

A Feasibility Analysis For

Veranda North Main

3700 N.Main St
Columbia, SC
Richland County
Census Tract 4

Date of Report

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Prepared for:

Integral

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Section 1: Introduction

Market Analyst Professionals, LLC (MAP) has prepared the following report to determine the market feasibility of an affordable housing project located in Columbia, South Carolina. The subject proposal is described in detail in Section 3. The study assumes Low Income Housing Tax Credits will be utilized in financing the subject property. The market study was prepared in accordance with South Carolina State Housing Finance and Development Authority (SCSHFDA) guidelines and industry accepted practices. Information contained within the report is assumed to be trustworthy and reliable. Recommendations and conclusions in the report are based on professional opinion. MAP does not guarantee the data nor assume any liability for any errors in fact, analysis or judgment resulting from the use of the report.

Section 2: Executive Summary

2017 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:		
Development Name:	Veranda North Main	Total # Units: 58
Location:	3700 N.Main St, Columbia SC	# LIHTC Units: 52
PMA Boundary:	The PMA extends to the Congaree River and Interstate 26 to the west, to Dakota Street and Geology Road to the north, to Church Road and Wilkes Road to the east, and US-21 to the south.	
Development Type:	Senior55+ (Miles):	5.76

RENTAL HOUSING STOCK (found on page 68)				
Type	# Properties	Total Units	Vacant Units	Average Occupancy*
All Rental Housing	17	3044	73	97.6%
Market-Rate Housing	8	1789	47	97.4%
Assisted/Subsidized Housing not to include LIHTC	5	861	3	99.7%
LIHTC (All that are stabilized)**	4	394	23	94.2% Current Rate
Stabilized Comps***	5	750	17	97.7% Current Rate
Non-stabilized Comps	0	0	0	

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

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

Subject Development				Adjusted Market Rent				Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
10	1 BR-Apt	1	750	\$472	\$854	\$1.14	45%	\$1,120	\$1.27
34	1 BR-Apt	1	750	\$530	\$854	\$1.14	38%	\$1,120	\$1.27
4	1 BR-Apt	1	750	\$700	\$854	\$1.14	18%	\$1,120	\$1.27
2	2 BR-Apt	1.5	1,025	\$547	\$940	\$0.92	42%	\$1,072	\$0.93
6	2 BR-Apt	1.5	1,025	\$691	\$940	\$0.92	26%	\$1,072	\$0.93
2	2 BR-Apt	1.5	1,025	\$800	\$940	\$0.92	15%	\$1,072	\$0.93
****Gross Potential Rent Monthly				\$32,380	\$50,383		36%		

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

DEMOGRAPHIC DATA (found on page 64)						
	2010		2016		2019	
Renter Households	4,259	34.1%	4,493	31.9%	4,609	31.0%
Income-Qualified Renter HHs (LIHTC)	989	23.2%	1,043	23.2%	1,070	23.2%
Income-Qualified Renter HHs (MR)	356	8.4%	375	8.4%	385	8.4%

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page 64)						
Type of Demand	50%	60%	Market-rate	Other: __	Other: __	Overall
Renter Household Growth	19	22	10			27
Existing Households (Overburden + Substand)	317	370	163			454
Homeowner conversion (Seniors)	29	39	19			46
Other:						
Less Comparable/Competitive Supply	0	0	0			0
Net Income-qualified Renter HHs	365	431	192			527

CAPTURE RATES (found on page 64)						
Targeted Population	50%	60%	Market-rate	Other: __	Other: __	Overall
Capture Rate	3.3%	9.3%	3.1%			9.9%

ABSORPTION RATE (found on page 63)	
Absorption Rate	10 months

# Units	Bedroom Type	Proposed Tenant Rent	Gross Potential Tenant Rent	Adjusted Market Rent	Gross Potential Market Rent	Tax Credit Gross Rent Advantage
10	1 BR-Apt	\$472	\$4,720	\$854	\$8,538	
34	1 BR-Apt	\$530	\$18,020	\$854	\$29,030	
4	1 BR-Apt	\$700	\$2,800	\$854	\$3,415	
2	2 BR-Apt	\$547	\$1,094	\$940	\$1,880	
6	2 BR-Apt	\$691	\$4,146	\$940	\$5,639	
2	2 BR-Apt	\$800	\$1,600	\$940	\$1,880	
58			\$32,380		\$50,383	

- Based on the analysis within this report, the proposal will be successful as is; no changes are deemed necessary. The market study supports that the subject will fill a housing void for affordable housing within the market. High demand for comparable housing as well as demand statistics offer support for the proposal. The proposal will offer 52 units operating under LIHTC guidelines and six market rate units. The site is located near existing residential, demonstrating the site's viability for residential housing. Amenities and employment opportunities are located in close proximity. Local economic conditions have shown job gains the last seven years. Households have contracted very modestly in the past decade in the PMA, but are forecasted to increase through 2021. Derived demand statistics based on demographic data suggest sufficient demand to absorb the proposal. Demand statistics also suggest an additional approximately 100 similarly positioned units could enter the market before increasing capture rates above threshold levels. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.
- Between 2000 and 2010, population and households decreased marginally within the PMA, while growth in the county outpaced the state as a whole. ESRI forecasts a reversal of population contraction in the PMA through 2021 with growth increasing marginally over this period.
- The subject is located in the city of Columbia, South Carolina. Columbia is the state capital and is 93 miles south of Charlotte, North Carolina and 215 miles east of Atlanta, Georgia. Located on the east side of North Main Street, between Elmore Street and Miller Avenue, the subject is in a mixed use area of residential and commercial properties. To the immediate north across Elmore Street is North Main Plaza. To the immediate east are single family homes in moderate condition.

To the immediate south across Miller Avenue is a vacant, for sale commercial building. To the immediate west across North Main Street is a small commercial complex and two single family homes in poor to moderate condition. Farther removed to the north and south is primarily commercial along North Main Street. Farther removed to the west is primarily residential. Farther removed to the east is residential as well as a cluster of auto repair and similar light industrial buildings approximately one block east of the site.

- The proposal will be new construction targeting local seniors operating under LIHTC guidelines for the majority of units but also including 6 market rate units. The most relevant projects for assessing demand for the proposal include units operating under income restriction guidelines in close proximity to the subject and targeting local seniors. Only one senior LIHTC project was located in the market area, as a result general occupancy LIHTC projects are also included in the competitive set. Although Cypress Place offers townhome units, the demand and rent for these units is considered to offer insight into demand for affordable housing in the area, although the best comparable should be considered Wardlaw Apartments. In addition to these projects, two newer market rate projects offering one- and two-bedroom apartments were included in the rent grid, in order to gauge market rent for the subject.

- The overall occupancy rate for the most comparable projects is 97.7 percent. The proposal will offer newly constructed one- and two-bedroom units. The proposal offers comparable amenities, construction type and unit sizes to similar facilities. The subject's proposed rents are below Wardlaw for similarly targeted units, which is considered to be the most comparable project in the survey. Rents at this project suggest a premium for senior only rental housing. The subject's rents are also positioned competitively relative to general occupancy LIHTC projects, which are supportive of the proposal's LIHTC rents. Finally, the subject will offer two market rate units, with rents for these projects positioned competitively with competitive set market rate projects.

- A capture rate of 9.9 percent for the total LIHTC units was determined based on the demand calculations outlined in the following pages (including renter household growth, substandard units and overburdened rental housing potential). The capture rate is within the threshold rate of 30 percent. Individual capture rates are also within the 30 percent threshold rate. The capture rates for the proposal should be considered to provide further evidence of potential demand for the subject.

- No projects included in the survey were able to cite absorption information. MAP has utilized movership ratios from the American Housing Survey as well as estimated “capture” rates among these income eligible households to estimate absorption. Based on the limited number of senior rental projects in the area, the quality of unit offered and high occupancy at the most competitive projects, the proposal can expect to capture a large percentage of eligible movers. Based on these estimates MAP projects an absorption period of 10 months.

- The introduction of the proposal will have no long-term negative impact on existing surveyed LIHTC projects. Strong demand is evident among existing competitive set projects with reported occupancy at LIHTC projects of 94.2 percent. Strong demand in the overall rental market, continued household growth and ongoing obsolescence among housing in the area will fuel demand for the subject.

Section 3: Project Description

Name: Veranda North Main

Address: 3700 N.Main St
Columbia , SC 29203

Target Population: Senior55+

Total Units: 58
Subsidized Units: 0
LIHTC Units: 52
Unrestricted Units: 6

Utilities Included in Rent

Heat: No
Electric: No
Water: No
Sewer: No
Trash: Yes
Heat Type: ELE

Construction Detail:

Construction: New
Building Type: Apartments
Total Buildings: 1
Stories: 3
Site Acreage: ~1.9

Construction Schedule:

Beginning: Jan-18
Ending: Dec-18
Preleasing: Jan-19

Total Parking Spaces:

Surface: 90

Unit Configuration

	AMI Target	# of Units	# of Baths	Type	Average Sq. Footage	Contract Rent	Utility Allowance	Gross Rent	Max Gross Rent	Maximum Income
Total		58								\$30,780
Summary 1 BR										
		48								\$30,780
1 BR-Apt	50%	10	1.0	Apt	750	\$472	\$129	\$601	\$601	\$25,650
1 BR-Apt	60%	34	1.0	Apt	750	\$530	\$129	\$659	\$721	\$30,780
1 BR-Apt	Mrkt	4	1.0	Apt	750	\$700	\$129	\$829	NA	\$30,780
Summary 2 BR										
		10								\$30,780
2 BR-Apt	50%	2	1.5	Apt	1,025	\$547	\$174	\$721	\$721	\$25,650
2 BR-Apt	60%	6	1.5	Apt	1,025	\$691	\$174	\$865	\$865	\$30,780
2 BR-Apt	Mrkt	2	1.5	Apt	1,025	\$800	\$174	\$974	NA	\$30,780

Proposed and Recommended Amenities										
Unit Amenities										
Yes	A/C - Central			Yes	Microwave					Patio/Balcony
	A/C - Wall Unit			Yes	Ceiling Fan					Basement
	A/C - Sleeve Only			Yes	Walk-In Closet					Fireplace
Yes	Garbage Disposal				Window - Mini-Blinds					High Speed Internet
Yes	Dishwasher				Window - Draperies		Yes			Individual Entry
Development Amenities										
	Clubhouse (separate building)				Swimming Pool					Sports Courts (b-ball, tennis, v-ball, etc.)
Yes	Community Room				Playground/Tot Lot			Yes		On-Site Management
Yes	Computer Center				Gazebo			Yes		Secured Entry - Access Gate
Yes	Exercise/Fitness Room			Yes	Elevator			Yes		Secured Entry - Intercom or Camera
	Community Kitchen(ette)				Exterior Storage Units					
Laundry Type										
Yes	Coin-Operated Laundry			Parking Type						
Yes	In-Unit Hook-up Only			Yes	Surface Lot	90				Number of Spots Total
	In-Unit Washer/Dryer				Carport					
	None				Garage (attached)					
					Garage (detached)					
Senior Amenities (for senior-only projects)										
Yes	Independent			Yes	Emergency Call (or similar)					Meals
	Assisted Living			Yes	Organized Activities					Housekeeping
	Nursing			Yes	Library					Healthcare Services
					24 Hour On Site Management					Transportation

Section 4: Site Profile

Date of Inspection:	2/21/2016	By Chris Vance
Acreage:	~1.9	
Total Residential Buildings:	1	
Density: (Acres/Building)	NA	
Topography:	Vacant land	
Adjacent Land Uses:		Impact:
North:	Commercial	Neutral
East:	Single-family homes	Favorable
South:	Commercial	Neutral
West:	Commercial/Residential	Neutral
QCT or DDA:	QCT per Developer	

City and Neighborhood Characteristics

The subject is located in the city of Columbia, South Carolina. Columbia is the state capital and is 93 miles south of Charlotte, North Carolina and 215 miles east of Atlanta, Georgia. Located on the east side of North Main Street, between Elmore Street and Miller Avenue, the subject is in a mixed use area of residential and commercial properties. To the immediate north across Elmore Street is North Main Plaza. To the immediate east are single family homes in moderate condition. To the immediate south across Miller Avenue is a vacant, for sale commercial building. To the immediate west across North Main Street is a small commercial complex and two single family homes in poor to moderate condition. Farther removed to the north and south is primarily commercial along North Main Street. Farther removed to the west is primarily residential. Farther removed to the east is residential as well as a cluster of auto repair and similar light industrial buildings approximately one block east of the site.

Visibility and Accessibility of the Site

The site is easily visible and accessible from North Main Street, which is a main artery featuring an abundance of commercial retail establishments. Interstate 20 is 2.5 miles north of the site, Interstate

26/126 is four miles west of the site and Interstate 77 is seven miles east of the site, providing access throughout the Columbia metro area. Central Midlands Regional Transit Authority provides bus service throughout Columbia. Route 101 stops on North Main Street in front of the site.

Marketability of Proposal

The site is located in an area attractive to its targeted tenants. The project's proximity to residential housing demonstrates the site's viability for residential use. It is located a short distance from retail and service amenities and offers easy access to roadways that provide linkages to the greater Columbia area.

Neighborhood Amenities/Retail/Services

Several amenities and services are located in close proximity to the site. Within a mile of the site are a Bi-Lo grocery store, several gas station/convenience stores, fast food restaurants, CVS, Family Dollar, and several small local businesses. There is a major commercial concentration four miles west of the site near the intersection of Interstates 20 and 26. Retailers include Walmart, Burlington Coat Factory, Office Depot, Planet Fitness, a movie theater, several restaurants and smaller retailers.

Health Care

The nearest hospital is Palmetto Health Richland in downtown Columbia, less than one mile southeast of the site. Per their website: Palmetto Health Richland is a fully accredited facility and a teaching hospital affiliated with the University of South Carolina. The facility has 649 beds and employs more than 4,200. Their specialty services include high-risk obstetrics, orthopedics, psychiatry, cardiology, oncology, nephrology, neonatology, neurology, neurosurgery, medical/surgical services and pediatrics.

Road or Infrastructure Improvements

Planned or underway projects within Richland County according to the South Carolina Department of Transportation include the following:

Design/Development

None

In Construction

Richland - Broad River Bridge (US 176)

Richland - US 601 over Congaree River

Richland - US 76 EB Bridge over Mill Creek

Richland - I-26 WB Rehabilitation (MM 97-101)

Richland - I-26 EB/WB Rehabilitation (MM 108-109.5)

Richland - I-77 Widening (I-20 to Killian Road)

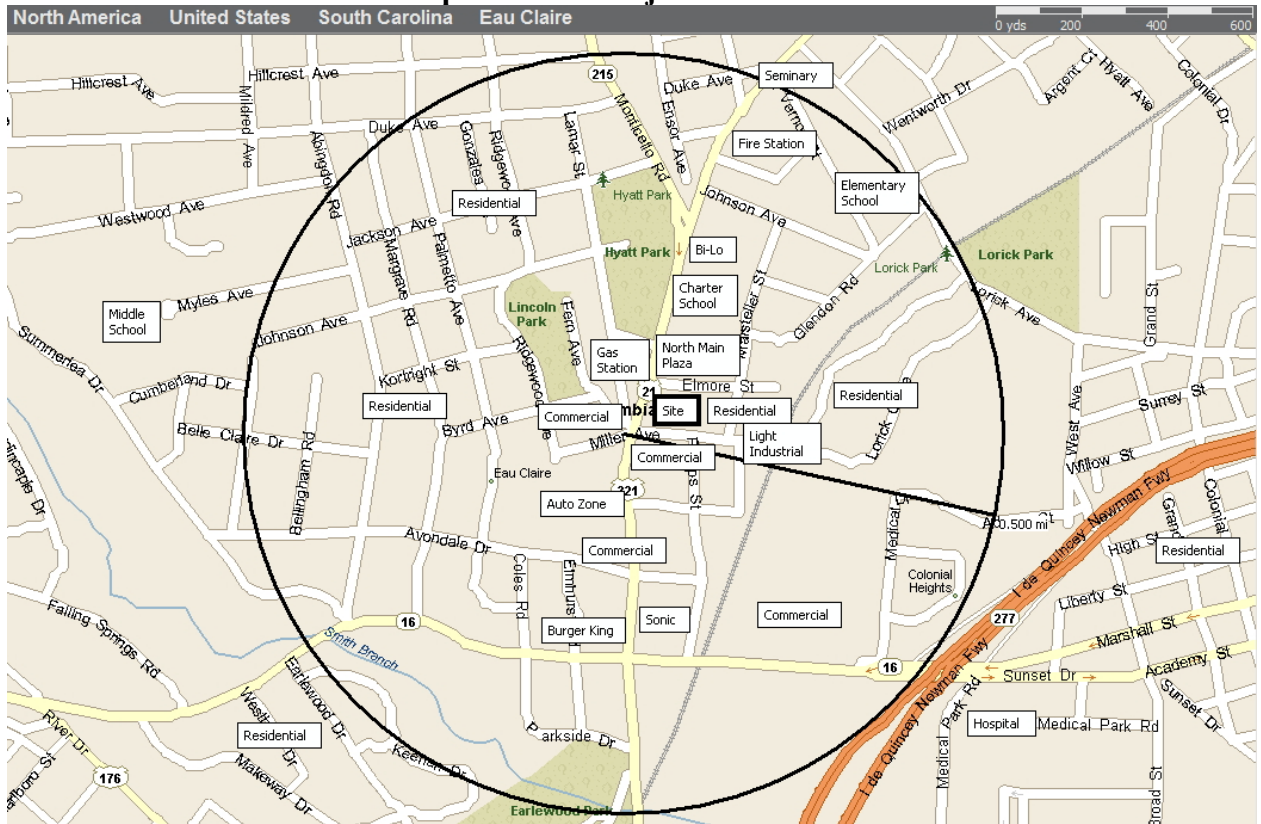
Crime

A crime index for the area is illustrated below. Total crime risk for the 29203 zip code is higher than the state as a whole for all crime statistics. To some extent this can be attributed to higher urbanization, relative to the state (with higher urbanization associated with higher crime). Comparable projects are located in close proximity to the site and subject to similar dynamics. The Crime Index score represents the combined risks of crime compared to the national average of 100. A score of 200 indicates twice the national average total crime risk, while 50 indicates half the national risk. The different types of crime are given equal weight in this score. Scores are based on demographic and geographic analyses of crime over seven years.

