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**AN APARTMENT ANALYSIS
IN THE
CITY OF
GAFFNEY, SOUTH CAROLINA
FOR A PROPOSED SENIOR
DEVELOPMENT
UNDER THE
LOW-INCOME HOUSING TAX CREDIT PROGRAM
(Water Tower Way Apartments)**

PREPARED FOR:

SOUTH CAROLINA STATE HOUSING FINANCE
AND DEVELOPMENT AUTHORITY &

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TABLE OF CONTENTS

I. INTRODUCTION	I
A. Objectives	I-1
B. Methodology & Limitations.....	I-1
C. Market Study Requirements.....	I-4
D. Market Study Certification	I-6
II. EXECUTIVE SUMMARY	II
A. Development Recommendations	II-1
B. Housing Market Summary	II-3
C. Demand Analysis & Capture Rate	II-4
D. SCSHFDA's Market Study Criteria Analysis	II-5
• 2018 Exhibit S-2.....	II-7
III. SITE	III
A. Description & Location	III-1
B. Primary Market Area	III-3
C. Site & Location Analysis	III-5
• Subject Site Photographs	III-6
• Area Map	III-8
• Primary Market Area Map	III-9
• Primary Market Area with Measurements	III-10
• Location of Community Facilities	III-11
IV. DEMOGRAPHIC & ECONOMIC INFORMATION	IV
A. Location	IV-1
B. Utilities	IV-1
C. Financial Sources	IV-1
D. Media	IV-1
E. Education	IV-2
F. Population & Households	IV-2
G. Income	IV-11
H. Employment.....	IV-20
• Employer Map	IV-27
I. Crime Issues.....	IV-28
V. HOUSING ANALYSIS	V
VI. MODERN APARTMENT SURVEY	VI
A. Rental Market	VI-1
B. Low-Income Housing Tax Credit Projects	VI-6
C. Public Housing Agency Survey	VI-7
D. Planned or Proposed Development.....	VI-8
E. Area Interviews.....	VI-9
F. Comparable Properties & Achievable Rents.....	VI-10
• Individual Summary	VI-15
• Local Apartment Facilities.....	VI-26
• Apartment Photographs	VI-27
VII. CONCLUSIONS	VII
A. Introduction	VII-1
B. Market Summary	VII-1
C. Tax Credit Program Income Qualifications	VII-7
D. Demand Analysis	VII-9
E. Recommendations.....	VII-12
VIII. COMPANY PROFILE.....	VIII
IX. MARKET STUDY INDEX	IX
X. ADDENDUM	

LIST OF TABLES

1.	Population & Households.....	IV-3
2.	Group Quarters & Households	IV-4
3.	Renter & Owner Household Trends	IV-5
4.	Population by Age & Sex	IV-7
5.	Population by Race & Hispanic or Latino Origin.....	IV-9
6.	Distribution of Households by Tenure	IV-10
7.	Median Household Income Trends	IV-11
8.	Distribution of Income – Base Year Estimates.....	IV-12
9.	Distribution of Income – Current Year Estimates	IV-14
10.	Distribution of Income – Projections	IV-16
11.	Households by Income & Age.....	IV-18
12.	Employment	IV-20
13.	Employment Trends	IV-21
14.	Distribution of Employment.....	IV-22
15.	Analysis of Place of Work	IV-25
16.	Average Weekly Earnings	IV-26
17.	Housing Units Authorized.....	V-2
18.	Vacancy Rates & Housing Conditions	V-3
19.	Housing Units by Type of Structure.....	V-4
20.	Distribution of Gross Rent	V-5
21.	Distribution of Gross Rent as a Percentage of Household Income.....	V-6
22.	Housing Quality	V-7
23.	Mobility Patterns by Housing Unit.....	V-8
24.	Housing Units by Age of Householder.....	V-9
25.	Housing Units by Per Person.....	V-10
26.	Housing Cost Burden by Percentage	V-11
27.	Distribution of Market-Rate, LIHTC & Government Subsidized Units & Vacancies	VI-2
28.	Multi-Family Construction Trends	VI-3
29.	Rent & Vacancy Analysis – One-Bedroom Market Rate & LIHTC Units	VI-4
30.	Rent & Vacancy Analysis – Two-Bedroom Market Rate & LIHTC Units	VI-4
31.	Rent & Vacancy Analysis – Three-Bedroom Market Rate & LIHTC Units	VI-5
32.	Rent & Vacancy Analysis – Four-Bedroom Market Rate & LIHTC Units	VI-5

I. INTRODUCTION

A. OBJECTIVES

This study analyzes the market feasibility for the new construction of a senior rental development, Water Tower Way Apartments, in the City of Gaffney, Cherokee County, South Carolina in association with the South Carolina State Housing Finance and Development Authority's Low-Income Housing Tax Credit program. After fully discussing the scope and area of the survey with Mr. Jeffrey Woda, President of Woda Cooper Companies, Inc.; National Land Advisory Group undertook the analysis.

B. METHODOLOGY & LIMITATIONS

The methodology we use in our studies is centered on three analytical principles: the Primary Market Area (PMA), a field survey of the modern apartments and rental housing in the primary and secondary (if necessary) market areas, and the application and analysis generated for demographic and economic purposes.

A complete analysis for rehabilitation or new construction within the rental market requires five considerations: a field survey of modern apartments; an analysis of area housing; an analysis of the area economy; a demographic analysis; and recommendations for development. Information is gathered from many internal and external sources, including, but not limited to: real estate owners, property managers, state and local government officials, public records, real estate professionals, U.S. Census Bureau, major employers, local chamber or development organizations and secondary demographic services. National Land Advisory Group accepts the materials and data from these sources as correct information, and assumes no liability for inaccurate data or analysis.

An important consideration in identifying support (supply and demand characteristics) is to determine the Primary Market Area (PMA). The establishment of a Primary Market Area is typically the smallest geographic area from which the proposed development is expected to draw a majority of its potential residents. The market area generally relates to the natural, socioeconomic and/or manmade characteristics and boundaries of the subject site area.

Additionally, input into defining the PMA includes interviews with area government officials; transportation alternatives; and the evaluation of existing housing, demographic and socioeconomic trends and patterns. Of course, personal site visits and the interaction with nearby neighborhoods or communities are strongly applied. When defining the specific development opportunities, National Land Advisory Group will not comprise any market or sub-market area larger than the subject site area defined by this report. No radius analysis is used in the compilation of data.

Every effort has been made to insure the accuracy of the data contained within this analysis. Demographic and economic estimates and projections have been obtained from government agencies at national, state and county levels, as well as third party suppliers. Market information has been obtained from sources presumed to be reliable, including developers, owners and representatives. However, this information cannot be warranted by National Land Advisory Group. While the methodology employed in this analysis allows for a margin of error in base data, it is assumed that the market data and government estimates and projections are substantially accurate.

The data in this report is derived from several sources: the U.S. Census Bureau, the American Community Survey, Applied Geographic Solutions/FBI UCR, Esri and Urban Decision Group. The data is apportioned to the various geographies using a Geospatial Information System (GIS). The GIS allocates data points such as population, households, and housing units, using Census block group apportionment or Census tract apportionment - depending on the availability of data. The GIS will apportion the data based on the location of Census block points as they relate to the geography that the data is being

apportioned for. In other words, the GIS will examine the data associated with the block points that lie within a geographical boundary (PMA, place, county, or state) and will then proportionally allocate associated data from a block group or census tract, to the principal geographical boundary that is receiving the data. Official geographic boundaries are provided by the U.S. Census Bureau and reflect the official boundaries as of July, 2010. The data in this report that utilizes Census and American Community Survey data may differ slightly from data that is aggregated using the American Factfinder tool. The potential differences in the data can be attributed to rounding, apportioning, and access to masked data that is not provided to the general public. The differences, if any, are generally less than 1%. However, smaller geographies such as places with less than 2,000 people are susceptible to greater variations between data points.

The U.S. Census no longer collects detailed housing and demographic information - data that was formerly collected by the long form of the Decennial Census. This data is now collected by the American Community Survey (ACS). The ACS is conducted more frequently (quarterly) but utilizes a much smaller sample size; therefore there can be high margins of error in some instances. The margins of error will decrease proportionally as the population base increases and the size of the geography increases. This report utilizes data from the 2006-2010 ACS, (when available 2013-2017 ACS), which is an average of estimates taken over a five-year period and eventually weighted back to the official 2010 Census. The ACS recommends that its data only be compared to other, non-overlapping ACS datasets. Please use caution when examining any data derived from the ACS, especially in less populated areas.

The objective of this report is to gather, analyze, and present as many market components as reasonably possible within the time constraints agreed upon. The conclusions contained in this report are based on the best judgments of the analysts; we make no guarantees or assurances that the projections or conclusions will be realized as stated. It is our function to provide our best effort in data collection, and to express opinions based on our evaluations. National Land Advisory Group, at all times, has remained an unbiased, third party principal. This analysis has been conducted with direct consideration of the client's

development objectives. For these reasons, the conclusions and recommendations in this study are applicable only to the purposes identified herein, and only for the potential uses as described to us by our client. Use of the conclusions and recommendations in this study by any other party or for any other purpose is strictly prohibited, unless otherwise specified in writing by National Land Advisory Group, LLC.

C. SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY’S REQUIREMENTS

According to the South Carolina State Housing Finance and Development Authority's 2019 Low-Income Housing Tax Credit Program, specific requirements needed for analysis of market viability have been completed and incorporated into the market feasibility study prepared by National Land Advisory Group, in the sections as follows:

<u>DESCRIPTION</u>	<u>STUDY</u>
I. Executive Summary.....	Section II
A. Market Statement.....	Section II-A, Section VII-E
B. Recommendations/Modifications	Section II
C. Vacancy Rate	Section II-A
D. Absorption.....	Section II-A, Section VII-E
II. Project Description	Section II-A, Section VII-E
III. Primary Market Area (PMA) Description.....	Section III-B
A. PMA Map	Section III
B. Methodology	Section III-B
C. Explanation of Market Area.....	Section III
D. Health of Rental Market.....	Section VI
IV. Rent Comparison Table.....	Section VI
A. Proposed Project Rent.....	Section II, Section VII-E
B. Market Rents & Methodology	Section VI
V. Number of Income-Eligible Renter Households	Section II, Section VII-C
A. Capture Rate.....	Section II-D, Section VII-D

VI. Description & Evaluation of Services	Section III, Section IV
A. Public Services	Section III, Section IV-B – E
B. Infrastructure	Section III-B, Section IV-A
C. Community Services	Section III
D. Employers	Section IV-H
VII. Number of Eligible Special Needs Households (if required)	Section VI
A. Capture Rate of Special Needs Households.....	Section II, Section VII
B. Source of Information	Section VI
VIII. List of Federally Subsidized & LIHTC Projects	Section VI
A. Description	Section VI
B. Current Vacancy Rate	Section VI
C. Contact Name.....	Section VI
D. Ratio of Subsidized/LIHTC units to Renter HH.....	Section II, Section VII
E. Vacancy Rate	Section VI
IX. List of Comparable Market-Rate Developments.....	Section VI
A. Description	Section VI
B. Vacancy Rate	Section VI
C. Contact Name.....	Section VI
X. Watch Area Information	Section II
A. Project Information	Section II
B. Market Impact	Section II
XI. Public Housing Authority Analysis (if required)	Section VI-C
A. Copy of Letter/Certified Receipt or Interview	Section VI-C
B. Copy of Response(s) from PHA or Interview.....	Section VI-C
C. Narrative of Response, if needed.	Section VI-C
XII. Market Study Certification	Section I-D
XIII. Listing of Data Sources & Terms	Section I-B, Chart Footnote

D. CONSULTANT'S STATEMENT & MARKET STUDY CERTIFICATION

CONSULTANT'S STATEMENT & LIMITATIONS

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

National Land Advisory Group is duly qualified and experienced in providing market analysis for Affordable Housing. The company's principals participate in NCHMA educational and information sharing programs to maintain the highest professional standards and state-of-the-art knowledge. National Land Advisory Group is an independent market analyst. No principal or employee of National Land Advisory Group has any financial interest whatsoever in the development for which this analysis has been undertaken.

While the document specifies National Land Advisory Group the certification is always signed by the individual completing the study and attesting to the certification.

MARKET STUDY CERTIFICATION

The undersigned, a recognized firm of independent market analysts knowledgeable and experienced in the development of affordable rental properties, completed this Market Study of Water Tower Way Apartments (project name) for Mr. Jeffrey Woda of Woda Cooper Companies, Inc. (developer/owner name).

The market analyst does hereby state, in our best judgment that a market exists for the proposed project as of March 1, 2019. The market analyst makes no guarantees or assurances that projections or conclusions in the study will be realized as stated.

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

By: National Land Advisory Group
(Market Analyst Company/Firm)

By:  / President
(Authorized Representative)

By:  / Field Analyst
(Authorized Representative)

Date: March 1, 2019

II. EXECUTIVE SUMMARY

A. DEVELOPMENT RECOMMENDATIONS

- ◆ This study has established that a market exists for the new construction of a 40-unit senior rental housing project, Water Tower Way Apartments, to be built within the criteria set forth by the South Carolina State Housing Finance and Development Authority's Low Income Housing Tax Credit Program.
- ◆ With the proposed plans to develop 8-units (20.0%) available to households with incomes at or below the 50% of the area income and 32-units (80.0%) available to households with incomes at or below the 60% of the area income, the subject site located in the City of Gaffney, South Carolina is proposed as follows:

	<u>UNIT BY TYPE AND BEDROOM</u>	
BEDROOM	ONE	TWO
BATHROOMS	1.0	1.75
NUMBER OF UNITS		
50%	5	3
60%	20	12
SQUARE FEET (approx.)	750	951
GROSS RENT	\$544-\$564	\$651-\$676
UTILITY ALLOWANCE *	\$59	\$76
NET RENT	\$485-\$505	\$575-\$600

* estimated by developer and local housing agency

- ◆ The proposed new development will be a development for senior occupancy. The development will be located on approximately 3.2+ acres. The proposed 40-unit senior development is estimated to begin construction in the Spring 2020, to be completed in the Spring 2021. Pre-leasing will start two months prior to opening. The development consists of 40-units in a multi-story building with elevator. Parking, for a total of 60 surface spaces will be in the adjacent open spaces within the development.
- ◆ The development's new construction will follow the mandatory design criteria set forth by SCSHFDA. However, there have been proposed additional development design criteria which will be included in the development process. **We recommend no changes to the proposed development.**

- ◆ Each unit in the proposed new construction would contain energy star appliances, including a range, refrigerator, dishwasher, disposal, microwave, air conditioning, carpeting, blinds, ceiling fans, extra storage, patio, washer/dryer hook-ups and one full or one full and three-quarters bathroom. Additionally, the units will be pre-wired for high speed internet.
- ◆ Project amenities associated with a senior-orientated development are important to the success of the proposed facility, including: on-site rental management office, community room, security features and a park setting. Additional senior services should be made available on an optional basis, including linkage to transportation, moderate care and housekeeping by county non-profit agencies, if available.
- ◆ The units will include the following utilities: electric, water/sewer services and trash removal. The tenants will be responsible for electric; however a utility allowance of \$59 for a one-bedroom unit and \$76 for a two-bedroom unit is estimated. The units will be cable-ready.
- ◆ The development will maintain a consistent and effective landscaping plan throughout the site, especially maintaining a good front door image. From a marketing point of view, it would be beneficial if the proposed sites would be able to use some natural settings, if possible, to develop an environment within this development. The City of Gaffney area apartment developments have not done a good job in creating a complete development theme or environment.
- ◆ The development and unit plans were reviewed. The family rental units are appropriate for the City of Gaffney. The unit amenities are adequate for the targeted market, while the unit styles, specifically the design and square footage, will positively influence the absorption, offering a flexibility of living style for senior occupants.
- ◆ The subject site is adequately located within three miles of all essential resident services, including but not limited to: government, educational, shopping, employment and medical facilities. There is no transportation available in the subject site area through SWRTA.
- ◆ The proposed rents combined with the current rental market absorption pattern would result in an overall vacancy rate of less than 2.5% for the proposed development. Within the overall LIHTC market, the vacancy rate would result in a rate of 2.0% or less.
- ◆ The absorption potential for tenants in the Gaffney rental market, based on the proposed net rent is excellent. It is anticipated, because of the criteria set forth by the income and household size for units for the Low Income Tax Credit Program, the depth of the market demand for units, assumption of renovated product, as well as the design associated with this product, absorption is expected to be equal to the area average of 5 to 7 units per month, resulting in a 5.7 to 8.0 month absorption period for the 40-unit LIHTC development. The absorption rate may be higher in the initial months of rent-up.

B. HOUSING MARKET SUMMARY

- ◆ At the time of this study, in the Gaffney market area, a comparable survey of senior and family LIHTC, government subsidized and market-rate units was conducted in the market area. There are eight market-rate developments in the immediate area. These developments contain 748-units and have 13 vacancies for a 1.7% vacancy rate. There are two low income housing tax credit (LIHTC), without additional government subsidies, both family developments. One development is under construction. The opened LIHTC development contains 96-units that were surveyed with no vacancies for a 100.0% occupancy rate. An additional 857 government subsidized development units in fifteen developments (including six developments with LIHTC units) with a low vacancy rate (1.3%), were located and surveyed in the Gaffney market area. When vacancies are available, it is due to natural turnover in the market area. Reviewing the LIHTC units, the market still appears limited by supply rather than demand.
- ◆ The Gaffney market-rate apartment base contains a well balanced ratio of units in the market area.
- ◆ Median rents are moderate based on the developments in the Gaffney market area. The median rent for a studio unit is \$480. The one-bedroom units have a median rent of \$605, with 42.3% in the upper rent range of \$645-\$750. Two-bedroom units have a median rent of \$700, with 50.0% of the two-bedroom units in the upper-rent range of \$700-\$770. Three-bedroom units have a median rent of \$831, with 56.3% in the upper range of \$829-\$850. Market rate rents have been able to increase at a yearly rate of more than 1.5%, because of the new construction of market-rate and LIHTC rental units, having an impact on both the area rental market and rents and the strong market conditions. The median rents for units are driven somewhat lower, because of the large base of older multi-family units in the market area that typically obtain lower rents per unit. Approximately 62.2% of the units were built before 1990.
- ◆ Under the SCSHFDA guidelines, nine developments have received LIHTC allocations in the Gaffney area since 2000. These developments are all family developments, except one, in the market area. The developments offer 30%, 50% and 60% rents of AMI's. Additionally, 7 of the 9 developments have additional government financing associated with the development.
- ◆ Overall, the eight opened developments contain 449 LIHTC units, of which 3 are vacant or a 99.3% occupancy rate. The senior development consists of 84-units and 100% occupied, with a waiting list. These units have additional government subsidies associated with the rents.
- ◆ In a review of comparable properties and achievable rent adjustments in the Gaffney Primary Market Area, it was noted that there are four family developments, with some senior tenant base, that would be considered as most comparable to the product.

