3%
2019	81,722	-1,000	-1.2%

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the previous table, the percent change ranges from -2.9% to 2.3%. Excluding the highest and lowest observed values, the average is -0.6%. This value will be used to project future changes.

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

**Table 15—Households**

ACS Year	Market Area	Change	Percent Change
2010	35,410	—	—
2011	36,815	1,405	4.0%
2012	34,305	-2,510	-6.8%
2013	33,986	-319	-0.9%
2014	33,500	-486	-1.4%
2015	33,405	-95	-0.3%
2016	33,649	244	0.7%
2017	33,300	-349	-1.0%
2018	33,287	-13	0.0%
2019	33,246	-41	-0.1%

Sources: 2010 through 2019 5yr ACS (Census)

As seen in the table above, the percent change ranges from -6.8% to 4.0%. Excluding the highest and lowest observed values, the average is -0.4%. This value will be used to project future changes.

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

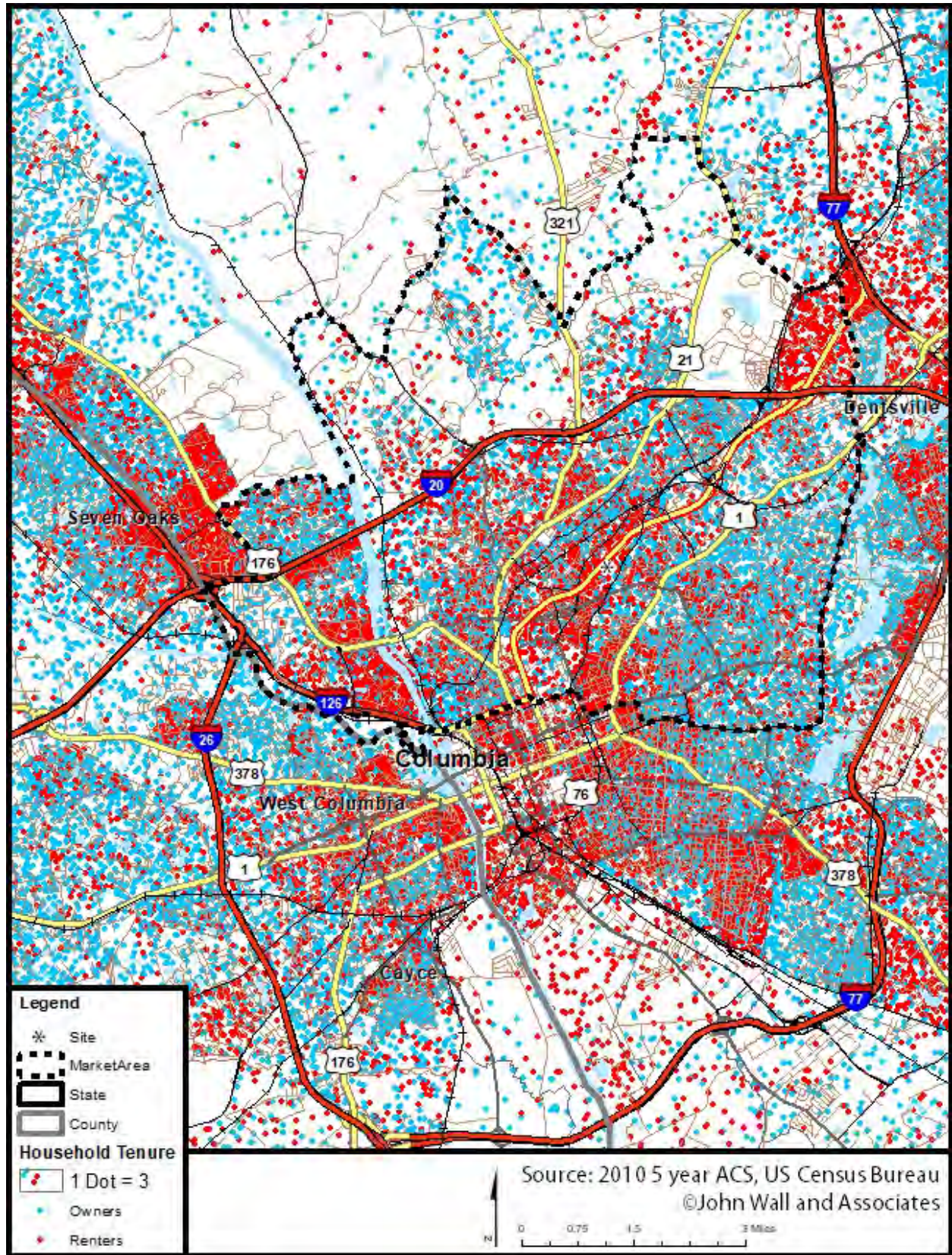
**Table 16—Population and Household Projections**

Projections	Population	Annual Change	Households	Annual Change
2020	80,311		32,805	
2021	79,846	-465	32,659	-146
2022	79,384	-462	32,514	-145
2023	78,925	-459	32,369	-145
2024	78,468	-457	32,225	-144
2025	78,014	-454	32,082	-143
2022 to 2025	-1,370	-457	-432	-144

Source: John Wall and Associates from figures above



### Tenure Map





9.2.4 Household Size

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

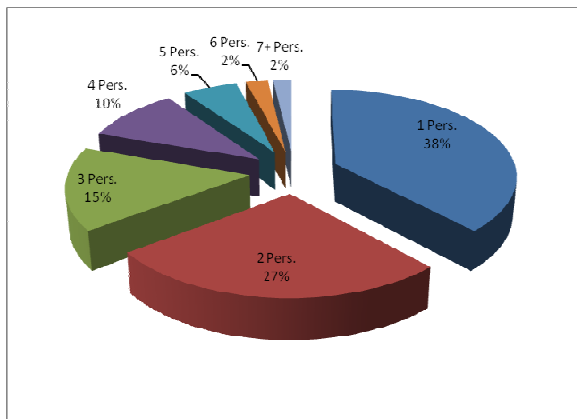
**Table 17—Housing Units by Persons in Unit**

	State		County		Market Area		City	
<b>Owner occupied:</b>	1,248,805	—	89,023	—	17,724	—	21,641	—
<b>1-person</b>	289,689	23.2%	22,842	25.7%	6,110	34.5%	7,209	33.3%
<b>2-person</b>	477,169	38.2%	31,289	35.1%	6,391	36.1%	7,758	35.8%
<b>3-person</b>	210,222	16.8%	15,261	17.1%	2,547	14.4%	3,155	14.6%
<b>4-person</b>	164,774	13.2%	12,123	13.6%	1,597	9.0%	2,249	10.4%
<b>5-person</b>	69,110	5.5%	4,953	5.6%	618	3.5%	893	4.1%
<b>6-person</b>	24,016	1.9%	1,666	1.9%	268	1.5%	240	1.1%
<b>7-or-more</b>	13,825	1.1%	889	1.0%	193	1.1%	137	0.6%
<b>Renter occupied:</b>	552,376	—	56,171	—	16,377	—	24,025	—
<b>1-person</b>	188,205	34.1%	20,986	37.4%	6,230	38.0%	10,147	42.2%
<b>2-person</b>	146,250	26.5%	14,956	26.6%	4,379	26.7%	6,810	28.3%
<b>3-person</b>	93,876	17.0%	9,193	16.4%	2,531	15.5%	3,494	14.5%
<b>4-person</b>	67,129	12.2%	6,029	10.7%	1,633	10.0%	2,009	8.4%
<b>5-person</b>	33,904	6.1%	2,978	5.3%	907	5.5%	930	3.9%
<b>6-person</b>	13,817	2.5%	1,235	2.2%	387	2.4%	382	1.6%
<b>7-or-more</b>	9,195	1.7%	794	1.4%	310	1.9%	253	1.1%

Source: 2010 Census

The percent and number of large (5 or more persons) households in the market is an important fact to consider in projects with a significant number of 3 or 4 bedroom units. In such cases, this fact has been taken into account and is used to refine the analysis. It also helps to determine the upper income limit for the purpose of calculating demand. In the market area, 9.8% of the renter households are large, compared to 10.3% in the state.

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



9.2.5 *Household Incomes*

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

**Table 18—Number of Households in Various Income Ranges**

	State	%	County	%	Market Area	%	City	%
<b>Total:</b>	1,921,862		151,853		33,246		47,162	
<b>Less than \$10,000</b>	143,083	7.4%	13,766	9.1%	4,572	13.8%	5,875	12.5%
<b>\$10,000 to \$14,999</b>	97,388	5.1%	6,124	4.0%	2,021	6.1%	2,561	5.4%
<b>\$15,000 to \$19,999</b>	98,220	5.1%	6,927	4.6%	2,421	7.3%	2,625	5.6%
<b>\$20,000 to \$24,999</b>	101,830	5.3%	7,193	4.7%	2,208	6.6%	2,798	5.9%
<b>\$25,000 to \$29,999</b>	99,103	5.2%	7,771	5.1%	2,355	7.1%	2,452	5.2%
<b>\$30,000 to \$34,999</b>	102,683	5.3%	7,436	4.9%	2,064	6.2%	2,647	5.6%
<b>\$35,000 to \$39,999</b>	91,602	4.8%	7,150	4.7%	1,715	5.2%	1,863	4.0%
<b>\$40,000 to \$44,999</b>	89,060	4.6%	7,264	4.8%	1,650	5.0%	1,949	4.1%
<b>\$45,000 to \$49,999</b>	83,794	4.4%	5,802	3.8%	1,058	3.2%	1,720	3.6%
<b>\$50,000 to \$59,999</b>	154,988	8.1%	12,274	8.1%	2,529	7.6%	3,664	7.8%
<b>\$60,000 to \$74,999</b>	194,827	10.1%	14,415	9.5%	2,932	8.8%	3,693	7.8%
<b>\$75,000 to \$99,999</b>	239,986	12.5%	20,532	13.5%	3,092	9.3%	5,127	10.9%
<b>\$100,000 to \$124,999</b>	153,293	8.0%	11,982	7.9%	1,780	5.4%	2,931	6.2%
<b>\$125,000 to \$149,999</b>	91,323	4.8%	7,370	4.9%	821	2.5%	1,973	4.2%
<b>\$150,000 to \$199,999</b>	91,944	4.8%	8,009	5.3%	929	2.8%	2,084	4.4%
<b>\$200,000 or more</b>	88,738	4.6%	7,838	5.2%	1,099	3.3%	3,200	6.8%

Source: 2019-5yr ACS (Census)

## 10 Market Area Economy

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

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

	State	%	County	%	Market Area	%	City	%
Total	2,275,531		195,730		37,081		60,171	
Management, business, science, and arts occupations:	793,973	35%	78,327	40%	12,484	34%	25,725	43%
Management, business, and financial occupations:	314,728	14%	29,654	15%	4,447	12%	9,266	15%
Management occupations	214,179	9%	18,303	9%	2,625	7%	5,760	10%
Business and financial operations occupations	100,549	4%	11,351	6%	1,822	5%	3,506	6%
Computer, engineering, and science occupations:	107,887	5%	9,582	5%	1,476	4%	2,945	5%
Computer and mathematical occupations	47,492	2%	5,107	3%	808	2%	1,472	2%
Architecture and engineering occupations	45,017	2%	2,708	1%	469	1%	864	1%
Life, physical, and social science occupations	15,378	1%	1,767	1%	199	1%	609	1%
Education, legal, community service, arts, and media occupations:	228,365	10%	26,275	13%	4,962	13%	9,625	16%
Community and social service occupations	41,246	2%	5,077	3%	1,065	3%	1,388	2%
Legal occupations	19,613	1%	2,932	1%	508	1%	1,618	3%
Education, training, and library occupations	134,207	6%	15,236	8%	2,654	7%	5,282	9%
Arts, design, entertainment, sports, and media occupations	33,299	1%	3,030	2%	735	2%	1,337	2%
Healthcare practitioners and technical occupations:	142,993	6%	12,816	7%	1,599	4%	3,889	6%
Health diagnosing and treating practitioners and other technical occupations	93,672	4%	8,762	4%	966	3%	2,737	5%
Health technologists and technicians	49,321	2%	4,054	2%	633	2%	1,152	2%
Service occupations:	402,999	18%	35,920	18%	8,656	23%	11,150	19%
Healthcare support occupations	61,672	3%	5,266	3%	1,496	4%	1,381	2%
Protective service occupations:	47,387	2%	4,751	2%	721	2%	1,156	2%
Fire fighting and prevention, and other protective service workers including supervisors	25,032	1%	2,549	1%	438	1%	654	1%
Law enforcement workers including supervisors	22,355	1%	2,202	1%	283	1%	502	1%
Food preparation and serving related occupations	137,607	6%	12,492	6%	3,312	9%	4,740	8%
Building and grounds cleaning and maintenance occupations	97,474	4%	7,860	4%	2,257	6%	2,150	4%
Personal care and service occupations	58,859	3%	5,551	3%	870	2%	1,723	3%
Sales and office occupations:	506,822	22%	47,071	24%	8,966	24%	14,245	24%
Sales and related occupations	248,779	11%	22,831	12%	4,317	12%	7,562	13%
Office and administrative support occupations	258,043	11%	24,240	12%	4,649	13%	6,683	11%
Natural resources, construction, and maintenance occupations:	209,803	9%	11,072	6%	2,046	6%	2,955	5%
Farming, fishing, and forestry occupations	9,545	0%	222	0%	36	0%	61	0%
Construction and extraction occupations	114,225	5%	5,915	3%	1,240	3%	1,579	3%
Installation, maintenance, and repair occupations	86,033	4%	4,935	3%	770	2%	1,315	2%
Production, transportation, and material moving occupations:	361,934	16%	23,340	12%	4,929	13%	6,096	10%
Production occupations	189,180	8%	8,782	4%	1,779	5%	2,175	4%
Transportation occupations	81,092	4%	6,915	4%	1,213	3%	1,467	2%
Material moving occupations	91,662	4%	7,643	4%	1,937	5%	2,454	4%

Source: 2019-5yr ACS (Census)

### Occupation for the State and Market Area



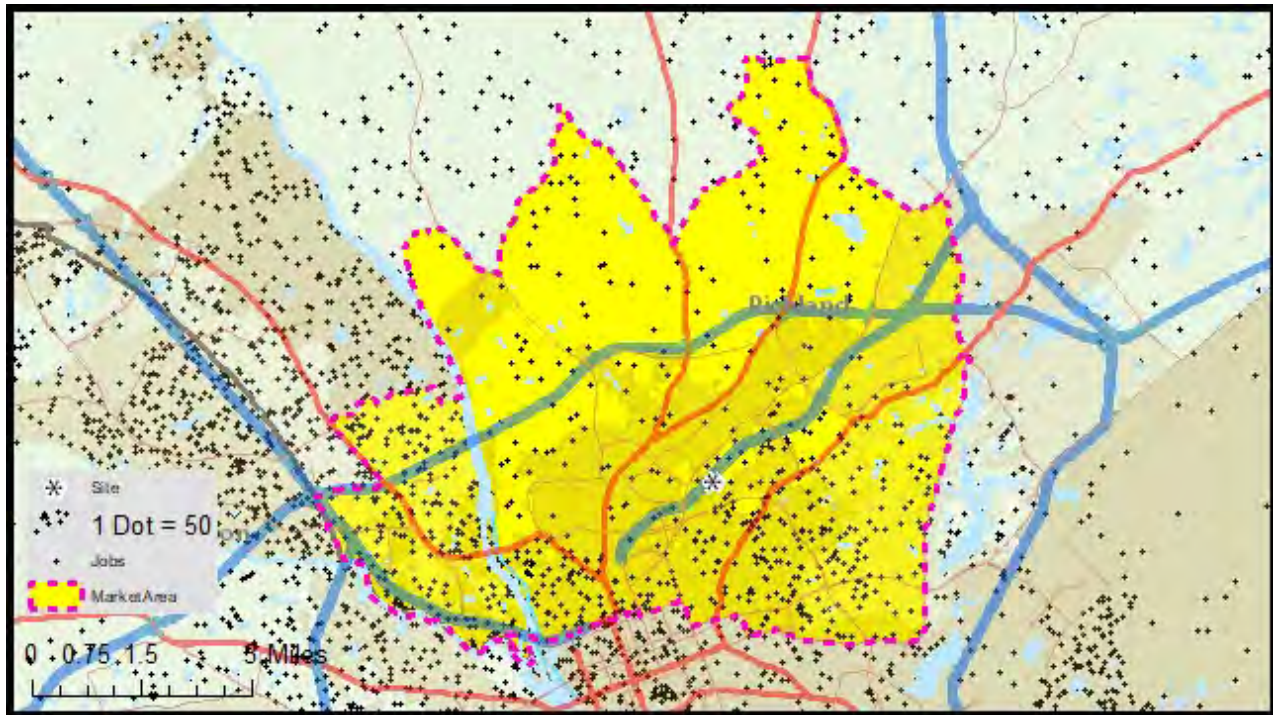
**Table 20—Industry of Employed Persons Age 16 Years And Over**

	State	%	County	%	Market Area	%	City	%
Total:	2,275,531		195,730		37,081		60,171	
Agriculture, forestry, fishing and hunting, and mining:	21,880	1%	538	0%	161	0%	182	0%
Agriculture, forestry, fishing and hunting	19,960	1%	419	0%	161	0%	141	0%
Mining, quarrying, and oil and gas extraction	1,920	0%	119	0%	0	0%	41	0%
Construction	155,284	7%	8,570	4%	1,593	4%	2,470	4%
Manufacturing	310,780	14%	13,005	7%	2,202	6%	3,019	5%
Wholesale trade	54,613	2%	3,950	2%	658	2%	1,106	2%
Retail trade	271,168	12%	23,572	12%	4,531	12%	6,647	11%
Transportation and warehousing, and utilities:	116,010	5%	9,948	5%	1,915	5%	2,301	4%
Transportation and warehousing	88,734	4%	7,647	4%	1,578	4%	1,777	3%
Utilities	27,276	1%	2,301	1%	337	1%	524	1%
Information	36,651	2%	4,011	2%	763	2%	1,173	2%
Finance and insurance, and real estate and rental and leasing:	131,913	6%	16,937	9%	2,537	7%	4,846	8%
Finance and insurance	88,826	4%	13,042	7%	1,813	5%	3,511	6%
Real estate and rental and leasing	43,087	2%	3,895	2%	724	2%	1,335	2%
Professional, scientific, and management, and administrative and waste management services:	232,631	10%	19,389	10%	4,110	11%	7,087	12%
Professional, scientific, and technical services	121,328	5%	10,667	5%	1,853	5%	4,600	8%
Management of companies and enterprises	1,841	0%	65	0%	10	0%	42	0%
Administrative and support and waste management services	109,462	5%	8,657	4%	2,247	6%	2,445	4%
Educational services, and health care and social assistance:	494,977	22%	49,076	25%	9,470	26%	16,260	27%
Educational services	203,821	9%	23,429	12%	4,470	12%	8,704	14%
Health care and social assistance	291,156	13%	25,647	13%	5,000	13%	7,556	13%
Arts, entertainment, and recreation, and accommodation and food services:	231,565	10%	21,513	11%	4,732	13%	8,040	13%
Arts, entertainment, and recreation	38,096	2%	3,721	2%	629	2%	1,153	2%
Accommodation and food services	193,469	9%	17,792	9%	4,103	11%	6,887	11%
Other services, except public administration	117,388	5%	10,541	5%	1,970	5%	2,879	5%
Public administration	100,671	4%	14,680	8%	2,439	7%	4,161	7%