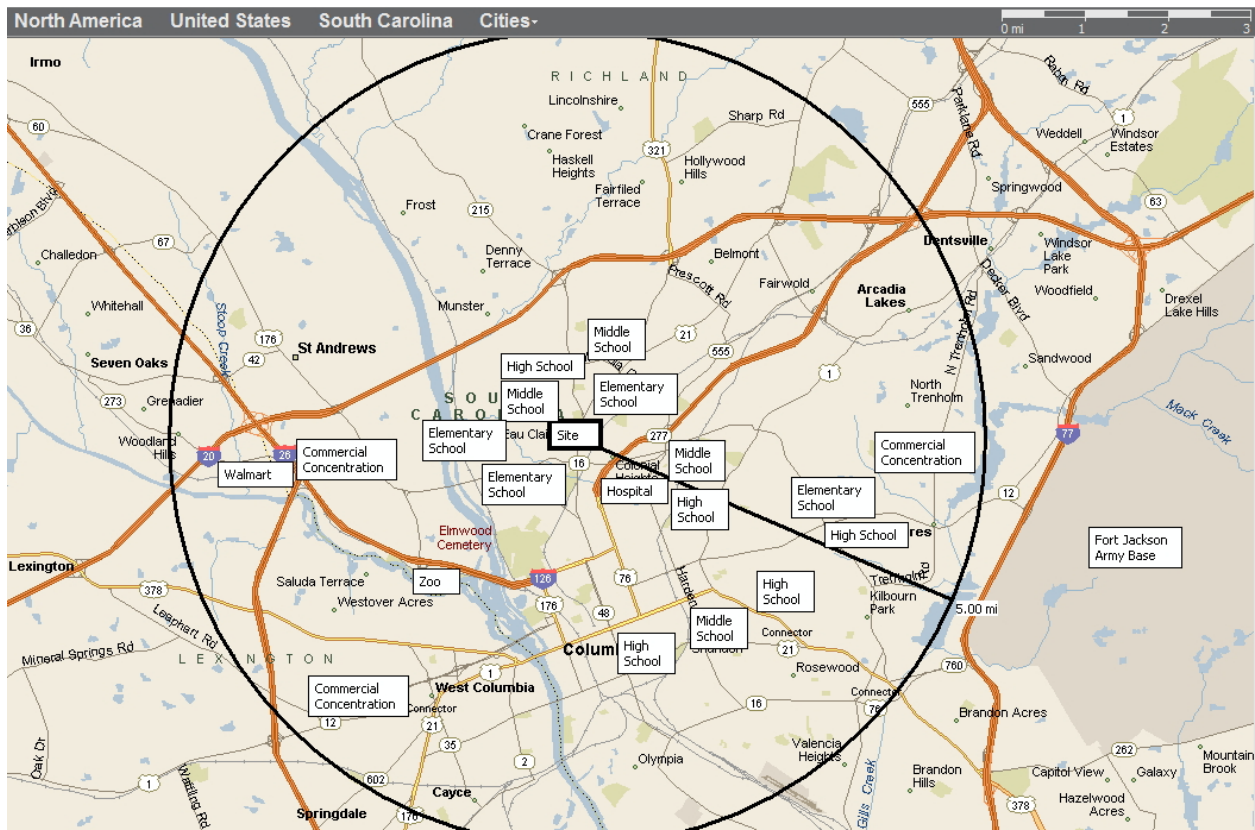
Area	Columbia 29203	SC	National
Total Crime Risk	196	130	100
Personal Crime Index			
Personal Crime Risk	273	165	100
Murder Risk	218	138	100
Rape Risk	256	138	100
Robbery Risk	229	95	100
Assault Risk	240	200	100
Property Crime Index			
Property Crime Risk	167	124	100
Burglary Risk	150	137	100
Larceny Risk	133	125	100
Motor Vehicle Theft Risk	198	91	100

Source: Homefair.com

Map: Site and Adjacent Features



Map: Local Area and Amenities



Site Photos



Looking South at Site



Looking West at Site



Looking North at Site



Looking East From Site



Looking South From Site



Looking North From Site



Looking West From Site (Northern End)



Looking West From Site (Southern End)



Looking North on Main



Sample Home Near Site

Section 5: Market Area Delineation

The following demographic information, comparables, and demand analysis are based on the Primary Market Area (PMA) as defined below and outlined in the following maps. The proposal is located in Columbia, South Carolina, in Census Tract 4 of Richland County. For comparison purposes, data pertaining to the city of Columbia, Richland County and the state of South Carolina where appropriate have also been included throughout the analysis.

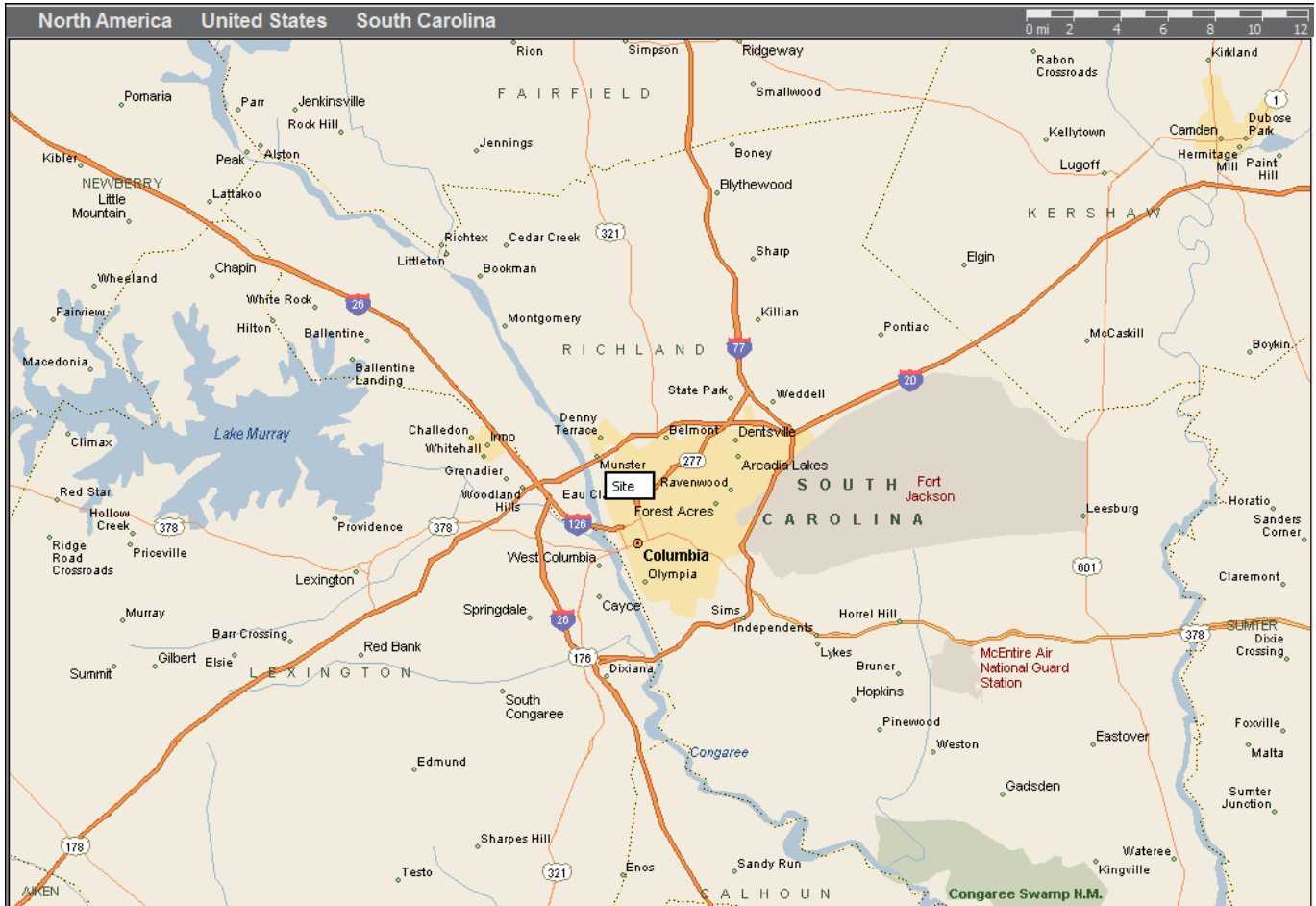
Census Tracts were used to define the PMA and form the boundaries of the PMA. The farthest boundary of the PMA is approximately 5.8 miles from the site to the north, 3.3 miles to the west, 3.7 miles to the east and 2.8 miles to the south. Census Tracts defining the market area include:

Census Tract 1, Richland County	Census Tract 104.03, Richland County
Census Tract 2, Richland County	Census Tract 104.07, Richland County
Census Tract 3, Richland County	Census Tract 104.08, Richland County
Census Tract 4, Richland County	Census Tract 104.09, Richland County
Census Tract 5, Richland County	Census Tract 104.10, Richland County
Census Tract 6, Richland County	Census Tract 104.11, Richland County
Census Tract 7, Richland County	Census Tract 104.12, Richland County
Census Tract 9, Richland County	Census Tract 104.13, Richland County
Census Tract 10, Richland County	Census Tract 105.01, Richland County
Census Tract 11, Richland County	Census Tract 105.02, Richland County
Census Tract 12, Richland County	Census Tract 106, Richland County
Census Tract 13, Richland County	Census Tract 107.01, Richland County
Census Tract 16, Richland County	Census Tract 107.03, Richland County
Census Tract 22, Richland County	Census Tract 108.04, Richland County
Census Tract 29, Richland County	Census Tract 109, Richland County
Census Tract 30, Richland County	Census Tract 110, Richland County
Census Tract 31, Richland County	Census Tract 111.01, Richland County

Major factors in defining the PMA were proximity to the site, socioeconomic conditions and the low density of senior housing in the area. Census Tracts in the area share similar characteristics. The proposal is located in northern Columbia, just north of downtown Columbia. Declining proximity was the major factor in limiting the PMA's extension to the northwest, while the river and similar density development to the west constrains the PMA. To the south and east competition with similar areas was the primary factor in limiting the PMA. The PMA extends to the Congaree River and Interstate 26 to the

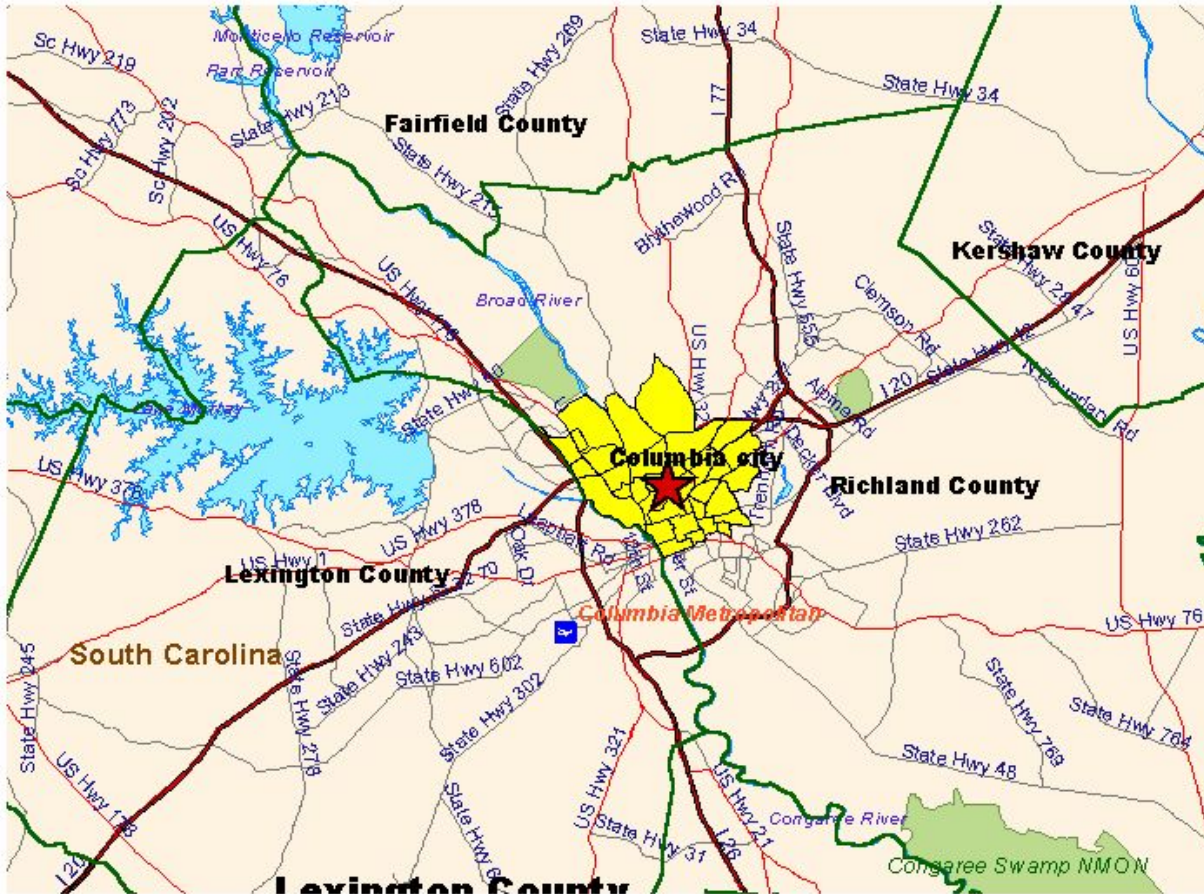
west, to Dakota Street and Geology Road to the north, to Church Road and Wilkes Road to the east, and US-21 to the south. The market study demonstrates sufficient market depth for prospective tenants in the PMA at the proposed rents and unit configuration. Race statistics for the Census Tract of the site are located in an addendum.

Map: Local Area



Map: Primary Market Area

Macro View



-  Primary Market Area
-  County Boundary
-  Airport
-  Highway
-  Primary road
-  Secondary and connecting road
-  Water body
-  Park



Section 6: Economic Analysis

Economic Overview

The proposal will offer units targeted at moderate income senior households within the Columbia area. Economic analysis is provided for the Columbia MSA, Columbia and Richland County, which are deemed the most important for the area's economic viability. In addition, information for the State of South Carolina and United States are illustrated to put these trends into greater context.

Local economics are largely driven by the national economy, particularly for larger, more urban areas with greater economic diversification. This is visually evident in the unemployment rate comparison presented in the following pages (i.e., movements in the unemployment rate for the United States coincide with state and local movements). While generally moving in tandem with national levels, the unemployment rate in South Carolina has been higher in comparison to national levels in recent years with a dramatic surge evident in 2008--this can be attributed to a continual rise in the labor force combined with a decline in employment. However, more recently the unemployment rate within the state has declined below the national average.

The national economy suffered a credit crisis in 2008, which led to worsening economic conditions including declining consumer confidence, continued pressure on an already fragile housing sector, declining consumer spending and a dramatic decline in automotive purchases all contributing to a worsening in economic conditions throughout the nation. While unemployment remains higher than pre-crisis levels, unemployment rates have been declining for the past five years contributing to a more stable economic environment. Analysis throughout this report is based on current economic conditions remaining stable. The effects of a deceleration or stagnation in the economy generally serve to increase demand for affordable housing among those experiencing wage cuts while eliminating from consideration those who become unemployed.

Economic Characteristics and Trends

Columbia is located within Richland County, with the bulk of employment concentrations within the county located within and near Columbia. Within the PMA, 38 percent of workers find employment within a less than 15 minute travel time, while an additional 44 percent of workers find employment within a 30 minute radius, contributing to a lower commute time in the PMA relative to the county and state.

Employee Commute Times

	City of Columbia	PMA	County of Richland	State of SC
2010 Total Workers via Census	62,543	37,134	184,880	1,994,198
Travel Time: < 15 Minutes	30,083	14,272	55,649	566,352
Percent of Workers	48.1%	38.4%	30.1%	28.4%
Travel Time: 15 - 29 Minutes	23,641	16,604	81,162	799,673
Percent of Workers	37.8%	44.7%	43.9%	40.1%
Travel Time: 30 - 44 Minutes	6,067	4,301	35,312	392,857
Percent of Workers	9.7%	11.6%	19.1%	19.7%
Travel Time: 45 - 59 Minutes	1,126	665	6,471	129,623
Percent of Workers	1.8%	1.8%	3.5%	6.5%
Travel Time: 60+ Minutes	1,689	1,266	6,286	105,692
Percent of Workers	2.7%	3.4%	3.4%	5.3%
Avg Travel Time in Minutes for Commuters	16	19	21	24

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Industry employment concentrations in the city, county and state are illustrated below with national trends illustrated to put state and local trends into greater context. Locally within the city and county employment is more heavily concentrated in management, business, science and the arts and service occupations relative to the state as is typical with a more urban area. Similarly service sector employment is higher in the city and county relative to the state as a whole.

Industry Employment Concentrations

	City of Columbia	County of Richland	State of SC	USA
Ag, forestry, fishing and hunting, and mining	251	761	20,931	2,669,572
Mngmt, bus, sci, and arts	36%	31%	30%	34%
Service occupations	0%	5%	7%	4%
Sales and office occupations	18%	10%	6%	6%
Nat res, construction, and maintenance	44%	46%	47%	48%
Prod, transp, and material moving	3%	9%	11%	9%
Construction	2,267	7,846	132,429	9,642,450
Mngmt, bus, sci, and arts	15%	16%	16%	16%
Service occupations	1%	1%	1%	1%
Sales and office occupations	4%	4%	6%	7%
Nat res, construction, and maintenance	79%	76%	73%	72%
Prod, transp, and material moving	1%	3%	4%	5%
Manufacturing	2,636	12,928	271,686	15,281,307
Mngmt, bus, sci, and arts	26%	29%	23%	28%
Service occupations	1%	1%	2%	2%
Sales and office occupations	14%	14%	12%	14%
Nat res, construction, and maintenance	7%	5%	8%	7%
Prod, transp, and material moving	52%	52%	55%	49%
Wholesale trade	1,116	3,654	53,918	4,158,689
Mngmt, bus, sci, and arts	9%	14%	16%	18%
Service occupations	0%	1%	1%	1%
Sales and office occupations	48%	54%	53%	54%
Nat res, construction, and maintenance	2%	4%	5%	5%
Prod, transp, and material moving	42%	27%	26%	22%
Retail trade	6,068	20,231	243,550	16,336,915
Mngmt, bus, sci, and arts	11%	11%	9%	11%
Service occupations	2%	3%	4%	4%
Sales and office occupations	71%	72%	73%	70%
Nat res, construction, and maintenance	6%	4%	4%	4%
Prod, transp, and material moving	11%	10%	10%	11%
Transp and warehousing, and util	1,262	6,360	92,163	7,171,438
Mngmt, bus, sci, and arts	22%	21%	15%	14%
Service occupations	6%	4%	3%	3%
Sales and office occupations	14%	27%	25%	26%
Nat res, construction, and maintenance	10%	7%	10%	9%
Prod, transp, and material moving	48%	42%	47%	48%
Information	1,223	4,214	35,495	3,256,311
Mngmt, bus, sci, and arts	61%	43%	40%	51%
Service occupations	0%	2%	2%	3%
Sales and office occupations	29%	44%	41%	32%
Nat res, construction, and maintenance	10%	9%	13%	10%
Prod, transp, and material moving	0%	3%	4%	4%
Fin and ins, and r.estate and rent/lease	4,573	15,963	117,987	9,738,275
Mngmt, bus, sci, and arts	46%	46%	41%	44%
Service occupations	4%	3%	4%	4%
Sales and office occupations	49%	50%	52%	49%
Nat res, construction, and maintenance	2%	1%	2%	2%
Prod, transp, and material moving	1%	1%	1%	2%
Prof, sci, and mngt, and admin and waste mngt	6,121	17,921	189,968	14,942,494
Mngmt, bus, sci, and arts	55%	51%	45%	53%
Service occupations	21%	23%	25%	19%
Sales and office occupations	17%	20%	20%	20%
Nat res, construction, and maintenance	1%	2%	3%	3%
Prod, transp, and material moving	5%	5%	7%	6%
Ed services, and hlth care and soc assist	15,026	43,597	437,987	31,927,759
Mngmt, bus, sci, and arts	67%	67%	63%	62%
Service occupations	21%	19%	22%	22%
Sales and office occupations	11%	11%	12%	13%
Nat res, construction, and maintenance	0%	1%	1%	1%
Prod, transp, and material moving	1%	2%	2%	2%
Arts, ent, and rec, and accomod/food	7,398	19,473	205,782	12,779,583
Mngmt, bus, sci, and arts	16%	16%	16%	18%
Service occupations	70%	66%	66%	65%
Sales and office occupations	10%	15%	14%	13%
Nat res, construction, and maintenance	0%	0%	1%	1%
Prod, transp, and material moving	3%	4%	3%	3%
Other services, except public administration	2,454	8,211	100,816	6,960,820
Mngmt, bus, sci, and arts	36%	28%	24%	22%
Service occupations	33%	36%	34%	37%
Sales and office occupations	16%	19%	15%	15%
Nat res, construction, and maintenance	7%	10%	16%	15%
Prod, transp, and material moving	8%	7%	10%	11%
Public administration	3,778	15,026	100,311	6,966,886
Mngmt, bus, sci, and arts	58%	47%	37%	41%
Service occupations	14%	24%	34%	32%
Sales and office occupations	24%	23%	21%	21%
Nat res, construction, and maintenance	2%	2%	5%	4%
Prod, transp, and material moving	2%	4%	4%	2%