- ◆ All of these developments are market-rate family developments with some market segment associated to the senior product and tenant base. As noted, within the four competitive developments, a total of 586-units exist with 10 vacant units or an overall 98.3% occupancy rate.
- ◆ It should be noted that the average of the achievable comparable net one-bedroom unit is \$690, somewhat higher than the adjusted proposed \$485-\$505 average net rent at 50% and 60% AMI. The proposed one-bedroom rent represents 70.3%-73.2% of the average comparable one-bedroom rent in the market area. The average of the achievable comparable net two-bedroom unit is \$775, somewhat higher than the adjusted proposed \$575-\$600 average net rent at 50% and 60% AMI. The proposed two-bedroom rent represents 74.2%-77.4% of the average comparable two-bedroom rent in the market area.
- ◆ When reviewing the comparable developments, the proposed rents are within the appropriate rent differentials. Therefore, based on the current existing rental market, the proposed development would be a value in the market area.

C. DEMAND ANALYSIS AND CAPTURE RATE

- ◆ The following demand estimates are based on any applicable income restrictions and requirements set forth by the South Carolina State Housing Finance and Development Authority, current senior households, proposed senior households, turnover ratios of units in the market area and the percent of renter qualified senior households within the Primary Market Area.
- ◆ Overall (excluding any overlap of income ranges), the adjusted annual income range specified appropriate by the tax credit program for low to moderate-income households is \$16,320 (lower end of one-person senior household moderate-income) to \$28,020 (two-person senior household moderate-income) for the Gaffney Primary Market Area. In 2018, there are 406 senior households in the Gaffney Primary Market Area of the proposed site was within this income range.
- ◆ Within these competitive rent ranges, the market can support the proposed 40-unit tax credit development for senior occupancy under the 50% and 60% programs. In 2018, based on the proposed and competitive product in the Gaffney market area, the proposed 40-unit senior development of LIHTC units represents an overall 27.8% capture rate within the market area. When including any surveyed existing senior LIHTC units (with or without additional government subsidies) within the Gaffney PMA, the penetration factor is 86.1%.
- ◆ All of these calculations are appropriate capture and penetration factors, especially with the factor of the development being rehabilitation construction. Combined with sensitivity to market rents and a quality construction, these renter households' percentages represent a good base of appropriate income senior households.

D. MARKET STUDY CRITERIA ANALYSIS

- ◆ Based on the SCSHFDA QAP Market Criteria, the subject property needs to be measured on four levels: Capture Rate, Market Advantage, Overall Vacancy Rate and the Absorption/Lease-Up Periods. The following are charts evaluating the desired criteria:

a) Capture Rate

The capture rate for income qualified households in the market area for the project is at or below 30.0%.

- ✓ The proposed development capture rate is 27.8%.

b) Market Advantage

The developments must have a minimal market advantage of 25%.

2018 S-2 RENT CALCULATION WORKSHEET

# Units	Bedroom Type	Proposed Tenant Paid Rent	Gross Proposed Tenant Rent by Bedroom Type	Adjusted Market Rent	Gross Adjusted Market Rent by Bedroom Type	Tax Credit Gross Rent Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
5	1 BR	\$485	\$2,425	\$690	\$3,450	
20	1 BR	\$505	\$10,100	\$690	\$13,800	
	1 BR		\$0		\$0	
3	2 BR	\$575	\$1,725	\$775	\$2,325	
12	2 BR	\$600	\$7,200	\$775	\$9,300	
	2 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
Totals	40		\$21,450		\$28,875	25.71%

- ✓ The proposed market advantage is 25.71%.

c) Overall Vacancy Rate

The overall existing vacancy rate for stabilized LIHTC developments is less than 5.0% and/or 10%.

- ✓ The LIHTC vacancy rate in the market area is non-existent (0.0%), therefore less than 5.0%.

d) Absorption/Lease Up Periods

Estimated lease-up time for the project is less than one year.

- ✓ The estimated absorption period for the proposed development is **5.7 – 8.0 months.**

2019 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY:

Development Name:	Water Way Tower	Total # Units:	40
Location:	Gaffney	# LIHTC Units:	40
PMA Boundary:	See Section III-B		
Development Type:	<input type="checkbox"/> Family <input checked="" type="checkbox"/> Older Persons	Farthest Boundary Distance to Subject:	10.5 miles

RENTAL HOUSING STOCK (found on page VI)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	24	1701	24	98.6%
Market-Rate Housing	8	748	13	98.3%
Assisted/Subsidized Housing not to include LIHTC	15	857	11	98.7%
LIHTC (All that are stabilized)*	1	96	0	100.0%
Stabilized Comps**	4	586	10	98.3%
Non-stabilized Comps				%

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

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

Subject Development					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
5	1	1	750	\$485	\$690	\$.99	29.71%	\$776	\$1.07
20	1	1	750	\$505	\$690	\$.99	26.81%	\$776	\$1.07
3	2	1.75	951	\$575	\$775	\$.80	25.81%	\$852	\$.95
12	2	1.75	951	\$600	\$775	\$.80	22.58%	\$852	\$.95
				\$	\$	\$	%	\$	\$
Gross Potential Rent Monthly*				\$21,450	\$28,875		25.71%		

*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 IV)

	2011	2018	2021
Renter Households	% 1918	31.4%	2331 36.4%
Income-Qualified Renter HHs (LIHTC)	% 406	21.2%	402 17.2%
Income-Qualified Renter HHs (MR)	%	%	%

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

Type of Demand	50%	60%	Market-rate	Other:___	Other:___	Overall
Renter Household Growth	(3)	(1)				(4)
Existing Households (Overburd + Substand)	59	59				114
Homeowner conversion (Seniors)	11	19				30
Other:						
Less Comparable/Competitive Supply	0	0				0
Net Income-qualified Renter HHs	67	77				144

CAPTURE RATES (found on page VIII-D)

Targeted Population	50%	60%	Market-rate	Other:___	Other:___	Overall
Capture Rate	11.9%	41.6%				27.8%

ABSORPTION RATE (found on page VII-E)

Absorption Period	__5.7-8.0__ months
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III. SITE

A. DESCRIPTION

The proposed subject site is located just southwest of the City of Gaffney Central Business District. The subject site is located on the north side of West Montgomery Street. The site is located less than one-tenth mile northwest of the U.S. Route 29 and West Montgomery Street intersection. The subject site is partially wooded and undeveloped. The site has excellent visibility and accessibility as well as ingress and egress, as the site has ample frontage on West Montgomery Street, a lightly traveled road serving the residents of the immediate area.

NORTH

The subject site area is bordered on the north by the newly constructed Autumn Glen Villas apartments. Autumn Glen Villas, currently preleasing, is a 60-unit apartment building consisting of 30 two-bedroom and 30 three-bedroom units and is an LIHTC property oriented toward serving families. The development is scheduled to open in March 2019. The management office has reported a waiting list is already place for the units. Immediately northeast of the subject site is Hamrick Mills, an office building. Farther north is West Buford Street. North of West Buford Street is an established residential neighborhood, which extends north less than one-quarter mile to West Floyd Baker Boulevard. Numerous smaller commercial/retail and restaurants are located along West Floyd Baker Boulevard. Farther north is an established residential district consisting of both single-family homes and multi-family developments. Northwest of the subject site, located within one mile, are several major retail establishments, including Lowes Home Improvement store and Wal-Mart Supercenter. Interstate 85, the main north/south highway serving the City of Gaffney is located approximately two miles northwest of the subject site. Interstate 85 links the City of Gaffney to the City of Spartanburg, South Carolina area, located approximately twenty miles to the southwest and to the City of Charlotte, North Carolina located approximately fifty miles to the northeast. The City of Greenville, South Carolina is located approximately 45 miles southwest of the site.

SOUTH

The subject site is bordered on the south by West Montgomery Street. Located on the south side of West Montgomery Street are the 84-unit Westwind Village Phase I & II apartments. These units are government subsidized under the HUD 202 program for seniors and disabled. They are fully occupied and maintain a waiting list for occupancy. Southeast of the site is the Cherokee County Meals on Wheels facility. South of these buildings is the 48-unit Oliver Court apartments. These units are one and two-bedroom market-rate units and are fully occupied. Farther south are an established residential neighborhood which includes the Senior Center of Cherokee County, the 60-unit government subsidized Granard Court apartments and established residences. Farther south are the City of Gaffney Public Works Department and several other commercial facilities located on Willis Street. Farther south located along Old Georgia Highway are additional commercial/industrial facilities, a mobile home development, farmland and woodlands. The Blue Ridge in Brookview Healthcare Center and Limestone College are located approximately one mile south of the site,

EAST

The subject site is bordered on the east by a parcel of partially wooded land. Approximately one-tenth mile east are South Oliver Street, the City of Gaffney water tower and Irene Park. Farther east is the Veterans Appreciation Park. Farther east, located within one-quarter mile, are various commercial and retail facilities including a laundromat, a Family Dollar Store, a CVS Pharmacy and the Limestone College - Downtown Gaffney branch. Farther east and northeast is the Central Business District of Gaffney, a major commercial and retail center for the area. Beyond and extending east for approximately one-half mile is established residential neighborhoods and scattered commercial facilities. The Gaffney Middle School is located within this area. The Cherokee Technology Center is located approximately one mile east of the site. Farther east is widely scattered commercial facilities, farmlands, woodlands, widely scattered residences and the Broad River.