Source: 2019-5yr ACS (Census)

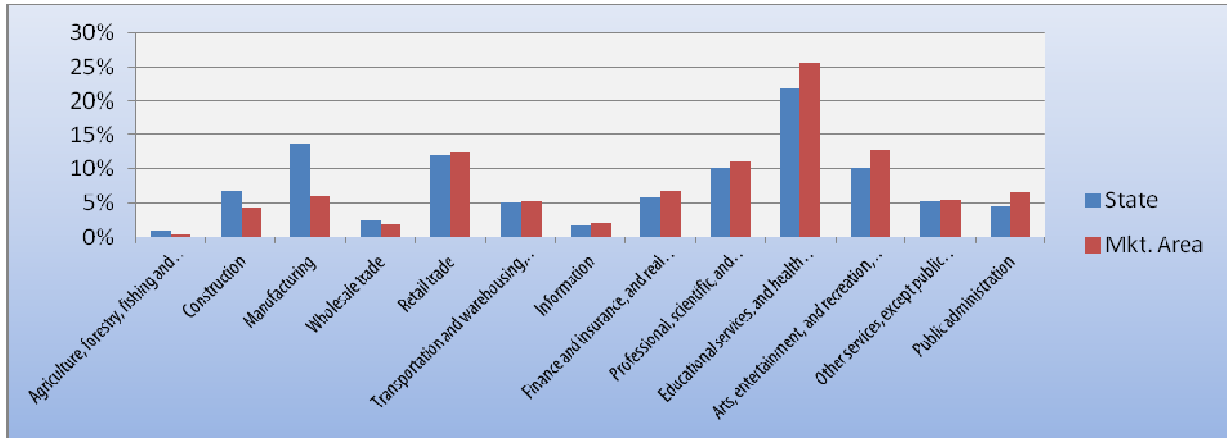
Note: Bold numbers represent category totals and add to 100%

### Employment Concentrations Map





### Industry for the State and Market Area



Source: 2019-5yr ACS (Census)

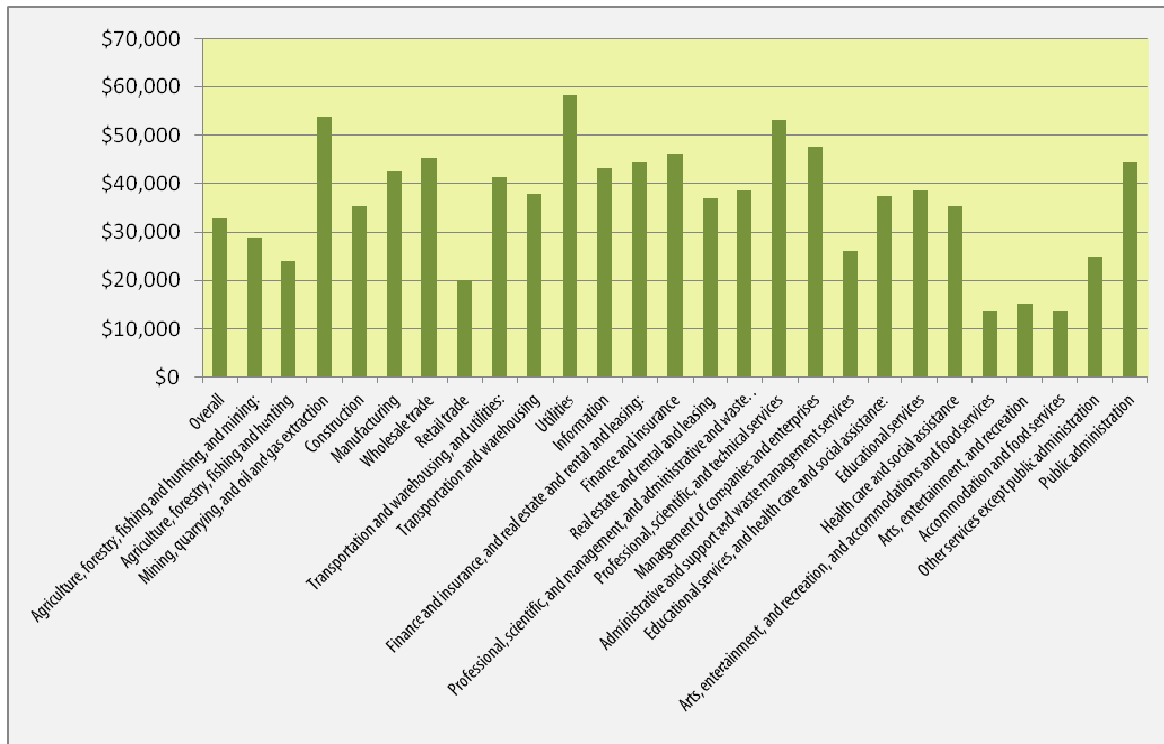
**Table 21—Median Wages by Industry**

	State	County	City
Overall	\$33,365	\$32,835	\$30,755
Agriculture, forestry, fishing and hunting, and mining:	\$29,601	\$28,986	\$46,284
Agriculture, forestry, fishing and hunting	\$27,019	\$24,075	\$29,732
Mining, quarrying, and oil and gas extraction	\$53,328	\$53,994	—
Construction	\$34,109	\$35,406	\$31,870
Manufacturing	\$43,307	\$42,564	\$40,817
Wholesale trade	\$44,887	\$45,381	\$51,731
Retail trade	\$22,050	\$19,961	\$18,773
Transportation and warehousing, and utilities:	\$44,260	\$41,345	\$33,862
Transportation and warehousing	\$40,351	\$37,863	\$30,808
Utilities	\$63,207	\$58,505	\$47,813
Information	\$44,484	\$43,125	\$40,970
Finance and insurance, and real estate and rental and leasing:	\$43,494	\$44,287	\$44,967
Finance and insurance	\$46,564	\$46,212	\$48,256
Real estate and rental and leasing	\$38,319	\$36,964	\$36,351
Professional, scientific, and management, and administrative and waste management services:	\$38,209	\$38,616	\$41,371
Professional, scientific, and technical services	\$54,240	\$53,199	\$56,759
Management of companies and enterprises	\$64,509	\$47,679	\$42,386
Administrative and support and waste management services	\$25,827	\$26,108	\$25,636
Educational services, and health care and social assistance:	\$35,687	\$37,273	\$33,520
Educational services	\$37,561	\$38,576	\$32,685
Health care and social assistance	\$34,281	\$35,578	\$34,239
Arts, entertainment, and recreation, and accommodations and food services	\$15,945	\$13,801	\$13,763
Arts, entertainment, and recreation	\$18,268	\$15,075	\$11,761
Accommodation and food services	\$15,674	\$13,715	\$13,970
Other services except public administration	\$24,916	\$25,016	\$21,299
Public administration	\$43,725	\$44,473	\$43,992

Source: 2019-5yr ACS (Census)

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

### Wages by Industry for the County



2019-5yr ACS (Census)

## 10.1 Major Employers

**Table 22—Major Employers in the County**

Company	Product	Employees
State of South Carolina	State Government	25,570
Prisma Health	Health Care and Social Assistance	15,000
BlueCross BlueShield of SC and Palmetto GBA	Finance, Insurance and Real Estate	10,019
University of South Carolina	Public Administration	5,678
United States Department of the Army	National Security	5,286
Richland School District 1	Public Administration	4,265
Richland School District 2	Public Administration	3,654
Richland County	Public Administration	2,393
City of Columbia	Public Administration	2,300
AT&T South Carolina	telecommunications	2,100
First-Citizens Bank & Trust Company	Commercial Banking	1,784
Providence Hospital	Health Care and Social Assistance	1,625
Dorn VA Medical Ctr	Health Care and Social Assistance	1,500
Wells Fargo Customer Connection	Professional, Scientific, and Technical Services	1,400
Verizon Wireless	Professional, Scientific, and Technical Services	1,234
Air National Guard	Public Administration	1,200
Westinghouse Electric Co LLC	Manufacturing	1,179
Colonial Life & Accident Insurance Company Inc	Direct Life Insurance Carriers	1,012
Trane	HVAC Equipment Manufacturing	988
Midlands Technical College Foundation	Junior Colleges	899
Teleperformance	Telemarketing Bureaus & Other Contact Ctrs	850
Schneider Electric USA, Inc.	Switchgear and Switchboard Apparatus Manufacturing	800
Bonitz Inc	Construction	800
International Paper Company	Paper Mill	677
Aflac	Finance, Insurance and Real Estate	572

Source: Richland County Economic Development

## 10.2 New or Planned Changes in Workforce

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

### 10.3 Employment (Civilian Labor Force)

#### 10.4 Total Jobs

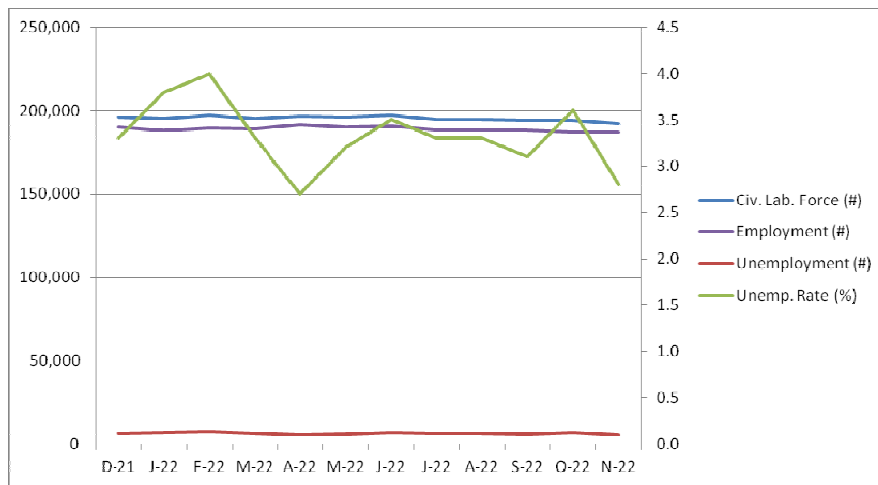
In order to determine how employment affects the market area and whether the local economy is expanding, declining, or stable, it is necessary to inspect employment statistics for several years. The table below shows the increase or decrease in employment and the percentage of unemployed at the county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

**Table 23—Employment Trends**

Year	Civilian Labor Force			Employment Change		Annual Change		
	Force	Unemployment	Rate (%)	Employment	Number	Pct.	Number	Pct.
2000	160,934	5,141	3.3	155,793	—	—	—	—
2019	192,912	5,072	2.7	187,840	32,047	20.6%	1,687	0.9%
2020	193,564	10,438	5.7	183,126	-4,714	-2.5%	-4,714	-2.5%
2021	195,930	7,717	4.1	188,213	5,087	2.8%	5,087	2.8%
D-21	196,181	6,267	3.3	189,914	1,701	0.9%		
J-22	195,351	7,152	3.8	188,199	-1,715	-0.9%		
F-22	197,133	7,582	4.0	189,551	1,352	0.7%		
M-22	195,250	6,237	3.3	189,013	-538	-0.3%		
A-22	196,564	5,168	2.7	191,396	2,383	1.3%		
M-22	196,304	6,087	3.2	190,217	-1,179	-0.6%		
J-22	197,193	6,668	3.5	190,525	308	0.2%		
J-22	194,765	6,222	3.3	188,543	-1,982	-1.0%		
A-22	194,774	6,222	3.3	188,552	9	0.0%		
S-22	194,053	5,835	3.1	188,218	-334	-0.2%		
O-22	194,054	6,743	3.6	187,311	-907	-0.5%		
N-22	192,386	5,240	2.8	187,146	-165	-0.1%		

Source: State Employment Security Commission

#### County Employment Trends



Source: State Employment Security Commission

### 10.5 Workforce Housing

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



## 10.6 Economic Summary

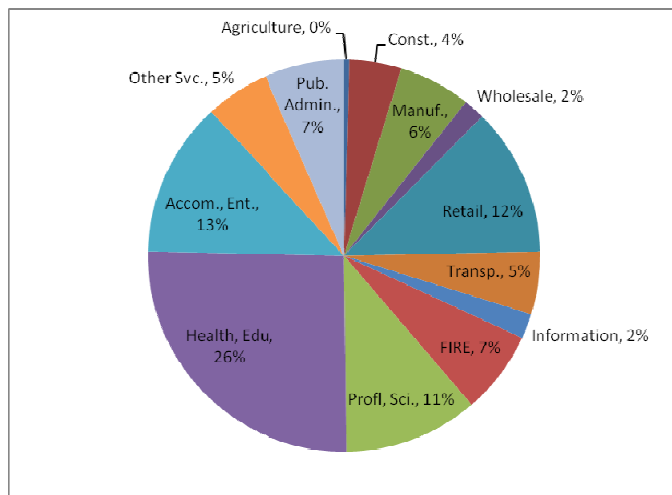
The largest number of persons in the market area is employed in the "Management, professional, and related occupations" occupation category and in the "Educational services, and health care and social assistance" industry category.

A change in the size of labor force frequently indicates a corresponding change in the need for housing. The size of the labor force has actually decreased over the last year.

Employment has been fairly stable since disruptions from the Covid-19 pandemic. For the past 12 months, the unemployment rate has varied from 2.7% to 4.0%; in the last month reported it was 2.8%.

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

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



Source: 2019-5yr ACS (Census)

## 11 Income Restrictions and Affordability

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

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

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

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

### 11.1 Households Receiving HUD Rental Assistance

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

### 11.2 Households Not Receiving Rental Assistance

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

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

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

### 11.3 Households Qualifying for Tax Credit Units

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

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

#### 11.4 Establishing Tax Credit Qualifying Income Ranges

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

**Table 24—Maximum Income Limit (HUD FY 2022)**

Pers.	VLIL	50%
1	28,250	28,250
2	32,250	32,250
3	36,300	36,300
4	40,300	40,300
5	43,550	43,550
6	46,750	46,750
7	50,000	50,000
8	53,200	53,200

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

The table above shows the maximum tax credit allowable incomes for households moving into the subject based on household size and the percent of area median gross income (AMI).

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

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

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



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

**Table 25—Minimum Incomes Required and Gross Rents**

	Bedrooms	Number of Units	Net Rent	Gross Rent	Minimum Income Required	Target Population
50%	1	60	1225	1315	\$0	PBRA
50%	2	48	1400	1520	\$0	PBRA
50%	3	56	1600	1754	\$0	PBRA
50%	4	24	1770	1899	\$0	PBRA

Source: John Wall and Associates from data provided by client

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

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

## 11.5 Qualifying Income Ranges

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

**Table 26—Qualifying Income Ranges by Bedrooms and Persons Per Household**

AMI	Bedrooms	Persons	Gross Rent	Income Based Lower Limit	Spread Between Limits	Upper Limit
50%	1	1	1,315	45,090	-16,840	28,250
50%	1	2	1,315	45,090	-12,840	32,250
50%	2	2	1,520	52,110	-19,860	32,250
50%	2	3	1,520	52,110	-15,810	36,300
50%	2	4	1,520	52,110	-11,810	40,300
50%	3	3	1,754	60,140	-23,840	36,300
50%	3	4	1,754	60,140	-19,840	40,300
50%	3	5	1,754	60,140	-16,590	43,550
50%	3	6	1,754	60,140	-13,390	46,750
50%	4	4	1,899	65,110	-24,810	40,300
50%	4	5	1,899	65,110	-21,560	43,550
50%	4	6	1,899	65,110	-18,360	46,750
50%	4	7	1,899	65,110	-15,110	50,000

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

**11.6 Programmatic and Pro Forma Rent Analysis**

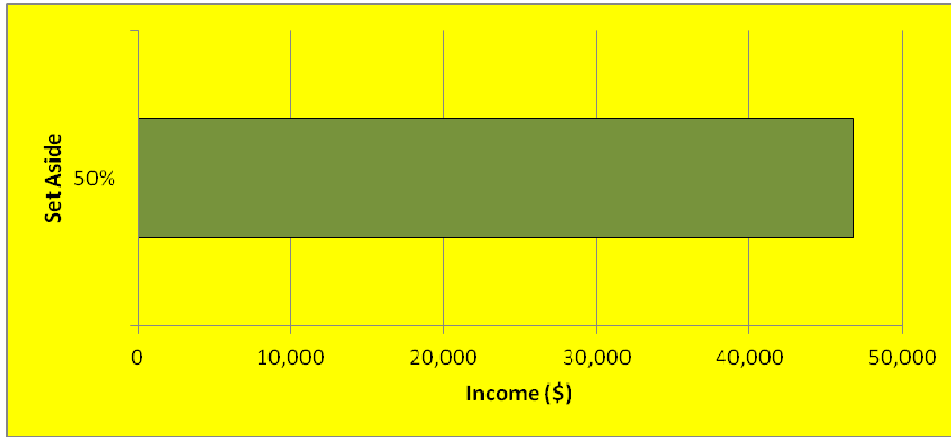
The table below shows a comparison of programmatic rent and *pro forma* rent.

**Table 27—Qualifying and Proposed and Programmatic Rent Summary**

	1-BR	2-BR	3-BR	4-BR
<b>50% Units</b>				
Number of Units	60	48	56	24
Max Allowable Gross Rent	\$756	\$907	\$1,048	\$1,168
Pro Forma Gross Rent	\$1,315	\$1,520	\$1,754	\$1,899
Difference (\$)	-\$559	-\$613	-\$706	-\$731
Difference (%)	-73.9%	-67.6%	-67.4%	-62.6%

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

**Targeted Income Ranges**



An income range of \$0 to \$46,750 is reasonable for the 50% AMI PBRA units.