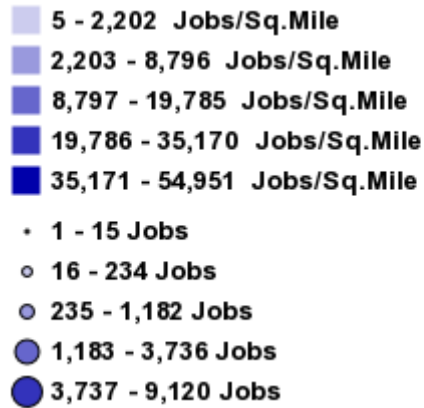
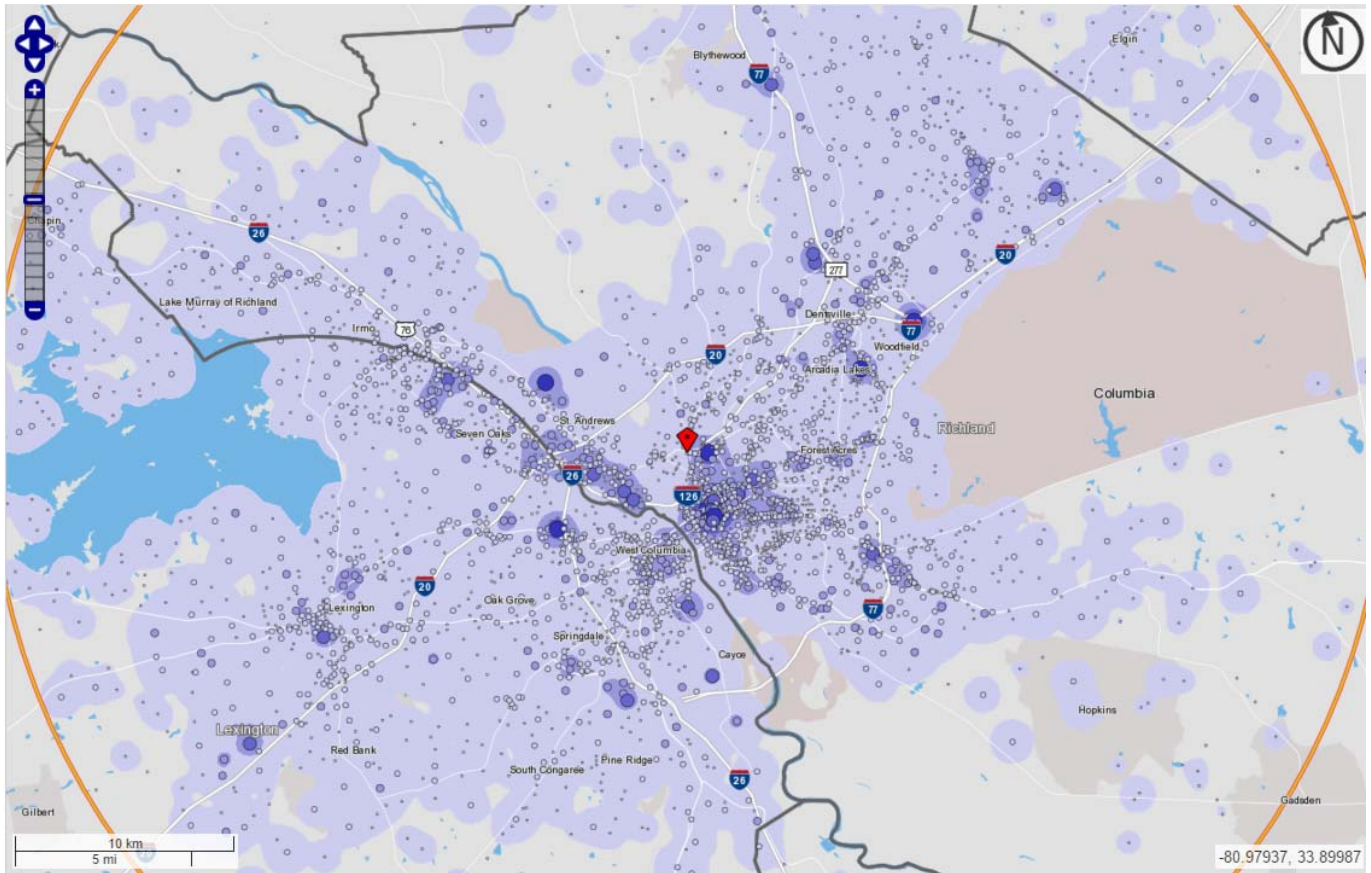
Source: Census of Population and Housing, U.S. Census Bureau

The major employers within Richland County are detailed below. Data was gathered from South Carolina Work Force in February 2017. Top employers in the area are largely engaged in the provision of health care but with a diverse range of other industries represented. Net job flows in 2014 and 2015 are detailed on the following pages showing net positive job flows from the second quarter 2014 to second quarter 2015. Employment within the county is concentrated in and around downtown Columbia which represents the highest population density area in the county. Employment in and near Columbia is highlighted in the map on the following pages.

Top Employers within Richland County

Employer Name	City	Zip Code	Number of Employees
Palmetto Health Richland	Columbia	29203	6,000
Corrections Dept	Columbia	29210	2,000
Dorn Va Medical Ctr	Columbia	29209	1,500
Johnson Food Svc LLC	Columbia	29207	1,500
Providence Hospital	Columbia	29204	1,500
Westinghouse Electric Co LLC	Hopkins	29061	1,200
Air National Guard	Eastover	29044	1,200
Southern Food Svc	Columbia	29223	1,000
Health Services Div	Columbia	29201	1,000
William S Hall Psychiatric	Columbia	29203	930
Heritage Pools LLC	Columbia	29223	900
Social Services Dept	Columbia	29201	840
Computer Sciences Corp	Blythewood	29016	800
Colonial Life & Accident Ins	Columbia	29210	800
Health & Environmental Control	Columbia	29201	800
Transportation Dept	Columbia	29201	800
Richland County Sheriff's Dept	Columbia	29223	750
Consolidated Systems Inc	Columbia	29201	700
Mcentire Produce	Columbia	29209	700
Medicaid Administrative Ofc	Columbia	29201	700
International Paper Co	Eastover	29044	699
Wells Fargo Bank	Columbia	29210	620
Employment Security Commission	Columbia	29201	601
Employment & Training Div	Columbia	29201	600
Midlands Regional Ctr	Columbia	29203	600

Map: Employment Concentrations Subject Area



Labor Market Dynamics

	New Hires	Separations	Beginning of Quarter Employment	Beginning of Quarter Employment	Change in Employment
	2015 Q2	2015 Q4	2015 Q2	2014 Q2	2014 Q2 to 2015 Q2
South Carolina	405,566	387,027	1,910,388	1,864,221	46,167
Richland, SC	41,241	42,059	221,029	218,224	2,805

Source: QWI Reports

Announced Employer Expansions - (Since April 2016)

Company	Location	New Jobs	\$ Investment (Millions)
Tcube Solutions	Richland County	100	\$1.7
China Jushi	Richland County	400	\$300.0

Source: South Carolina Works-February 2017

WARN Notification Report-State of South Carolina (2017 –YTD)

Company	Location	Projected Closure/ Positions	Projected Positions	Closure or Layoff	NAICS Code
Apex Tool Group	Sumter	3/31/2017	161	Layoff	332212

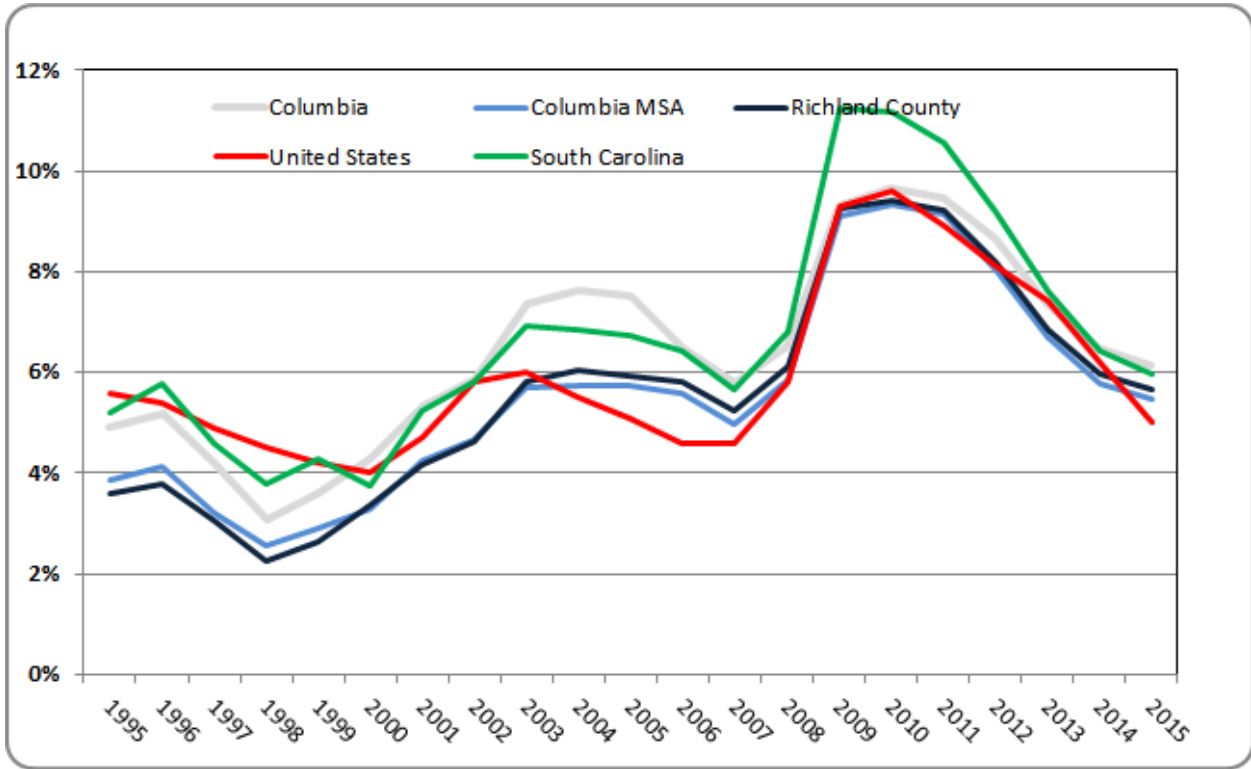
WARN Notification Report-State of South Carolina (2016)

Company	Location	Projected Closure/	Projected Positions	Closure or Layoff	NAICS Code
Frederick J. Hanna & Associates, PC	Greenville	02/10/2016	TBD	Closure	332991
ADS Logistics	Gaffney	02/15/2016	105	Closure	488510
Husqvarna Group	Orangeburg	03/06/2016	84	Layoff	333112
CHEP Recycled	Simpsonville	01/16/2016	TBD	Closure	321920
Century Aluminum	Goose Creek	07/31/2016	250	Closure	331318
Dial America	N. Charleston	01/11/2016	150	Layoff	561422
Dillard's Inc.	Aiken	03/20/2016	73	Closure	452111
Walmart	Winnsboro	04/15/2016	165	Closure	452111
Wells Fargo	Fort Mill	04/03/2016	66	Closure	522292
Honeywell	Goose Creek	03/03/2016	180	Closure	541330
CoreLogic	Columbia	05/16/2016	77	Closure	519190
Amarak	Greenville	05/31/2016	172	Closure	561720
Wells Fargo	Fort Mill	06/15/2016	1	Closure	522292
Baldor Electric	Clio	06/09/2016	60	Closure	333999
Wells Fargo	Fort Mill	07/16/2016	9	Closure	522292
Southern Season	Mount Pleasant	07/02/2016	96	Closure	445299
Sealed Air	Greenville	08/26/2016	62	Closure	333993
Spartan Foods	Greenville	10/14/2016	123	Closure	311999
Citi	Mount Pleasant	09/15/2016	28	Closure	541513
Wells Fargo	Fort Mill	07/13/2016	6	Closure	522292
Baldor Electric	Clio	09/19/2016	4	Closure	333999
JPS Composites	Slater	09/30/2016	103	Closure	313210
SoPakCo	Mullins	08/26/2016	116	Layoff	423990
Caterpillar	Newberry	11/11/2016	10	Closure	335312
Hubbell	Cowpens	12/01/2016	55	Closing	423610
WestRock	Latta	11/01/2016	99	Closure	322219
Baldor Electric	Clio	11/30/2016	7	Closure	333999
JPS Composites	Slater	10/31/2016	69	Closure	313210
Stryker Communications	N. Charleston	12/31/2016	88	Closure	339112
Impresa Aerospace	Goose Creek	12/31/2016	20	Closure	332322
Amazon	North Charleston	42781	149	Closure	454111

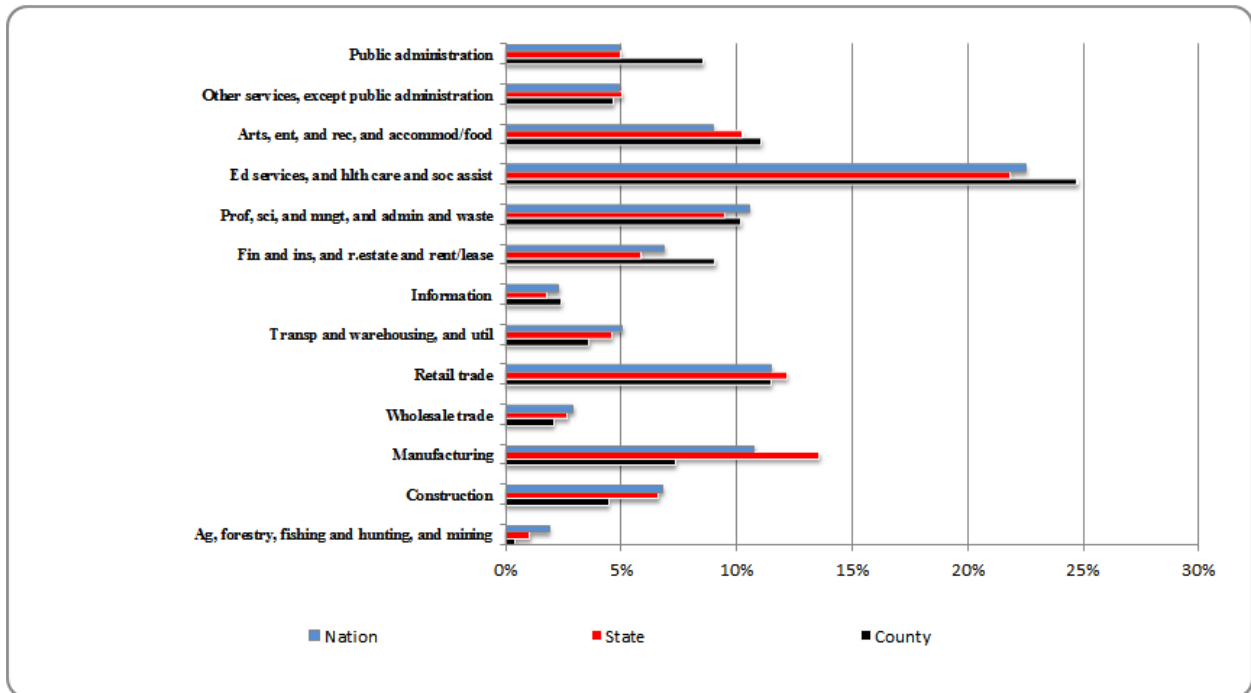
WARN Notification Report-State of South Carolina (2013-2015)

Company	Location	Projected Closure/ Layoff Date	Projected Positions Affected
Carolina Furniture	Sumter	1/6/2014	68
American LaFrance, LLC	Moncks Corner	2/4/2014	101
Gannett Publishing Services	Greenville	5/5/2014	117
Champion Laboratories, Inc. (Fram)	York	7/18/2014	229
Bi-Lo Holdings	Orangeburg	5/31/2014	54
SSP America, Inc.	Charleston	5/31/2014	63
Metrolina Greenhouses	Pendleton	5/31/2014	57
Amcors Rigid Plastics	Blythewood	6/9/2014	41
Josten, Inc.	Laurens	9/30/2014	67
Pepsi Beverages Company	Columbia	5/12/2014	104
General Dynamics	Ladson	7/1/2014	153
Caterpillar	107 Fountain	12/31/2014	235
Caterpillar	111 Fountain	12/31/2014	120
Nevamar	Hampton	10/12/2014	236
Mundy Maintenance	Greenwood	10/26/2014	136
Belk	Columbia	1/15/2015	92
Faurecia	Spartanburg	12/5/2014	99
ResMed	Spartanburg	6/30/2015	49
Bank of America	Columbia	1/31/2015	68
HGM, Haile Gold Mine, Inc.	Kershaw	2/13/2015	50
CB&I Shaw Constructors	Jenkinsville	1/29/2015	176
Bank of America	Columbia	1/31/2015	68
Tyonek Services Group	Beaufort	3/31/2015	11
Milliken & Company	Judson	4/12/2015	199
CB&I Shaw Constructors	Jenkinsville	1/29/2015	176
Bank of America	Columbia	42035	68
Tyonek Services Group	Beaufort	42094	11
Milliken & Company	Judson	42106	199