WEST

The subject sites are bordered on the west by the grounds of The Church of Jesus Christ of Latter-Day Saints. Farther west are a Cherokee County Disability care facility, single-family residences and the older, closed Heritage Square Apartments. No immediate plans are proposed for the closed apartment units. Farther west is the newly built and opened B.D. Lee Elementary School, located within one-half mile. Farther west and located within three-quarters mile are established residential neighborhoods and the 166-unit 1022 West Apartments. These units are market-rate with studio thru three-bedroom units and an overall occupancy rate of 99%. Additional multi-family developments are located within one west of the site. Numerous commercial facilities extend west, less than two miles, located along Hyatt Street (National Highway/State Route 105) to the Interstate 85 and State Road 105 interchange. Located on the north side of Interstate 85 are numerous commercial facilities, most notably, the Gaffney Oaks Marketplace outlet mall. Farther west and extending over one mile are widely scattered residences, woodlands and farmland.

GENERAL

In general, the subject site is located in the City of Gaffney, South Carolina, and located less than one-quarter mile west of the Central Business District. The subject site is located on West Montgomery Street in an area of mixed-uses, but primarily residential. The site subject has excellent visibility and accessibility and has ingress and egress from West Montgomery Street. All essential resident services are located within two miles of the subject site.

B. PRIMARY MARKET AREA

The Primary Market Area (PMA) is defined by and includes the immediate population base and part of the surrounding urban populations. An important consideration in identifying support (supply and demand characteristics) is to determine the Primary Market Area (PMA). The establishment of a PMA is typically the smallest geographic area from which the proposed development is expected to draw a majority of its potential residents.

The market area generally relates to the natural, socioeconomic and/or manmade characteristics and boundaries of the subject site area.

Additionally, input into defining the PMA includes interviews with area government officials; transportation alternatives; and the evaluation of existing housing, demographic and socioeconomic trends and patterns. Of course, personal site visits and the interaction with nearby neighborhoods or communities are strongly applied. When defining the specific development opportunities, National Land Advisory Group will not comprise any market or sub-market area larger than the subject site area defined by this report. No radius analysis was used in the compilation of data.

The Gaffney PMA consists of all of the City of Gaffney as well as portions of the surrounding townships in Cherokee County, Spartanburg County and York County. The Primary Market Area is roughly bounded by State of North Carolina boundary line to the north, Goucher School Road and McKowns Mountain Road to the south, Battleground Road (State Route 110) to the west and the Broad River to the east. The Gaffney PMA includes all or part of the following census tracts:

Cherokee County							Spartanburg County		York County
9701.00	9702.02	9703.02	9704.02	9705.02	9706.01	9707.00	214.01	223.02	619.00
9702.01	9703.01	9704.01	9705.01	9705.03	9706.02	-	222.02	239.00	-

The City of Gaffney, which is located in the central portion of the Cherokee County, has excellent access to major arteries, including: Interstate 85, U.S. Route 29 and State Routes 11, 18, 105 and 150. State and Federal branch offices are located in the City of Spartanburg, located approximately twenty miles southwest of the subject site.

C. SITE AND LOCATION ANALYSIS

Community Amenities	Name	Driving Distance from Site (Miles)
Convenience Store	One Stop BP	0.4 Southeast 0.7 South
Grocery	Bi-Lo Walmart Supercenter	0.7 North 1.4 North
Discount Department Store	Buford Street Ace Hardware Family Dollar Store Big Lots Dollar General Walmart Supercenter	0.5 East 0.6 East 1.0 North 1.0 North 1.4 North
Schools: Elementary Middle/Junior High Senior High	BD Lee Elementary School Gaffney Middle School Gaffney Senior High School	0.5 Northwest 1.1 Southeast 1.8 West
Police	Gaffney Police Department	0.6 East
Fire	Gaffney Fire Department	0.7 East
Post Office	US Post Office	0.5 East
Bank	Wells Fargo Bank First National Bank	0.6 East 0.6 East
Gas Station	One Stop BP	0.4 Southeast 0.7 South
Pharmacy	CVS Pharmacy Walgreens	0.4 East 0.7 North
Restaurant	Logan Street Hotdogs Hong Kong Express Bronco Mexican Restaurant Harold's Restaurant	0.4 East 0.5 East 0.5 Northeast 0.9 East
Library	Cherokee County Public Library	0.9 Southeast
College/University	Limestone College	1.6 Southeast
Medical Center	Immediate Care Center	0.7 North
Park	Irene Park	0.3 Southeast
Church	Church of Jesus Christ of Latter-Day Saints Buford Street United Methodist	0.5 North 0.6 East