## 11.7 Households with Qualified Incomes

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

**Table 28—Number of Specified Households in Various Income Ranges by Tenure**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		90,427		16,377		21,692	
Less than \$5,000	33,772	2.5%	2,625	2.9%	614	3.7%	562	2.6%
\$5,000 to \$9,999	26,502	2.0%	1,405	1.6%	604	3.7%	285	1.3%
\$10,000 to \$14,999	49,034	3.7%	2,194	2.4%	610	3.7%	611	2.8%
\$15,000 to \$19,999	52,455	3.9%	2,552	2.8%	935	5.7%	756	3.5%
\$20,000 to \$24,999	56,975	4.3%	2,530	2.8%	756	4.6%	647	3.0%
\$25,000 to \$34,999	119,989	9.0%	7,013	7.8%	1,646	10.1%	1,482	6.8%
\$35,000 to \$49,999	171,461	12.9%	10,518	11.6%	2,268	13.8%	2,304	10.6%
\$50,000 to \$74,999	252,613	18.9%	16,144	17.9%	3,017	18.4%	3,651	16.8%
\$75,000 to \$99,999	192,821	14.5%	14,775	16.3%	2,063	12.6%	3,028	14.0%
\$100,000 to \$149,999	212,784	16.0%	16,303	18.0%	2,036	12.4%	3,734	17.2%
\$150,000 or more	165,433	12.4%	14,368	15.9%	1,828	11.2%	4,632	21.4%
<b>Renter occupied:</b>	588,023		61,426		16,869		25,470	
Less than \$5,000	42,547	7.2%	5,080	8.3%	1,827	10.8%	2,724	10.7%
\$5,000 to \$9,999	40,262	6.8%	4,656	7.6%	1,527	9.1%	2,304	9.0%
\$10,000 to \$14,999	48,354	8.2%	3,930	6.4%	1,411	8.4%	1,950	7.7%
\$15,000 to \$19,999	45,765	7.8%	4,375	7.1%	1,486	8.8%	1,869	7.3%
\$20,000 to \$24,999	44,855	7.6%	4,663	7.6%	1,452	8.6%	2,151	8.4%
\$25,000 to \$34,999	81,797	13.9%	8,194	13.3%	2,773	16.4%	3,617	14.2%
\$35,000 to \$49,999	92,995	15.8%	9,698	15.8%	2,155	12.8%	3,228	12.7%
\$50,000 to \$74,999	97,202	16.5%	10,545	17.2%	2,444	14.5%	3,706	14.6%
\$75,000 to \$99,999	47,165	8.0%	5,757	9.4%	1,029	6.1%	2,099	8.2%
\$100,000 to \$149,999	31,832	5.4%	3,049	5.0%	565	3.3%	1,170	4.6%
\$150,000 or more	15,249	2.6%	1,479	2.4%	200	1.2%	652	2.6%

Source: 2019 5yr ACS (Census)



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

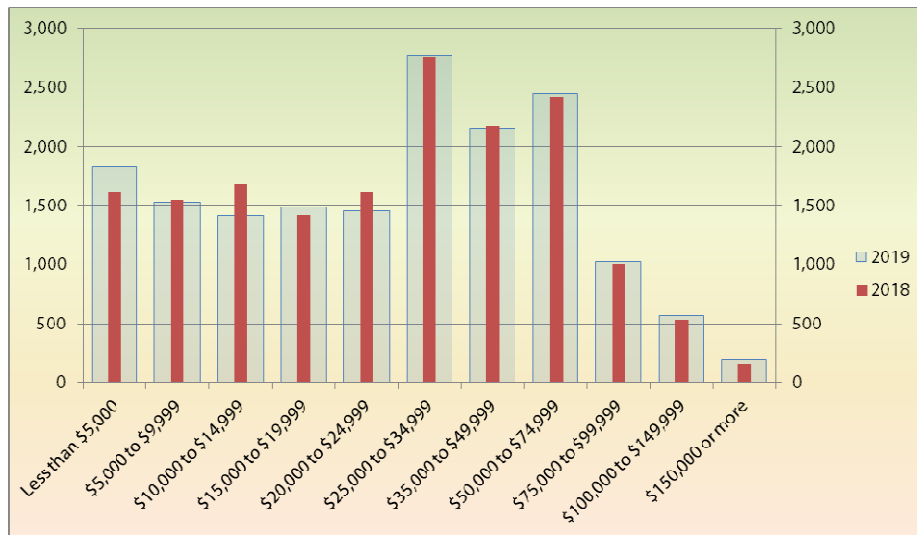
**Table 29—Percent of Renter Households in Appropriate Income Ranges for the Market Area**

AMI		PBRA	
Lower Limit		0	
Upper Limit		46,750	
Renter occupied:	Mkt. Area Households	%	#
Less than \$5,000	1,827	1.00	1,827
\$5,000 to \$9,999	1,527	1.00	1,527
\$10,000 to \$14,999	1,411	1.00	1,411
\$15,000 to \$19,999	1,486	1.00	1,486
\$20,000 to \$24,999	1,452	1.00	1,452
\$25,000 to \$34,999	2,773	1.00	2,773
\$35,000 to \$49,999	2,155	0.78	1,688
\$50,000 to \$74,999	2,444	—	0
\$75,000 to \$99,999	1,029	—	0
\$100,000 to \$149,999	565	—	0
\$150,000 or more	200	—	0
<b>Total</b>	<b>16,869</b>		<b>12,164</b>
<b>Percent in Range</b>			<b>72.1%</b>

Source: John Wall and Associates from figures above

The previous table shows how many renter households are in each income range. The number and percent are given in the last two rows (e.g., 12,164, or 72.1% of the renter households in the market area are in the PBRA range.)

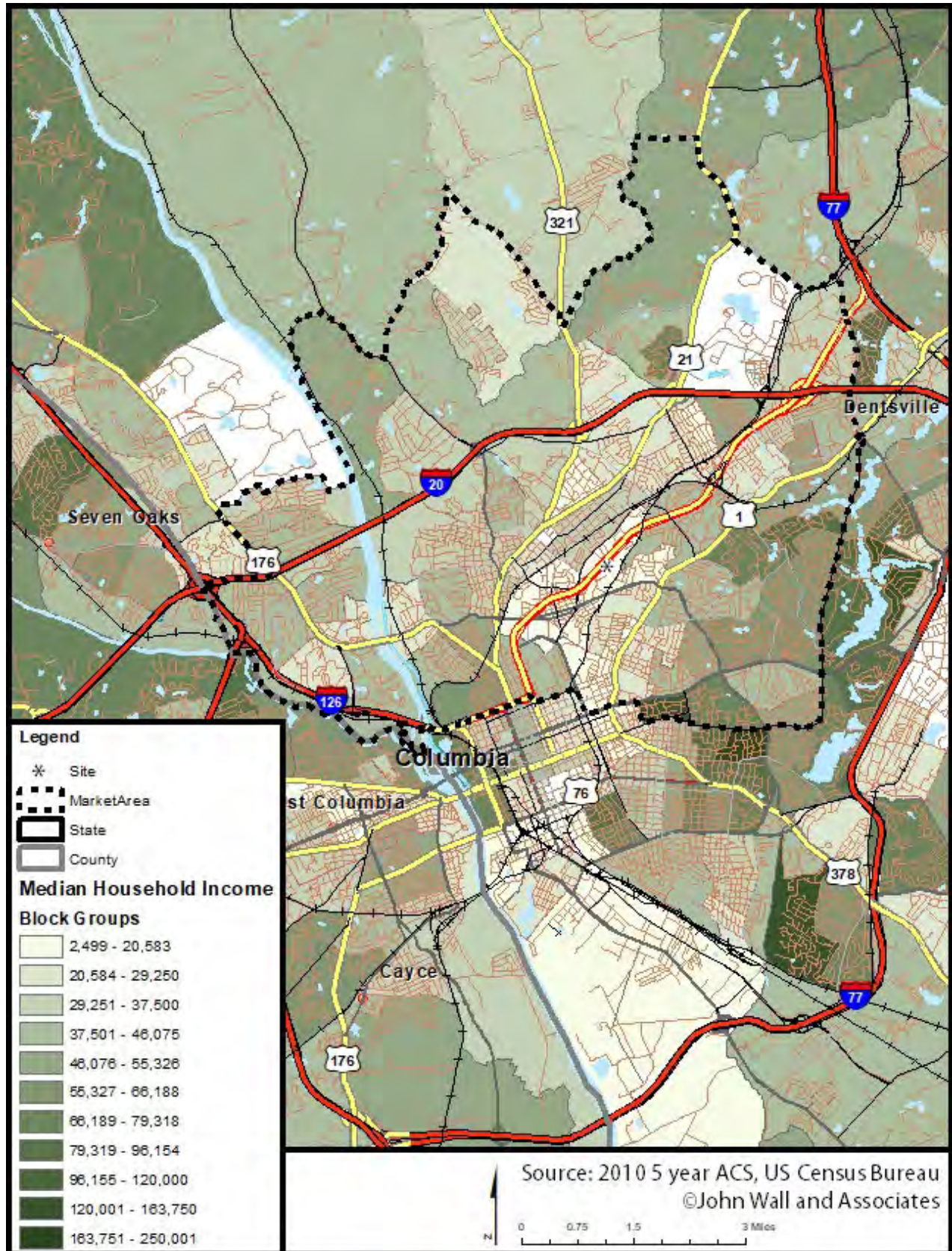
**Change in Renter Household Income**



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

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

### Median Household Income Map



## 12 Demand

### 12.1 Demand from New Households

#### 12.1.1 New Households

It was shown in the Household Trends section of this study that 0 new housing units will be needed by the year of completion due to household growth. It was shown in the Tenure section that the area ratio of rental units to total units is 48.0%. Therefore, 0 of these new units will need to be rental.

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

**Table 30—New Renter Households in Each Income Range for the Market Area**

	New Renter Households	Percent Income Qualified	Demand due to new Households
50% AMI: \$0 to \$46,750	0	72.1%	0

Source: John Wall and Associates from figures above

### 12.2 Demand from Existing Households

#### 12.2.1 Demand from Rent Overburden Households

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

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

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

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

**Table 31—Percentage of Income Paid For Gross Rent (Renter Households in Specified Housing Units)**

	State		County		Market Area		City	
<b>Less than \$10,000:</b>	82,809		9,736		3,354		5,028	
<b>30.0% to 34.9%</b>	1,612	1.9%	148	1.5%	50	1.5%	122	2.4%
<b>35.0% or more</b>	50,209	60.6%	7,557	77.6%	2,631	78.4%	3,758	74.7%
<b>\$10,000 to \$19,999:</b>	94,119		8,305		2,897		3,819	
<b>30.0% to 34.9%</b>	4,864	5.2%	254	3.1%	153	5.3%	125	3.3%
<b>35.0% or more</b>	67,955	72.2%	6,650	80.1%	2,231	77.0%	2,986	78.2%
<b>\$20,000 to \$34,999:</b>	126,652		12,857		4,225		5,768	
<b>30.0% to 34.9%</b>	19,159	15.1%	2,144	16.7%	881	20.9%	1,156	20.0%
<b>35.0% or more</b>	65,332	51.6%	8,194	63.7%	2,592	61.3%	3,562	61.8%
<b>\$35,000 to \$49,999:</b>	92,995		9,698		2,155		3,228	
<b>30.0% to 34.9%</b>	14,225	15.3%	1,933	19.9%	428	19.9%	651	20.2%
<b>35.0% or more</b>	17,563	18.9%	2,015	20.8%	174	8.1%	678	21.0%
<b>\$50,000 to \$74,999:</b>	97,202		10,545		2,444		3,706	
<b>30.0% to 34.9%</b>	6,110	6.3%	472	4.5%	80	3.3%	184	5.0%
<b>35.0% or more</b>	5,939	6.1%	864	8.2%	34	1.4%	193	5.2%
<b>\$75,000 to \$99,999:</b>	47,165		5,757		1,029		2,099	
<b>30.0% to 34.9%</b>	867	1.8%	7	0.1%	0	0.0%	0	0.0%
<b>35.0% or more</b>	1,029	2.2%	44	0.8%	29	2.8%	15	0.7%
<b>\$100,000 or more:</b>	47,081		4,528		765		1,822	
<b>30.0% to 34.9%</b>	342	0.7%	0	0.0%	0	0.0%	0	0.0%
<b>35.0% or more</b>	269	0.6%	0	0.0%	0	0.0%	0	0.0%

Source: 2019-5yr ACS (Census)



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

**Table 32—Rent Overburdened Households in Each Income Range for the Market Area**

30% to 35% Overburden		PBRA	
AMI			
Lower Limit			0
Upper Limit	Mkt. Area		46,750
	<u>Households</u>	%	#
Less than \$10,000:	50	1.00	50
\$10,000 to \$19,999:	153	1.00	153
\$20,000 to \$34,999:	881	1.00	881
\$35,000 to \$49,999:	428	0.78	335
\$50,000 to \$74,999:	80	—	0
\$75,000 to \$99,999:	0	—	0
\$100,000 or more:	0	—	0
Column Total	1,592		1,419

35%+ Overburden		PBRA	
AMI			
Lower Limit			0
Upper Limit	Mkt. Area		46,750
	<u>Households</u>	%	#
Less than \$10,000:	2,631	1.00	2,631
\$10,000 to \$19,999:	2,231	1.00	2,231
\$20,000 to \$34,999:	2,592	1.00	2,592
\$35,000 to \$49,999:	174	0.78	136
\$50,000 to \$74,999:	34	—	0
\$75,000 to \$99,999:	29	—	0
\$100,000 or more:	0	—	0
Column Total	7,691		7,590

Source: John Wall and Associates from figures above

12.2.2 Demand from Substandard Conditions

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

**Table 33—Substandard Occupied Units**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		90,427		16,377		21,692	
Complete plumbing:	1,330,584	100%	90,162	100%	16,285	99%	21,616	100%
1.00 or less	1,316,857	99%	89,617	99%	16,204	99%	21,551	99%
1.01 to 1.50	10,754	1%	395	0%	32	0%	63	0%
1.51 or more	2,973	0%	150	0%	49	0%	2	0%
Lacking plumbing:	3,255	0%	265	0%	92	1%	76	0%
1.00 or less	3,125	0%	265	0%	92	1%	76	0%
1.01 to 1.50	50	0%	0	0%	0	0%	0	0%
1.51 or more	80	0%	0	0%	0	0%	0	0%
<b>Renter occupied:</b>	588,023		61,426		16,869		25,470	
Complete plumbing:	584,776	99%	61,154	100%	16,805	100%	25,379	100%
1.00 or less	562,038	96%	59,059	96%	16,306	97%	24,734	97%
1.01 to 1.50	15,368	3%	933	2%	<b>248</b>	1%	252	1%
1.51 or more	7,370	1%	1,162	2%	<b>251</b>	1%	393	2%
Lacking plumbing:	3,247	1%	272	0%	64	0%	91	0%
1.00 or less	2,903	0%	272	0%	<b>64</b>	0%	91	0%
1.01 to 1.50	51	0%	0	0%	<b>0</b>	0%	0	0%
1.51 or more	293	0%	0	0%	<b>0</b>	0%	0	0%
<b>Total Renter Substandard</b>					<b>563</b>			

Source: 2019-5yr ACS (Census)

From these tables, the need from substandard rental units can be drawn. There are 563 substandard rental units in the market area.

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

**Table 34—Substandard Conditions in Each Income Range for the Market Area**

	Total Substandard Units	Percent Income Qualified	Demand due to Substandard
50% AMI: \$0 to \$46,750	563	72.1%	406

Source: John Wall and Associates from figures above

### 13 Demand for New Units

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

**Table 35—Demand Components**

	50% AMI: \$0 to \$46,750
New Housing Units Required	0
Rent Overburden Households	9,010
Substandard Units	406
Demand	9,416
Less New Supply	0
<b>Net Demand</b>	<b>9,416</b>

\* Numbers may not add due to rounding.