Graph: Unemployment Rate Comparison



Graph: Industry Employment Concentrations



Annual Labor Force and Employment Statistics

Year	Columbia				Columbia MSA				Richland County				South Carolina	U.S.
	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Number Employed	Labor Force	Annual Change	Unemp. Rate	Unemp. Rate	Unemp. Rate
1995	42,664	44,863	NA	4.9%	295,664	307,580	NA	3.9%	143,861	149,196	NA	3.6%	5.2%	5.6%
1996	44,201	46,616	1,537	5.2%	302,450	315,520	6,786	4.1%	149,042	154,902	5,181	3.8%	5.8%	5.4%
1997	44,895	46,854	694	4.2%	310,374	320,611	7,924	3.2%	151,380	156,132	2,338	3.0%	4.6%	4.9%
1998	46,025	47,487	1,130	3.1%	318,763	327,083	8,389	2.5%	155,191	158,738	3,811	2.2%	3.8%	4.5%
1999	46,963	48,732	938	3.6%	325,710	335,431	6,947	2.9%	158,353	162,645	3,162	2.6%	4.3%	4.2%
2000	47,839	49,983	876	4.3%	327,168	338,249	1,458	3.3%	157,932	163,432	(421)	3.4%	3.8%	4.0%
2001	46,185	48,779	(1,654)	5.3%	316,592	330,668	(10,576)	4.3%	152,465	159,120	(5,467)	4.2%	5.2%	4.7%
2002	46,211	49,095	26	5.9%	316,241	331,656	(351)	4.6%	152,549	159,948	84	4.6%	5.8%	5.8%
2003	46,806	50,523	595	7.4%	320,845	340,185	4,604	5.7%	154,509	164,046	1,960	5.8%	6.9%	6.0%
2004	47,747	51,686	941	7.6%	327,761	347,766	6,916	5.8%	157,612	167,717	3,103	6.0%	6.8%	5.5%
2005	48,738	52,701	991	7.5%	335,004	355,321	7,243	5.7%	160,878	171,046	3,266	5.9%	6.7%	5.1%
2006	50,254	53,747	1,516	6.5%	343,592	363,919	8,588	5.6%	165,594	175,827	4,716	5.8%	6.4%	4.6%
2007	52,322	55,546	2,068	5.8%	349,536	367,778	5,944	5.0%	170,088	179,489	4,494	5.2%	5.7%	4.6%
2008	52,131	55,766	(191)	6.5%	348,019	369,700	(1,517)	5.9%	169,429	180,447	(659)	6.1%	6.8%	5.8%
2009	50,021	55,161	(2,110)	9.3%	335,665	369,215	(12,354)	9.1%	163,237	179,853	(6,192)	9.2%	11.2%	9.3%
2010	51,803	57,343	1,782	9.7%	337,602	372,417	1,937	9.3%	167,563	184,939	4,326	9.4%	11.2%	9.6%
2011	52,173	57,618	370	9.5%	341,044	375,325	3,442	9.1%	169,287	186,486	1,724	9.2%	10.6%	8.9%
2012	53,301	58,367	1,128	8.7%	349,043	379,537	7,999	8.0%	173,681	189,122	4,394	8.2%	9.2%	8.1%
2013	54,220	58,519	919	7.3%	355,835	381,327	6,792	6.7%	177,403	190,449	3,722	6.9%	7.6%	7.4%
2014	54,748	58,546	528	6.5%	366,077	388,446	10,242	5.8%	181,925	193,453	4,522	6.0%	6.4%	6.2%
2015	55,936	59,597	1,188	6.1%	374,381	396,021	8,304	5.5%	185,872	197,036	3,947	5.7%	6.0%	5.0%
2016-YTD	57,537	60,827	1,601	5.4%	385,017	404,560	10,636	4.8%	191,191	201,258	5,320	5.0%	5.1%	5.1%
	<u>Number</u>	<u>Percent</u>	<u>Annualized Rate</u>		<u>Number</u>	<u>Percent</u>	<u>Annualized Rate</u>		<u>Number</u>	<u>Percent</u>	<u>Annualized Rate</u>			
Change in Employment:														
(2008-2016):	3,484	6.1%	0.8%		32,143	8.6%	1.2%		16,319	8.8%	1.2%			
(2011-2016):	2,308	3.9%	1.0%		23,233	6.1%	1.5%		10,809	5.7%	1.4%			
Change in Labor Force:														
(2008-2016):	5,734	11.1%	1.5%		47,415	14.0%	1.9%		23,628	14.1%	1.9%			
(2011-2016):	3,317	6.1%	1.5%		29,182	8.2%	2.0%		13,788	7.8%	1.9%			
<i>Sources: Bureau of Labor and Statistics</i>														

Monthly Labor Force and Employment Statistics (NSA)

Date	Columbia				Columbia MSA				Richland County			
	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force	Number Employed	Labor Force	Yr/Yr Employed	Yr/Yr Labor Force
Jan-14	53,988	57,325			360,340	381,312			179,403	190,154		
Feb-14	53,952	57,162			360,021	380,842			179,282	189,915		
Mar-14	54,537	57,860			363,735	383,732			181,224	191,498		
Apr-14	54,689	57,721			364,778	382,983			181,734	191,182		
May-14	54,909	58,301			366,167	386,864			182,462	193,113		
Jun-14	54,692	58,968			365,600	389,476			181,740	194,171		
Jul-14	54,954	59,446			367,737	392,681			182,610	195,560		
Aug-14	54,572	59,082			365,826	391,805			181,334	194,625		
Sep-14	54,492	58,765			365,792	390,199			181,068	193,662		
Oct-14	55,185	59,209			369,782	393,223			183,372	195,464		
Nov-14	55,521	59,465			371,661	394,489			184,490	196,258		
Dec-14	55,489	59,251			371,488	393,753			184,383	195,835		
Jan-15	55,240	59,205	2.3%	3.3%	369,595	393,239	2.6%	3.1%	183,559	195,665	2.3%	2.9%
Feb-15	55,594	59,287	3.0%	3.7%	371,112	393,930	3.1%	3.4%	184,738	196,405	3.0%	3.4%
Mar-15	55,635	59,255	2.0%	2.4%	371,823	392,935	2.2%	2.4%	184,872	195,698	2.0%	2.2%
Apr-15	55,856	59,369	2.1%	2.9%	373,171	393,818	2.3%	2.8%	185,608	196,193	2.1%	2.6%
May-15	56,061	59,811	2.1%	2.6%	374,978	397,014	2.4%	2.6%	186,288	197,553	2.1%	2.3%
Jun-15	55,977	60,204	2.3%	2.1%	374,928	398,327	2.6%	2.3%	186,006	198,165	2.3%	2.1%
Jul-15	56,124	60,181	2.1%	1.2%	376,290	398,813	2.3%	1.6%	186,493	198,243	2.1%	1.4%
Aug-15	55,833	59,675	2.3%	1.0%	374,390	396,548	2.3%	1.2%	185,525	196,949	2.3%	1.2%
Sep-15	55,817	59,239	2.4%	0.8%	374,338	395,197	2.3%	1.3%	185,470	196,099	2.4%	1.3%
Oct-15	56,203	59,668	1.8%	0.8%	376,524	397,930	1.8%	1.2%	186,756	198,009	1.8%	1.3%
Nov-15	56,454	59,676	1.7%	0.4%	377,854	397,444	1.7%	0.7%	187,590	197,785	1.7%	0.8%
Dec-15	56,442	59,593	1.7%	0.6%	377,569	397,058	1.6%	0.8%	187,555	197,667	1.7%	0.9%
Jan-16	56,777	60,152	2.8%	1.6%	379,379	399,783	2.6%	1.7%	188,666	199,159	2.8%	1.8%
Feb-16	57,198	60,490	2.9%	2.0%	381,664	402,085	2.8%	2.1%	190,069	200,533	2.9%	2.1%
Mar-16	57,785	61,336	3.9%	3.5%	385,527	406,626	3.7%	3.5%	192,020	202,821	3.9%	3.6%
Apr-16	57,550	60,784	3.0%	2.4%	384,820	404,430	3.1%	2.7%	191,235	201,255	3.0%	2.6%
May-16	57,485	60,527	2.5%	1.2%	385,192	403,583	2.7%	1.7%	191,016	200,442	2.5%	1.5%
Jun-16	57,582	61,609	2.9%	2.3%	386,049	407,866	3.0%	2.4%	191,337	202,704	2.9%	2.3%
Jul-16	57,661	61,345	2.7%	1.9%	386,794	407,508	2.8%	2.2%	191,599	202,342	2.7%	2.1%
Aug-16	57,289	60,940	2.6%	2.1%	384,638	405,698	2.7%	2.3%	190,362	201,236	2.6%	2.2%
Sep-16	57,813	60,850	3.6%	2.7%	386,983	405,750	3.4%	2.7%	192,108	201,738	3.6%	2.9%
Oct-16	57,951	60,704	3.1%	1.7%	387,480	404,917	2.9%	1.8%	192,567	201,515	3.1%	1.8%
Nov-16	57,819	60,362	2.4%	1.1%	386,662	401,918	2.3%	1.1%	192,127	200,092	2.4%	1.2%
<i>Source: Bureau of Labor and Statistics</i>												

Section 7: Demographic Trends and Characteristics

Demographic Overview

Between 2000 and 2010, population and households decreased marginally within the PMA, while growth in the county outpaced the state as a whole. ESRI forecasts a reversal of population contraction in the PMA through 2021 with growth increasing marginally over this period.

Population Characteristics and Trends

Population information for the PMA, Richland County and the city of Columbia is illustrated below. In addition, information for the state of South Carolina is provided to put demographic trends in greater context. Population increased at the fastest rate in the county among all submarkets and in excess of the state as a whole between 2000 and 2010. Population decreased in the PMA over this period a moderate amount. ESRI forecasts a moderation of these growth trends within the county through 2021 and a reversal of the population contraction observed in the PMA over the previous decade.

Population Trends and Forecast

	City of Columbia	PMA	County of Richland	State of SC
2000 Population	123,926	96,100	320,677	4,012,012
2010 Population	129,272	91,521	384,504	4,625,364
Percent Change (2000 to 2010)	4.3%	-4.8%	19.9%	15.3%
Total Change (2000 to 2010)	5,346	-4,579	63,827	613,352
Annual Change (2000 to 2010)	535	-458	6,383	61,335
Annualized Change (2000 to 2010)	0.4%	-0.5%	1.8%	1.4%
2016 Population Estimate	135,687	94,738	411,365	4,957,097
Percent Change (2010 to 2016)	5.0%	3.5%	7.0%	7.2%
Total Change (2010 to 2016)	6,415	3,217	26,861	331,733
Annual Change (2010 to 2016)	1,069	536	4,477	55,289
Annualized Change (2010 to 2016)	0.8%	0.6%	1.1%	1.2%
2019 Population Forecast	138,895	96,347	424,795	5,122,964
Percent Change (2010 to 2019)	7.4%	5.3%	10.5%	10.8%
Total Change (2010 to 2019)	9,623	4,826	40,291	497,600
Annual Change (2010 to 2019)	1,069	536	4,477	55,289
Annualized Change (2010 to 2019)	0.8%	0.6%	1.1%	1.1%
2021 Population Forecast	141,033	97,419	433,749	5,233,542
Percent Change (2010 to 2021)	9.1%	6.4%	12.8%	13.1%
Total Change (2010 to 2021)	11,761	5,898	49,245	608,178
Annual Change (2010 to 2021)	1,069	536	4,477	55,289
Annualized Change (2010 to 2021)	0.8%	0.6%	1.1%	1.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

All three submarkets share similar age distribution characteristics with the majority of the population concentrated in the 44 and under age cohorts. The aging of the Baby Boom generation has and will continue to shift the national age distribution toward the 45 and over population segments. This national trend is evident within all markets here as well with the majority of growth between 2000 and 2010 concentrated in the 25 and over age segments and a forecasted shift to the upper age segments through 2021.

Population by Age Group

	City of Columbia	PMA	County of Richland	State of SC
Age 24 and Under - 2010	55,690	35,333	146,427	1,556,919
Percent of total 2010 population	43.1%	38.6%	38.1%	33.7%
Age Between 25 and 44 - 2010	36,693	25,830	107,823	1,193,348
Percent of total 2010 population	28.4%	28.2%	28.0%	25.8%
Age Between 45 and 64 - 2010	25,639	20,888	92,713	1,243,223
Percent of total 2010 population	19.8%	22.8%	24.1%	26.9%
Age 65 and Over - 2010	11,250	9,470	37,541	631,874
Percent of total 2010 population	8.7%	10.3%	9.8%	13.7%
Age 24 and Under - 2021	56,526	35,394	153,347	1,624,906
Percent of total 2021 population	40.1%	36.3%	35.4%	31.0%
Percent change (2010 to 2021)	1.5%	0.2%	4.7%	4.4%
Age Between 25 and 44 - 2021	40,340	27,880	121,352	1,326,027
Percent of total 2021 population	28.6%	28.6%	28.0%	25.3%
Percent change (2010 to 2021)	9.9%	7.9%	12.5%	11.1%
Age Between 45 and 64 - 2021	26,996	20,715	99,105	1,325,932
Percent of total 2021 population	19.1%	21.3%	22.8%	25.3%
Percent change (2010 to 2021)	5.3%	-0.8%	6.9%	6.7%
Age 65 and Over - 2021	17,172	13,430	59,945	956,677
Percent of total 2021 population	12.2%	13.8%	13.8%	18.3%
Percent change (2010 to 2021)	52.6%	41.8%	59.7%	51.4%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Population Trends

The proposal will target older persons (age 55 and older). Senior population trends are examined in greater detail below. The senior population expanded within all submarkets between 2000 and 2010 with the highest growth within the county. The PMA has a similar concentration of seniors relative to the county with a higher concentration relative to the city as a whole. Going forward, ESRI forecasts continued growth in seniors within all areas, increasing the concentration of seniors in all areas.

Senior Population Trends and Forecast 55+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior Population 55+	22,704	18,875	78,686	1,215,669
Percent of Total Population	17.6%	20.6%	20.5%	26.3%
2016 Senior Population 55+ Estimate	27,124	21,605	95,423	1,450,351
Percent of Total Population	20.0%	22.8%	23.2%	29.3%
Percent Change (2010 to 2016)	19.5%	14.5%	21.3%	19.3%
Total Change (2010 to 2016)	4,420	2,730	16,737	234,682
Annual Change (2010 to 2016)	737	455	2,790	39,114
Annualized Change (2010 to 2016)	3.0%	2.3%	3.3%	3.0%
2019 Senior Population 55+ Forecast	29,334	22,970	103,792	1,567,693
Percent of Total Population	21.1%	23.8%	24.4%	30.6%
Percent Change (2010 to 2019)	29.2%	21.7%	31.9%	29.0%
Total Change (2010 to 2019)	6,630	4,095	25,106	352,024
Annual Change (2010 to 2019)	737	455	2,790	39,114
Annualized Change (2010 to 2019)	2.9%	2.2%	3.1%	2.9%
2021 Senior Population 55+ Forecast	30,807	23,880	109,371	1,645,920
Percent of Total Population	21.8%	24.5%	25.2%	31.4%
Percent Change (2010 to 2021)	35.7%	26.5%	39.0%	35.4%
Total Change (2010 to 2021)	8,103	5,005	30,685	430,251
Annual Change (2010 to 2021)	737	455	2,790	39,114
Annualized Change (2010 to 2021)	2.8%	2.2%	3.0%	2.8%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Population Trends and Forecast 65+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior Population 65+	11,250	9,470	37,541	631,874
Percent of Total Population	8.7%	10.3%	9.8%	13.7%
2016 Senior Population 65+ Estimate	14,480	11,630	49,761	809,039
Percent of Total Population	10.7%	12.3%	12.1%	16.3%
Percent Change (2010 to 2016)	28.7%	22.8%	32.6%	28.0%
Total Change (2010 to 2016)	3,230	2,160	12,220	177,165
Annual Change (2010 to 2016)	538	360	2,037	29,528
Annualized Change (2010 to 2016)	4.3%	3.5%	4.8%	4.2%
2019 Senior Population 65+ Forecast	16,095	12,710	55,872	897,622
Percent of Total Population	11.6%	13.2%	13.2%	17.5%
Percent Change (2010 to 2019)	43.1%	34.2%	48.8%	42.1%
Total Change (2010 to 2019)	4,845	3,240	18,331	265,748
Annual Change (2010 to 2019)	538	360	2,037	29,528
Annualized Change (2010 to 2019)	4.1%	3.3%	4.5%	4.0%
2021 Senior Population 65+ Forecast	17,172	13,430	59,945	956,677
Percent of Total Population	12.2%	13.8%	13.8%	18.3%
Percent Change (2010 to 2021)	52.6%	41.8%	59.7%	51.4%
Total Change (2010 to 2021)	5,922	3,960	22,404	324,803
Annual Change (2010 to 2021)	538	360	2,037	29,528
Annualized Change (2010 to 2021)	3.9%	3.2%	4.3%	3.8%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Characteristics and Trends

Household growth trends follow similar patterns to those observed in the overall population within all areas. Between 2000 and 2010, households increased in the county at a rate in excess of the state, while declining modestly in the PMA. ESRI forecasts households to continue growing through 2021 within the county, and with the reversal of contraction of the previous decade within the PMA.

Household Trends and Forecast

	City of Columbia	PMA	County of Richland	State of SC
2000 Household	44,603	36,719	120,101	1,533,854
2010 Household	45,666	35,209	145,194	1,801,181
Percent Change (2000 to 2010)	2.4%	-4.1%	20.9%	17.4%
Total Change (2000 to 2010)	1,063	-1,510	25,093	267,327
Annual Change (2000 to 2010)	106	-151	2,509	26,733
Annualized Change (2000 to 2010)	0.2%	-0.4%	1.9%	1.6%
2016 Household Estimate	48,620	36,630	155,078	1,927,647
Percent Change (2010 to 2016)	6.5%	4.0%	6.8%	7.0%
Total Change (2010 to 2016)	2,954	1,421	9,884	126,466
Annual Change (2010 to 2016)	492	237	1,647	21,078
Annualized Change (2010 to 2016)	1.1%	0.7%	1.1%	1.1%
2019 Household Forecast	50,096	37,340	160,020	1,990,880
Percent Change (2010 to 2019)	9.7%	6.1%	10.2%	10.5%
Total Change (2010 to 2019)	4,430	2,131	14,826	189,699
Annual Change (2010 to 2019)	492	237	1,647	21,078
Annualized Change (2010 to 2019)	1.0%	0.7%	1.1%	1.1%
2021 Household Forecast	51,081	37,814	163,315	2,033,035
Percent Change (2010 to 2021)	11.9%	7.4%	12.5%	12.9%
Total Change (2010 to 2021)	5,415	2,605	18,121	231,854
Annual Change (2010 to 2021)	492	237	1,647	21,078
Annualized Change (2010 to 2021)	1.0%	0.7%	1.1%	1.1%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Average household size can reflect economic conditions (with household size increasing during periods of recession) or indicative of the construction of larger units within the area. Average household size is estimated to have increased, albeit marginally within all areas between 2010 and 2016. ESRI projections indicate an increase in average household size within all areas through 2021.

Average Household Size and Group Quarters

	City of Columbia	PMA	County of Richland	State of SC
2010 Average Household Size	2.18	2.18	2.43	2.49
2016 Average Household Size Estimate	2.20	2.20	2.45	2.50
Percent Change (2010 to 2016)	1.0%	0.8%	1.0%	0.4%
2019 Average Household Size Forecast	2.21	2.21	2.46	2.50
Percent Change (2010 to 2019)	1.5%	1.1%	1.5%	0.5%
2021 Average Household Size Forecast	2.21	2.21	2.47	2.51
Percent Change (2010 to 2021)	1.8%	1.4%	1.8%	0.6%
2010 Group Quarters	29,919	14,659	32,002	139,154
2016 Group Quarters Estimate	28,829	14,165	30,924	138,174
Percent Change (2010 to 2016)	-3.6%	-3.4%	-3.4%	-0.7%
2019 Group Quarters Forecast	28,284	13,918	30,385	137,685
Percent Change (2010 to 2019)	-5.5%	-5.1%	-5.1%	-1.1%
2021 Group Quarters Forecast	27,921	13,753	30,026	137,358
Percent Change (2010 to 2021)	-6.7%	-6.2%	-6.2%	-1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Renter penetration rates increased within the PMA between 2000 and 2010 consistent with the financial crisis of 2008 and lasting impacts on home ownership. The increase is consistent with an overall increase in the state as a whole. Renter penetration is the highest within the PMA at 57.2 percent, and lowest within the county at 38.7 percent. This is consistent with the higher density of the city relative to the county. ESRI forecasts an increasing renter penetration rate in the PMA through 2021, which contributes to an increase in the number of renter households over this period.