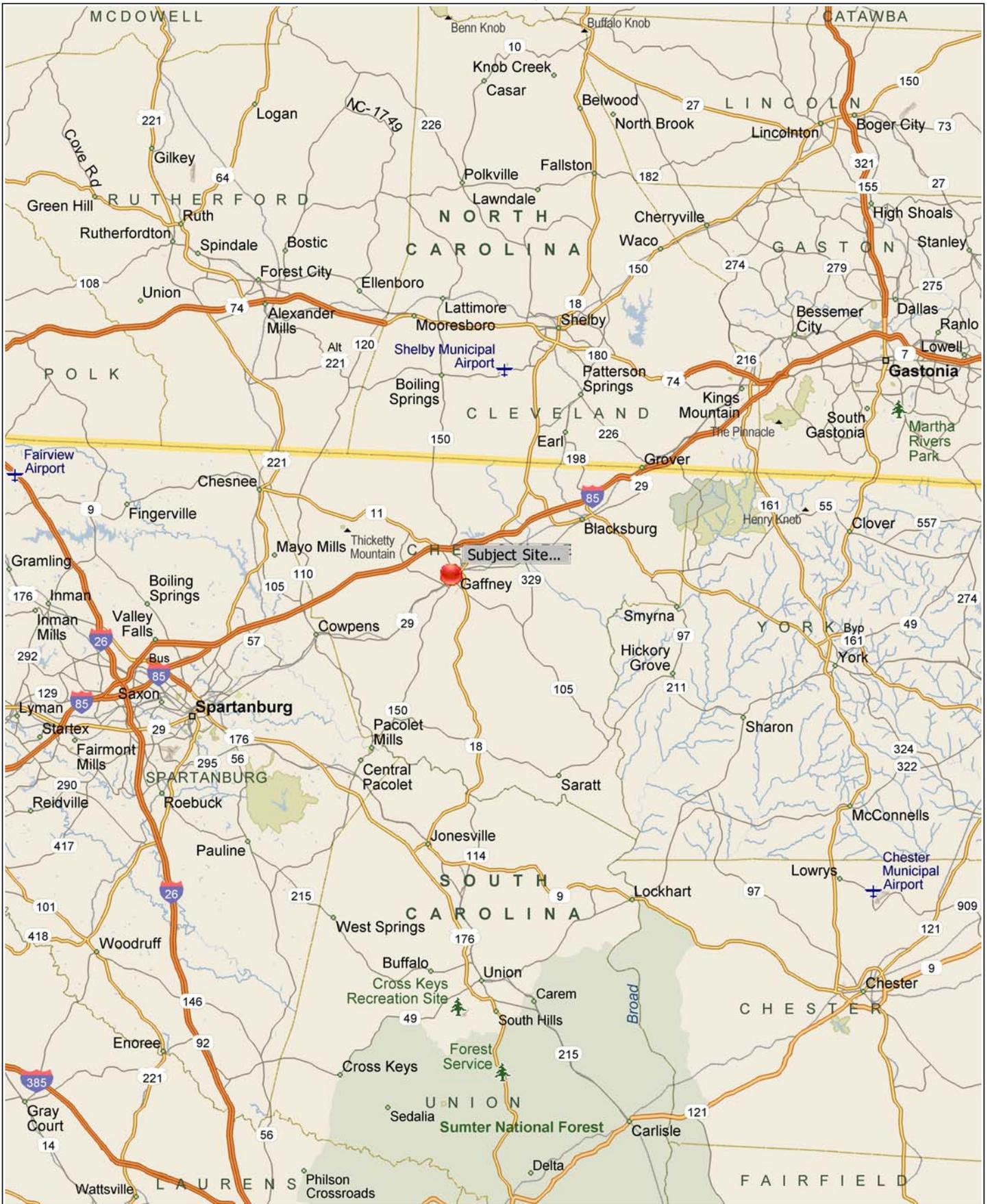


**SUBJECT SITE
GAFFNEY, SOUTH CAROLINA**



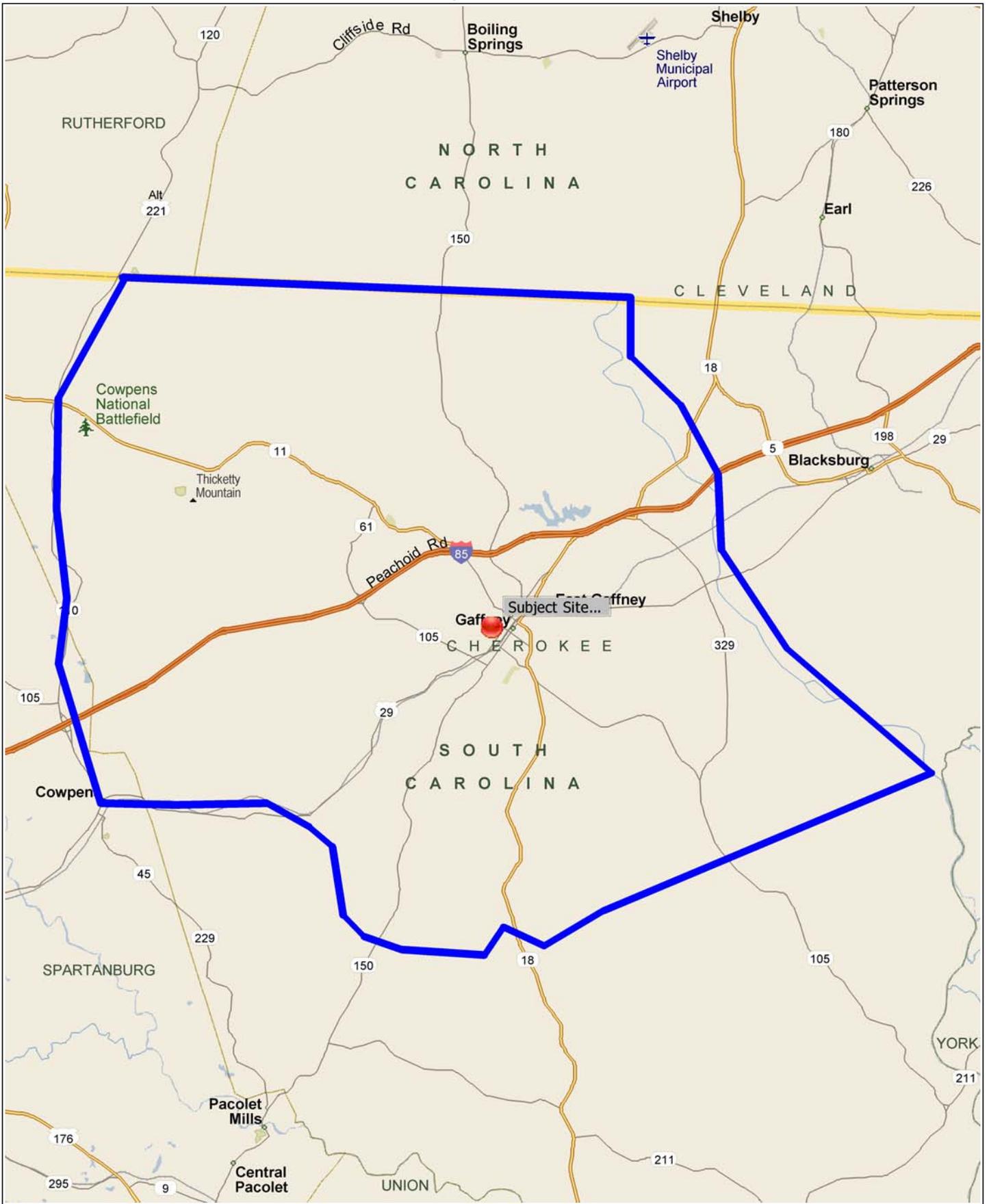
**NORTH - SOUTH
EAST - WEST**

Area Map



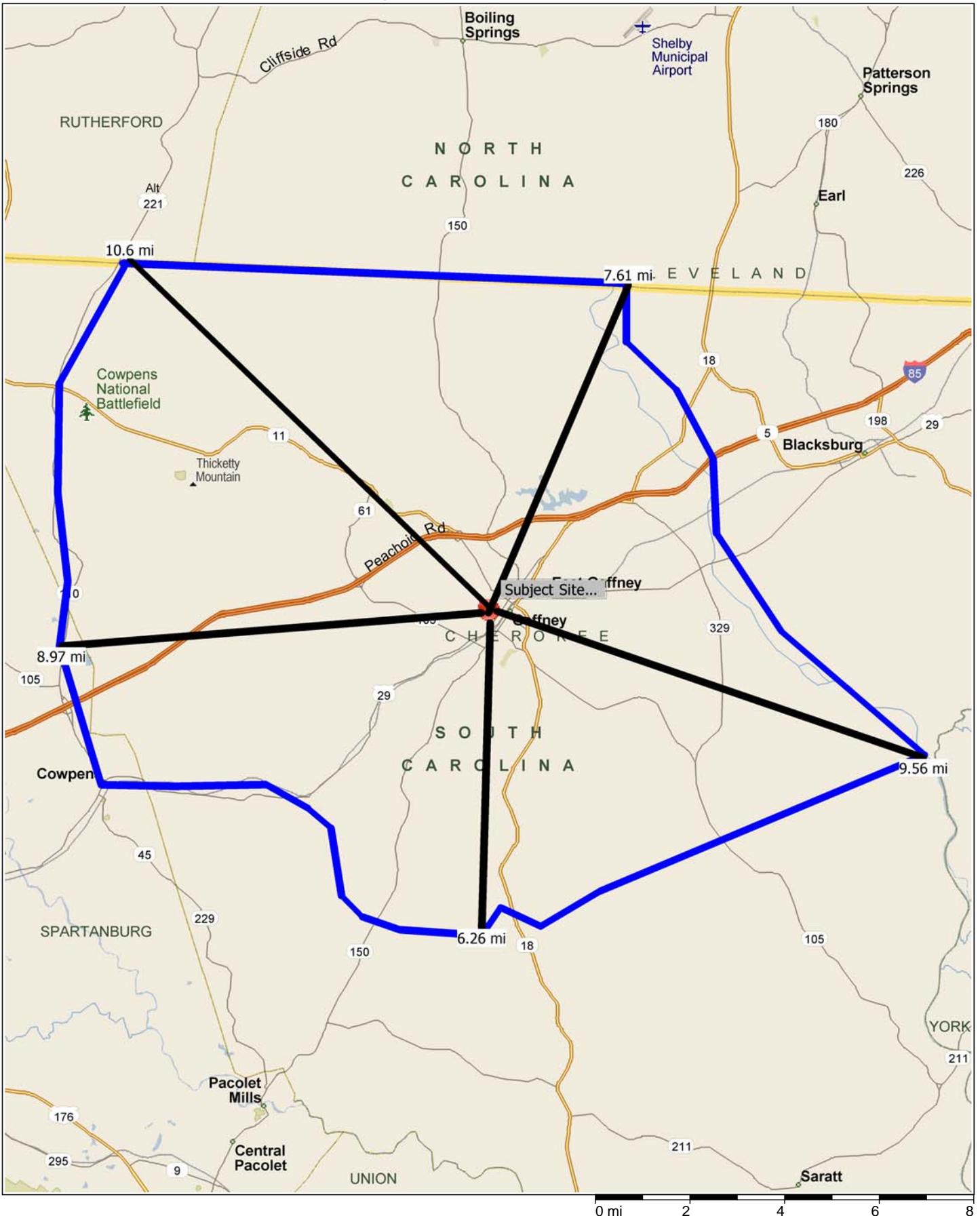
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Primary Market Area