## 14 Supply Analysis (and Comparables)

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

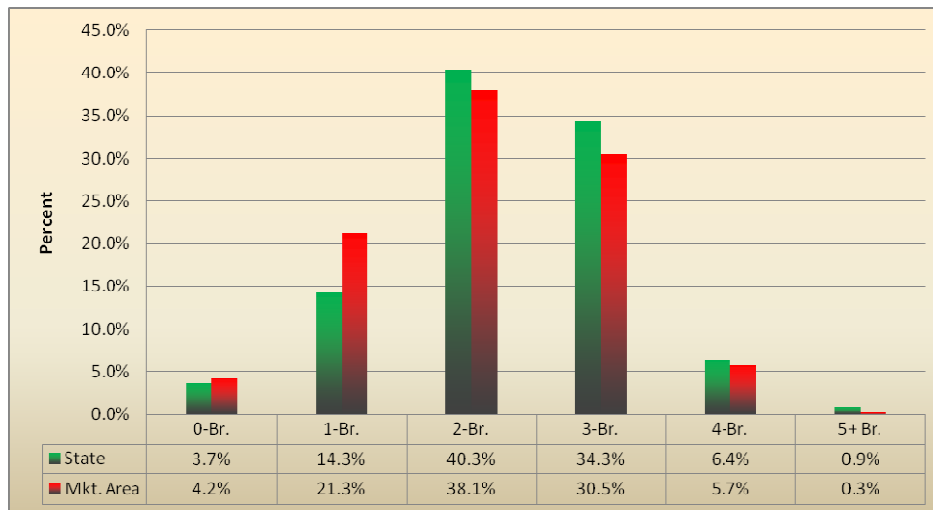
### 14.1 Tenure

**Table 36—Tenure by Bedrooms**

	State	%	County	%	Market Area	%	City	%
<b>Owner occupied:</b>	1,333,839		90,427		16,377		21,692	
<b>No bedroom</b>	3,881	0.3%	140	0.2%	27	0.2%	26	0.1%
<b>1 bedroom</b>	13,555	1.0%	871	1.0%	214	1.3%	367	1.7%
<b>2 bedrooms</b>	188,127	14.1%	10,079	11.1%	2,797	17.1%	4,118	19.0%
<b>3 bedrooms</b>	761,155	57.1%	46,957	51.9%	10,232	62.5%	10,503	48.4%
<b>4 bedrooms</b>	292,473	21.9%	24,790	27.4%	2,609	15.9%	5,136	23.7%
<b>5 or more bedrooms</b>	74,648	5.6%	7,590	8.4%	498	3.0%	1,542	7.1%
<b>Renter occupied:</b>	588,023		61,426		16,869		25,470	
<b>No bedroom</b>	21,594	3.7%	3,203	5.2%	710	4.2%	1,833	7.2%
<b>1 bedroom</b>	84,225	14.3%	12,019	19.6%	3,585	21.3%	6,456	25.3%
<b>2 bedrooms</b>	236,920	40.3%	22,888	37.3%	6,421	38.1%	10,064	39.5%
<b>3 bedrooms</b>	201,898	34.3%	17,890	29.1%	5,144	30.5%	5,637	22.1%
<b>4 bedrooms</b>	37,800	6.4%	4,718	7.7%	965	5.7%	1,343	5.3%
<b>5 or more bedrooms</b>	5,586	0.9%	708	1.2%	44	0.3%	137	0.5%

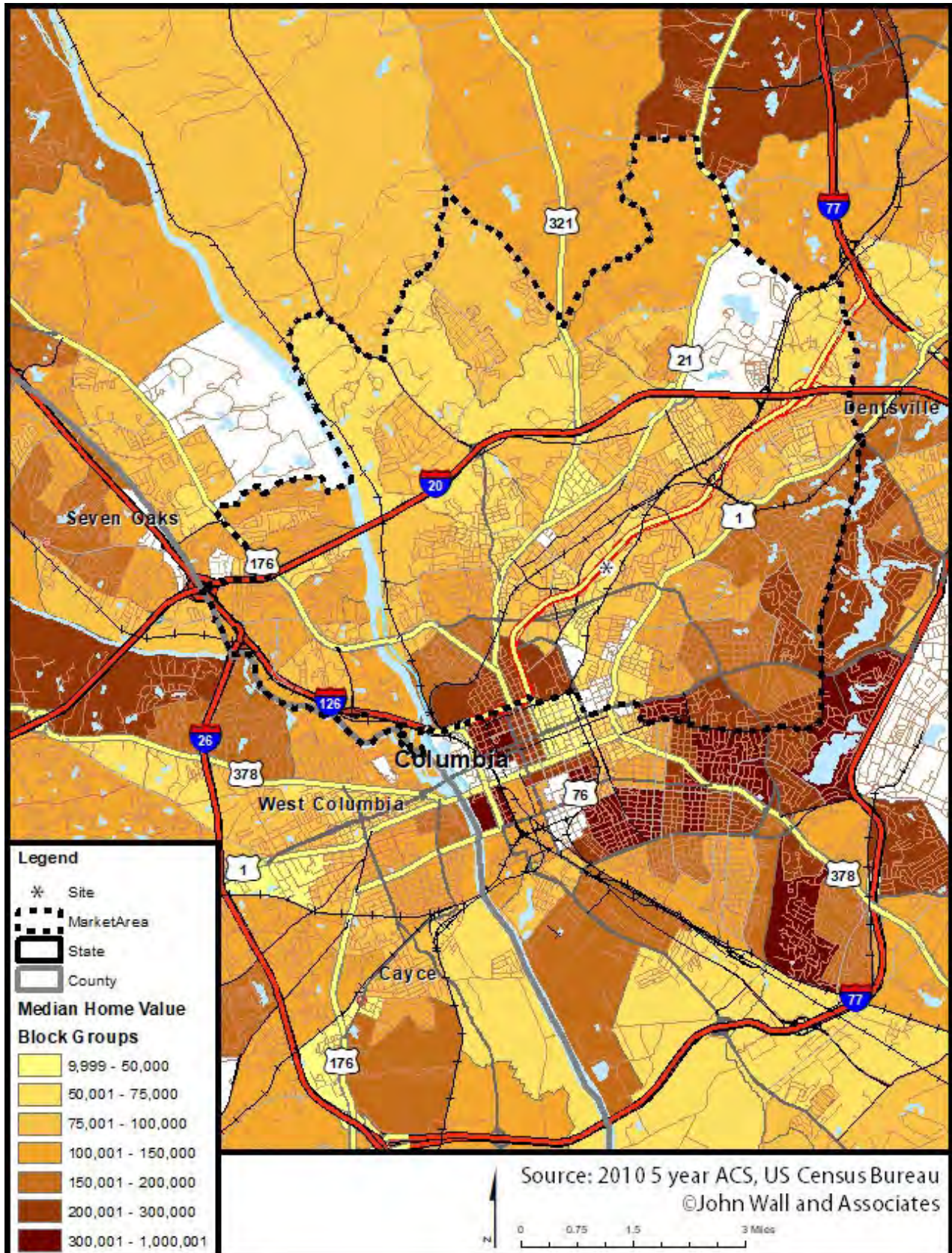
Source: 2019-5yr ACS (Census)

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





### Median Home Value Map



## 14.2 Building Permits Issued

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

**Table 37—Building Permits Issued**

Year	County			City		
	Total	Single Family	Multi-Family	Total	Single Family	Multi-Family
2000	2,936	2,494	442	836	416	420
2001	2,558	2,463	95	443	443	0
2002	2,929	2,611	318	656	398	258
2003	3,768	2,896	872	500	372	128
2004	4,226	3,246	980	839	523	316
2005	4,324	3,568	756	656	597	59
2006	4,261	3,232	1,029	1,054	667	387
2007	3,517	2,463	1,054	1,191	700	491
2008	2,323	1,467	856	860	434	426
2009	1,293	1,074	219	303	265	38
2010	1,274	1,009	265	299	203	96
2011	1,270	981	289	251	199	52
2012	1,812	1,178	634	469	198	271
2013	1,774	1,392	382	179	179	0
2014	2,275	1,511	764	546	204	342
2015	2,368	1,628	740	508	220	288
2016	2,151	1,760	391	251	251	0
2017	2,361	2,004	357	349	341	8
2018	2,644	2,205	439	477	449	28
2019	1,687	1,677	10	474	464	10
2020	1,781	1,777	4	545	541	4
2021	3,263	2,367	896	1,700	804	896

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

### 14.3 Survey of Apartments

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

**Table 38—List of Apartments Surveyed**

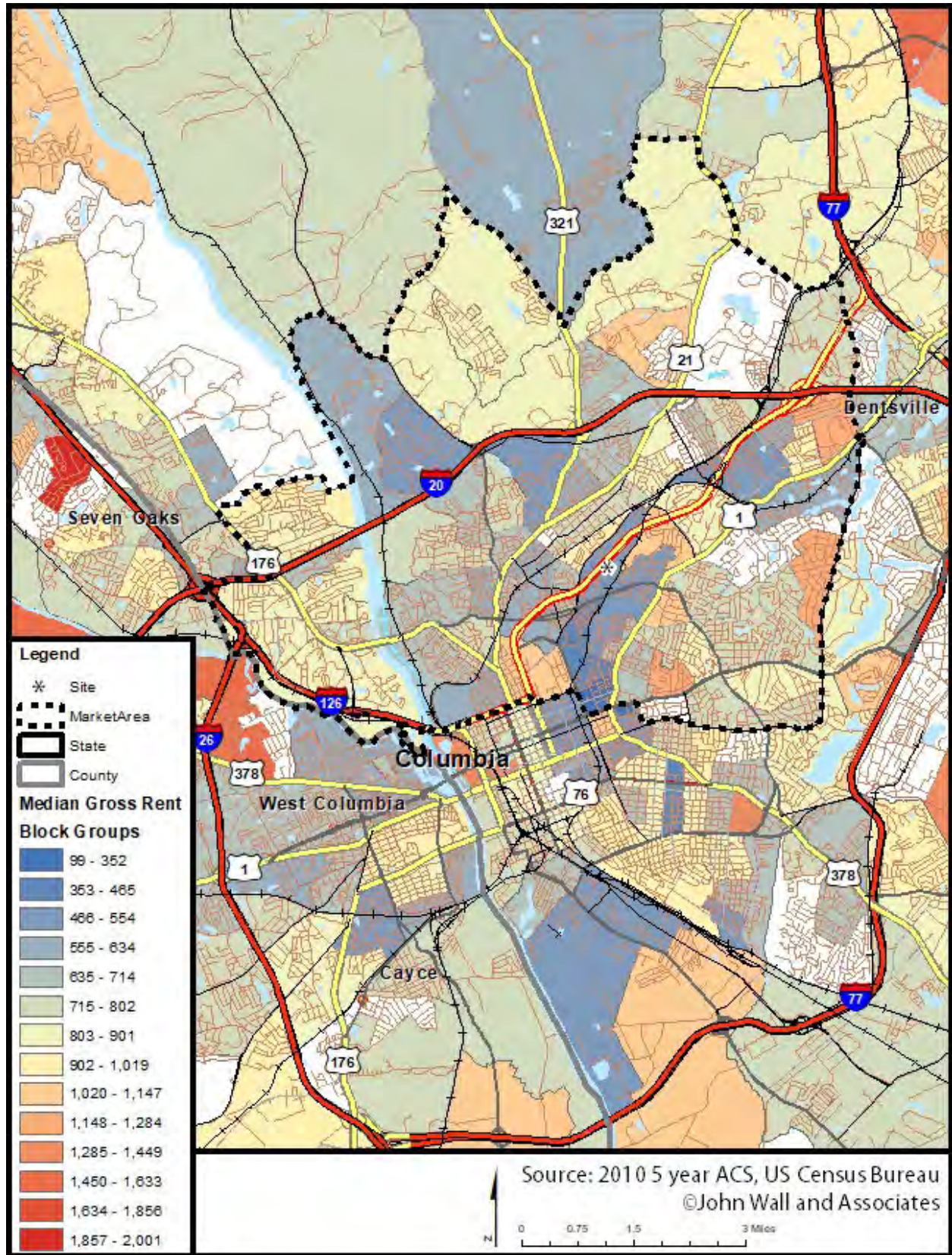
Name	Units	Vacancy Rate	Property Type	Comments
Ames Villas	64	3.1%	Conventional	
Arrington Place	68	n/a	LIHTC/Bond/Section 8	Unable to update information
Bayberry Mews	100	0.0%	LIHTC (50% & 60%)	
Benton Crossing	56	n/a	LIHTC (20%, 30% & 60%)	Under construction
Brookside Crossing	162	0.0%	LIHTC/Bond (60%)	
Capital Heights	102	0.0%	LIHTC (50% & 60%)	
Celia Saxon I	39	0.0%	LIHTC	
Celia Saxon II	32	0.0%	LIHTC	
Colony	300	5.3%	LIHTC/Bond/Section 8	
Cooper Forest Acres	165	0.6%	Conventional	
Cypress Place	44	6.8%	LIHTC (50% & 60%)	
Five Points	84	0.0%	LIHTC (50% & 60%)	
Gable Oaks	200	2.0%	LIHTC/Bond/Section 8	
Garden Lakes	288	n/a	LIHTC/Bond	Unable to obtain information
Landings at Forest Acres	176	2.3%	Conventional	
Latimer Manor	200	n/a	Public Housing	Unable to obtain information
Lorick Place	87	4.6%	LIHTC/Bond/Public Housing	Comparable
Maybelle Court	20	n/a	LIHTC	Unable to obtain information
Midtown at Bull	90	n/a	LIHTC (20%, 50%, 60% & 70%)	Under construction
North Pointe Estates	188	7.4%	Section 8	Existing subject; comparable
Palmetto Terrace	112	0.0%	LIHTC/Bond/Section 8	
Park at Boulder Creek	272	11.4%	Conventional	
Pointe at Elmwood	58	1.7%	LIHTC (50% & 60%)	
Prescott Manor	88	0.0%	Section 8	Comparable
Ravenwood Hills	112	6.3%	Conventional	
River Crest	149	11.4%	Conventional	
River Ridge	147	10.2%	Conventional	
Riverside	104	n/a	Section 8	Under rehabilitation
T.S. Martin Homes	35	0.0%	LIHTC (50% & 60%)	
Village at River's Edge	124	n/a	LIHTC/Bond	Unable to obtain information
Waters at Fairfield	144	3.5%	LIHTC/Bond (60%)	
Waters at Longcreek	220	0.9%	LIHTC/Bond (60%)	
Willow Run	200	0.0%	LIHTC/Bond/Section 8	
Wyndham Pointe	180	0.0%	LIHTC/Bond (60%)	

**14.4 Other Affordable Housing Alternatives**

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



### Median Gross Rent Map



## 14.5 Comparables

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

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

Project Name	Approximate		Reason for Comparability	Degree of Comparability
	Distance			
Lorick Place	1.9 miles		Full PBRA	High
North Pointe Estates	n/a		Existing subject	Very high
Prescott Manor	3.3 miles		Full PBRA	High

The subject will continue to have full project-based rental assistance, just as the comparables do, and it will have a newly completed rehabilitation. Lorick Place is superior because it is new construction and includes washer and dryer in the units, but the subject is still well-positioned for the product being offered.

## 14.6 Public Housing and Vouchers

Columbia Housing operates the Public Housing units in the area and also administers the Housing Choice Voucher program, however, they could not be contacted regarding specific information.

## 14.7 Long Term Impact

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

## 14.8 New “Supply”

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

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

Project Name	Year Built	Units With	20%-30% AMI,	50%-60% AMI,	70%-80% AMI,	Above	TOTAL
		Rental Assistance	No Rental Assistance	No Rental Assistance	No Rental Assistance	Moderate Income	
Benton Crossing	2023	--	12	44	--	--	56
Garden Lakes	n/a	n/a	n/a	n/a	n/a	n/a	288
Midtown at Bull	2023	--	10	78	2	--	90
<b>TOTAL</b>		--	22	122	2	--	434

\*Units that will be deducted from demand; parenthetical numbers indicate partial comparability. I.e., 100(50\*) indicates that there are 100 new units of which only half are comparable.

Note that information for Garden Lakes could not be obtained, but no matter its mix, the subject will not be impacted. There are no other pipeline

units with project-based rental assistance, so there are no new units of supply to deduct from demand.

14.9 Market Advantage

Table 41—Market Advantage

	Bedrooms	Number of Units	Net Rent	Market Rent	Market Advantage
50%	1	60	1225	834	-46.9%
50%	2	48	1400	997	-40.4%
50%	3	56	1600	1007	-58.9%
50%	4	24	1770	1100	-60.9%

The subject was compared to several conventional properties in or near the market area. The calculations show all of the subject’s proposed rents to have market disadvantages; however, since all of the units have project-based rental assistance, the tenant paid portions of the rents will all have advantages. Note that with a lack of conventional four bedroom units in the market, the estimated market rent for the subject’s four bedroom units is \$1,100.

Table 42—Unrestricted Market Rent Determination

Project Name	FACTOR:										Total Points 1BR	Total Points 2BR	Total Points 3BR	1BR	Rent		Comparability Factor
	Year Built	Number Of Units	Vacancy Rate	Location/Neighborhood	Design/Layout	Appearance/Condition	Amenities	Unit Size 1BR	Unit Size 2BR	Unit Size 3BR					Age	2 BR	
Cooper Forest Acres	1970	165	0.6	8	4	5	10		9.5 *	9.1	1	74.0	73.2		1075 *	1225	1.0
Landings at Forest Acres	1968	176	2.3	8	6	5	10	9.0	9.0	9.6	0	76.0	77.2	770	875	960	1.0
Park at Boulder Creek	1989	272	11.4	7	7	7	9	6.6	9.7	10.7	4	77.2	83.4	849	1149	1295	1.0
Ravenwood Hills	1969	112	6.3	8	7	5	5	8.9 *	8.6	9.3	0	67.8	67.2	820	944	1047	1.0
River Crest	1994	149	11.4	8	7	6	10			9.5 *	1				1005 *		1.0
River Ridge	1969	147	3.4	6	5	5	5	8.7 *	8.6	8.8	1	60.4	60.2	1050	1178 *	1270	1.0
																	1.0
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SUBJECT	Proposed	188	N/A	6	8	7	6	6.6	7.3	7.6	2	69.2	70.6	71.2			N/A
Weighted average market rents for subject														834	997	1007	
0 = Poor; 10 = Excellent. Points are relative and pertain to this market only																	
m = FmHA Market rent; Average; a = Approximate; Points for the age of a project represent an average of the original construction and the rehabilitation																	
Where information is unattainable, points may be awarded based on an estimate. This is also denoted by an "a"																	
g = garden; l = townhouse																	
b = adjusted age considering proposed renovations																	
©2009 John Wall and Associates																	

**14.10 Apartment Inventory**

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













### Apartment Locations Map



# APARTMENT INVENTORY












## Columbia, South Carolina (PCN: 22-082)

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	22-082 SUBJECT North Pointe Estates 100 Ripplemeyer Ave. Columbia	Proposed Rehab	60	P	PBRA	48	P	PBRA	56	P	PBRA	24	P	PBRA	LIHTC (50%); PBRA=188 *Gazebo and grilling area
	Ames Villas 5779 Ames Rd. Columbia Carly (1-20-23) 803-806-7832	1992				N/A	0	977	N/A	2	1270				Conventional; HCV=not accepted Formerly called Ames Manor; 64 total units - management does not know bedroom mix; Former LIHTC property - 1991 LIHTC allocations (16 different allocations of 4 units each); *Picnic area; This property came out of the LIHTC program in 2019
	Arrington Place 1720 Van Heise St. Columbia (1-20-23) 803-254-5230	2003 Rehab 2023				8	N/A	PBRA	30	N/A	PBRA	10	N/A	PBRA	LIHTC/Bond/Sec 8; PBRA=48 2001 & 2021 LIHTC/Bond allocations; Managed by Multifamily Management Service; Unable to obtain updated information after numerous attempts - this property is habitually difficult to contact
	Bayberry Mews 4017 Lester Dr. Columbia (1-20-23) 803-691-9455 - mgt. co.	1996  0%							15	0	685	8	0	780	WL=20 (shared with other properties) LIHTC (50% & 60%); PBRA=0; HCV=some 1994 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly
	Benton Crossing 2615 River Dr. Columbia (1-20-23)	UC	1	UC	125	3	UC	135	2	UC	125				LIHTC (20%, 30% & 60%); PBRA=0 2021 LIHTC allocation; Information from SC Housing market study; *Computer center and community kitchen; This development is still under construction
	Brookside Crossing 220 Springtree Dr Columbia Sharon (1-5-23) 803-741-7314	2009  0%	6	0	795	108	0	945	36	0	1087				LIHTC/Bond (60%); PBRA=0; HCV=several 2007 LIHTC/Bond allocation; Managed by Royal American; This property opened in November 2009 and was 100% occupied by December 2010
	Capital Heights 100 Cardamon Ct. Columbia (1-20-23) 803-691-9455 - mgt. co.	1996  0%							15	0	685	8	0	780	WL=20 (shared with other properties) LIHTC (50% & 60%); PBRA=0; HCV=several 1994 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly
	Celia Saxon I Celia Saxon St. Columbia (1-20-23) 803-691-9455 - mgt. co.	2005  0%	16	0	495	12	0	540	11	0	685				WL=20 (shared with other properties) LIHTC; PBRA=0; HCV=several 2003 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly
	Celia Saxon II Celia Saxon St. Columbia (1-20-23) 803-691-9455 - mgt. co.	2006  0%				12	0	540	20	0	685				WL=20 (shared with other properties) LIHTC; PBRA=0; HCV=several 2004 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly
	Colony 3545 W. Beltline Blvd. Columbia (1-20-23) 803-799-5679 - property 303-322-8888 - mgt. co.	1949 1989 Rehab 5.3%				300	16	PBRA							WL=100+ LIHTC/Bond/Sec 8; PBRA=300 1988 LIHTC & 2015 LIHTC/Bond allocations; **Patio; Office hours: M-F 8-5; Managed by The Monroe Group; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly

# APARTMENT INVENTORY

## Columbia, South Carolina (PCN: 22-082)

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










ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Cooper Forest Acres 4214 Bethel Church Rd. Columbia Dakota (1-10-23) 803-851-1900	1970 2022 Rehab				N/A	1	1025-1125	N/A	0	1225	N/A	0	1550	WL=1 Conventional; HCV=not accepted 165 total units - management does not know breakdown; *Grilling area and bark park; **Patio/balcony
	Cypress Place 3905 Ridgewood Ave. Columbia Eliza (1-9-23) 803-708-4746	1994 Rehab 2010 6.8%				22	0	700							WL=some LIHTC (50% & 60%); PBRA=0; HCV=some Formerly called Three Oaks; 1992 & 2009 LIHTC allocation; Managed by InterMark
	Five Points 4301 Grand St. Columbia Stephanie (1-11-23) 803-786-1255	1966 2007 Rehab 0%				34	0	850							LIHTC (50% & 60%); PBRA=0; HCV=28 Formerly called Grand Street; 2005 LIHTC allocation; *Picnic area with grills and business center; Office hours: M-F 9-5
	Gable Oaks 901 Colleton St. Columbia DeKendra (1-4-23) 803-754-4400 - property 864-467-1600 - mgt. co.	1973 2001 Rehab 2%	2	0	PBRA 843	40	0	PBRA	18	0	PBRA				LIHTC/Bond/Sec 8; PBRA=60; HCV=84 1999 LIHTC/Bond allocation; Formerly called Ashley
	Garden Lakes 1307 Mason Rd. Columbia (1-20-23)	Planned													LIHTC/Bond 2021 LIHTC/Bond allocation; 288 total units; Unable to obtain information after numerous attempts with the developer
	Landings at Forest Acres 3431 Covenant Rd. Columbia Tamethia (1-9-23) 803-787-8401	1968 2.3%	32	0	770	112	4	875	32	0	960				Conventional; HCV=not accepted *Basketball court and grilling station; **Patio/balcony; Washer/dryer connections only available in one building of 3BR units (these are the only units to ever have renovations done)
	Latimer Manor 100 Lorick Cir. Columbia (1-20-23) 803-376-6127	N/A				30	N/A	PBRA	70	N/A	PBRA	80	N/A	PBRA	Public Housing; PBRA=200 *Five bedroom units; **Basketball courts; Same manager as Village at River's Edge; Unable to obtain information after numerous attempts
	Lorick Place 3800 West Ave. Columbia Dina (1-9-23) 803-768-2306	2020 4.6%				48	1	PBRA	39	3	PBRA				WL=yes (handled by Housing Authority) LIHTC/Bond/Public Housing; PBRA=87 2017 LIHTC/Bond allocation; This property replaced the old Lorick Place Public Housing property
	Maybelle Court 1 Maybelle Ct. Columbia (1-20-23)	Rehab	3	N/A	N/A	7	N/A	N/A	10	N/A	N/A				LIHTC 1988 LIHTC allocation; Unable to obtain information
	Midtown at Bull 2350 Gregg St. Columbia Laura - dev. co. (1-20-23) ldn@connellybuilders.com	UC	3	UC	140	3	UC	150	4	UC	145				LIHTC (20%, 50%, 60% & 70%); PBRA=0 2021 LIHTC allocation; Information is from SC Housing market study; *2 units at \$625 and 3 units at \$635; The only 70% AMI units are 2BR units; **Bike storage, elevator, business center, computer center and community room with kitchen; ***Patio/balcony; This property is still under construction
	North Pointe Estates SUBJECT - Present 100 Ripplemeyer Ave. Columbia Terrance (1-11-23) 803-708-8351	1972 7.4%	60	3	PBRA	48	5	PBRA	56	5	PBRA	24	1	PBRA	WL=100+ Sec 8; PBRA=188 *Community center; **4BR units have central air conditioning, and the remaining units have window units



# APARTMENT INVENTORY

Columbia, South Carolina (PCN: 22-082)






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

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Palmetto Terrace 3021 Howell Ct. Columbia (1-20-23) 803-254-7769	1970 2023 Rehab 0%	24	0	PBRA	48	0	PBRA	40	0	PBRA				WL=a lot LIHTC/Bond/Sec 8; PBRA=112 2021 LIHTC/Bond allocation; Managed by AGM; Unable to obtain updated information - information shown above is from JWA survey in August 2022 and likely hasn't changed significantly
	Park at Boulder Creek 1000 Bentley Ct. Columbia Angela (1-9-23) 803-851-3011	1989 2018 Rehab 11.4%	116	13	849	116	13	1149	40	5	1295				Special=\$500 off one month and reduced fees Conventional; HCV=not accepted Formerly called Bentley Court I & Bentley Court II - both 1989 LIHTC allocations; *Business center and grilling area; **Patio/balcony
	Pointe at Elmwood 2325 Elmwood Ave. Columbia (1-20-23) 803-935-9075	2020   1.7%	2 8	0 0	539 675	6 22	0 1	626 790	4 16	0 0	694 883				WL=9 LIHTC (50% & 60%); PBRA=0; HCV=15 2018 LIHTC allocation; *Community room, business/computer center, and gazebo/picnic shelter; Office hours: MWF 9-5; This property leased up in 6 months from 2020 to 2021 (9-10 units per month absorption rate); Managed by NHE; Unable to obtain updated information - information shown above is from JWA survey in August 2022 and likely hasn't changed significantly
	Prescott Manor 1601 Prescott Rd. Columbia Kelly (1-11-23) prescott@wcsites.net 803-754-6316	1980s   0%	8	0	PBRA	48	0	PBRA	32	0	PBRA				WL=130+ (1BR), 100-125 (2BR) & 79-90 (3BR) Sec 8; PBRA=88 Managed by Westminster Company; *Community room, picnic area and network center; **Patio/balcony
	Ravenwood Hills 4215 Bethel Church Rd. Columbia Samantha (1-10-23) 803-787-4014	1969   6.3%	16	0	820	80	7	944	16	0	1047				WL=2 (1BR) Conventional; HCV=some **Patio/balcony; Samantha said units are currently being renovated as they become vacant
	River Crest 1510 St. Andrews Rd. Columbia Lonnice (1-4-23) 803-851-7400	1994   11.4%							149	17	909-1100				Conventional; HCV=50%** Formerly called St. Andrews Pointe; Former LIHTC property - 1993 LIHTC allocation (came out of the program in 2018); *Grilling area, wellness center and business center; **New housing vouchers are no longer accepted; Lonnice said vacancies due to slow prospect traffic
	River Ridge 3638 Falling Springs Rd. Columbia Key (1-5-23) 803-765-9516	1969 2021 Rehab	N/A N/A	N/A N/A	700/950 800 1050	N/A N/A	N/A N/A	910-945 1160-1195	N/A N/A	N/A N/A	1020 1270				Special=no admin. fee Conventional; HCV=not accepted 147 total units and 15 vacancies not pre-leased - management does not know breakdown; Managed by Arcan Capital; *Basketball court; **Patio/balcony; Higher rents shown are for fully renovated units
	Riverside 3245 Lucius Rd. Columbia Melanie (1-9-23) 803-765-9758	1972   	16	UR	PBRA	56	UR	PBRA	24	UR	PBRA	8	UR	PBRA	WL=large Sec 8 *Community room; Several units are down due to sewer line issues, and the property will be starting a full property rehabilitation later this year
	T.S. Martin Homes Jaggers Plz. Columbia (1-20-23) 803-691-9455 - mgt. co.	2001   0%							35	0	685				WL=20 (shared with other properties) LIHTC (50% & 60%); PBRA=0; HCV=several 2000 & 2001 LIHTC allocations; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly



# APARTMENT INVENTORY

Columbia, South Carolina (PCN: 22-082)

ID#	Apartment Name	Year Built vac%	Efficiency/Studio (e) One Bedroom			Two Bedroom			Three Bedroom			Four Bedroom			COMMENTS
			Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	Units	Vacant	Rent	
	Village at River's Edge 4031 Pearl St. Columbia (1-20-23) 803-376-6127 803-748-1343 - mgt. co. 803-931-3608 - property	2016													LIHTC/Bond 2014 Bond allocation; 124 total units; Managed by Superior Management; Same manager as Latimer Manor; *Business center and bike storage; Unable to obtain information after numerous attempts
	Waters at Fairfield 5313 Fairfield Rd. Columbia Charmaine (1-9-23) 803-881-8070 - property 469-206-8900 - mgt. co.	1978 1998 Rehab 3.5%				144	5	894							LIHTC/Bond (60%); PBRA=0; HCV=31 1996 LIHTC & 2016 Bond allocations; Formerly called Willow Lakes & Waters at Willow Lake; Managed by Atlantic Housing
	Waters at Longcreek 1401 Longcreek Dr. Columbia Ruth (1-4-23) 803-798-1440	1973 2002 Rehab 0.9%	64	2	826	56 84	0 0	983 986	16	0	1129				WI=some LIHTC/Bond (60%); PBRA=0; HCV=some Formerly called Ashton; 2000 & 2015 LIHTC/Bond allocations; **Patio/balcony
	Willow Run 511 Alcott Dr. Columbia (1-20-23) 803-754-5918	1971 2017 Rehab	N/A N/A*	0 0	PBRA 897	N/A N/A*	0 0	PBRA 1015	N/A N/A*	0 0	PBRA 1391				WI=3 years LIHTC/Bond (60%)/Sec 8; PBRA=193; HCV=some 2015 Bond allocation; 200 total units - management does not know breakdown; *Market rate units; One building is down due to fire damage; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly
	Wyndham Pointe 80 Brighton Hill Rd. Columbia Jasmine (1-4-23) 803-741-9002 - property 770-850-8280 - mgt. co.	2007 0%	24	0	872	93	0	1052	63	0	1219				WI=some LIHTC/Bond (60%); PBRA=0; HCV=some 2004 LIHTC/Bond allocation; Managed by One Street Residential; *Business center; Office hours: M-F 9-5

Map Number	Complex:	Year Built:	Amenities								Appliances						Unit Features						Two-Bedroom						
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other
	22-082 SUBJECT	Proposed	x		x	x	x	x	*	x	x	x	x	x	x					x	x	ws						833	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC (50%); PBRA=188																						
	Ames Villas	1992						U	*	x	x		x							x	x	x	st					846	977
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	Conventional; HCV=not accepted																						
	Arrington Place	2003 Rehab	x							x	x	x								x	x	x	ws					834	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC/Bond/Sec 8; PBRA=48																						
	Bayberry Mews	1996						x	x				x	x	x	x	x			x	x	x	ws						
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC (50% & 60%); PBRA=0; HCV=some																						
	Benton Crossing	UC	x		x	x	x	*	x	x	x	x	x	x	x	x				x	x	x	t					903	135
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC (20%, 30% & 60%); PBRA=0																						
	Brookside Crossing	2009	x	x	x	x	x		x	x	x	x								x	x	x	ws					1050	945
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC/Bond (60%); PBRA=0; HCV=several																						
	Capital Heights	1996						x	x				x	x	x					x	x	x	ws						
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC (50% & 60%); PBRA=0; HCV=several																						
	Celia Saxon I	2005								x	x	x	x							x	x	x	ws					N/A	540
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall	LIHTC; PBRA=0; HCV=several																						

Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom				
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other	Size (s.f.)	Rent
	Celia Saxon II	2006																												N/A	540
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR	overall	0.0%								LIHTC; PBRA=0; HCV=several																
	Colony	1949																											850	PBRA	
	Vacancy Rates:	1 BR 5.3%	2 BR	3 BR	4 BR	overall	5.3%								LIHTC/Bond/Sec 8; PBRA=300																
	Cooper Forest Acres	1970																										1031-1059	1025-1125		
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall									Conventional; HCV=not accepted																
	Cypress Place	1994 Rehab																										972	700		
	Vacancy Rates:	1 BR 6.8%	2 BR	3 BR	4 BR	overall	6.8%								LIHTC (50% & 60%); PBRA=0; HCV=some								972	850							
	Five Points	1966																										635	850		
	Vacancy Rates:	1 BR 0.0%	2 BR	3 BR	4 BR	overall	0.0%								LIHTC (50% & 60%); PBRA=0; HCV=28								635	950							
	Gable Oaks	1973																										790	PBRA		
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 7.1%	4 BR	overall	2.0%								LIHTC/Bond/Sec 8; PBRA=60; HCV=84								790	1032							
	Garden Lakes	Planned																													
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall									LIHTC/Bond																
	Landings at Forest Acres	1968																										1000	875		
	Vacancy Rates:	1 BR 0.0%	2 BR 3.6%	3 BR 0.0%	4 BR	overall	2.3%								Conventional; HCV=not accepted																

Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom		
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other
	Latimer Manor	N/A			x	x				**	x	x										x	x	x	ws			N/A	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						Public Housing; PBRA=200	
	Lorick Place	2020			x	x					x	x	x	x	x	x	x					x	x	x	ws			N/A	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						LIHTC/Bond/Public Housing; PBRA=87	
			2.1%	7.7%		4.6%																							
	Maybelle Court	Rehab																										N/A	N/A
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						LIHTC	
	Midtown at Bull	UC			x		x		x	**	x	x	x	x	x	x	x					x	x	x	t	**		1064	150
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						LIHTC (20%, 50%, 60% & 70%); PBRA=0	
																												1064/1108 8 1108-1124	625/635 785 940
	North Pointe Estates	1972			x		x	x		*	x	x										**	x		ws			833	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						Sec 8; PBRA=188	
			5.0%	10.4%	8.9%	4.2%																							
	Palmetto Terrace	1970									x	x										x	x		ws			800-875	PBRA
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						LIHTC/Bond/Sec 8; PBRA=112	
			0.0%	0.0%	0.0%																								
	Park at Boulder Creek	1989			x	x		x		*	x	x	x	x								x	x	x	**			1070	1149
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						Special=\$500 off one month and reduced fees	
			11.2%	11.2%	12.5%	11.4%																						Conventional; HCV=not accepted	
	Pointe at Elmwood	2020			x				x	*	x	x	x	x	x	x						x	x	x				982-985	626
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																						LIHTC (50% & 60%); PBRA=0; HCV=15	
			0.0%	3.6%	0.0%	1.7%																							



Map Number	Complex:	Year Built:	Amenities								Appliances								Unit Features								Two-Bedroom Size (s.f.)	Rent	
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired			Utilities Included
	Prescott Manor	1980s	x				x			*		x	x									x	x	x	**			806	PBRA
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR overall	Sec 8; PBRA=88												0.0%											
	Ravenwood Hills	1969	x	x							x	x	x									x	x	x	ws	**	960	944	
	Vacancy Rates:	1 BR 0.0%	2 BR 8.8%	3 BR 0.0%	4 BR overall	Conventional; HCV=some												6.3%											
	River Crest	1994	x	x	x	x			*		x	x	x			x						x	x	x	x		x		
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	Conventional; HCV=50%**												11.4%											
	River Ridge	1969	x				x		*		x	x	x									x	x	x	ws	**	956	910-945 1160-1195	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	Special=no admin. fee												Conventional; HCV=not accepted											
	Riverside	1972	x						*		x	x										x	x	x	ws		N/A	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	Sec 8																							
	T.S. Martin Homes	2001									x	x	x	x	x							x	x	x	ws				
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	LIHTC (50% & 60%); PBRA=0; HCV=several												0.0%											
	Village at River's Edge	2016		x					x	*		x	x									x	x	x					
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	LIHTC/Bond																							
	Waters at Fairfield	1978	x	x					x		x	x	x	x		x						x	x	x	t		786	894	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	LIHTC/Bond (60%); PBRA=0; HCV=31												3.5%											

Map Number	Complex:	Year Built:	Amenities										Appliances						Unit Features						Two-Bedroom					
			Laundry Facility	Tennis Court	Swimming Pool	Club House	Garages	Playground	Access/Security Gate	Other	Other	Refrigerator	Range/Oven	Dishwasher	Garbage Disposal	W/D Connection	Washer, Dryer	Microwave Oven	Other	Other	Fireplace	Free Cable	Furnished	Air Conditioning	Drapes/Blinds	Cable Pre-Wired	Utilities Included	Other	Other	Size (s.f.)
	Waters at Longcreek	1973	x	x	x	x						x	x	x	x	s						x	x	x	ws	**			1030-1155	983
	Vacancy Rates:	1 BR 3.1%	2 BR 0.0%	3 BR 0.0%	4 BR	overall <b>0.9%</b>																LIHTC/Bond (60%); PBRA=0; HCV=some							1030-1155	986
	Willow Run	1971	x				x					x	x										x	x	x			1052	PBRA	
	Vacancy Rates:	1 BR	2 BR	3 BR	4 BR	overall																LIHTC/Bond (60%)/Sec 8; PBRA=193; HCV=some						1052	1015	
	Wyndham Pointe	2007	x	x			x		x	*		x	x	x	x	x							x	x	x	ws		1232	1052	
	Vacancy Rates:	1 BR 0.0%	2 BR 0.0%	3 BR 0.0%	4 BR	overall <b>0.0%</b>																LIHTC/Bond (60%); PBRA=0; HCV=some								

	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	60	1	P	658	PBRA
<b>Two-Bedroom</b> 2 BR vacancy rate	48	1	P	833	PBRA
<b>Three-Bedroom</b> 3 BR vacancy rate	56	1	P	963	PBRA
<b>Four-Bedroom</b> 4 BR vacancy rate	24	1	P	1145	PBRA
<b>TOTALS</b>	<b>188</b>		<b>0</b>		

**Complex:**  
22-082 SUBJECT  
North Pointe Estates  
100 Ripplemeyer Ave.  
Columbia

**Map Number:**

**Year Built:**  
Proposed  
Rehab

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

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

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

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
LIHTC (50%); PBRA=188

**Comments:** \*Gazebo and grilling area



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	N/A	1	0	846	977
<b>Three-Bedroom</b>					
3 BR vacancy rate	N/A	1	2	948	1270
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>	<b>2</b>			

**Complex:**  
 Ames Villas  
 5779 Ames Rd.  
 Columbia  
 Carly (1-20-23)  
 803-806-7832

**Map Number:**

**Year Built:**  
 1992

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Comments:** Formerly called Ames Manor; 64 total units - management does not know bedroom mix; Former LIHTC property - 1991 LIHTC allocations (16 different allocations of 4 units each); \*Picnic area; This property came out of the LIHTC program in 2019





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	8	1	N/A	834	PBRA
	8	1	N/A	834	N/A
<b>Three-Bedroom</b>					
3 BR vacancy rate	30	1	N/A	1127	PBRA
	10	1	N/A	1127	N/A
<b>Four-Bedroom</b>					
4 BR vacancy rate	10	1	N/A	1127	PBRA
	2	1	N/A	1127	N/A
<b>TOTALS</b>	<b>68</b>		<b>0</b>		

**Complex:**

Arrington Place  
 1720 Van Heise St.  
 Columbia  
 (1-20-23)  
 803-254-5230

**Map Number:**

**Year Built:**

2003 Rehab  
 2023 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/Bond/Sec 8; PBRA=48

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2001 & 2021 LIHTC/Bond allocations; Managed by Multifamily Management Service; Unable to obtain updated information after numerous attempts - this property is habitually difficult to contact



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	15	2	0 1549-1561	685
		35	2	0 1549-1561	685
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%	8	2	0 1749	780
		42	2	0 1749	780
<b>TOTALS</b>	<b>0.0%</b>	<b>100</b>	<b>0</b>		

**Complex:**

Bayberry Mews  
 4017 Lester Dr.  
 Columbia  
 (1-20-23)  
 803-691-9455 - mgt. co.