Renter Households

	City of Columbia	PMA	County of Richland	State of SC
2000 Renter Households	23,930	20,837	46,344	426,237
Percent of Total HHs	53.7%	56.7%	38.6%	27.8%
2010 Renter Households	24,025	20,132	56,171	552,376
Percent of Total HHs	52.6%	57.2%	38.7%	30.7%
Percent Change (2000 to 2010)	0.4%	-3.4%	21.2%	29.6%
Total Change (2000 to 2010)	95	-705	9,827	126,139
Annual Change (2000 to 2010)	10	-71	983	12,614
Annualized Change (2000 to 2010)	0.0%	-0.3%	1.9%	2.6%
2016 Renter Households Estimate	27,243	21,867	63,187	626,453
Percent of Total HHs	56.0%	59.7%	40.7%	32.5%
Percent Change (2010 to 2016)	13.4%	8.6%	12.5%	13.4%
Total Change (2010 to 2016)	3,218	1,735	7,016	74,077
Annual Change (2010 to 2016)	536	289	1,169	12,346
Annualized Change (2010 to 2016)	2.1%	1.4%	2.0%	2.1%
2019 Renter Households Forecast	27,097	21,788	62,868	623,086
Percent of Total HHs	54.1%	58.4%	39.3%	31.3%
Percent Change (2010 to 2019)	12.8%	8.2%	11.9%	12.8%
Total Change (2010 to 2019)	3,072	1,656	6,697	70,710
Annual Change (2010 to 2019)	341	184	744	7,857
Annualized Change (2010 to 2019)	1.3%	0.9%	1.3%	1.3%
2021 Renter Households Forecast	27,779	22,156	64,356	638,799
Percent of Total HHs	54.4%	58.6%	39.4%	31.4%
Percent Change (2010 to 2021)	15.6%	10.1%	14.6%	15.6%
Total Change (2010 to 2021)	3,754	2,024	8,185	86,423
Annual Change (2010 to 2021)	341	184	744	7,857
Annualized Change (2010 to 2021)	1.3%	0.9%	1.2%	1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

All three submarkets have similar renter persons per household distribution, with the highest concentration in one- to three-person households, but with skewing to smaller unit sizes in the PMA relative to the county. The subject will offer one- and two-bedroom units targeting local seniors.

Households by Tenure by Number of Persons in Household

	City of Columbia	PMA	County of Richland	State of SC
Total 2010 Owner Occupied HUs	21,641	15,077	89,023	1,248,805
1-person HH	7,209	5,548	22,842	289,689
2-person HH	7,758	5,305	31,289	477,169
3-person HH	3,155	2,151	15,261	210,222
4-person HH	2,249	1,211	12,123	164,774
5-person HH	893	473	4,953	69,110
6-person HH	240	226	1,666	24,016
7-person or more HH	137	163	889	13,825
Imputed Avg. Owner HH Size*	2.2	2.1	2.5	2.5
Total 2010 Renter Occupied HUs	24,025	20,132	56,171	552,376
1-person HH	10,147	8,424	20,986	188,205
2-person HH	6,810	5,449	14,956	146,250
3-person HH	3,494	2,880	9,193	93,876
4-person HH	2,009	1,735	6,029	67,129
5-person HH	930	950	2,978	33,904
6-person HH	382	393	1,235	13,817
7-person or more HH	253	301	794	9,195
Imputed Avg. Renter HH Size*	2.1	2.2	2.3	2.4
Percent 2010 Owner Occupied HUs	21,641	15,077	89,023	1,248,805
1-person HH	33.3%	36.8%	25.7%	23.2%
2-person HH	35.8%	35.2%	35.1%	38.2%
3-person HH	14.6%	14.3%	17.1%	16.8%
4-person HH	10.4%	8.0%	13.6%	13.2%
5-person HH	4.1%	3.1%	5.6%	5.5%
6-person HH	1.1%	1.5%	1.9%	1.9%
7-person or more HH	0.6%	1.1%	1.0%	1.1%
Percent 2010 Renter Occupied HUs	24,025	20,132	56,171	552,376
1-person HH	42.2%	41.8%	37.4%	34.1%
2-person HH	28.3%	27.1%	26.6%	26.5%
3-person HH	14.5%	14.3%	16.4%	17.0%
4-person HH	8.4%	8.6%	10.7%	12.2%
5-person HH	3.9%	4.7%	5.3%	6.1%
6-person HH	1.6%	2.0%	2.2%	2.5%
7-person or more HH	1.1%	1.5%	1.4%	1.7%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

*-MAP estimated based on 7 persons per 7 or more HH size

Tenure by Age by Household

	City of Columbia	PMA	County of Richland	State of SC
Total 2010 Owner Occupied HUs	21,641	15,077	89,023	1,248,805
15 to 24 years	613	331	1,311	17,132
25 to 34 years	3,206	1,857	11,194	127,978
35 to 44 years	3,464	1,866	16,534	208,648
45 to 54 years	4,248	2,775	20,361	271,475
55 to 64 years	4,590	3,513	19,386	277,550
Total Non-senior (64 years and under)	16,121	10,342	68,786	902,783
65 years and over	5,520	4,735	20,237	346,022
Total 2010 Renter Occupied HUs	24,025	20,132	56,171	552,376
15 to 24 years	5,085	3,360	9,706	71,339
25 to 34 years	6,884	5,823	16,317	139,948
35 to 44 years	3,614	3,249	10,557	107,375
45 to 54 years	3,581	3,441	9,054	96,611
55 to 64 years	2,540	2,397	5,810	67,712
Total Non-senior (64 years and under)	21,704	18,270	51,444	482,985
65 years and over	2,321	1,862	4,727	69,391
Percent 2010 Owner Occupied HUs	21,641	15,077	89,023	1,248,805
15 to 24 years	2.8%	2.2%	1.5%	1.4%
25 to 34 years	14.8%	12.3%	12.6%	10.2%
35 to 44 years	16.0%	12.4%	18.6%	16.7%
45 to 54 years	19.6%	18.4%	22.9%	21.7%
55 to 64 years	21.2%	23.3%	21.8%	22.2%
Total Non-senior (64 years and under)	74.5%	68.6%	77.3%	72.3%
65 years and over	25.5%	31.4%	22.7%	27.7%
Percent 2010 Renter Occupied HUs	24,025	20,132	56,171	552,376
15 to 24 years	21.2%	16.7%	17.3%	12.9%
25 to 34 years	28.7%	28.9%	29.0%	25.3%
35 to 44 years	15.0%	16.1%	18.8%	19.4%
45 to 54 years	14.9%	17.1%	16.1%	17.5%
55 to 64 years	10.6%	11.9%	10.3%	12.3%
Total Non-senior (64 years and under)	90.3%	90.8%	91.6%	87.4%
65 years and over	9.7%	9.2%	8.4%	12.6%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Renter households by number of persons in the household

	City of Columbia	PMA	County of Richland
Total Renter Occupied Hus 2010	24,025	20,132	56,171
1-person HH	10,147	8,424	20,986
2-person HH	6,810	5,449	14,956
3-person HH	3,494	2,880	9,193
4-person HH	2,009	1,735	6,029
5-person or more HH	635	694	2,029
5-person HH	382	393	1,235
6-person HH	253	301	794
7-person or more HH	0	0	0
Total Renter Occupied Hus 2015	27,243	21,867	63,187
1-person HH	11,506	9,150	23,607
2-person HH	7,722	5,919	16,824
3-person HH	3,962	3,128	10,341
4-person HH	2,278	1,885	6,782
5-person or more HH	720	754	2,282
5-person HH	433	427	1,389
6-person HH	287	327	893
7-person or more HH	0	0	0
Total Renter Occupied Hus 2018	27,097	21,788	62,868
1-person HH	11,444	9,117	23,488
2-person HH	7,681	5,897	16,739
3-person HH	3,941	3,117	10,289
4-person HH	2,266	1,878	6,748
5-person or more HH	716	751	2,271
5-person HH	431	425	1,382
6-person HH	285	326	889
7-person or more HH	0	0	0

Senior Household Trends

Senior household growth trends follow similar patterns to those observed in the overall senior population. In particular, senior households increased in all markets between 2000 and 2010. The concentration of seniors is highest within the PMA among all submarkets. ESRI forecasts senior households to increase at a faster pace than the overall population, increasing the concentration of senior households within the area through 2021. This results in continual moderate growth through 2021 in senior households in the PMA.

Senior Household Trends and Forecast 55+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior Households 55+	14,971	12,507	50,160	760,675
Percent of Total Households	32.8%	35.5%	34.5%	42.2%
2016 Senior Households 55+ Estimate	17,555	14,088	58,892	883,166
Percent of Total Households	36.1%	38.5%	38.0%	45.8%
Percent Change (2010 to 2016)	17.3%	12.6%	17.4%	16.1%
Total Change (2010 to 2016)	2,584	1,581	8,732	122,491
Annual Change (2010 to 2016)	431	263	1,455	20,415
Annualized Change (2010 to 2016)	2.7%	2.0%	2.7%	2.5%
2019 Senior Households 55+ Forecast	18,847	14,878	63,258	944,411
Percent of Total Households	37.6%	39.8%	39.5%	47.4%
Percent Change (2010 to 2019)	25.9%	19.0%	26.1%	24.2%
Total Change (2010 to 2019)	3,876	2,371	13,098	183,736
Annual Change (2010 to 2019)	431	263	1,455	20,415
Annualized Change (2010 to 2019)	2.6%	1.9%	2.6%	2.4%
2021 Senior Households 55+ Forecast	19,708	15,405	66,169	985,241
Percent of Total Households	38.6%	40.7%	40.5%	48.5%
Percent Change (2010 to 2021)	31.6%	23.2%	31.9%	29.5%
Total Change (2010 to 2021)	4,737	2,898	16,009	224,566
Annual Change (2010 to 2021)	431	263	1,455	20,415
Annualized Change (2010 to 2021)	2.5%	1.9%	2.6%	2.4%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Household Trends and Forecast 65+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior Households 65+	7,841	6,597	24,964	415,413
Percent of Total Households	17.2%	18.7%	17.2%	23.1%
2016 Senior Households 65+ Estimate	9,849	7,945	31,819	514,663
Percent of Total Households	20.3%	21.7%	20.5%	26.7%
Percent Change (2010 to 2016)	25.6%	20.4%	27.5%	23.9%
Total Change (2010 to 2016)	2,008	1,348	6,855	99,250
Annual Change (2010 to 2016)	335	225	1,142	16,542
Annualized Change (2010 to 2016)	3.9%	3.1%	4.1%	3.6%
2019 Senior Households 65+ Forecast	10,853	8,620	35,246	564,289
Percent of Total Households	21.7%	23.1%	22.0%	28.3%
Percent Change (2010 to 2019)	38.4%	30.7%	41.2%	35.8%
Total Change (2010 to 2019)	3,012	2,023	10,282	148,876
Annual Change (2010 to 2019)	335	225	1,142	16,542
Annualized Change (2010 to 2019)	3.7%	3.0%	3.9%	3.5%
2021 Senior Households 65+ Forecast	11,522	9,069	37,531	597,372
Percent of Total Households	22.6%	24.0%	23.0%	29.4%
Percent Change (2010 to 2021)	46.9%	37.5%	50.3%	43.8%
Total Change (2010 to 2021)	3,681	2,472	12,567	181,959
Annual Change (2010 to 2021)	335	225	1,142	16,542
Annualized Change (2010 to 2021)	3.6%	2.9%	3.8%	3.4%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Renter Household Trends

Senior renter penetration follows a similar pattern to overall renter penetration with the highest rate in the PMA. Senior renter household growth is forecasted to slightly lag the overall senior market within the PMA, decreasing the concentration of senior renter households through 2021 and leading to continual moderate growth in senior renters in the PMA through 2021.

Senior Renter Household Trends and Forecast 55+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior RHH 55+	4,861	4,259	10,537	137,103
Percent of Senior Households 55+	32.5%	34.1%	21.0%	18.0%
2016 Senior RHH 55+ Estimate	5,275	4,493	11,375	148,803
Percent of Senior Households 55+	30.1%	31.9%	19.3%	16.8%
Percent Change (2010 to 2016)	8.5%	5.5%	7.9%	8.5%
Total Change (2010 to 2016)	414	234	838	11,700
Annual Change (2010 to 2016)	69	39	140	1,950
Annualized Change (2010 to 2016)	1.4%	0.9%	1.3%	1.4%
2019 Senior RHH 55+ Forecast	5,483	4,609	11,793	154,654
Percent of Senior Households 55+	29.1%	31.0%	18.6%	16.4%
Percent Change (2010 to 2019)	12.8%	8.2%	11.9%	12.8%
Total Change (2010 to 2019)	622	350	1,256	17,551
Annual Change (2010 to 2019)	69	39	140	1,950
Annualized Change (2010 to 2019)	1.3%	0.9%	1.3%	1.3%
2021 Senior RHH 55+ Forecast	5,621	4,687	12,072	158,554
Percent of Senior Households 55+	28.5%	30.4%	18.2%	16.1%
Percent Change (2010 to 2021)	15.6%	10.1%	14.6%	15.6%
Total Change (2010 to 2021)	760	428	1,535	21,451
Annual Change (2010 to 2021)	69	39	140	1,950
Annualized Change (2010 to 2021)	1.3%	0.9%	1.2%	1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Senior Renter Household Trends and Forecast 65+

	City of Columbia	PMA	County of Richland	State of SC
2010 Senior RHH 65+	2,321	1,862	4,727	69,391
Percent of Senior Households 65+	29.6%	28.2%	18.9%	16.7%
2016 Senior RHH 65+ Estimate	2,519	1,964	5,103	75,313
Percent of Senior Households 65+	25.6%	24.7%	16.0%	14.6%
Percent Change (2010 to 2016)	8.5%	5.5%	7.9%	8.5%
Total Change (2010 to 2016)	198	102	376	5,922
Annual Change (2010 to 2016)	33	17	63	987
Annualized Change (2010 to 2016)	1.4%	0.9%	1.3%	1.4%
2019 Senior RHH 65+ Forecast	2,618	2,015	5,291	78,274
Percent of Senior Households 65+	24.1%	23.4%	15.0%	13.9%
Percent Change (2010 to 2019)	12.8%	8.2%	11.9%	12.8%
Total Change (2010 to 2019)	297	153	564	8,883
Annual Change (2010 to 2019)	33	17	63	987
Annualized Change (2010 to 2019)	1.3%	0.9%	1.3%	1.3%
2021 Senior RHH 65+ Forecast	2,684	2,049	5,416	80,248
Percent of Senior Households 65+	23.3%	22.6%	14.4%	13.4%
Percent Change (2010 to 2021)	15.6%	10.1%	14.6%	15.6%
Total Change (2010 to 2021)	363	187	689	10,857
Annual Change (2010 to 2021)	33	17	63	987
Annualized Change (2010 to 2021)	1.3%	0.9%	1.2%	1.3%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

Household Income

Median household income within all areas increased at a tepid annual rate between 2009 and 2016, increasing below the rate of inflation, suggesting a loss of purchasing power. Income levels within the PMA are lowest among the three submarkets. ESRI forecasts continual tepid growth for all areas through 2021, with income expected to increase just 0.1 percent within the PMA over this period.

Median Household Income

	City of Columbia	PMA	County of Richland	State of SC
2009 Median Household Income	\$39,712	\$31,759	\$50,325	\$45,563
2016 Median Household Income Estimate	\$41,775	\$31,772	\$53,439	\$48,759
Percent Change (2009 to 2016)	5.2%	0.0%	6.2%	7.0%
Annualized Change (2009 to 2016)	0.7%	0.0%	0.9%	1.0%
2021 Median Household Income Forecast	\$43,249	\$31,781	\$55,664	\$51,042
Percent Change (2009 to 2021)	8.9%	0.1%	10.6%	12.0%
Annualized Change (2009 to 2021)	0.7%	0.0%	0.8%	1.0%

Source: Census of Population and Housing, U.S. Census Bureau; ESRI

The subject will offer one and two-bedroom units targeted at local seniors. The table below presents household income by tenure for senior (ages 65 and over) households. Senior housing by income tenure is not available for the PMA. As a result, estimates below are based on extrapolations considering household income distribution by age, household growth, inflation rates and tenure. In particular, household income distribution based on 2010 HUD tabulations and 2010 Census data is applied to forecasted households for 2019 and 2021. Additionally, these income distributions are inflated to current year dollars based on the Consumer Price Index.

Household Income Distribution by Tenure PMA

	Total Households	Owner Households	Renter Households
Less than \$11,099	4,779	759	4,020
Percent of 2019 Households	12.8%	5.3%	18.5%
\$11,099-\$16,649	3,711	1,020	2,691
Percent of 2019 Households	9.9%	6.7%	12.4%
\$16,649-\$22,199	3,138	969	2,169
Percent of 2019 Households	8.4%	6.3%	10.0%
\$22,199-\$27,749	2,975	923	2,052
Percent of 2019 Households	8.0%	6.0%	9.4%
\$27,749-\$38,849	5,536	1,908	3,628
Percent of 2019 Households	14.8%	12.4%	16.7%
\$38,849-\$55,499	5,604	2,402	3,202
Percent of 2019 Households	15.0%	15.4%	14.7%
\$55,499-\$83,249	5,272	2,864	2,408
Percent of 2019 Households	14.1%	18.2%	11.1%
\$83,250 or More	6,324	4,706	1,618
Percent of 2019 Households	16.9%	29.6%	7.4%

Source: Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics

Senior Household (65+) Income Distribution by Tenure PMA

	Total Senior Households	Senior Owner Households	Senior Renter Households
Less than \$11,099	1,647	553	1,095
Percent of 2019 Households	11.1%	4.0%	23.7%
\$11,099-\$16,649	2,175	1,169	1,006
Percent of 2019 SR Households	14.6%	10.6%	21.8%
\$16,649-\$22,199	1,774	1,142	632
Percent of 2019 SR Households	11.9%	10.9%	13.7%
\$22,199-\$27,749	1,420	983	437
Percent of 2019 SR Households	9.5%	9.6%	9.5%
\$27,749-\$38,849	2,220	1,640	579
Percent of 2019 SR Households	14.9%	16.2%	12.6%
\$38,849-\$55,499	1,374	1,085	289
Percent of 2019 SR Households	9.2%	10.9%	6.3%
\$55,499-\$83,249	1,923	1,630	292
Percent of 2019 SR Households	12.9%	16.6%	6.3%
\$83,250 or More	2,346	2,066	280
Percent of 2019 SR Households	15.8%	21.2%	6.1%

Source: Census of Population and Housing, U.S. Census Bureau; Bureau of Labor and Statistics, MAP

Section 8: Demand Analysis

Utilizing methodology provided by SCSHFDA, demand estimates for the proposal are outlined in the following pages based on qualified income ranges for the proposal. Income ranges are based on an affordability ratio of 35 and 40 percent of income to gross rent for family and senior projects respectively, and maximum LIHTC rents and income limits for Richland County. For market rate units income is conservatively capped at 60 percent of AMI by household size (i.e., 2 persons for elderly projects). Based on South Carolina requirements, demand estimates are measured from two key sources: new renter household growth and demand from existing households and elderly owner households converting to rentership for senior projects. Demand from this source is capped at 20 percent of total demand and MAP has utilized a 2.0 percent movership rate (historically utilized in South Carolina) for senior owners converting to renters. The resulting calculations are illustrated in the following tables and discussed below.