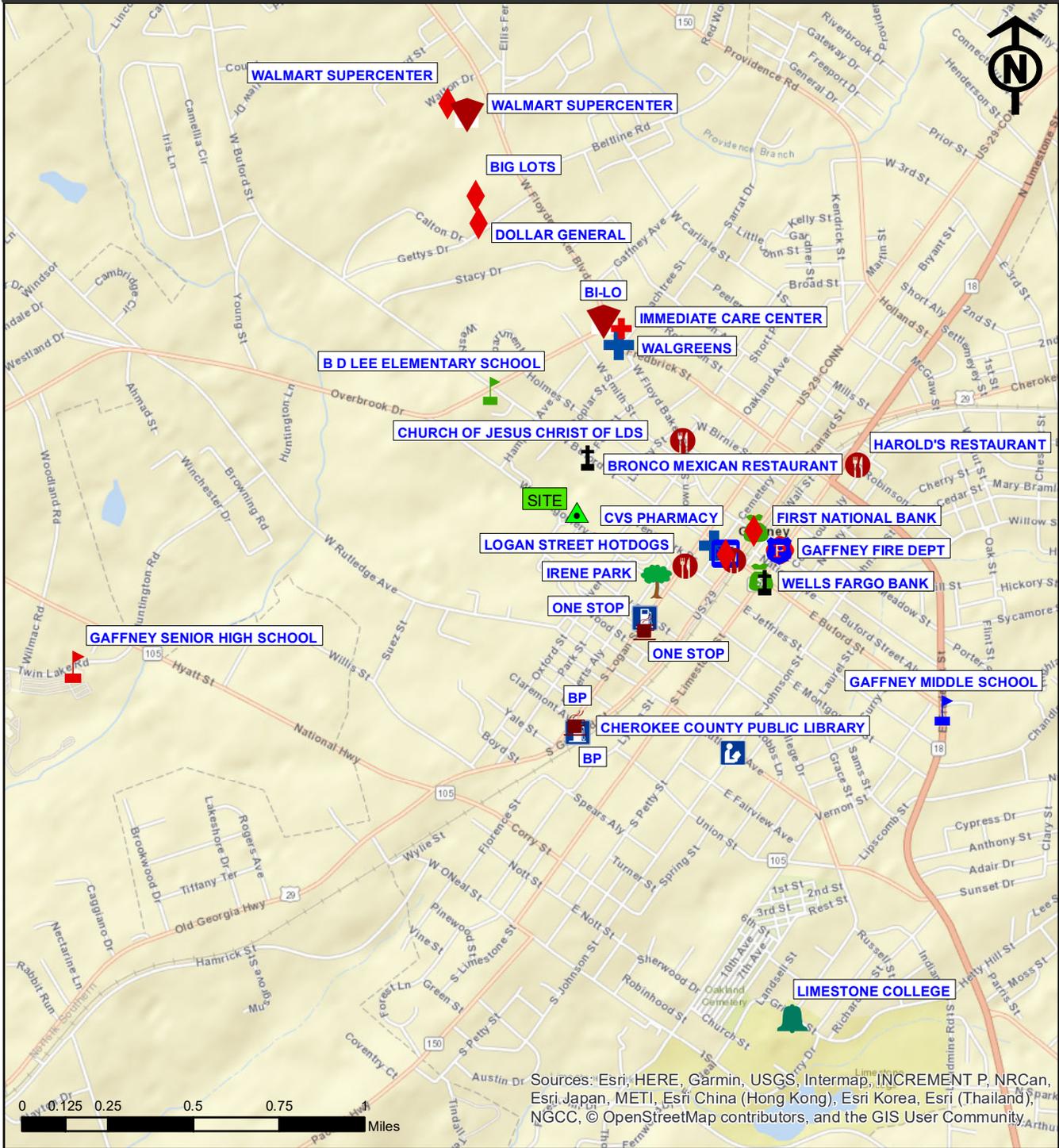
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Primary Market Area w/Distance



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Gaffney, SC: Map of Neighborhood Services



- | | | | |
|-------------------|-------------|----------------|-------------|
| Site | Fire | Medical Center | Post Office |
| Bank | Gas | Middle School | Restaurant |
| Church | Grocery | Park | Shopping |
| Convenience Store | High School | Pharmacy | University |
| Elementary School | Library | Police | |

IV. DEMOGRAPHIC & ECONOMIC INFORMATION

The following is a summary of the demographics and economic situation in the City of Gaffney, South Carolina. Information on population, area income analysis, crime, employment, unemployment and existing housing conditions was compiled for the City of Gaffney, Gaffney Primary Market Area (PMA) and Cherokee County. This information will show past, current, and future trends.

A. LOCATION

The City of Gaffney is located in the northern area of Cherokee County in the northwest part of South Carolina at the crossroads of U.S. Route 29 and State Roads 11, 18, 105 and 150. Interstate 85 is located approximately two miles north of the subject site. The subject site area is located in the western area of the City of Gaffney.

B. UTILITIES

Electric service is provided by the City of Gaffney Board of Public Works. Natural gas service is provided by Duke Energy. Water, storm and sewer services are provided by the City of Gaffney Board of Public Works. Local telephone service is provided by AT&T.

C. FINANCIAL SOURCES

There are eight banking institutions in the greater Gaffney area. Additional financial and banking services can be obtained in nearby communities, including the Spartanburg and Blacksburg areas.

D. MEDIA

Gaffney receives television stations from the Greenville-Spartanburg area and from Charlotte, North Carolina as well as several regional outlets within the region. Radio service is also provided by outlets in the Greenville-Spartanburg and Charlotte, North Carolina areas. Other service outlets are provided from additional communities. Cable TV is available for the Gaffney area.

Two newspapers serve the Gaffney and Cherokee County area: The Cherokee Chronicle (a weekly) and The Gaffney Ledger (three times a week). Other newspapers are distributed from the Greenville-Spartanburg areas. Several smaller weekly and local newspapers are also available and distributed in the area.

E. EDUCATION

The education system serving the proposed site area is the Cherokee School District consisting of twelve elementary, four junior high and two high schools. The closest schools to the subject site are BD Lee Elementary School (0.5 mile), Gaffney Middle School (1.1 miles) and Gaffney Senior High School (1.8 miles). There are several private elementary and secondary schools in the area. Several institutions of higher education are located within the immediate area, including Limestone College and Spartanburg Community College (Cherokee County Campus).

F. POPULATION & HOUSEHOLDS

The City of Gaffney population numbered 12,414 in 2010 and increased 6.1% to 13,177 in 2018. Population is expected to number 13,274 by 2021, increasing 0.7% from 2018. The City of Gaffney households numbered 5,044 in 2010 and increased 0.7% to 5,077 in 2018. Households are projected to number 5,099 by 2021, increasing 0.4% from 2018.

The Gaffney PMA population numbered 50,329 in 2010 and increased 4.2% to 52,456 in 2018. Population is expected to number 53,100 by 2021, increasing 1.2% from 2018. Gaffney PMA households numbered 19,549 in 2010 and increased 2.1% to 19,950 in 2018. Households are projected to number 20,141 by 2021 increasing 1.0% from 2018.

Cherokee County population numbered 55,342 in 2010 and increased 4.5% to 57,807 in 2018. Population is expected to number 58,517 by 2021, increasing 1.2% from 2018. Cherokee County households numbered 21,519 in 2010 and increased 2.3% to 22,017 in 2018. Households are projected to number 22,226 by 2021, increasing 0.9% from 2018.

The population per household in 2021 is projected to be 2.60 for the City of Gaffney, compared to 2.64 in the Gaffney PMA and 2.63 for Cherokee County. The 2018 population per household in the City of Gaffney was 2.60, compared to 2.63 for the Gaffney PMA and 2.63 in Cherokee County. For 2010, the population per household was 2.46 in the City of Gaffney, 2.57 in the Gaffney PMA and 2.57 in Cherokee County.

TABLE 1
POPULATION AND HOUSEHOLDS
City of Gaffney – Gaffney PMA – Cherokee County, South Carolina
 2000 – 2010 – 2018 – 2021 (Projected)

POPULATION	Gaffney	Gaffney PMA	Cherokee County
2000	12,968	48,316	52,537
2010	12,414	50,329	55,342
Change 2000-2010	-4.3%	4.2%	5.3%
2018	13,177	52,456	57,807
Change 2010-2018	6.1%	4.2%	4.5%
2021	13,274	53,100	58,517
Change 2018-2021	0.7%	1.2%	1.2%
HOUSEHOLDS	Gaffney	Gaffney PMA	Cherokee County
2000	5,304	18,771	20,495
2010	5,044	19,549	21,519
Change 2000-2010	-4.9%	4.1%	5.0%
2018	5,077	19,950	22,017
Change 2010-2018	0.7%	2.1%	2.3%
2021	5,099	20,141	22,226
Change 2018-2021	0.4%	1.0%	0.9%

Sources: U.S. Census Bureau; Esri

Based on 2010 Census data, a small percentage of the population lives in group quarters, with the City of Gaffney at 4.7% and 1.3% for Cherokee County. A majority of the households in the City of Gaffney and Cherokee County are in traditional family households. The average household size for the City of Gaffney is 2.34 compared to 2.54 for Cherokee County.

TABLE 2
GROUP QUARTERS AND HOUSEHOLDS
City of Gaffney – Cherokee County, South Carolina
Census 2010

	Gaffney		Cherokee County	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Population	12,414	100.0%	55,342	100.0%
In Group Quarters	589	4.7%	707	1.3%
Institutionalized	324	2.6%	337	0.6%
Noninstitutionalized	265	2.1%	370	0.7%
In Households	11,825	95.3%	54,635	98.7%
Family	9,443	76.1%	46,745	84.5%
Nonfamily	2,382	19.2%	7,890	14.3%
Total Households	5,044		21,519	
Average Household Size	2.34		2.54	

Source: U.S. Census Bureau, 2010 Census Summary File 1

In the Gaffney Primary Market Area, family households (under the age of 55) decreased 6.3% for renter households and 5.7% for owner households from 2010 to 2018. Between 2018 and 2021, family renter households (under the age of 55) are projected to decrease 2.7%, while owner households are estimated to decrease 2.5%.

In the Gaffney Primary Market Area, households (aged 55 to 64) increased 10.7% for renter households and decreased 0.6% for owner households from 2010 to 2018. Between 2018 and 2021, renter households (aged 55 to 64) are projected to increase 3.8%, while owner households are estimated to decrease 1.5%.

In the Gaffney Primary Market Area, senior households (aged 62 years and older) increased 16.0% for renter households and 17.8% for owner households from 2010 to 2018. Between 2018 and 2021, senior renter households (aged 62 years and older) are projected to increase 7.1%, while owner households are estimated to increase 6.8%.

In the Gaffney Primary Market Area, senior households (aged 65 years and older) increased 17.8% for renter households and 22.1% for owner households from 2010 to 2018. Between 2018 and 2021, senior renter households (aged 65 years and older) are projected to increase 8.1%, while owner households are estimated to increase 8.4%.