**Map Number:**

**Year Built:**

1996

**Last Rent Increase**

**Specials**

**Waiting List**

WL=20 (shared with other)

**Subsidies**

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

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 1994 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	1	1	UC	755	125
1 BR vacancy rate	1	1	UC	755	255
	10	1	UC	755	645
<b>Two-Bedroom</b>					
2 BR vacancy rate	3	1	UC	903	135
	3	1	UC	903	285
	22	1	UC	903/1007	755
<b>Three-Bedroom</b>					
3 BR vacancy rate	2	2	UC	1172	125
	2	2	UC	1172	850
	12	2	UC	1,172	920
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>56</b>		<b>0</b>		

**Complex:**  
 Benton Crossing  
 2615 River Dr.  
 Columbia  
 (1-20-23)

**Map Number:**

**Year Built:**  
 UC

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
 LIHTC (20%, 30% & 60%);  
 PBRA=0

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2021 LIHTC allocation; Information from SC Housing market study; \*Computer center and community kitchen; This development is still under construction



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	6	1	0	695	795
1 BR vacancy rate	0.0%	12	1	0	771
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	108	2	0	1050
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	36	2	0	1290
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>162</b>	<b>0</b>		

**Complex:**  
 Brookside Crossing  
 220 Springtree Dr  
 Columbia  
 Sharon (1-5-23)  
 803-741-7314

**Map Number:**

**Year Built:**  
 2009

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/Bond (60%); PBRA=0;  
 HCV=several

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2007 LIHTC/Bond allocation; Managed by Royal American; This property opened in November 2009 and was 100% occupied by December 2010





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	15	2	0 1549-1561	685
		36	2	0 1549-1561	685
<b>Four-Bedroom</b>					
4 BR vacancy rate	0.0%	8	2	0 1749	780
		43	2	0 1749	780
<b>TOTALS</b>	<b>0.0%</b>	<b>102</b>	<b>0</b>		

**Complex:**

Capital Heights  
 100 Cardamon Ct.  
 Columbia  
 (1-20-23)  
 803-691-9455 - mgt. co.

**Map Number:**

**Year Built:**

1996

**Last Rent Increase**

**Specials**

**Waiting List**

WL=20 (shared with other)

**Subsidies**

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

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 1994 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	16	1	0	N/A	495
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>	11	2.5	0	N/A	685
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>39</b>	<b>0</b>		

**Complex:**

Celia Saxon I  
 Celia Saxon St.  
 Columbia  
 (1-20-23)  
 803-691-9455 - mgt. co.

**Map Number:**

**Year Built:**

2005

**Last Rent Increase**

**Specials**

**Waiting List**

WL=20 (shared with other)

**Subsidies**

LIHTC; PBRA=0; HCV=several

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2003 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	12	2.5	0	N/A	540
0.0%					
<b>Three-Bedroom</b>					
3 BR vacancy rate	20	2.5	0	N/A	685
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>32</b>	<b>0</b>		

**Complex:**

Celia Saxon II  
 Celia Saxon St.  
 Columbia  
 (1-20-23)  
 803-691-9455 - mgt. co.

**Map Number:**

**Year Built:**

2006

**Last Rent Increase**

**Specials**

**Waiting List**

WL=20 (shared with other)

**Subsidies**

LIHTC; PBRA=0; HCV=several

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2004 LIHTC allocation; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	300	1	16	850	PBRA
5.3%					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>5.3%</b>	<b>300</b>	<b>16</b>		

**Complex:**

Colony  
 3545 W. Beltline Blvd.  
 Columbia  
 (1-20-23)  
 803-799-5679 - property  
 303-322-8888 - mgt. co.

**Map Number:**

**Year Built:**

1949  
 1989 Rehab  
 2016 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=100+

**Subsidies**

LIHTC/Bond/Sec 8; PBRA=300

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 1988 LIHTC & 2015 LIHTC/Bond allocations; \*\*Patio; Office hours: M-F 8-5; Managed by The Monroe Group; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	N/A	1-2	1	1031-1059	1025-1125
<b>Three-Bedroom</b>					
3 BR vacancy rate	N/A	2	0	1105	1225
<b>Four-Bedroom</b>					
4 BR vacancy rate	N/A	3	0	1548	1550
<b>TOTALS</b>	<b>0</b>		<b>1</b>		

**Complex:**

Cooper Forest Acres  
 4214 Bethel Church Rd.  
 Columbia  
 Dakota (1-10-23)  
 803-851-1900

**Map Number:**

**Year Built:**

1970  
 2022 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=1

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 165 total units - management does not know breakdown; \*Grilling area and bark park; \*\*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	6.8%	22	1.5	0	972
		22	1.5	3	972
					700
					850
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>6.8%</b>	<b>44</b>	<b>3</b>		

**Complex:**

Cypress Place  
 3905 Ridgewood Ave.  
 Columbia  
 Eliza (1-9-23)  
 803-708-4746

**Map Number:**

**Year Built:**

1994 Rehab  
 2010 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=some

**Subsidies**

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

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** Formerly called Three Oaks; 1992 & 2009 LIHTC allocation; Managed by InterMark





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%	34	1	0	635
		50	1	0	635
					850
					950
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>84</b>	<b>0</b>		

**Complex:**

Five Points  
4301 Grand St.  
Columbia  
Stephanie (1-11-23)  
803-786-1255

**Map Number:**

**Year Built:**

1966  
2007 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (50% & 60%); PBRA=0;  
HCV=28

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** Formerly called Grand Street; 2005 LIHTC allocation; \*Picnic area with grills and business center; Office hours: M-F 9-5



	No. of Units	Baths	Vacant	Size (s.f.)	Rent	
<b>Efficiency/Studio</b>						
<b>One-Bedroom</b>	2	1	0	699	PBRA	
1 BR vacancy rate	0.0%	30	1	0	699	843
<b>Two-Bedroom</b>						
2 BR vacancy rate	0.0%	40	1	0	790	PBRA
		72	1	0	790	1032
<b>Three-Bedroom</b>						
3 BR vacancy rate	7.1%	18	1	0	912	PBRA
		38	1	4	912	1225
<b>Four-Bedroom</b>						
4 BR vacancy rate						
<b>TOTALS</b>	<b>2.0%</b>	<b>200</b>	<b>4</b>			

**Complex:**

Gable Oaks  
 901 Colleton St.  
 Columbia  
 DeKendra (1-4-23)  
 803-754-4400 - property  
 864-467-1600 - mgt. co.

**Map Number:**

**Year Built:**

1973  
 2001 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/Bond/Sec 8; PBRA=60;  
 HCV=84

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 1999 LIHTC/Bond allocation; Formerly called Ashley





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

**Complex:**  
 Garden Lakes  
 1307 Mason Rd.  
 Columbia  
 (1-20-23)

**Map Number:**

**Year Built:**  
 Planned

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
 LIHTC/Bond

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

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

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

**Comments:** 2021 LIHTC/Bond allocation; 288 total units; Unable to obtain information after numerous attempts with the developer



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	32	1	0	900	770
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	3.6%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>2.3%</b>	<b>176</b>	<b>4</b>		

**Complex:**

Landings at Forest Acres  
 3431 Covenant Rd.  
 Columbia  
 Tamethia (1-9-23)  
 803-787-8401

**Map Number:**

**Year Built:**

1968

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** \*Basketball court and grilling station; \*\*Patio/balcony; Washer/dryer connections only available in one building of 3BR units (these are the only units to ever have renovations done)



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	30	N/A	N/A	N/A	PBRA
<b>Three-Bedroom</b>					
3 BR vacancy rate	70	N/A	N/A	N/A	PBRA
<b>Four-Bedroom</b>					
4 BR vacancy rate	80	N/A	N/A	N/A	PBRA
	20*	N/A	N/A	N/A	PBRA
<b>TOTALS</b>	<b>200</b>		<b>0</b>		

**Complex:**  
 Latimer Manor  
 100 Lorick Cir.  
 Columbia  
 (1-20-23)  
 803-376-6127

**Map Number:**

**Year Built:**  
 N/A

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Public Housing; PBRA=200

**Comments:** \*Five bedroom units; \*\*Basketball courts; Same manager as Village at River's Edge; Unable to obtain information after numerous attempts





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<hr/>					
<b>Two-Bedroom</b>	48	2	1	N/A	PBRA
2 BR vacancy rate	2.1%				
<hr/>					
<b>Three-Bedroom</b>	39	2	3	N/A	PBRA
3 BR vacancy rate	7.7%				
<hr/>					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<hr/>					
<b>TOTALS</b>	<b>4.6%</b>	<b>87</b>	<b>4</b>		

**Complex:**  
 Lorick Place  
 3800 West Ave.  
 Columbia  
 Dina (1-9-23)  
 803-768-2306

**Map Number:**

**Year Built:**  
 2020

**Last Rent Increase**

**Specials**

**Waiting List**

WL=yes (handled by Housing)

**Subsidies**

LIHTC/Bond/Public Housing;

PBRA=87

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2017 LIHTC/Bond allocation; This property replaced the old Lorick Place Public Housing property





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	3	N/A	N/A	N/A	N/A
<b>Two-Bedroom</b> 2 BR vacancy rate	7	N/A	N/A	N/A	N/A
<b>Three-Bedroom</b> 3 BR vacancy rate	10	N/A	N/A	N/A	N/A
<b>Four-Bedroom</b> 4 BR vacancy rate					
<b>TOTALS</b>	<b>20</b>		<b>0</b>		

**Complex:**  
Maybelle Court  
1 Maybelle Ct.  
Columbia  
(1-20-23)

**Map Number:**

**Year Built:**  
Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
LIHTC

**Amenities**

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

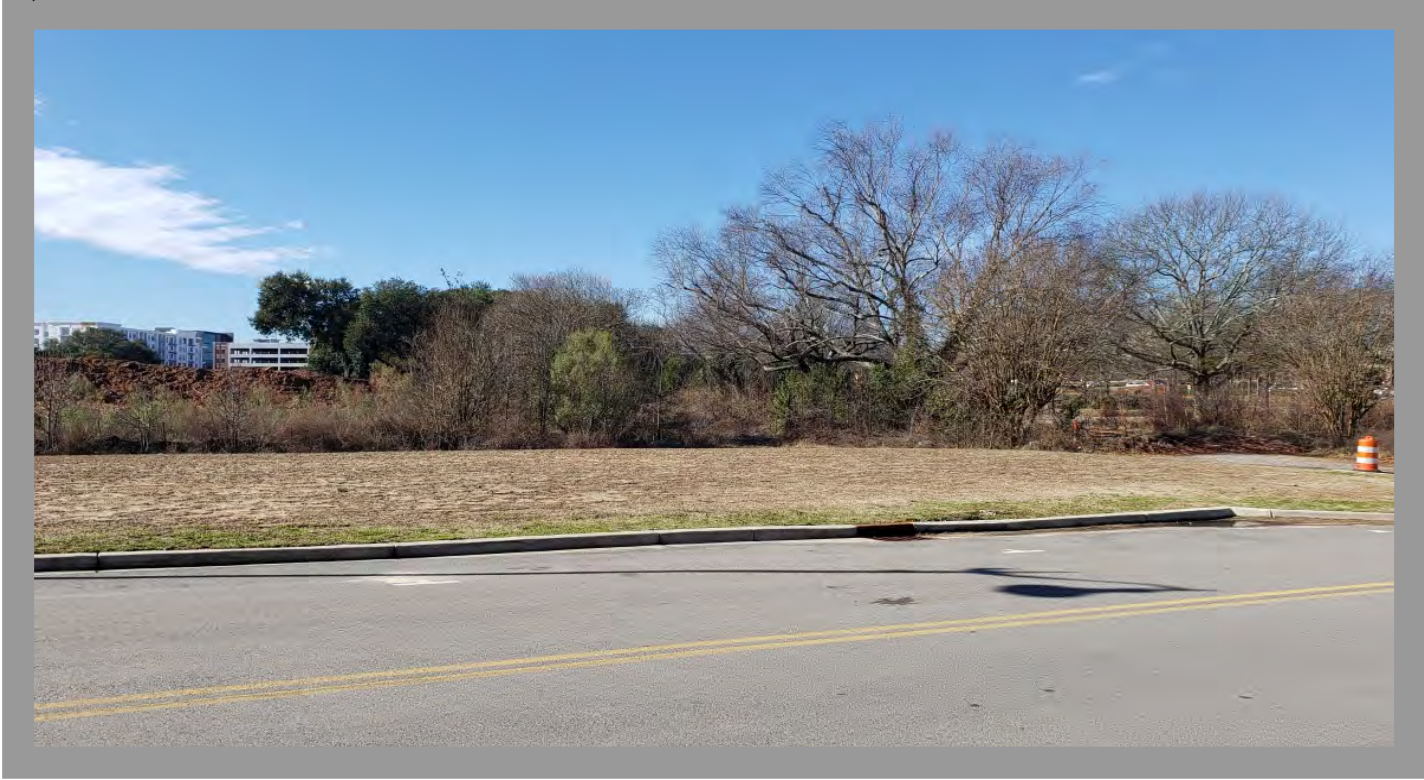
**Appliances**

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

**Unit Features**

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

**Comments:** 1988 LIHTC allocation; Unable to obtain information



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	3	1	UC	821	140
1 BR vacancy rate	5	1	UC	821	545
	34	1	UC	821	680
<b>Two-Bedroom</b>					
2 BR vacancy rate	3	1	UC	1064	150
	5*	1-1.5	UC	1064/110	625/635
	14	1.5	UC	8	785
	2	1.5	UC	1108-1124	940
<b>Three-Bedroom</b>					
3 BR vacancy rate	4	2	UC	1215	145
	6	2	UC	1215	710
	14	2	UC	1215	895
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>90</b>		<b>0</b>		

**Complex:**

Midtown at Bull  
 2350 Gregg St.  
 Columbia  
 Laura - dev. co. (1-20-23)  
 ldn@connellybuilders.com

**Map Number:**

**Year Built:**

UC

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC (20%, 50%, 60% & 70%);  
 PBRA=0

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2021 LIHTC allocation; Information is from SC Housing market study; \*2 units at \$625 and 3 units at \$635; The only 70% AMI units are 2BR units; \*\*Bike storage, elevator, business center, computer center and community room with kitchen; \*\*\*Patio/balcony; This property is still under construction





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	60	1	3	658	PBRA
1 BR vacancy rate	5.0%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	48	1	5	833	PBRA
2 BR vacancy rate	10.4%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	56	1	5	963	PBRA
3 BR vacancy rate	8.9%				
<b>Four-Bedroom</b>					
<b>Four-Bedroom</b>	24	1	1	1145	PBRA
4 BR vacancy rate	4.2%				
<b>TOTALS</b>	<b>7.4%</b>	<b>188</b>	<b>14</b>		

**Complex:**

North Pointe Estates  
 SUBJECT - Present  
 100 Ripplemeyer Ave.  
 Columbia  
 Terrance (1-11-23)  
 803-708-8351

**Map Number:**

**Year Built:**

1972

**Last Rent Increase**

**Specials**

**Waiting List**

WL=100+

**Subsidies**

Sec 8; PBRA=188

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** \*Community center; \*\*4BR units have central air conditioning, and the remaining units have window units



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	24	1	0	675	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>112</b>	<b>0</b>		

**Complex:**  
 Palmetto Terrace  
 3021 Howell Ct.  
 Columbia  
 (1-20-23)  
 803-254-7769

**Map Number:**

**Year Built:**  
 1970  
 2023 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=a lot

**Subsidies**

LIHTC/Bond/Sec 8; PBRA=112

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2021 LIHTC/Bond allocation; Managed by AGM; Unable to obtain updated information - information shown above is from JWA survey in August 2022 and likely hasn't changed significantly





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	116	1	13	657	849
1 BR vacancy rate	11.2%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	116	2	13	1070	1149
2 BR vacancy rate	11.2%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	40	2	5	1266	1295
3 BR vacancy rate	12.5%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>11.4%</b>	<b>272</b>	<b>31</b>		