Demand by bedroom is derived from the individual income ranges by bedroom by income targeting. Specifically, the income range is based on beginning gross rents by bedroom size and maximum income by income target.

Capture Rates

From the LIHTC demand calculations, capture rates provide an indication of the percentage of annual income-qualified demand necessary for the subject property. Lower capture rates indicate generally deeper markets, thus reducing risk and hastening potential absorption periods.

A capture rate of 9.9 percent for the total LIHTC units was determined based on the demand calculations outlined in the following pages (including renter household growth, substandard units and overburdened rental housing potential). The capture rate is within the threshold rate of 30 percent. Individual capture rates are also within the 30 percent threshold rate. The capture rates for the proposal should be considered to provide further evidence of potential demand for the subject.

Absorption Rate

No projects included in the survey were able to cite absorption information. MAP has utilized

movership ratios from the American Housing Survey as well as estimated “capture” rates among these income eligible households to estimate absorption. Based on the limited number of senior rental projects in the area, the quality of unit offered and the high occupancy at the most competitive projects, the proposal can expect to capture a large percentage of eligible movers. Based on these estimates MAP projects an absorption period of 10 months.

Demand Estimates

Area Median Income Targeting	50%	60%	Market Rate	Total LIHTC	Total Project
Minimum Income (based on lowest rent)	\$18,030	\$19,770	\$24,870	\$18,030	\$18,030
Maximum Income (based on LIHTC County Limits)	\$25,650	\$30,780	\$30,780	\$30,780	\$30,780
2000 Households	12,507	12,507	12,507	12,507	12,507
2000 Renter Households	4,259	4,259	4,259	4,259	4,259
2016 Households 55+	14,088	14,088	14,088	14,088	14,088
2016 Renter Households 55+	4,493	4,493	4,493	4,493	4,493
2019 Households 55+	14,878	14,878	14,878	14,878	14,878
2019 Renter Households 55+	4,609	4,609	4,609	4,609	4,609
DEMAND FROM NEW HOUSEHOLD GROWTH					
Renter Household Growth 2016 to 2019	117	117	117	117	117
Percent Income Qualified Renter Households	16.2%	18.9%	8.4%	23.2%	23.2%
Demand From New Households	19	22	10	27	27
DEMAND FROM EXISTING HOUSEHOLDS					
Percent of Renters in Substandard Housing	4.4%	4.4%	4.4%	4.4%	4.4%
Percent Income Qualified Renter Households	16.2%	18.9%	8.4%	23.2%	23.2%
Demand From Substandard Renter Households	32	37	16	45	45
Percent of Renters Rent-Overburdened	39.1%	39.1%	39.1%	39.1%	39.1%
Percent Income Qualified Renter Households	16.2%	18.9%	8.4%	23.2%	23.2%
Demand From Overburdened Renter Households	285	333	147	408	408
Percent of Income Qualified Senior Owner Households	14.2%	18.8%	9.4%	22.2%	22.2%
Owner to Renter Movership Rate	2.0%	2.0%	2.0%	2.0%	2.0%
Demand From Senior Owner Conversion to Renter	29	39	19	46	46
Demand From Existing Households	346	408	183	499	499
TOTAL DEMAND	365	431	192	527	527
LESS: Total Comparable Units Constructed Since 2016	0	0	0	0	0
LESS: Comparable Units Proposed/Under Construction	0	0	0	0	0
LESS: Vacancies in Existing Projects (<90%)	0	0	0	0	0
TOTAL NET DEMAND	365	431	192	527	527
PROPOSED NUMBER OF UNITS	12	40	6	52	58
CAPTURE RATE	3.3%	9.3%	3.1%	9.9%	11.0%
<i>Source: Census of Population and Housing, U.S. Census Bureau; Claritas</i>					

Demand by Bedroom

BR	AMI	Total Demand	Adjusted		Net Demand	Units Proposed	Capture Rate
			Total Demand	Less Supply of:			
1 BR	50%	365	365	0	365	10	2.7%
1 BR	60%	431	431	0	431	34	7.9%
1 BR	Mrkt	192	192	0	192	4	2.1%
1 BR	LIHTC	527	527	0	527	48	9.1%
2 BR	50%	166	166	0	166	2	1.2%
2 BR	60%	150	150	0	150	6	4.0%
2 BR	Mrkt	41	41	0	41	2	4.8%
2 BR	LIHTC	328	328	0	328	10	3.1%

Section 9: Supply Analysis and Characteristics

Local Rental Market Analysis

MAP completed a survey of existing rental projects within the market area in February 2017. Leasing specialists of developments were contacted to identify rental housing trends as well as the most competitive projects within the area. Additionally, the area was surveyed regarding current developments under construction; pipeline projects are detailed below. Updated information from Hillandale and Stoneridge Apartments could not be obtained so information from a February 2016 survey is utilized. The overall occupancy rate for the surveyed projects was 97.6 percent up from a 95.8 percent rate in February 2016 among a similar group of projects. LIHTC projects reported 94.2 percent and senior projects 95.6 percent—all rates are indicative of very strong demand for rental housing and supportive of the proposal.

For those facilities providing information, the rental stock surveyed was weighted toward one- and two-bedroom units, which represent approximately 13 and 25 percent, respectively, of the surveyed rental stock. In terms of number of projects, the surveyed rental market is weighted to market rate rental housing projects. The average build year for the surveyed facilities was 1983.

Comparable Project Analysis

The proposal will be new construction targeting local seniors operating under LIHTC guidelines for the majority of units but also including 6 market rate units. The most relevant projects for assessing demand for the proposal include units operating under income restriction guidelines in close proximity to the subject and targeting local seniors. Only one senior LIHTC project was located in the market area, as a result general occupancy LIHTC projects are also included in the competitive set. Although Cypress Place offers townhome units, the demand and rent for these units is considered to offer insight into demand for affordable housing in the area, although the best comparable should be considered Wardlaw Apartments. In addition to these projects, two newer market rate projects offering one- and two-bedroom apartments were included in the rent grid, in order to gauge market rent for the subject.

The overall occupancy rate for the most comparable projects is 97.7 percent with all projects reporting a wait-list for occupancy. The proposal will offer newly constructed one- and two-bedroom

units. The proposal offers comparable amenities, construction type and unit sizes to similar facilities. The subject's proposed rents are below Wardlaw for similarly targeted units, which is considered to be the most comparable project in the survey. Rents at this project suggest a premium for senior only rental housing. The subject's rents are also positioned competitively relative to general occupancy LIHTC projects, which are supportive of the proposal's LIHTC rents. Finally, the subject will offer two market rate units, with rents for these projects positioned competitively with competitive set market rate projects.

The high occupancy among both the total market and among competitive set projects as well as wait lists among competitive set projects offers evidence of demand for the proposal. Strong demand for affordable housing in the area offers support for the success of the proposal.

Impact on Existing LIHTC Housing

The introduction of the proposal will have no long-term negative impact on existing surveyed LIHTC projects. Strong demand is evident among existing competitive set projects with reported occupancy at LIHTC projects of 94.2 percent. Strong demand in the overall rental market, continued household growth and ongoing obsolescence among housing in the area will fuel demand for the subject.

Competitive Environment

The subject will target local seniors with little crossover from senior renters to senior ownership, thus competition between rental and ownership options are limited.

Pipeline Considerations

No comparable units in the planning stages were located within the area.

Rental Housing Survey-Competitive Set

Project Name	Program	Year Built (1)	Last Rehab (1)	Tenancy	Occ. Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Water Inc.	Sewer Inc.	Heat Type
Wardlaw Apartments	LIHTC	2000		SR 55+	91%	66	2	54	10	0	0	No	No	Yes	Yes	Yes	ELE
Grand Street Apartments	LIHTC	1964	2009	Open	99%	84	0	0	NA	0	0	No	No	Yes	Yes	Yes	GAS
Cypress Place Apartments	LIHTC	2010		Open	98%	44	0	0	NA	0	0	No	No	Yes	Yes	Yes	ELE
Landmark At Pine Court	MARKET	1989		Open	99%	316	0	NA	NA	0	0	No	No	No	No	No	ELE
Broad River Trace	MARKET	1998		Open	98%	240	0	84	120	36	0	No	No	Yes	No	No	ELE
Totals and Averages:		1992	2009		97.7%	750	2	138	130	36	0	0%	0%	80%	60%	60%	
Subject Project:	LIHTC/Mrkt	New		Senior55+		58	0	48	10	0	0	No	No	Yes	No	No	ELE
LIHTC Averages:		1991	2009		95.9%	194	2	54	10	0	0	0%	0%	100%	100%	100%	
Market Averages:		1994			98.4%	556	0	84	120	36	0	0%	0%	50%	0%	0%	
Senior:		2000			90.9%	66	2	54	10	0	0	0%	0%	100%	100%	100%	

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Wardlaw Apartments	LIHTC	\$528						\$770					
Grand Street Apartments	LIHTC							\$530		635		\$0.83	
Cypress Place Apartments	LIHTC							\$582	\$632	976		\$0.60	\$0.65
Landmark At Pine Court	MARKET	\$679	\$746	632	850	\$1.07	\$0.88	\$733	\$889	980	1,114	\$0.75	\$0.80
Broad River Trace	MARKET	\$808	\$1,120	882		\$0.92	\$1.27	\$890	\$1,072	1,132	1,154	\$0.79	\$0.93
Totals and Averages:		\$672	\$933	757	850	\$0.89	\$1.10	\$701	\$864	931	1,134	\$0.75	\$0.76
Subject Project:	LIHTC/Mrkt	\$472	\$700	750		\$0.63	\$0.93	\$547	\$800	1,025		\$0.53	\$0.78
LIHTC Averages:		\$528						\$627	\$632	806		\$0.78	\$0.78
Market Averages:		\$744	\$933	757	850	\$0.98	\$1.10	\$812	\$981	1,056	1,134	\$0.77	\$0.86
Senior:		\$528						\$770					

Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Wardlaw Apartments	LIHTC												
Grand Street Apartments	LIHTC												
Cypress Place Apartments	LIHTC												
Landmark At Pine Court	MARKET												
Broad River Trace	MARKET	\$963	\$978	1,295		\$0.74	\$0.76						
Totals and Averages:		\$963	\$978	1,295		\$0.74	\$0.76						
Subject Project:	LIHTC/Mrkt												
LIHTC Averages:													
Market Averages:		\$963	\$978	1,295		\$0.74	\$0.76						
Senior:													

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Coin Op. Laundry	Hook Up Laundry	In-Unit W/D	Entry Security	Emergency Call	Library	Organized Activities
Wardlaw Apartments	No	No	No	Yes	No	Yes	No	No	Yes	Yes	Yes	No	Yes
Grand Street Apartments	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	No	No	No
Cypress Place Apartments	No	Yes	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Landmark At Pine Court	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Broad River Trace	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Totals and Averages:	60%	80%	20%	100%	0%	100%	80%	60%	20%	40%	20%	0%	20%
Subject Project:	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes
LIHTC Averages:	33%	67%	0%	100%	0%	100%	67%	33%	33%	67%	33%	0%	33%
Market Averages:	100%	100%	50%	100%	0%	100%	100%	100%	0%	0%	0%	0%	0%
Senior:	0%	0%	0%	100%	0%	100%	0%	0%	100%	100%	100%	0%	100%

Rental Housing Survey-Total Survey

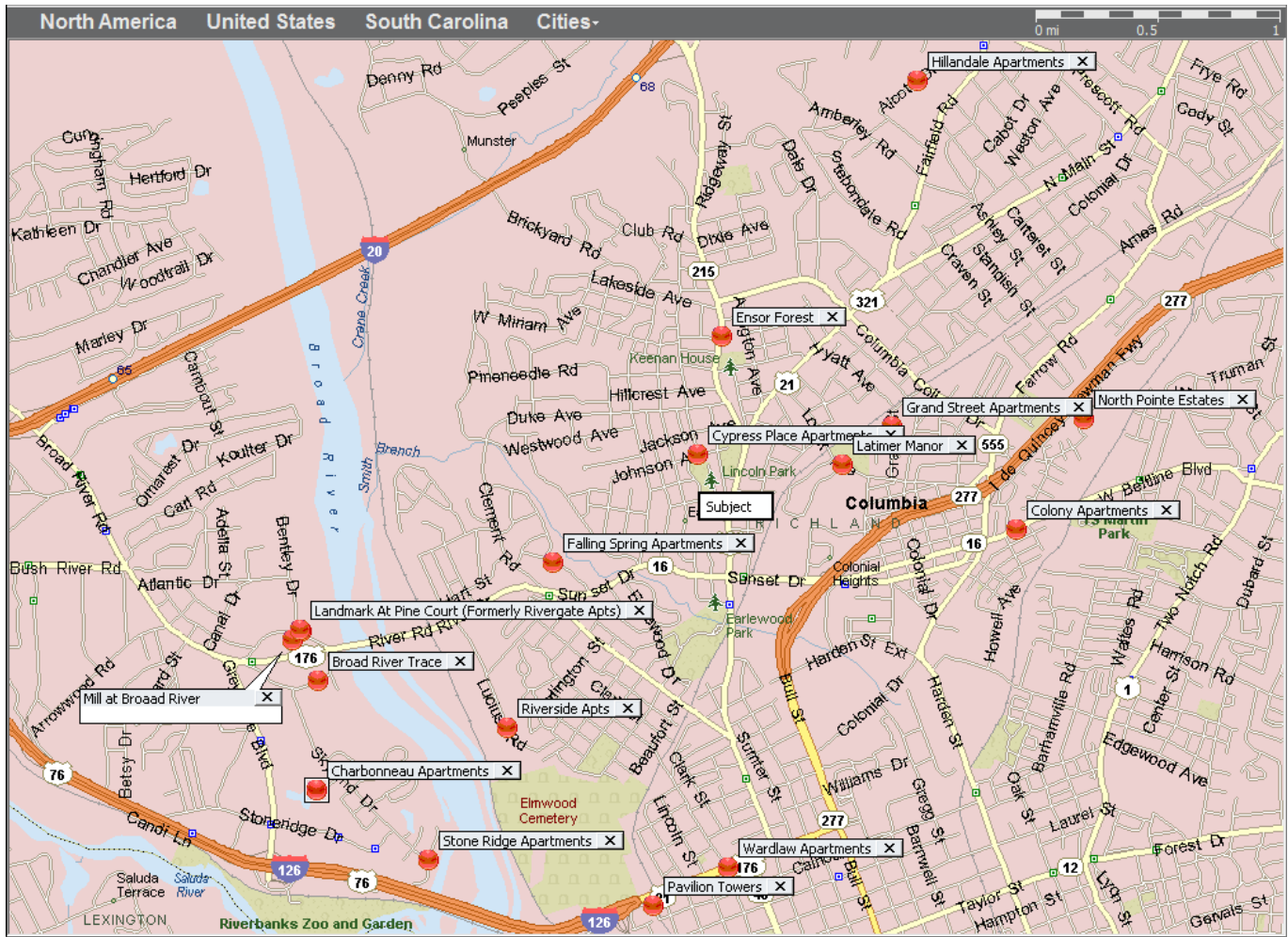
Project Name	Program	Year Built	Last Rehab	Tenancy	Occupancy Rate	Total Units	0BR	1BR	2BR	3BR	4BR	Heat Inc.	Ele. Inc.	Trash Inc.	Water Inc.	Sewer Inc.	Heat Type
Wardlaw Apartments	LIHTC	2000		SR 55+	91%	66	2	54	10	0	0	No	No	Yes	Yes	Yes	ELE
Ensor Forest	BOI-HUD	UK		SR 62+	100%	69	0	65	4	0	0	Yes	No	Yes	Yes	Yes	GAS
Grand Street Apartments	LIHTC	1964	2009	Open	99%	84	0	0	NA	0	0	No	No	Yes	Yes	Yes	GAS
Cypress Place Apartments	LIHTC	2010		Open	98%	44	0	0	NA	0	0	No	No	Yes	Yes	Yes	ELE
Hillandale Apartments	LIHTC/BOI	1973	2005	Open	93%	200	0	72	128	0	0	No	No	Yes	Yes	Yes	ELE
Landmark At Pine Court	MARKET	1989		Open	99%	316	0	NA	NA	0	0	No	No	No	No	No	ELE
Pavilion Towers	MARKET	1988		Open	97%	240	0	NA	NA	NA	0	No	No	Yes	No	No	ELE
Falling Spring Apartments	MARKET	1972		Open	99%	146	NA	NA	NA	NA	0	No	No	Yes	Yes	Yes	ELE
Broad River Trace	MARKET	1998		Open	98%	240	0	84	120	36	0	No	No	Yes	No	No	ELE
The Mill At Broad River	MARKET	1983		Open	99%	237	NA	NA	NA	0	0	No	No	No	No	No	ELE
Stone Ridge Apartments	MARKET	1974		Open	90%	188	0	NA	NA	NA	0	No	No	No	No	No	ELE
Bentley At Broad River	MARKET	1989		Open	98%	272	0	108	100	64	0	No	No	No	No	No	ELE
Charbonneau Apartments	MARKET	1985		Open	97%	150	NA	NA	NA	0	0	No	No	Yes	Yes	Yes	ELE
Riverside Apts	BOI-HUD	1978		Open	100%	104	0	16	56	24	8	No	No	Yes	Yes	Yes	ELE
Latimer Manor	BOI-PHA	1970		Open	100%	200	0	0	30	70	100	Yes	No	Yes	Yes	Yes	GAS
North Pointe Estates	BOI-HUD	1974		Open	100%	188	0	NA	NA	NA	NA	No	No	Yes	Yes	Yes	ELE
Colony Apartments	BOI-HUD	1950s		Open	99%	300	0	0	300	0	0	No	No	Yes	Yes	Yes	GAS
Totals and Averages:		1983	2007		97.6%	3044	2	399	748	194	108	12%	0%	76%	65%	65%	
Subject Project:	LIHTC/Mrkt	New		Senior55+		58	0	48	10	0	0	No	No	Yes	No	No	ELE
LIHTC Averages:		1987	2007		94.2%	394	2	126	138	0	0	0%	0%	100%	100%	100%	
Market Averages:		1985			97.4%	1789	0	192	220	100	0	0%	0%	50%	25%	25%	
Senior:		2000			95.6%	135	2	119	14	0	0	50%	0%	100%	100%	100%	

