

5 SC Housing Exhibit S-2

Exhibit S-2 SCSHFDA Primary Market Area Analysis Summary:									
Development Name:		Harmony at Horizon Village					Total # of Units:		80
Address:		1810 Allen Benedict Court - Columbia					# of LIHTC/TEB Units:		80
PMA Boundary:		See market area map on page 32							
Development Type:		Family		Farthest Boundary Distance to Subject:				3.25	Miles
Rental Housing Stock (found on page 65)									
Type	# of Properties		Total Units		Vacant Units		Average Occupancy		
All Rental Housing	15		2027		48		97.60%		
Market-Rate Housing	9		1286		43		96.60%		
Assisted/Subsidized Housing not to include LIHTC	n/a		n/a		n/a		n/a		
LIHTC (All that are stabilized)*	6		741		5		99.30%		
Stabilized Comparables**	3		499		1		99.80%		
Non Stabilized Comparables	n/a		n/a		n/a		n/a		
* Stabilized occupancy of at least 93% (Excludes projects still in initial lease up).									
** Comparables - comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.									
Subject Development					HUD Area FMR			Highest Unadjusted Comparable Rent	
Units	Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage (%)	Per Unit	Per SF
16	1	1	839	\$1,241	\$1,164	\$ 1.39	-6.62%	\$2,300	\$ 2.74
16	1	1	839	\$1,241	\$1,164	\$ 1.39	-6.62%	\$2,300	\$ 2.74
16	2	2	1,099	\$1,371	\$1,276	\$ 1.16	-7.45%	\$3,240	\$ 2.95
16	2	2	1,099	\$1,371	\$1,276	\$ 1.16	-7.45%	\$3,240	\$ 2.95
8	3	2	1,227	\$1,780	\$1,623	\$ 1.32	-9.67%	\$3,949	\$ 3.22
8	3	2	1,227	\$1,780	\$1,623	\$ 1.32	-9.67%	\$3,949	\$ 3.22
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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:	Bob Rogers	Company:	John Wall and Associates
Signature:		Date:	5/7/2026

The FY 2026 Columbia, SC HUD Metro FMR Area FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms					
Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,032	\$1,164	\$1,276	\$1,623	\$1,911
<u>FY 2025 FMR</u>	\$1,063	\$1,172	\$1,298	\$1,656	\$1,991