**Complex:**

Park at Boulder Creek  
 1000 Bentley Ct.  
 Columbia  
 Angela (1-9-23)  
 803-851-3011

**Map Number:**

**Year Built:**

1989  
 2018 Rehab

**Last Rent Increase**

**Specials**

Special=\$500 off one month and reduced fees

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** Formerly called Bentley Court I & Bentley Court II - both 1989 LIHTC allocations; \*Business center and grilling area; \*\*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	2	1	0	717-825	539
1 BR vacancy rate	0.0%	8	1	717-825	675
<b>Two-Bedroom</b>					
2 BR vacancy rate	3.6%	22	2	982-985	790
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%	16	2	1171-1326	883
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>1.7%</b>	<b>58</b>	<b>1</b>		

**Complex:**

Pointe at Elmwood  
 2325 Elmwood Ave.  
 Columbia  
 (1-20-23)  
 803-935-9075

**Map Number:**

**Year Built:**

2020

**Last Rent Increase**

**Specials**

**Waiting List**

WL=9

**Subsidies**

LIHTC (50% & 60%); PBRA=0;  
 HCV=15

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2018 LIHTC allocation; \*Community room, business/computer center, and gazebo/picnic shelter; Office hours: MWF 9 -5; This property leased up in 6 months from 2020 to 2021 (9-10 units per month absorption rate); Managed by NHE; Unable to obtain updated information - information shown above is from JWA survey in August 2022 and likely hasn't changed significantly





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	8	1	0	628	PBRA
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>88</b>	<b>0</b>		

**Complex:**

Prescott Manor  
 1601 Prescott Rd.  
 Columbia  
 Kelly (1-11-23)  
 prescott@wcsites.net  
 803-754-6316

**Map Number:**

**Year Built:**

1980s

**Last Rent Increase**

**Specials**

**Waiting List**

WL=130+ (1BR), 100-125 (2BR)

**Subsidies**

Sec 8; PBRA=88

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** Managed by Westminster Company; \*Community room, picnic area and network center; \*\*Patio/balcony



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	16	1	0	825-960	820
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	8.8%				
<b>Three-Bedroom</b>					
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>6.3%</b>	<b>112</b>	<b>7</b>		

**Complex:**

Ravenwood Hills  
 4215 Bethel Church Rd.  
 Columbia  
 Samantha (1-10-23)  
 803-787-4014

**Map Number:**

**Year Built:**

1969

**Last Rent Increase**

**Specials**

**Waiting List**

WL=2 (1BR)

**Subsidies**

Conventional; HCV=some

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** \*\*Patio/balcony; Samantha said units are currently being renovated as they become vacant





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>	149	2-2.5	17	1106-1196	909-1100
3 BR vacancy rate	11.4%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>11.4%</b>	<b>149</b>	<b>17</b>		

**Complex:**

River Crest  
 1510 St. Andrews Rd.  
 Columbia  
 Lonnice (1-4-23)  
 803-851-7400

**Map Number:**

**Year Built:**

1994

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

Conventional; HCV=50%\*\*

**Comments:** Formerly called St. Andrews Pointe; Former LIHTC property - 1993 LIHTC allocation (came out of the program in 2018); \*Grilling area, wellness center and business center; \*\*New housing vouchers are no longer accepted; Lonnice said vacancies due to slow prospect traffic



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>	N/A	1	N/A	520	700/950
<b>One-Bedroom</b>	N/A	1-1.5	N/A	771-958	800
1 BR vacancy rate					1050
<b>Two-Bedroom</b>	N/A	1-1.5	N/A	956	910-945
2 BR vacancy rate					1160-1195
<b>Three-Bedroom</b>	N/A	2	N/A	1080	1020
3 BR vacancy rate					1270
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>		<b>0</b>		

**Complex:**

River Ridge  
 3638 Falling Springs Rd.  
 Columbia  
 Key (1-5-23)  
 803-765-9516

**Map Number:**

**Year Built:**

1969  
 2021 Rehab

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Last Rent Increase**

**Specials**

Special=no admin. fee

**Waiting List**

**Subsidies**

Conventional; HCV=not accepted

**Comments:** 147 total units and 15 vacancies not pre-leased - management does not know breakdown; Managed by Arcan Capital;

\*Basketball court; \*\*Patio/balcony; Higher rents shown are for fully renovated units





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b> 1 BR vacancy rate	16	1	UR	N/A	PBRA
<b>Two-Bedroom</b> 2 BR vacancy rate	56	1	UR	N/A	PBRA
<b>Three-Bedroom</b> 3 BR vacancy rate	24	1	UR	N/A	PBRA
<b>Four-Bedroom</b> 4 BR vacancy rate	8	1	UR	N/A	PBRA
<b>TOTALS</b>	<b>104</b>		<b>0</b>		

**Complex:**  
Riverside  
3245 Lucius Rd.  
Columbia  
Melanie (1-9-23)  
803-765-9758

**Map Number:**

**Year Built:**  
1972

**Last Rent Increase**

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Specials**

**Waiting List**

WL=large

**Subsidies**

Sec 8

**Comments:** \*Community room; Several units are down due to sewer line issues, and the property will be starting a full property rehabilitation later this year



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate					
<b>Three-Bedroom</b>					
3 BR vacancy rate	35	2	0	N/A	685
0.0%					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>35</b>	<b>0</b>		

**Complex:**

T.S. Martin Homes  
 Jagers Plz.  
 Columbia  
 (1-20-23)  
 803-691-9455 - mgt. co.

**Map Number:**

**Year Built:**

2001

**Last Rent Increase**

**Specials**

**Waiting List**

WL=20 (shared with other)

**Subsidies**

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

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2000 & 2001 LIHTC allocations; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly





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

**Complex:**

Village at River's Edge  
 4031 Pearl St.  
 Columbia  
 (1-20-23)  
 803-376-6127  
 803-748-1343 - mgt. co.  
 803-931-3608 - property

**Map Number:**

**Year Built:**  
 2016

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**  
 LIHTC/Bond

**Comments:** 2014 Bond allocation; 124 total units; Managed by Superior Management; Same manager as Latimer Manor; \*Business center and bike storage; Unable to obtain information after numerous attempts



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>					
1 BR vacancy rate					
<b>Two-Bedroom</b>					
2 BR vacancy rate	144	1-1.5	5	786	894
3.5%					
<b>Three-Bedroom</b>					
3 BR vacancy rate					
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>3.5%</b>	<b>144</b>	<b>5</b>		

**Complex:**

Waters at Fairfield  
 5313 Fairfield Rd.  
 Columbia  
 Charmaine (1-9-23)  
 803-881-8070 - property  
 469-206-8900 - mgt. co.

**Map Number:**

**Year Built:**

1978  
 1998 Rehab  
 2018 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

**Subsidies**

LIHTC/Bond (60%); PBRA=0;  
 HCV=31

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 1996 LIHTC & 2016 Bond allocations; Formerly called Willow Lakes & Waters at Willow Lake; Managed by Atlantic Housing





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	64	1	2	760	826
1 BR vacancy rate	3.1%				
<b>Two-Bedroom</b>					
2 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>	56	2	0	1030-1155	983
2 BR vacancy rate	0.0%	84	2	0	1030-1155
<b>Three-Bedroom</b>	16	2	0	1240	1129
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.9%</b>	<b>220</b>	<b>2</b>		

**Complex:**  
 Waters at Longcreek  
 1401 Longcreek Dr.  
 Columbia  
 Ruth (1-4-23)  
 803-798-1440

**Map Number:**

**Year Built:**  
 1973  
 2002 Rehab  
 2018 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=some

**Subsidies**

LIHTC/Bond (60%); PBRA=0;  
 HCV=some

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** Formerly called Ashton; 2000 & 2015 LIHTC/Bond allocations; \*\*Patio/balcony





	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	N/A	1	0	745	PBRA
1 BR vacancy rate	N/A	1	0	745	897
<b>Two-Bedroom</b>					
2 BR vacancy rate	N/A	1	0	1052	1015
<b>Three-Bedroom</b>					
3 BR vacancy rate	N/A	1	0	1299	1391
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0</b>	<b>0</b>	<b>0</b>		

**Complex:**  
 Willow Run  
 511 Alcott Dr.  
 Columbia  
 (1-20-23)  
 803-754-5918

**Map Number:**

**Year Built:**  
 1971  
 2017 Rehab

**Last Rent Increase**

**Specials**

**Waiting List**

WL=3 years

**Subsidies**

LIHTC/Bond (60%)/Sec 8;  
 PBRA=193; HCV=some

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2015 Bond allocation; 200 total units - management does not know breakdown; \*Market rate units; One building is down due to fire damage; Unable to obtain updated information - information shown above is from JWA survey in September 2022 and likely hasn't changed significantly



	No. of Units	Baths	Vacant	Size (s.f.)	Rent
<b>Efficiency/Studio</b>					
<b>One-Bedroom</b>	24	1	0	1036	872
1 BR vacancy rate	0.0%				
<b>Two-Bedroom</b>					
<b>Two-Bedroom</b>	93	2	0	1232	1052
2 BR vacancy rate	0.0%				
<b>Three-Bedroom</b>					
<b>Three-Bedroom</b>	63	2	0	1444	1219
3 BR vacancy rate	0.0%				
<b>Four-Bedroom</b>					
4 BR vacancy rate					
<b>TOTALS</b>	<b>0.0%</b>	<b>180</b>	<b>0</b>		

**Complex:**

Wyndham Pointe  
 80 Brighton Hill Rd.  
 Columbia  
 Jasmine (1-4-23)  
 803-741-9002 - property  
 770-850-8280 - mgt. co.

**Map Number:**

**Year Built:**

2007

**Last Rent Increase**

**Specials**

**Waiting List**

WL=some

**Subsidies**

LIHTC/Bond (60%); PBRA=0;  
 HCV=some

**Amenities**

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

**Appliances**

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

**Unit Features**

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

**Comments:** 2004 LIHTC/Bond allocation; Managed by One Street Residential; \*Business center; Office hours: M-F 9-5

## **15 Interviews**

The following interviews were conducted regarding demand for the subject.

### **15.1 Economic Development**

According to the South Carolina Office of the Governor, Henry McMaster, five companies in Richland County have announced openings or expansions in the past year, creating 264 new jobs. This includes LaserForm & Machine with 51 new jobs, City Roots with 60 new jobs, M.G.S., LLC with 12 new jobs, Palmetto Millworks of the Carolinas, LLC with 47 new jobs, and The Ritedose Corporation with 94 new jobs.

According to the 2022 and 2023 South Carolina Layoff Notification Reports, four companies in Richland County have announced layoffs or closures in the last year, with 206 lost jobs. This includes FirstBank/Real Genius with 35 lost jobs, Watsonville Community Hospital with 2 lost jobs, Communication Service for the Deaf, Inc. with 95 lost jobs, and U.S. Patriot Tactical (Galls, LLC) with 74 lost jobs.



## 16 Rehab Appendix

### 16.1 Scope of Work

#### Site Work:

- Added grill/gazebo areas
- Replace mail kiosk
- Sit accessibility upgrades

#### Exterior/Building:

- Roof replacement
- Re-painting & repairs of exterior stairwells
- Vinyl siding replacement
- Repointing
- Decking repairs
- Exterior painting
- Added insulation

#### Units:

- Remove & replace kitchen cabinets, countertops, appliances
- Remove & replace toilets, bath vanities, bathroom accessories
- New LVP flooring throughout units
- New unit entry doors
- Paint interiors
- New blinds /shades
- Conversion of 10 units to fully accessible

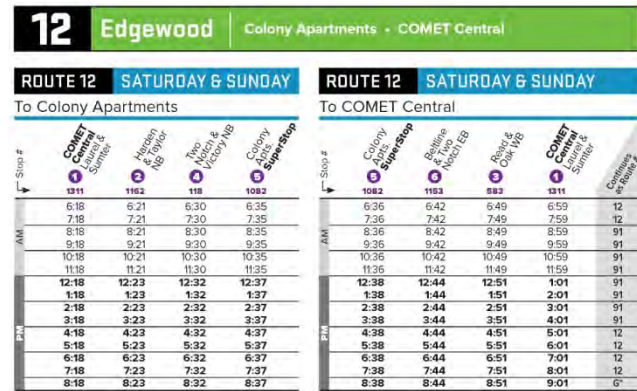
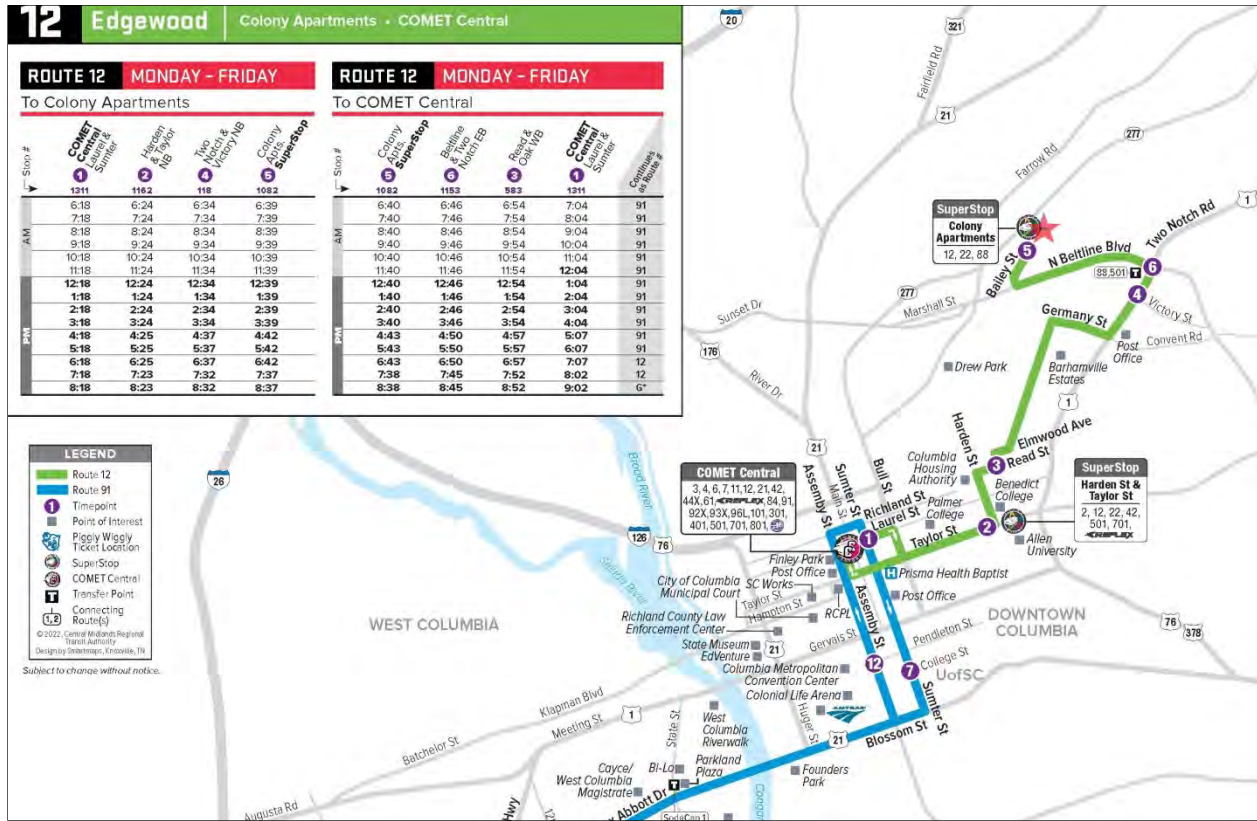
#### MEP:

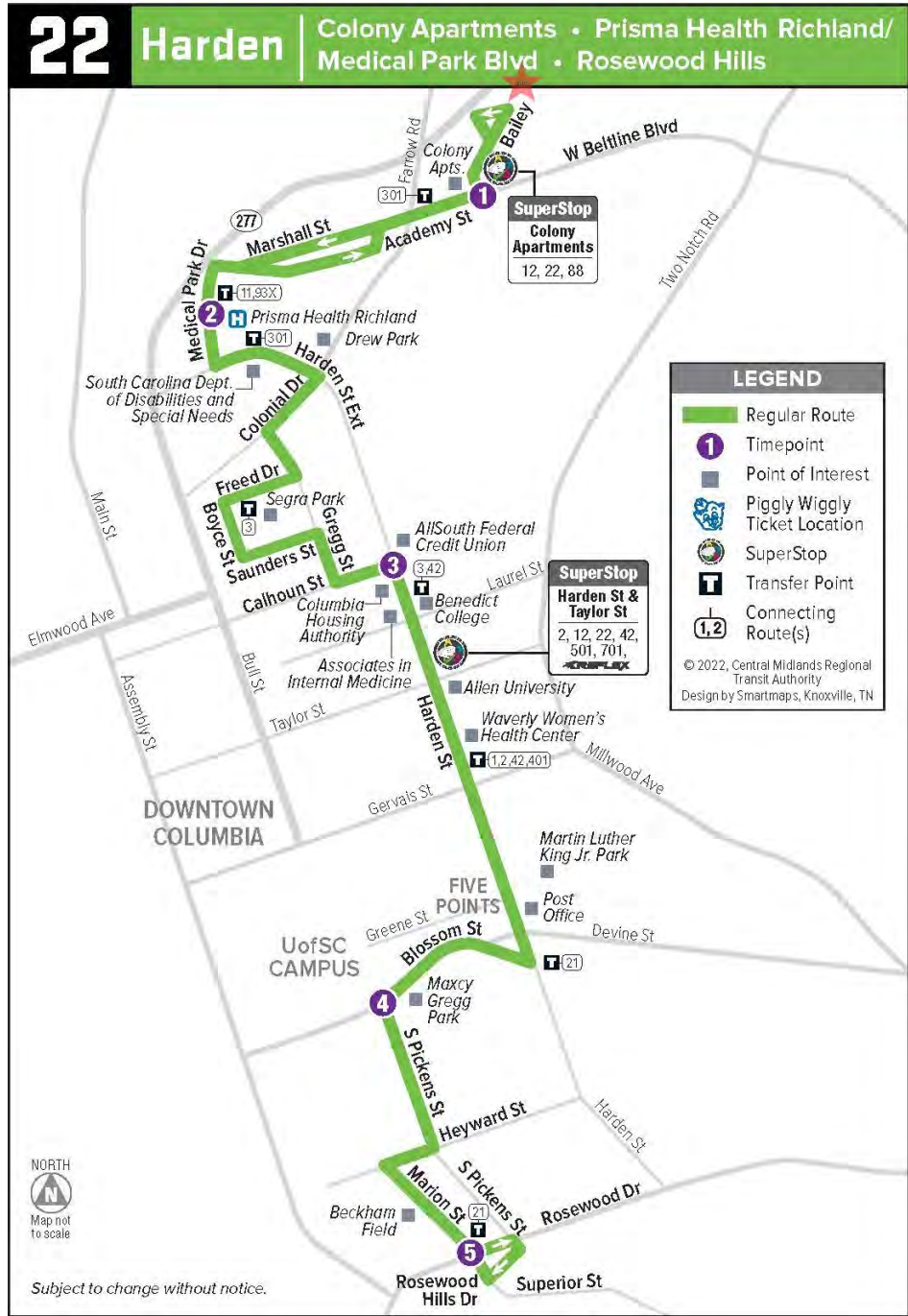
- Replace existing HVAC with new split systems
- Replace existing bath fans
- Replace hot water heaters