Project Name	Program	Low Rent 1BR	High Rent 1BR	Low SQFT 1BR	High SQFT 1BR	Rent per Square Foot		Low Rent 2BR	High Rent 2BR	Low SQFT 2BR	High SQFT 2BR	Rent per Square Foot	
Wardlaw Apartments	LIHTC	\$528						\$770					
Ensor Forest	BOI-HUD												
Grand Street Apartments	LIHTC							\$530		635		\$0.83	
Cypress Place Apartments	LIHTC							\$582	\$632	976		\$0.60	\$0.65
Hillandale Apartments	LIHTC/BOI			849						988			
Landmark At Pine Court	MARKET	\$679	\$746	632	850	\$1.07	\$0.88	\$733	\$889	980	1,114	\$0.75	\$0.80
Pavilion Towers	MARKET	\$895		790		\$1.13		\$1,090		960		\$1.14	
Falling Spring Apartments	MARKET	\$550						\$600					
Broad River Trace	MARKET	\$808	\$1,120	882		\$0.92	\$1.27	\$890	\$1,072	1,132	1,154	\$0.79	\$0.93
The Mill At Broad River	MARKET	\$843		800		\$1.05		\$1,003		1,100	1,200	\$0.91	
Stone Ridge Apartments	MARKET	\$640	\$665	748		\$0.86	\$0.89	\$725	\$855	1,087	1,140	\$0.67	\$0.75
Bentley At Broad River	MARKET	\$630		542	773	\$1.16		\$810		1,070		\$0.76	
Charbonneau Apartments	MARKET	\$752		700		\$1.07		\$793					
Riverside Apts	BOI-HUD												
Latimer Manor	BOI-PHA												
North Pointe Estates	BOI-HUD												
Colony Apartments	BOI-HUD												
Totals and Averages:		\$703	\$844	743	812	\$0.95	\$1.04	\$775	\$862	992	1,152	\$0.78	\$0.75
Subject Project:	LIHTC/Mrkt	\$472	\$700	750		\$0.63	\$0.93	\$547	\$800	1,025		\$0.53	\$0.78
LIHTC Averages:		\$528		849		\$0.62		\$627	\$632	866		\$0.72	\$0.73
Market Averages:		\$725	\$844	728	812	\$1.00	\$1.04	\$831	\$939	1,055	1,152	\$0.79	\$0.81
Senior:		\$528						\$770					

Project Name	Program	Low Rent 3BR	High Rent 3BR	Low SQFT 3BR	High SQFT 3BR	Rent per Square Foot		Low Rent 4BR	High Rent 4BR	Low SQFT 4BR	High SQFT 4BR	Rent per Square Foot	
Wardlaw Apartments	LIHTC												
Ensor Forest	BOI-HUD												
Grand Street Apartments	LIHTC												
Cypress Place Apartments	LIHTC												
Hillandale Apartments	LIHTC/BOI												
Landmark At Pine Court	MARKET												
Pavilion Towers	MARKET	\$1,200		1,170		\$1.03							
Falling Spring Apartments	MARKET	\$650											
Broad River Trace	MARKET	\$963	\$978	1,295		\$0.74	\$0.76						
The Mill At Broad River	MARKET												
Stone Ridge Apartments	MARKET	\$860		1,280		\$0.67							
Bentley At Broad River	MARKET	\$895		1,240		\$0.72							
Charbonneau Apartments	MARKET												
Riverside Apts	BOI-HUD												
Latimer Manor	BOI-PHA												
North Pointe Estates	BOI-HUD												
Colony Apartments	BOI-HUD												
Totals and Averages:		\$914	\$978	1,246		\$0.73	\$0.78						
Subject Project:	LIHTC/Mrkt												
LIHTC Averages:													
Market Averages:		\$914	\$978	1,246		\$0.73	\$0.78						
Senior:													

Project Name	Disposal	Dishwasher	Microwave	Central Air	Wall Air	Mini-Blinds	Coin Op. Laundry	Hook Up Laundry	In-Unit W/D	Entry Security	Emergency Call	Library	Organized Activities
Wardlaw Apartments	No	No	No	Yes	No	Yes	No	No	Yes	Yes	Yes	No	Yes
Ensor Forest	Yes	No	No	Yes	No	Yes	Yes	No	No	No	No	No	Yes
Grand Street Apartments	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	No	No	No
Cypress Place Apartments	No	Yes	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Hillandale Apartments	Yes	Yes	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Landmark At Pine Court	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Pavilion Towers	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	Yes	No	No	No
Falling Spring Apartments	Yes	Yes	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Broad River Trace	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	No	No
The Mill At Broad River	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Stone Ridge Apartments	Yes	Yes	No	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Bentley At Broad River	Yes	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	No	No
Charbonneau Apartments	No	Yes	No	Yes	No	Yes	No	No	Yes	No	No	No	No
Riverside Apts	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Latimer Manor	No	No	No	Yes	No	Yes	No	Yes	No	No	No	No	No
North Pointe Estates	No	No	No	Yes	Yes	Yes	Yes	No	No	No	No	No	No
Colony Apartments	No	No	No	Yes	No	Yes	Yes	No	No	No	No	No	No
Totals and Averages:	59%	65%	12%	100%	6%	100%	82%	47%	12%	18%	6%	0%	12%
Subject Project:	Yes	Yes	Yes	Yes	No	No	Yes	Yes	No	Yes	Yes	Yes	Yes
LIHTC Averages:	50%	75%	0%	100%	0%	100%	75%	25%	25%	50%	25%	0%	25%
Market Averages:	88%	100%	25%	100%	0%	100%	88%	75%	13%	13%	0%	0%	0%
Senior:	50%	0%	0%	100%	0%	100%	50%	0%	50%	50%	50%	0%	100%

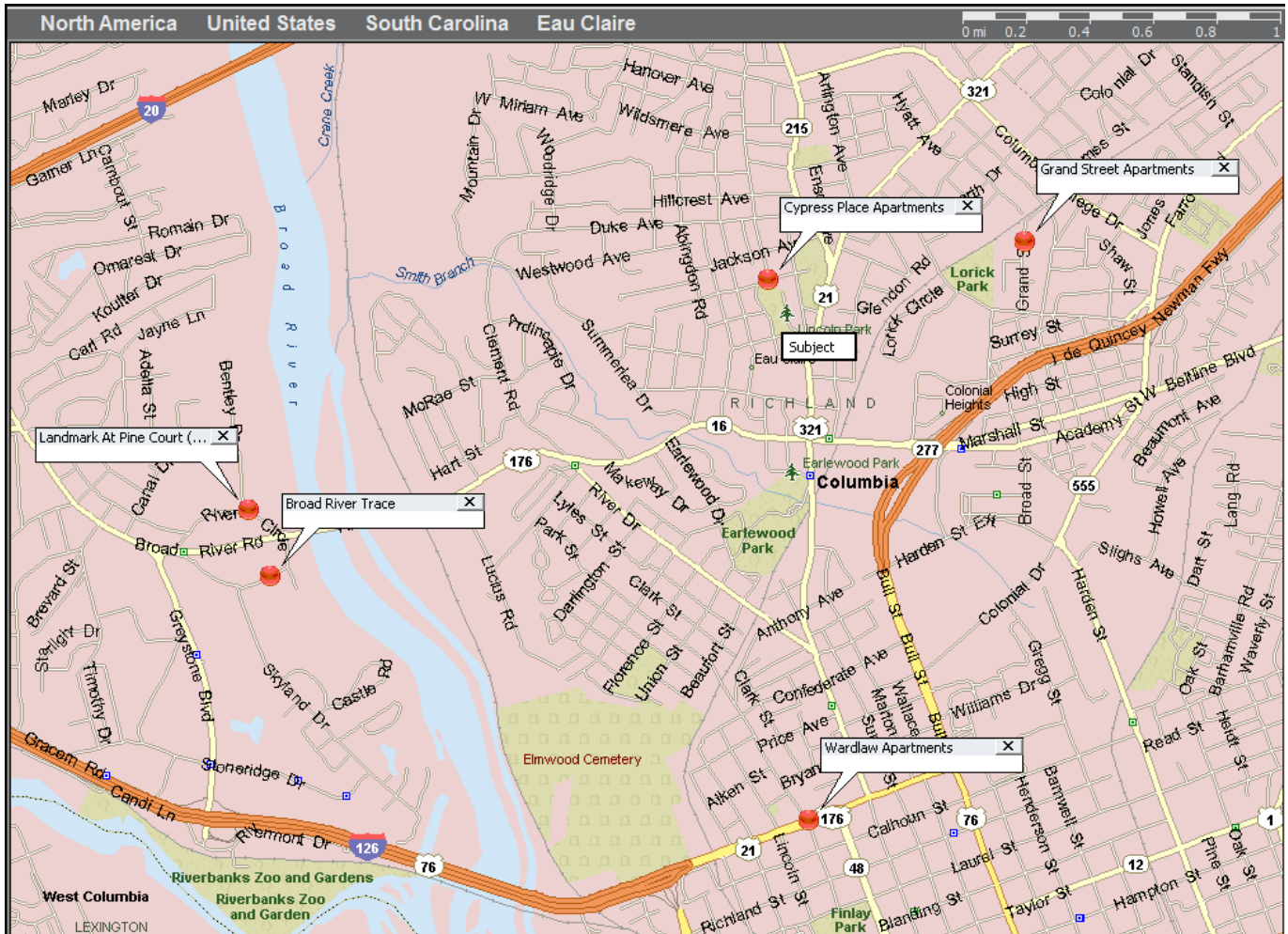
Map: Total Survey



Comp ID	Project Name	Program	Address	City	State	Phone	S-2 Summary ID
1	Wardlaw Apartments	LIHTC	1003 Elmwood Ave	Columbia	SC	(803) 779-7471	All-LIHTC
2	Ensor Forest	BOI-HUD	4520 Monticello Rd	Columbia	SC	(803) 765-9515	All-Ass/Sub
3	Grand Street Apartments	LIHTC	4301 Grand St	Columbia	SC	(803) 786-1255	All-LIHTC
4	Cypress Place Apartments	LIHTC	3905 Ridgewood Ave	Columbia	SC	(803) 708-4746	All-LIHTC
5	Hillandale Apartments	LIHTC/BOI	525 Alcott Dr	Columbia	SC	(803) 786-1124	All-LIHTC
6	Landmark At Pine Court	MARKET	3900 Bentley Dr	Columbia	SC	(803) 772-6663	All-MR
7	Pavilion Towers	MARKET	2001 Pavilion Tower Cir	Columbia	SC	(803) 799-1919	All-MR
8	Falling Spring Apartments	MARKET	3638 Falling Springs Rd	Columbia	SC	(803) 765-9516	All-MR
9	Broad River Trace	MARKET	551 River Hill Circle	Columbia	SC	(803) 933-9100	All-MR
10	The Mill At Broad River	MARKET	100 Bryton Trce	Columbia	SC	(803) 563-6765	All-MR
11	Stone Ridge Apartments	MARKET	1000 Watermark Pl	Columbia	SC	(844) 298-5915	All-MR
12	Bentley At Broad River	MARKET	1000 Bentley Ct	Columbia	SC	(803) 798-8508	All-MR
13	Charbonneau Apartments	MARKET	1 Charbonneau	Columbia	SC	(803) 252-1000	All-MR
14	Riverside Apts	BOI-HUD	3245 Lucius Rd	Columbia	SC	(803) 765-9758	All-Ass/Sub
15	Latimer Manor	BOI-PHA	100 Lorick Cir	Columbia	SC	(803) 376-6127	All-Ass/Sub
16	North Pointe Estates	BOI-HUD	100 Ripplemeyer Ave	Columbia	SC	(803) 754-8498	All-Ass/Sub
17	Colony Apartments	BOI-HUD	3545 W Beltline Blvd	Columbia	SC	(803) 799-5679	All-Ass/Sub

Comparable Project Information

Map: Comparable Projects



Comp ID	Project Name	Program	Address	City	State	Phone	S-2 Summary ID
1	Wardlaw Apartments	LIHTC	1003 Elmwood Ave	Columbia	SC	(803) 779-7471	Stabilized Comp
3	Grand Street Apartments	LIHTC	4301 Grand St	Columbia	SC	(803) 786-1255	Stabilized Comp
4	Cypress Place Apartments	LIHTC	3905 Ridgewood Ave	Columbia	SC	(803) 708-4746	Stabilized Comp
6	Landmark At Pine Court	MARKET	3900 Bentley Dr	Columbia	SC	(803) 772-6663	Stabilized Comp
9	Broad River Trace	MARKET	551 River Hill Circle	Columbia	SC	(803) 933-9100	Stabilized Comp


Comparable Project Summary Sheets

Project Name: Wardlaw Apartments

Address: 1003 Elmwood Ave
 City: Columbia
 State: SC
 Zip: 29201
 Phone: (803) 779-7471
 Contact Name: Amanda
 Contact Date: 02/07/17
Current Occupancy: 91%
 Historical Occ.: 98%
 as of Date: 02/08/16

Program: LIHTC
Primary Tenancy: SR 55+
Year Built: 2000
 Accept Vouchers: Yes
 # of Vouchers: NA

Included Utilities:
 Heat: No
 Electric: No
 Trash: Yes
 Sewer: Yes
 Water: Yes
 Heat Type: ELE



Unit	Type	Target	# of Units	Rental Rate		Sq. Feet		# Vacant	Occ. Rate	Wait List	# Wait List
				Low	High	Low	High				
Total			66					6	91%	No	
1BR Summary			54					2	96%	No	
1BR 1Bth	Apt	50	54	\$528			UK	2	96%	NA	
2BR Summary			10					4	60%	No	
2BR 1Bth	Apt	60	10	\$770			UK	4	60%	NA	
0BR Summary			2					0	100%	No	
0BR 1Bth	Apt	50	2	\$498			UK	0	100%	NA	

Unit Amenities	
Yes	A/C - Central A/C - Wall Unit A/C - Sleeve Only Garbage Disposal Dishwasher
Yes	Microwave Ceiling Fan Walk-In Closet Mini-blinds Draperies
	Patio/Balcony Basement Fireplace Internet Individual Entry
Development Amenities	
Yes	Clubhouse (separate building) Community Room Computer Center Exercise/Fitness Room
Yes	Community Kitchen(ette)
	Swimming Pool Playground/Tot Lot Gazebo Elevator Storage Units
	Sports Courts On-Site Mngt. Security-Access Gate Security-Intercom or Camera
Laundry Type	
Yes	Coin-Op. Laundry In-Unit Hook-up In-Unit Washer/Dryer None
Yes	Yes
Parking Type	
	Surface Lot Only (not covered) Carport Garage (att.) Garage (det.)
Senior Amenities	
Yes	Independent Assisted Living Nursing
Yes	Emergency Call Organized Act. Library 24 Hour On site Mngt
	Meals Housekeeping Healthcare Services Transportation

Project Name: Grand Street Apartments

Address: 4301 Grand St
 City: Columbia
 State: SC
 Zip: 29203
 Phone: (803) 786-1255
 Contact Name: Amanda
 Contact Date: 01/30/17
Current Occupancy: 99%
 Historical Occ.: 95%
 as of Date: 02/04/16



Program: LIHTC
Primary Tenancy: Open
Year Built: 1964
 Date of Last Rehab: 2009
 Accept Vouchers: Yes
 # of Vouchers: NA

Included Utilities:
 Heat: No
 Electric: No
 Trash: Yes
 Sewer: Yes
 Water: Yes
 Heat Type: GAS

Unit	Type	Target	# of Units	Rental Rate		Sq. Feet		# Vacant	Occ. Rate	Wait List	# Wait List
				Low	High	Low	High				
Total			84					1	99%	No	
2BR Summary			NA					1	NA	No	
2BR 1Bth	Apt	60	NA	\$530		635		0	100%	NA	
2BR 1Bth	Apt	50	NA	\$530		635		1	NA	NA	

Unit Amenities

Yes	A/C - Central				Microwave				Patio/Balcony
	A/C - Wall Unit		Yes		Ceiling Fan				Basement
	A/C - Sleeve Only				Walk-In Closet				Fireplace
Yes	Garbage Disposal		Yes		Mini-blinds		Yes		Internet
Yes	Dishwasher				Draperies				Individual Entry

Development Amenities

Yes	Clubhouse (separate building)				Swimming Pool				Sports Courts
Yes	Community Room		Yes		Playground/Tot Lot		Yes		On-Site Management
	Computer Center		Yes		Gazebo				Security-Access Gate
Yes	Exercise/Fitness Room				Elevator		Yes		Security-Intercom or Camera
Yes	Community Kitchen(ette)				Storage Units				

Laundry Type

Yes	Coin-Op. Laundry
Yes	In-Unit Hook-up
	In-Unit Washer/Dryer
	None

Parking Type

Yes	Surface Lot Only (not covered)
	Carport
	Garage (att.)
	Garage (det.)

Project Name: Cypress Place Apartments

Address: 3905 Ridgewood Ave
 City: Columbia
 State: SC
 Zip: 29203
 Phone: (803) 708-4746
 Contact Name: Erica
 Contact Date: 02/07/17
Current Occupancy: 98%
 Historical Occ.: 100%
 as of Date: 02/04/16



Program: LIHTC
Primary Tenancy: Open
Year Built: 2010
 Accept Vouchers: Yes
 # of Vouchers: NA

Included Utilities:
 Heat: No
 Electric: No
 Trash: Yes
 Sewer: Yes
 Water: Yes
 Heat Type: ELE

Unit	Type	Target	# of Units	Rental Rate		Sq. Feet		# Vacant	Occ. Rate	Wait List	# Wait List
				Low	High	Low	High				
Total			44					1	98%	No	
2BR Summary			NA					1	NA	No	
2BR 1.5Bth	TH	60	NA	\$632		976		1	NA	NA	
2BR 1.5Bth	TH	50	NA	\$582		976		0	100%	NA	

Unit Amenities

Yes	A/C - Central					Microwave				Patio/Balcony
	A/C - Wall Unit			Yes		Ceiling Fan				Basement
	A/C - Sleeve Only					Walk-In Closet				Fireplace
	Garbage Disposal			Yes		Mini-blinds		Yes		Internet
Yes	Dishwasher					Draperies		Yes		Individual Entry

Development Amenities

Yes	Clubhouse (separate building)					Swimming Pool				Sports Courts
	Community Room			Yes		Playground/Tot Lot		Yes		On-Site Management
	Computer Center					Gazebo				Security-Access Gate
	Exercise/Fitness Room					Elevator				Security-Intercom or Camera
	Community Kitchen(ette)					Storage Units				

Laundry Type

Yes	Coin-Op. Laundry			Yes						
	In-Unit Hook-up									
	In-Unit Washer/Dryer									
	None									

Parking Type

	Surface Lot Only (not covered)									
	Carport									
	Garage (att.)									
	Garage (det.)									

Project Name: Landmark At Pine Court

Address: 3900 Bentley Dr
 City: Columbia
 State: SC
 Zip: 29210
 Phone: (803) 772-6663
 Contact Name: Ashley
 Contact Date: 01/27/16
Current Occupancy: 99%
 Historical Occ.: 97%
 as of Date: 02/05/16



Program: MARKET
Primary Tenancy: Open
Year Built: 1989

Included Utilities:
 Heat: No
 Electric: No
 Trash: No
 Sewer: No
 Water: No
 Heat Type: ELE

Unit	Type	Target	# of Units	Rental Rate		Sq. Feet		# Vacant	Occ. Rate	Wait List	# Wait List
				Low	High	Low	High				
Total			316					4	99%	No	
1BR Summary			NA					2	NA	No	
1BR 1Bth	Apt	Mrkt	NA	\$679	\$746	632	850	2	NA	NA	
2BR Summary			NA					2	NA	No	
2BR 1 and 2Bth	Apt	Mrkt	NA	\$733	\$889	980	1,114	2	NA	NA	

Unit Amenities

Yes	A/C - Central				Microwave	Yes	Patio/Balcony
	A/C - Wall Unit	Yes			Ceiling Fan		Basement
	A/C - Sleeve Only	Yes			Walk-In Closet		Fireplace
Yes	Garbage Disposal	Yes			Mini-blinds	Yes	Internet
Yes	Dishwasher				Draperies	Yes	Individual Entry

Development Amenities

Yes	Clubhouse (separate building)	Yes	Swimming Pool		Sports Courts
	Community Room		Playground/Tot Lot	Yes	On-Site Management
	Computer Center		Gazebo		Security-Access Gate
Yes	Exercise/Fitness Room		Elevator		Security-Intercom or Camera
	Community Kitchen(ette)		Storage Units		

Laundry Type

Yes	Coin-Op. Laundry
Yes	In-Unit Hook-up
	In-Unit Washer/Dryer
	None

Parking Type

	Surface Lot Only (not covered)
	Carport
	Garage (att.)
Yes	Garage (det.)