TABLE 3
RENTER & OWNER HOUSEHOLD TRENDS
Gaffney PMA
2010 (Census) – 2018 (Estimated) – 2021 (Projected)

RENTER HOUSEHOLDS	Under 55 Years	55-64 Years	62+ Years	65+ Years
2010	4,466	863	1,077	818
2018	4,187	955	1,250	963
Change 2010-2018	-6.3%	10.7%	16.0%	17.8%
2021	4,073	992	1,339	1,041
Change 2018-2021	-2.7%	3.8%	7.1%	8.1%
OWNER HOUSEHOLDS	Under 55 Years	55-64 Years	62+ Years	65+ Years
2010	6,641	2,957	4,691	3,804
2018	6,260	2,940	5,527	4,645
Change 2010-2018	-5.7%	-0.6%	17.8%	22.1%
2021	6,103	2,894	5,905	5,037
Change 2018-2021	-2.5%	-1.5%	6.8%	8.4%

Sources: U.S. Census Bureau; Esri

In 2010 the median age for Gaffney PMA residents was 38.2 years. An analysis of age groups determined that 29.0% were under the age of 21; 57.2% were 21 to 64 years old; and 13.8% were 65 years or older.

In 2018 the median age for Gaffney PMA residents was 39.9 years. An analysis of age groups determined that 26.3% were under the age of 21; 56.7% were 21 to 64 years old; and 17.0% were 65 years or older.

In 2021 the median age for Gaffney PMA residents is projected to be 40.8 years. An analysis of age groups determined that 26.2% will be under the age of 21; 55.4% will be 21 to 64 years old; and 18.4% will be 65 years or older.

For reference, the average age for the Gaffney PMA was 38.3 in 2010 and increased to 40.1 in 2018. The average age is expected to be 40.8 by 2021.

TABLE 4
POPULATION BY AGE & SEX
Gaffney PMA

<i>Census 2010</i>				<i>Current Year Estimates - 2018</i>				<i>Projected - 2021</i>			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	1,773	1,625	3,398	0 to 4 Years	1,674	1,555	3,229	0 to 4 Years	1,649	1,523	3,172
5 to 9 Years	1,670	1,682	3,352	5 to 9 Years	1,744	1,619	3,363	5 to 9 Years	1,718	1,591	3,309
10 to 14 Years	1,786	1,717	3,503	10 to 14 Years	1,698	1,638	3,336	10 to 14 Years	1,785	1,658	3,443
15 to 17 Years	1,122	1,038	2,160	15 to 17 Years	930	919	1,849	15 to 17 Years	994	957	1,951
18 to 20 Years	1,080	1,102	2,182	18 to 20 Years	979	1,043	2,022	18 to 20 Years	997	1,045	2,042
21 to 24 Years	1,262	1,295	2,557	21 to 24 Years	1,220	1,246	2,466	21 to 24 Years	1,125	1,176	2,301
25 to 34 Years	2,752	3,054	5,806	25 to 34 Years	3,429	3,379	6,808	25 to 34 Years	3,236	3,182	6,418
35 to 44 Years	3,419	3,568	6,987	35 to 44 Years	3,140	3,289	6,429	35 to 44 Years	3,283	3,362	6,645
45 to 54 Years	3,505	3,548	7,053	45 to 54 Years	3,556	3,526	7,082	45 to 54 Years	3,492	3,485	6,977
55 to 64 Years	3,101	3,301	6,402	55 to 64 Years	3,392	3,563	6,955	55 to 64 Years	3,468	3,583	7,051
65 to 74 Years	1,887	2,124	4,011	65 to 74 Years	2,584	2,920	5,504	65 to 74 Years	2,760	3,101	5,861
75 to 84 Years	802	1,306	2,108	75 to 84 Years	1,048	1,439	2,487	75 to 84 Years	1,269	1,692	2,961
85 Years and Up	<u>221</u>	<u>587</u>	808	85 Years and Up	<u>279</u>	<u>646</u>	925	85 Years and Up	<u>304</u>	<u>665</u>	969
Total	24,380	25,947	50,327	Total	25,673	26,782	52,455	Total	26,080	27,020	53,100
Median Age	37.2	39.1	38.2	Median Age	38.7	41.0	39.9	Median Age	39.6	42.0	40.8
Average Age	37.1	39.4	38.3	Average Age	39.0	41.1	40.1	Average Age	39.6	41.8	40.8

Source: Census 2010; Esri

PERCENT POPULATION BY AGE & SEX

Gaffney PMA

<i>Census 2010</i>				<i>Current Year Estimates - 2018</i>				<i>Projected - 2021</i>			
Age	Male	Female	Total	Age	Male	Female	Total	Age	Male	Female	Total
0 to 4 Years	3.5%	3.2%	6.8%	0 to 4 Years	3.2%	3.0%	6.2%	0 to 4 Years	3.1%	2.9%	6.0%
5 to 9 Years	3.3%	3.3%	6.7%	5 to 9 Years	3.3%	3.1%	6.4%	5 to 9 Years	3.2%	3.0%	6.2%
10 to 14 Years	3.5%	3.4%	7.0%	10 to 14 Years	3.2%	3.1%	6.4%	10 to 14 Years	3.4%	3.1%	6.5%
15 to 17 Years	2.2%	2.1%	4.3%	15 to 17 Years	1.8%	1.8%	3.5%	15 to 17 Years	1.9%	1.8%	3.7%
18 to 20 Years	2.1%	2.2%	4.3%	18 to 20 Years	1.9%	2.0%	3.9%	18 to 20 Years	1.9%	2.0%	3.8%
21 to 24 Years	2.5%	2.6%	5.1%	21 to 24 Years	2.3%	2.4%	4.7%	21 to 24 Years	2.1%	2.2%	4.3%
25 to 34 Years	5.5%	6.1%	11.5%	25 to 34 Years	6.5%	6.4%	13.0%	25 to 34 Years	6.1%	6.0%	12.1%
35 to 44 Years	6.8%	7.1%	13.9%	35 to 44 Years	6.0%	6.3%	12.3%	35 to 44 Years	6.2%	6.3%	12.5%
45 to 54 Years	7.0%	7.0%	14.0%	45 to 54 Years	6.8%	6.7%	13.5%	45 to 54 Years	6.6%	6.6%	13.1%
55 to 64 Years	6.2%	6.6%	12.7%	55 to 64 Years	6.5%	6.8%	13.3%	55 to 64 Years	6.5%	6.7%	13.3%
65 to 74 Years	3.7%	4.2%	8.0%	65 to 74 Years	4.9%	5.6%	10.5%	65 to 74 Years	5.2%	5.8%	11.0%
75 to 84 Years	1.6%	2.6%	4.2%	75 to 84 Years	2.0%	2.7%	4.7%	75 to 84 Years	2.4%	3.2%	5.6%
85 Years and Up	<u>0.4%</u>	<u>1.2%</u>	<u>1.6%</u>	85 Years and Up	<u>0.5%</u>	<u>1.2%</u>	<u>1.8%</u>	85 Years and Up	<u>0.6%</u>	<u>1.3%</u>	<u>1.8%</u>
Total	48.4%	51.6%	100.0%	Total	48.9%	51.1%	100.0%	Total	49.1%	50.9%	100.0%

Source: Census 2010; Esri

TABLE 5
POPULATION
BY RACE AND HISPANIC OR LATINO ORIGIN
Census Tract 9702.01, Cherokee County, South Carolina
 Census 2010

	9702.01	
Race	<u>Number</u>	<u>Percent</u>
One Race	3,201	98.2%
White	1,998	61.3%
Black or African American	1,125	34.5%
American Indian & Alaska Native	7	0.2%
American Indian, specified ¹	2	0.1%
Alaska Native, specified ¹	0	0.0%
Both American Indian & Alaska Native, specified ¹	0	0.0%
American Indian or Alaska Native, not specified	5	0.2%
Asian	34	1.0%
Native Hawaiian & Other Pacific Islander	0	0.0%
Some Other Race	37	1.1%
Two or More Races	59	1.8%
Two races with Some Other Race	6	0.2%
Two races without Some Other Race	53	1.6%
Three or more races with Some Other Race	0	0.0%
Three or more races without Some Other Race	0	0.0%
TOTAL POPULATION	3,260	100.0%
Hispanic or Latino		
Hispanic or Latino (of any race)	92	2.8%
Mexican	42	1.3%
Puerto Rican	28	0.9%
Cuban	1	0.0%
Other Hispanic or Latino ²	21	0.6%
Not Hispanic or Latino	3,168	97.2%
TOTAL POPULATION	3,260	100.0%
Race & Hispanic or Latino		
One Race	3,201	98.2%
Hispanic or Latino	89	2.7%
Not Hispanic or Latino	3,112	95.5%
Two or More Races	59	1.8%
Hispanic or Latino	3	0.1%
Not Hispanic or Latino	56	1.7%
TOTAL POPULATION	3,260	100.0%

¹ "American Indian, specified" includes people who provided a specific American Indian tribe, such as Navajo or Blackfeet. "Alaska Native, specified" includes people who provided a specific Alaska Native group, such as Inupiat or Yup'ik.