#### Amenities:

- Playground & Gazebo/Grilling Area
- Add video surveillance system
- Common area accessibility upgrades
- Install wi-fi system

# 17 Transportation Appendix





**ROUTE 22 MONDAY - FRIDAY**

To Rosewood Hills Drive

Stop #	1	2	3	4	5
Stop Name	Colony Apts SuperStop	Medical Park SB	Calhoun & Harbren EB	Pickens & Blossom SB	Superior & Rosewood NB
9:40	9:46	9:53	10:00	10:08	
10:40	10:46	10:53	11:00	11:08	
11:40	11:46	11:53	12:00	12:08	
12:40	12:46	12:53	13:00	13:08	
13:40	13:46	13:53	14:00	14:08	
14:40	14:46	14:53	15:00	15:08	

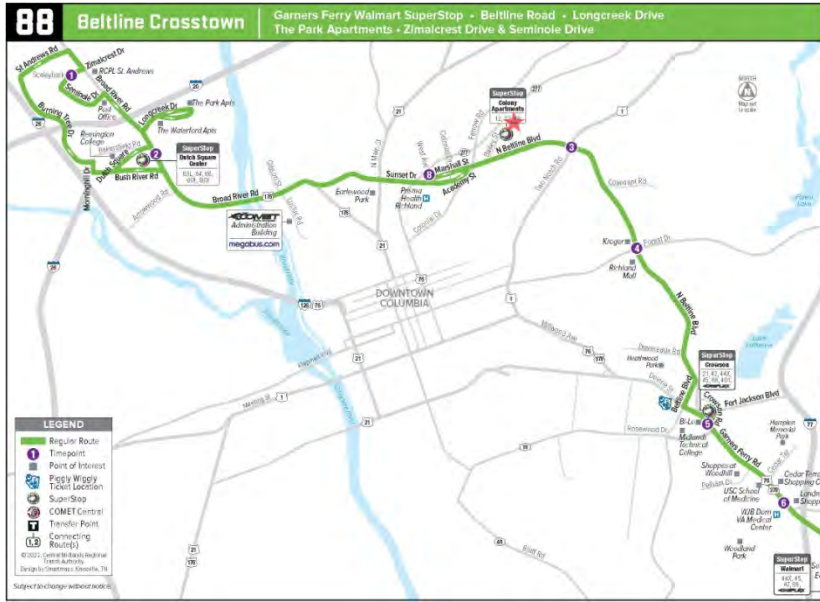
**ROUTE 22 MONDAY - FRIDAY**

To Colony Apartments

Stop #	5	4	3	2	1
Stop Name	Superior & Rosewood NB	Blossom & Harbren EB	Calhoun & Harbren EB	Medical Park MB	Colony Apts SuperStop
10:08	10:14	10:22	10:29	10:34	
11:08	11:14	11:22	11:29	11:34	
12:08	12:14	12:22	12:29	12:34	
13:08	13:14	13:22	13:29	13:34	
14:08	14:14	14:22	14:29	14:34	
15:08	15:14	15:22	15:29	15:34	

AM times are lightface; PM times are boldface. Please arrive at your stop at least 5 minutes before the scheduled arrival time. Since safe service is priority at The COMET, buses may be delayed due to traffic, weather, construction or other factors beyond our control. We apologize for any inconvenience caused should the bus be delayed.





**ROUTE 88 MONDAY - FRIDAY**  
 To Garners Ferry Walmart SuperStop

Stop #	1	2	3	4	5	6	7
Time	10:24	10:31	10:38	10:45	10:52	10:59	11:06
Time	1:26	1:35	1:43	1:50	1:54	2:08	2:14
Time	3:26	3:35	3:43	3:50	3:54	4:08	4:14

**ROUTE 88 MONDAY - FRIDAY**  
 To Zimacrest Drive & Seminole Drive

Stop #	1	2	3	4	5	6	7
Time	10:35	10:44	10:53	11:02	11:15	11:26	11:36
Time	2:35	2:44	2:53	3:02	3:15	3:26	3:36
Time	4:35	4:44	4:53	5:02	5:15	5:26	5:36

AM times are light blue. PM times are boldface. Please arrive at your stop at least 5 minutes before the scheduled arrival time. Some late services are provided by TransCOMET. Issues may be caused by traffic, weather, construction or other factors beyond our control. We apologize for any inconvenience caused should this bus be delayed.

**How To Ride The COMET**

- Transit Stops:** The COMET buses only stop at signed transit stops. Flag stops are not permitted, except on Routes 47 and 97. A complete transit stop list for each route is available on our website at [www.CatchTheCOMET.org](http://www.CatchTheCOMET.org). Some transit stops have benches, shelters, trash cans and cart corrals.
- Catching the Bus:** Be at the transit stop, 5 minutes before the scheduled departure. Make sure the bus operator can see you. Check the headsign on the front, curbside or rear of the bus to ensure you board the correct route. When boarding at night, wear bright clothing and flash the bus operator with a light.
- Paying your Fare:** Be ready to pay your fare or present your pass when you board. Bus operators cannot make change. Should you overpay, a change card will be issued for future use on The COMET.
- Exiting the Bus:** When you see your destination or transfer point, signal the bus operator, by pulling the cord near the window, pushing the yellow strip or calling out "next stop". Please provide enough notice, so that the bus operator can stop safely. If you are not familiar with the area, ask the bus operator for assistance. Please do not cross in front of the bus when exiting and do not forget your bicycle if you have one!
- Inclement Weather & Service Interruption:** For The COMET inclement weather and service interruption information, please visit call (803) 255-7118 or check The COMET website, Facebook or Twitter (@CatchTheCOMET) for updates.
- Plan Your Trip and Track Your Bus:** Check out this new feature on our website by visiting [www.CatchTheCOMET.org](http://www.CatchTheCOMET.org)
- Innovative Mobility:** The COMET offers additional programs such as free Blue Bike rides in Downtown Columbia by asking for the code from the bus operator. \$8.00 subsidy on Lyft and Uber for trips to and from the grocery store and between 8 p.m. and 6 a.m., 7 days a week, DART service for those with a disability that cannot ride The COMET buses, mobility services for seniors and persons with disabilities that live in Richland and Lexington Counties outside of the DART service area and a vanpool program for commuters to work. To learn more, visit [www.CatchTheCOMET.org](http://www.CatchTheCOMET.org) or call (803) 255-7100.
- Bicycles:** Bicycle racks are located on the front of all The COMET buses. Racks are available on a first come-first served basis. Customers are responsible for loading and unloading bicycles, and use the racks at their own risk.
- Animals on The COMET:** Service animals are welcome. Non-service animals may travel on the bus if secured in a cage or muzzle.



**How To Read The Timetable**

- Find the schedule for the day of the week and the direction you wish to ride.
- Find the timepoints closest to your origin and destination. The timepoints are shown on the route map and indicate the time the bus is scheduled to be at the particular location. Your nearest bus stop may be between timepoints.
- Read down the column to see the times when a trip will be at the given timepoint. Read the times across to the right to see when the trip reaches other timepoints. If no time is shown, that trip does not serve that timepoint.

**Holiday Schedule**

Sunday service is provided on New Years Day, Dr. Martin Luther King Jr. Day, Presidents Day, Memorial Day, Independence Day, Labor Day and Veterans Day. No service is provided on Thanksgiving Day and Christmas Day. A Saturday schedule operates on the Day after Thanksgiving, Christmas Eve and New Year's Eve.

**Customer Service**

- Visit COMET Central located at 1745 Sumter Street, Columbia. It is open 7 days a week from 5 a.m. to 11:45 p.m. Customer Service is available 7 days a week from 8 a.m. to 5 p.m.
- Call Center telephone hours are available 7 days a week from 7 a.m. to 7 p.m.
- Plan your trip by downloading Transit app from Google Play or the App Store. You may also pay fares, find Blue Bikes, and order Lyft and Uber cars. Your one stop shop!
- Lost and Found:** If you leave an item on The COMET bus, please call (803) 253-7100 to see if it has been retrieved. The COMET or its contractors are not responsible for lost or stolen items on board its vehicles. Items not retrieved within 30 days will be donated to local charity or disposed of.

**Title VI of the Civil Rights Act of 1964**

The Central Midlands Transit (COMET) is committed to ensuring that no person is excluded from participation in or denied the benefits of its services on the basis of race, color or national origin, as provided by Title VI of the Civil Rights Act of 1964, as amended. For more information, or to file a complaint, contact The COMET Compliance and Civil Rights Officer, as defined above, FTA Office of Civil Rights, Attention: Title VI Program, Coordinator, East Building - 5th Floor TCR, 1200 New Jersey Avenue SE, Washington, DC 20590 or SCDOT, Attn: Title VI Program Coordinator at (803) 737-5095, or in writing to the Office of Business Development & Special Programs, 955 Park Street, Suite 117, Columbia SC 29202.



**Fares:**

Effective 4/12/2021	Basic	Discount*	Express
One Way	\$2.00	\$1.00	\$4.00
All-Day Pass	\$4.00	\$2.00	\$6.00
7-Day Pass	\$14.00	\$7.00	\$28.00
10-Ride Pass	N/A	N/A	\$40.00
31-Day Pass	\$40.00	\$20.00	\$80.00
Route Deviation on Flex Routes	+ \$2.00	+ \$1.00	N/A
Express Route Upcharge	+ \$2.00	+ \$1.00	(see left)
Soda Cap Connector	\$1.00	\$0.50	N/A
Transfer (60 minutes only)	FREE	FREE	FREE

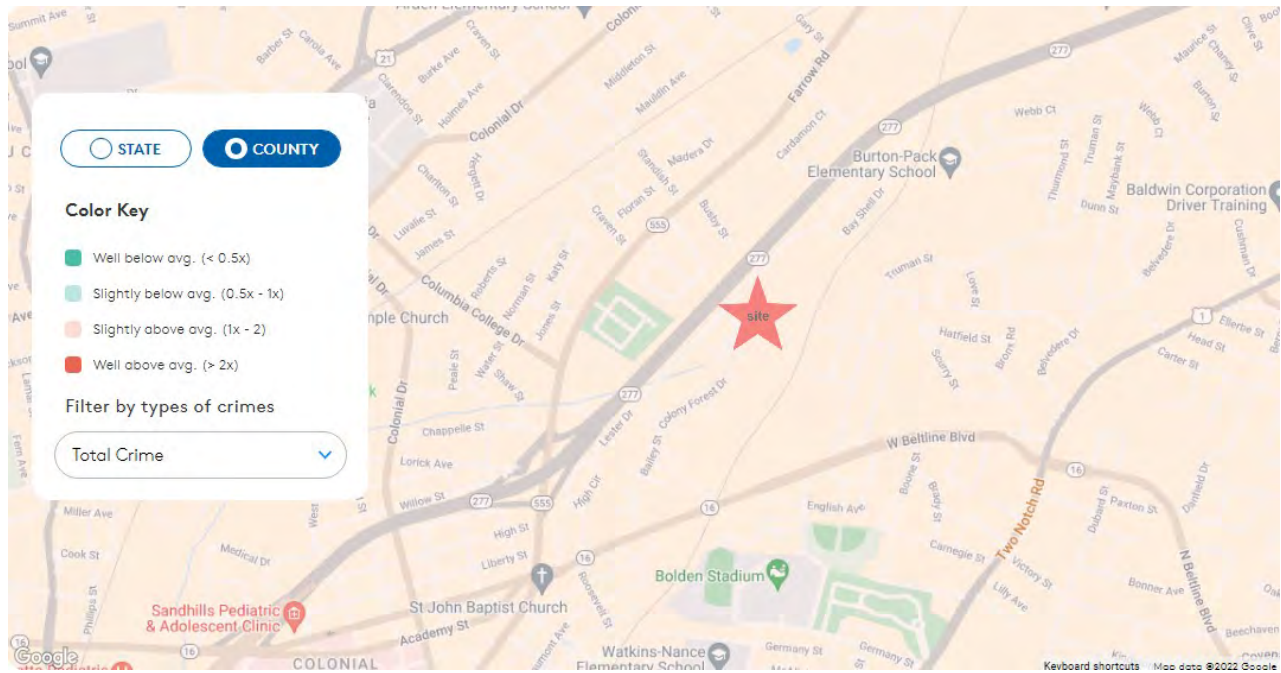
*Free transfer requires COMETCard*

- \*Discount Fares are available to:**
  - Seniors ages 65 years old and older with ID
  - Persons with Disabilities with The COMET Half Fare ID
  - Medicare Card Holders with ID
  - Youth ages 16-18 years old with The COMET Half Fare ID
  - Veterans with a Military ID, Veterans ID or DD-214 form
  - Half Fare ID Cards can be obtained at COMET Central. Call (803) 255-7100 for more details.
- The COMET offers free programs for DART passengers, youth 39 inches to 15 years old, students in middle and high schools in Richland and Lexington Counties and selected employers. Visit [www.CatchTheCOMET.org](http://www.CatchTheCOMET.org) or call (803) 255-7100 for details.
- Santee Waterlee RTA and Fairfield County Transit System transfers are accepted for no additional cost.

**Passes**

- COMETCards, Day, 7-Day, and 31-Day Passes can be purchased:
- In person:** All Piggly Wiggly Stores in Columbia, Eastover and Springdale Town Halls, Columbia Visitors Center and COMET Central, 1745 Sumter Street in Columbia
  - On our website:** [www.CatchTheCOMET.org](http://www.CatchTheCOMET.org) (credit card)
  - On our Apps:** Transit, Moovit or Token Transit app from Google Play or App Store (credit card or cash wallet payable at the COMET Central)
  - By mail:** The COMET, 3613 Lucius Road, Columbia, SC (check, credit card or money order)
  - On the bus:** Day, 7-Day or 10-Ride Passes (cash)
- All passes are non-refundable, non-replaceable and non-transferable. **NO CASH REFUNDS.** Businesses and organizations that purchase in bulk can purchase Basic passes at Discount prices. Call (803) 255-7133 or email: [info@CatchTheCOMET.org](mailto:info@CatchTheCOMET.org) for more details.

## 18 Crime Appendix



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

## 19 NCHMA Market Study Index/Checklist

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

### Executive Summary

1. Executive Summary..... 9

### Scope of Work

2. Scope of Work ..... 7

### Project Description

3. Unit mix including bedrooms, bathrooms, square footage, rents, and income targeting..... 17  
 4. Utilities (and utility sources) included in rent..... 18  
 5. Target market/population description..... 17  
 6. Project description including unit features and community amenities ..... 17  
 7. Date of construction/preliminary completion ..... 18  
 8. If rehabilitation, scope of work, existing rents, and existing vacancies ..... 72, 69

### Location

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

### Market Area

13. PMA Description..... 34  
 14. PMA Map ..... 33

### Employment and Economy

15. At-Place employment trends..... 47  
 16. Employment by sector ..... 43  
 17. Unemployment rates ..... 47  
 18. Area major employers/employment centers and proximity to site..... 46  
 19. Recent or planned employment expansions/reductions..... 71

### Demographic Characteristics

20. Population and household estimates and projections..... 36, 38  
 21. Area building permits ..... 63  
 22. Population and household characteristics including income, tenure, and size..... 42, 38, 41  
 23. For senior or special needs projects, provide data specific to target market ..... N/A

### Competitive Environment

24. Comparable property profiles and photos..... 69  
 25. Map of comparable properties ..... 69  
 26. Existing rental housing evaluation including vacancy and rents ..... 64  
 27. Comparison of subject property to comparable properties ..... 67  
 28. Discussion of availability and cost of other affordable housing options including homeownership, if applicable ..... 65  
 29. Rental communities under construction, approved, or proposed ..... 67  
 30. For senior or special needs populations, provide data specific to target market ..... N/A

### Affordability, Demand, and Penetration Rate

#### Analysis

31. Estimate of demand ..... 60  
 32. Affordability analysis with capture rate ..... 11, 12  
 33. Penetration rate analysis with capture rate ..... 11

#### Analysis/Conclusions

34. Absorption rate and estimated stabilized occupancy for subject ..... 10  
 35. Evaluation of proposed rent levels including estimate of market/achievable rents..... 12, 68  
 36. Precise statement of key conclusions..... 13  
 37. Market strengths and weaknesses impacting project..... 13  
 38. Product recommendations and/or suggested modifications to subject ..... 13  
 39. Discussion of subject property's impact on existing housing ..... 67  
 40. Discussion of risks or other mitigating circumstances impacting subject..... 13  
 41. Interviews with area housing stakeholders..... 71

#### Other Requirements

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



## **20 Business References**

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

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

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

## 21 **Résumés**

### **Bob Rogers**

#### **Experience**

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

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

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

##### **Senior Market Analyst**

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

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

##### **Manager**

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

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

##### **Consultant**

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

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

##### **Consultant**

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

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

#### **Professional Organization**

National Council of Housing Market Analysts (NCHMA)

Executive Committee Member (2004-2010)

Standards Committee Co-Chair (2006-2010)

Standards Committee Vice Chair (2004-2006)

Member delegate (2002-Present)

#### **Publications**

Senior Housing Options, NCHMA White Paper (draft)

Field Work for Market Studies, NCHMA White Paper, 2011

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

Selecting Comparable Properties (Best Practices), NCHMA publication 2006

#### **Education**

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

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

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

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

## **Joe Burriss**

### **Experience**

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

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

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

#### **Marketing Director**

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

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

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

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

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

### **Professional Organization**

National Council of Housing Market Analysts (NCHMA)

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

Member Delegate (2002-Present)

### **Education**

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

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

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