Project Name: Broad River Trace

Address: 551 River Hill Circle
 City: Columbia
 State: SC
 Zip: 29210
 Phone: (803) 933-9100
 Contact Name: Kristie
 Contact Date: 01/27/17
 Current Occupancy: 98%



Program: MARKET
 Primary Tenancy: Open
 Year Built: 1998

Included Utilities:
 Heat: No
 Electric: No
 Trash: Yes
 Sewer: No
 Water: No
 Heat Type: ELE

Unit	Type	Target	# of Units	Rental Rate		Sq. Feet		# Vacant	Occ. Rate	Wait List	# Wait List
				Low	High	Low	High				
Total			240					5	98%	No	
1BR Summary			84					1	99%	No	
1BR 1Bth	Apt	Mrkt	84	\$808	\$1,120	882		1	99%	NA	
2BR Summary			120					4	97%	No	
2BR 2Bth	Apt	Mrkt	120	\$890	\$1,072	1,132	1,154	4	97%	NA	
3BR Summary			36					0	100%	No	
3BR 2Bth	Apt	Mrkt	36	\$963	\$978	1,295		0	100%	NA	

Unit Amenities

Yes	A/C - Central	Yes	Microwave	Yes	Patio/Balcony
	A/C - Wall Unit	Yes	Ceiling Fan		Basement
	A/C - Sleeve Only	Yes	Walk-In Closet	Yes	Fireplace
Yes	Garbage Disposal	Yes	Mini-blinds	Yes	Internet
Yes	Dishwasher		Draperies	Yes	Individual Entry

Development Amenities

Yes	Clubhouse (separate building)	Yes	Swimming Pool	Yes	Sports Courts
	Community Room		Playground/Tot Lot	Yes	On-Site Management
	Computer Center		Gazebo		Security-Access Gate
Yes	Exercise/Fitness Room		Elevator		Security-Intercom or Camera
	Community Kitchen(ette)	Yes	Storage Units		

Laundry Type

Laundry Type		Parking Type	
Yes	Coin-Op. Laundry		Surface Lot Only (not covered)
Yes	In-Unit Hook-up		Carport
	In-Unit Washer/Dryer		Garage (att.)
	None	Yes	Garage (det.)

Market and Achievable Rent

Market and achievable rents for the subject are illustrated below. These rents were estimated based on competitive positioning of the project in the area. An analysis utilizing both LIHTC and market rents is presented on the following page to help illustrate the competitive positioning of the subject and its positioning comparison to similar LIHTC and market rate projects. Rents are adjusted based on appeal (including location, amenities and unit design), included utilities, unit size and where applicable by maximum allowable gross and a minimum 10 percent market advantage. Site location, condition and appeal scores are relative to the subject (i.e., the subject is always rated as 5). Based on these analyses, the subject’s rents as proposed would be discounted more than 10 percent from market rents and are consistent with estimated achievable LIHTC and market rents.

Estimated achievable LIHTC and hypothetical market rent represent an assessment of what a comparable unit is receiving within the market. It is not an endorsement of rent at that level as the project was analyzed considering contract rent. Changes in contract rent will impact absorption, demand statistics and competitive positioning of the proposal and would necessitate additional analysis.

	AMI Target	Contract Rent	Est. Achievable LIHTC Rent	Est. Market Rent	Market Advantage
Summary 1 BR					
1 BR-Apt	50%	\$472	\$472	\$854	45%
1 BR-Apt	60%	\$530	\$592	\$854	38%
1 BR-Apt	Mrkt	\$700		\$854	18%
Summary 2 BR					
2 BR-Apt	50%	\$547	\$547	\$940	42%
2 BR-Apt	60%	\$691	\$691	\$940	26%
2 BR-Apt	Mrkt	\$800		\$940	15%

Rent Derivation

	Subject	Average Estimates	Wardlaw Apartments		Grand Street Apartments		Cypress Place Apartments		Landmark At Pine Court	
			Data	Adjustments	Data	Adjustments	Data	Adjustments	Data	Adjustments
			LIHTC		LIHTC		LIHTC		MARKET	
Program Type	LIHTC/Mrkt		LIHTC		LIHTC		LIHTC		MARKET	
Tenancy	Senior55+		SR 55+		Open		Open		Open	
Year Built or Last Rehab	New		2000		2009		2010		1989	
Qualitative Adjustments	Rankings		Rankings		Rankings		Rankings		Rankings	
Appeal	5		5		4	\$40	4	\$40	4	\$40
Location	5		5		5		5		5	
Condition	5		3	\$80	3	\$80	3	\$80	5	
Amenities and Features	Included		Included		Included		Included		Included	
A/C - Central	Yes		Yes		Yes		Yes		Yes	
Garbage Disposal	Yes		No	\$3	Yes		No	\$3	Yes	
Dishwasher	Yes		No	\$5	Yes		Yes		Yes	
Microwave	Yes		No	\$1	No	\$1	No	\$1	No	\$1
Ceiling Fan	Yes		Yes		Yes		Yes		Yes	
Patio/Balcony	No		No		No		No		Yes	-\$5
Fireplace	No		No		No		No		No	
Clubhouse	No		No		Yes	-\$5	Yes	-\$5	Yes	-\$5
Community Room	Yes		Yes		Yes		No	\$3	No	\$3
Computer Center	Yes		No	\$2	No	\$2	No	\$2	No	\$2
Exercise/Fitness Room	Yes		No	\$8	Yes		No	\$8	Yes	
Swimming Pool	No		No		No		No		Yes	-\$5
Exterior Storage Units	No		No		No		No		No	
Sports Courts	No		No		No		No		No	
On-Site Management	Yes		Yes		Yes		Yes		Yes	
Access Gate	Yes		No	\$5	No	\$5	No	\$5	No	\$5
Entry Security	Yes		Yes		Yes		No	\$3	No	\$3
Coin-Operated Laundry	Yes		No	\$5	Yes		Yes		Yes	
In-Unit Hook-up Only	Yes		No	\$8	Yes		No	\$8	Yes	
In-Unit Washer/Dryer	No		Yes	-\$15	No		No		No	
Garage (detached)	No		No		No		No		Yes	-\$5
Emergency Call (or similar)	Yes		Yes		No	\$10	No	\$10	No	\$10
Organized Activities	Yes		Yes		No	\$3	No	\$3	No	\$3
Library	Yes		No	\$3	No	\$3	No	\$3	No	\$3
Sum of Amenity Adjustments:				\$25		\$19		\$44		\$10
Avg. Square Feet										
One-Bedroom	750								741	\$1
Two-Bedroom	1,025				635	\$31			1,047	-\$2
Number of Bathrooms										
One-Bedroom	1.0		1.0						1.0	
Two-Bedroom	1.5		1.0	\$5	1.0	\$5			1.0	\$5
Included Utilities										
Heat:	No		No		No		No		No	
Electric:	No		No		No		No		No	
Trash:	Yes		Yes		Yes		Yes		No	
Sewer:	No		Yes		Yes		Yes		No	
Water:	No		Yes		Yes		Yes		No	
Heat Type:	ELE		ELE		GAS		ELE		ELE	
Net Utility Adjustments										
One-Bedroom				-\$35						\$10
Two-Bedroom				-\$45		-\$45				\$15
Total Adjustments										
One-Bedroom				\$70		\$104		\$129		\$61
Two-Bedroom				\$65		\$130		\$119		\$68
Rent Summary			Unadjusted Rent	Adjusted Rent	Unadjusted Rent	Adjusted Rent	Unadjusted Rent	Adjusted Rent	Unadjusted Rent	Adjusted Rent
Market Rent										
One-Bedroom		\$854							\$713	\$773
Two-Bedroom		\$940							\$811	\$879
60% AMI Rent										
One-Bedroom		\$598								
Two-Bedroom		\$748	\$770	\$835	\$530	\$660				
50% AMI Rent										
One-Bedroom		\$598	\$528	\$598	\$530	\$660				
Two-Bedroom		\$660			\$530	\$660				

Rent Derivation	Broad River Trace	
	Data	Adjustments
Program Type	MARKET	
Tenancy	Open	
Year Built or Last Rehab	1998	
Qualitative Adjustments	Rankings	
Appeal	4	\$40
Location	5	
Condition	5	
Amenities and Features	Included	
A/C - Central	Yes	
Garbage Disposal	Yes	
Dishwasher	Yes	
Microwave	Yes	
Ceiling Fan	Yes	
Patio/Balcony	Yes	-\$5
Fireplace	Yes	-\$5
Clubhouse	Yes	-\$5
Community Room	No	\$3
Computer Center	No	\$2
Exercise/Fitness Room	Yes	
Swimming Pool	Yes	-\$5
Exterior Storage Units	Yes	-\$5
Sports Courts	Yes	-\$5
On-Site Management	Yes	
Access Gate	No	\$5
Entry Security	No	\$3
Coin-Operated Laundry	Yes	
In-Unit Hook-up Only	Yes	
In-Unit Washer/Dryer	No	
Garage (detached)	Yes	-\$5
Emergency Call (or similar)	No	\$10
Organized Activities	No	\$3
Library	No	\$3
Sum of Amenity Adjustments:		-\$6
Avg. Square Feet		
One-Bedroom	882	-\$11
Two-Bedroom	1,143	-\$9
Number of Bathrooms		
One-Bedroom	1.0	
Two-Bedroom	2.0	-\$5
Included Utilities		
Heat:	No	
Electric:	No	
Trash:	Yes	
Sewer:	No	
Water:	No	
Heat Type:	ELE	
Net Utility Adjustments		
One-Bedroom		
Two-Bedroom		
Total Adjustments		
One-Bedroom		\$23
Two-Bedroom		\$20
Rent Summary	Unadjusted Rent	Adjusted Rent
Market Rent		
One-Bedroom	\$911	\$934
Two-Bedroom	\$981	\$1,001
60% AMI Rent		
One-Bedroom		
Two-Bedroom		
50% AMI Rent		
One-Bedroom		
Two-Bedroom		

Section 10: Interviews

Contact: Jonathan Chambers
Title: Land Development Administrator
Phone Number: 803-545-3206
Location: Columbia, SC

Any multi family rental development under construction or in the pipeline?
There is nothing under construction or in the pipeline for senior development near the downtown area.

Opinion regarding the demand for affordable rental housing in area?
No opinion offered.

Contact: Nancy Studemeyer
Title: Director of HR & Planning (all housing questions have to go through HR Dept)
Agency: Columbia Housing Authority
Phone Number: 803--254-3886 ext 213
Area Covered: Columbia and Richland County
Number of Vouchers Issued: 3600
Number of Vouchers in Use: 3600
Waiting List: Section 8 list is closed since Jan 2008 but wil reopen later this year; Public housing waiting list closed Dec 2013
Number of Persons on Waiting List: 255 Section 8 list; 9,155 Public Housing list

Opinion regarding the demand for affordable rental housing in area?
Demand is critical.

Section 11: Recommendations and Conclusions

Based on the analysis within this report, the proposal will be successful as is; no changes are deemed necessary. The market study supports that the subject will fill a housing void for affordable housing within the market. High demand for comparable housing as well as demand statistics offer support for the proposal. The proposal will offer 52 units operating under LIHTC guidelines and six market rate units. The site is located near existing residential, demonstrating the site's viability for residential housing. Amenities and employment opportunities are located in close proximity. Local economic conditions have shown job gains the last seven years. Households have contracted very modestly in the past decade in the PMA, but are forecasted to increase through 2021. Derived demand statistics based on demographic data suggest sufficient demand to absorb the proposal. Demand statistics also suggest an additional approximately 100 similarly positioned units could enter the market before increasing capture rates above threshold levels. As a result, the development of the proposal to more adequately serve the PMA's population is appropriate.

Section 12: Qualifications of the Market Analyst

CHRIS VANCE

EDUCATION:

Michigan State University

Master of Arts, Economics

- Concentration in Industrial Organization
- Doctorate level curriculum

Oakland University

Bachelor of Science, Economics

- Concentrations in Finance and Computer Science
- Graduated with Honors

EMPLOYMENT HISTORY:

MARKET ANALYST PROFESSIONALS, LLC, a real estate market research company

Founder (12/03 to Present)

- Founder
- Custom report development.

COMMUNITY RESEARCH GROUP, LLC, a real estate market research company.

Market Analyst/Consultant (2/00 to 12/03)

- Prepared real estate market feasibility studies considering site characteristics, economic and demographic trends, market forecasts and project guidelines.
- Developed analytical tools and improved methodologies.
- Provided project recommendations based on analysis of market area.
- Gathered information utilizing secondary market research and through personal interviews.

J.D. POWER AND ASSOCIATES, an automotive marketing information firm.

Analyst-Economic Analysis in Forecasting Group (6/98 to 9/99)

Senior Analyst-Economic Analysis in Forecasting Group (9/99 to 2/00)

- Wrote detailed analysis of economic, political and automotive market conditions of global economies for monthly, quarterly and annual reports.
- Developed forecasting models and analytical tools to enhance forecasting capabilities using computer, data collection and analysis skills.
- Analyzed the impact of automotive market dynamics on automotive sales and competition, including pricing and profitability analysis.
- Forecasted economic growth and automotive sales for North and South America and Asia.
- Traveled to Asia and Europe as needed to participate in the company's strategic growth and product positioning decisions.

Section 13: Signed Statement Requirements

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 and Development Authority's (SCSHFDA) 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.



Chris Vance

Market Analyst Professionals, LLC


Date: March 10, 2017

201 Approved Market Study Provider

Acknowledgment, Release and Waiver of Liability

In consideration for being an approved market study provider, I acknowledge and agree to the following:

1. I, Chris Vance, am a duly authorized representative of Market Analyst Professionals. As an approved Market Study Provider for the Low Income Housing Tax Credit Program as administered by the South Carolina State Housing Finance and Development Authority (the "Authority"), my organization may prepare market studies on behalf of developers to be submitted as part of their application for Low Income Housing Tax Credits.
2. I understand and agree that any market study and applicable attachments submitted to the Authority are subject to a request for disclosure and I expressly consent to such disclosure on behalf of my organization.
3. I understand and agree that the Authority may upload any market study and applicable attachments to its website and I expressly consent to such disclosure on behalf of my organization.
4. On behalf of my organization, I agree to release, waive, discharge and covenant not to sue the Authority and its officers, agents, or employees from any and all liability, claims, demands and causes of action whatsoever arising out of or related to the Authority's use or disclosure of any market study and applicable attachments.

Signature:  _____

Date: March 10, 2017 _____

Bibliography

1990/2000/2010 U.S. Census of Population and Housing, U.S. Census Bureau

2021 Demographic Forecasts, ESRI

American Housing Survey, U.S. Census Bureau and U.S. Department of Housing and Urban Development

Economic information – Bureau of Labor and Statistics

Local roadway maps—Microsoft Streets and Trips 2010

Interviews with local officials, managers and leasing specialists of local rental developments

Addenda:**HUD Required Minority Concentration Information**

	City of Columbia	PMA	County of Richland	State of SC
Total Population	129,272	91,521	384,504	4,625,364
One Race	126,713	90,094	376,073	4,545,429
Percent of Total	98.0%	98.4%	97.8%	98.3%
White	66,777	28,044	181,974	3,060,000
Percent of Total	51.7%	32.1%	47.3%	66.2%
Black or African American	54,537	59,719	176,538	1,290,684
Percent of Total	42.2%	63.8%	45.9%	27.9%
American Indian and Alaska Native	434	243	1,230	19,524
Percent of Total	0.3%	0.3%	0.3%	0.4%
<i>American Indian Specified</i>	201	88	595	11,888
Percent of Total	0.2%	0.1%	0.2%	0.3%
<i>Alaska Native Specified</i>	4	0	10	125
Percent of Total	0.0%	0.0%	0.0%	0.0%
<i>Both American Indian and Alaska Native Specified</i>	0	0	0	13
Percent of Total	0.0%	0.0%	0.0%	0.0%
<i>American Indian or Alaska Native Not Specified</i>	229	155	625	7,498
Percent of Total	0.2%	0.2%	0.2%	0.2%
Asian	2,879	1,068	8,548	59,051
Percent of Total	2.2%	1.3%	2.2%	1.3%
Native Hawaiian and Other Pacific Islander	164	21	425	2,706
Percent of Total	0.1%	0.0%	0.1%	0.1%
Some Other Race	1,922	999	7,358	113,464
Percent of Total	1.5%	1.0%	1.9%	2.5%
Two or More Races	2,559	1,427	8,431	79,935
Percent of Total	2.0%	1.6%	2.2%	1.7%
Two races with Some Other Race	337	168	1,390	13,963
Percent of Total	0.3%	0.2%	0.4%	0.3%
Two races without Some Other Race	1,994	1,079	6,193	60,419
Percent of Total	1.5%	1.2%	1.6%	1.3%
Three or more races with Some Other Race	37	26	136	1,037
Percent of Total	0.0%	0.0%	0.0%	0.0%
Three or more races without Some Other Race	191	154	712	4,516
Percent of Total	0.1%	0.2%	0.2%	0.1%
Hispanic or Latino Population	129,272	91,521	384,504	4,625,364
Percent of Total	100.0%	100.0%	100.0%	100.0%
Hispanic or Latino (of any race)	5,622	2,377	18,637	235,682
Percent of Total	4.3%	2.6%	4.8%	5.1%
Hispanic or Latino (of any race) - Mexican	2,423	1,005	8,242	138,358
Percent of Total	1.9%	1.0%	2.1%	3.0%
Hispanic or Latino (of any race) - Puerto Rican	1,337	605	4,421	26,493
Percent of Total	1.0%	0.7%	1.1%	0.6%
Hispanic or Latino (of any race) - Cuban	208	78	608	5,955
Percent of Total	0.2%	0.1%	0.2%	0.1%
Hispanic or Latino (of any race) - Other Hispanic or Latino	1,654	689	5,366	64,876
Percent of Total	1.3%	0.8%	1.4%	1.4%
Not Hispanic or Latino	123,650	89,144	365,867	4,389,682
Percent of Total	95.7%	97.4%	95.2%	94.9%
Race and Hispanic or Latino	129,272	91,521	384,504	4,625,364
Percent of Total	100.0%	100.0%	100.0%	100.0%
One Race	126,713	90,094	376,073	4,545,429
Percent of Total	98.0%	98.4%	97.8%	98.3%
One Race-Hispanic or Latino	5,182	2,172	16,903	219,943
Percent of Total	4.0%	2.3%	4.4%	4.8%
One Race-Not Hispanic or Latino	121,531	87,922	359,170	4,325,486
Percent of Total	94.0%	96.1%	93.4%	93.5%
Two or More Races	2,559	1,427	8,431	79,935
Percent of Total	2.0%	1.6%	2.2%	1.7%
Two or More Races-Hispanic or Latino	440	205	1,734	15,739
Percent of Total	0.3%	0.2%	0.5%	0.3%
Two or More Races-Not Hispanic or Latino	2,119	1,222	6,697	64,196
Percent of Total	1.6%	1.4%	1.7%	1.4%

Source: 2010 Census of Population and Housing, U.S. Census Bureau