² This category is comprised of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

Source: U.S. Census Bureau, 2010 Census Summary File 1 (Table QT-P3)

In a 2010 analysis of household composition for the City of Gaffney and Cherokee County, there were 5,044 and 21,519 total households respectively. A distribution of family makeup, compared with each other is as follows:

TABLE 6
DISTRIBUTION OF HOUSEHOLDS BY TENURE
City of Gaffney & Cherokee County, South Carolina

Census 2010

	Gaffney				Cherokee County			
	<u>Owner-Occupied</u>		<u>Renter-Occupied</u>		<u>Owner-Occupied</u>		<u>Renter-Occupied</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Households								
Married Couples	1,251	46.2%	357	15.3%	8,404	56.7%	1,535	23.0%
Families w/ Male Head Only	128	4.7%	113	4.8%	784	5.3%	481	7.2%
Families w/ Female Head Only	504	18.6%	675	28.9%	1,857	12.5%	1,880	28.1%
Non-Family Households								
Living Alone	751	27.7%	986	42.2%	3,302	22.3%	2,256	33.7%
Not Living Alone	<u>73</u>	<u>2.7%</u>	<u>206</u>	<u>8.8%</u>	<u>486</u>	<u>3.3%</u>	<u>534</u>	<u>8.0%</u>
TOTAL Households	2,707	100.0%	2,337	100.0%	14,833	100.0%	6,686	100.0%
Householders 65 Years & Older								
Married Couples	388	40.6%	47	10.5%	1,876	46.5%	139	14.8%
Families w/ Male Head Only	26	2.7%	15	3.3%	123	3.0%	36	3.8%
Families w/ Female Head Only	131	13.7%	47	10.5%	445	11.0%	127	13.5%
Non-Family Households								
Living Alone	403	42.2%	322	71.7%	1,528	37.9%	611	64.9%
Not Living Alone	<u>8</u>	<u>0.8%</u>	<u>18</u>	<u>4.0%</u>	<u>62</u>	<u>1.5%</u>	<u>29</u>	<u>3.1%</u>
TOTAL Households 65+	956	100.0%	449	100.0%	4,034	100.0%	942	100.0%
	Gaffney PMA	2010		2018		2021		
	<u>Households</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	
	Owner-Occupied	13,401	68.6%	13,844	69.4%	14,034	69.7%	
	Renter-Occupied	6,148	31.4%	6,106	30.6%	6,106	30.3%	

Sources: U.S. Census Bureau, 2010 Census Summary File 1; Esri

G. INCOME

In the City of Gaffney, median household income was \$31,284 for 2018 and is projected to increase to \$32,765 by 2021. The median household income in the Gaffney PMA was \$36,859 for 2018 and is projected to increase to \$37,881 by 2021. The median household income in Cherokee County was \$36,867 for 2018 and is projected to increase to \$38,030 by 2021.

MEDIAN HOUSEHOLD INCOME	Gaffney	Gaffney PMA	Cherokee County
2010	\$27,465	\$39,179	\$34,132
2018	\$31,284	\$36,859	\$36,867
Change 2010 - 2018	13.9%	-5.9%	8.0%
2021	\$32,765	\$37,881	\$38,030
Change 2018 - 2021	4.7%	2.8%	3.2%

Sources: U.S. Census Bureau; Esri

By age group, the 2018 income for Gaffney PMA households was highest in the 55 to 64 age range. For 2021, household income is projected to be highest in the 55 to 64 age range. Between 2018 and 2021, the largest percent change is expected to be in the 75 and older age group and the \$100,000 to \$150,000 income range.

TABLE 8
DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA
Base Year Estimates - 2010

Renter Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	381	292	204	139	50	34	1,099
\$10,000 - 20,000	309	237	165	113	41	28	892
\$20,000 - 30,000	226	173	121	83	30	20	653
\$30,000 - 40,000	188	144	101	69	25	17	544
\$40,000 - 50,000	160	123	86	58	21	14	462
\$50,000 - 60,000	99	76	53	36	13	9	286
\$60,000 - 75,000	114	88	61	42	15	10	330
\$75,000 - 100,000	45	35	24	16	6	4	130
\$100,000 - 150,000	23	17	12	8	3	2	65
\$150,000+	2	1	1	1	0	0	5
Total	1,547	1,186	827	564	204	138	4,466
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	70	44	30	21	8	5	177
\$10,000 - 20,000	102	64	44	30	11	7	259
\$20,000 - 30,000	74	46	32	22	8	5	188
\$30,000 - 40,000	24	15	10	7	3	2	61
\$40,000 - 50,000	24	15	11	7	3	2	62
\$50,000 - 60,000	18	11	8	5	2	1	46
\$60,000 - 75,000	18	11	8	5	2	1	45
\$75,000 - 100,000	6	4	3	2	1	0	16
\$100,000 - 150,000	3	2	1	1	0	0	9
\$150,000+	0	0	0	0	0	0	1
Total	341	212	148	101	37	25	863
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	86	25	17	12	4	3	147
\$10,000 - 20,000	319	71	50	34	12	8	494
\$20,000 - 30,000	130	33	23	16	6	4	212
\$30,000 - 40,000	58	14	10	7	2	2	93
\$40,000 - 50,000	30	9	6	4	2	1	52
\$50,000 - 60,000	20	6	4	3	1	1	35
\$60,000 - 75,000	14	5	3	2	1	1	25
\$75,000 - 100,000	6	2	1	1	0	0	10
\$100,000 - 150,000	4	1	1	1	0	0	7
\$150,000+	0	0	0	0	0	0	0
Total	667	167	116	79	29	19	1,077
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	65	12	8	6	2	1	94
\$10,000 - 20,000	288	52	36	25	9	6	417
\$20,000 - 30,000	108	20	14	9	3	2	156
\$30,000 - 40,000	51	10	7	5	2	1	74
\$40,000 - 50,000	23	4	3	2	1	1	34
\$50,000 - 60,000	15	3	2	1	0	0	21
\$60,000 - 75,000	8	2	1	1	0	0	12
\$75,000 - 100,000	4	1	0	0	0	0	5
\$100,000 - 150,000	3	1	0	0	0	0	5
\$150,000+	0	0	0	0	0	0	0
Total	565	103	72	49	18	12	818

Sources: U.S. Census Bureau; Esri; Urban Decision Group

**DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA**

Base Year Estimates - 2010

Owner Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	83	288	127	111	38	19	666
\$10,000 - 20,000	55	191	84	73	25	13	441
\$20,000 - 30,000	69	239	106	92	31	16	553
\$30,000 - 40,000	81	282	125	108	37	19	652
\$40,000 - 50,000	95	331	146	127	43	22	765
\$50,000 - 60,000	96	331	147	127	43	22	766
\$60,000 - 75,000	113	392	174	151	52	26	908
\$75,000 - 100,000	137	474	210	182	62	32	1,098
\$100,000 - 150,000	76	263	117	101	35	18	610
\$150,000+	<u>23</u>	<u>78</u>	<u>35</u>	<u>30</u>	<u>10</u>	<u>5</u>	182
Total	828	2,869	1,271	1,104	377	191	6,641
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	102	134	59	52	18	9	374
\$10,000 - 20,000	91	120	53	46	16	8	334
\$20,000 - 30,000	107	141	62	54	18	9	392
\$30,000 - 40,000	66	87	38	33	11	6	242
\$40,000 - 50,000	75	99	44	38	13	7	276
\$50,000 - 60,000	87	115	51	44	15	8	319
\$60,000 - 75,000	105	139	61	53	18	9	386
\$75,000 - 100,000	104	137	61	53	18	9	383
\$100,000 - 150,000	51	67	30	26	9	4	186
\$150,000+	<u>18</u>	<u>23</u>	<u>10</u>	<u>9</u>	<u>3</u>	<u>2</u>	64
Total	805	1,062	471	409	139	71	2,957
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	215	142	63	55	19	9	502
\$10,000 - 20,000	553	313	139	121	41	21	1,188
\$20,000 - 30,000	345	209	93	81	27	14	769
\$30,000 - 40,000	259	174	77	67	23	12	611
\$40,000 - 50,000	136	105	46	40	14	7	348
\$50,000 - 60,000	139	109	48	42	14	7	360
\$60,000 - 75,000	110	93	41	36	12	6	299
\$75,000 - 100,000	120	102	45	39	13	7	327
\$100,000 - 150,000	91	72	32	28	9	5	237
\$150,000+	<u>17</u>	<u>16</u>	<u>7</u>	<u>6</u>	<u>2</u>	<u>1</u>	49
Total	1,985	1,336	592	514	175	89	4,691
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	184	102	45	39	13	7	390
\$10,000 - 20,000	526	277	123	107	36	18	1,088
\$20,000 - 30,000	313	167	74	64	22	11	651
\$30,000 - 40,000	239	148	66	57	19	10	539
\$40,000 - 50,000	114	75	33	29	10	5	265
\$50,000 - 60,000	113	75	33	29	10	5	265
\$60,000 - 75,000	78	52	23	20	7	3	183
\$75,000 - 100,000	88	61	27	23	8	4	212
\$100,000 - 150,000	75	52	23	20	7	3	181
\$150,000+	<u>12</u>	<u>9</u>	<u>4</u>	<u>3</u>	<u>1</u>	<u>1</u>	30
Total	1,743	1,017	451	391	134	68	3,804

Sources: U.S. Census Bureau; Esri; Urban Decision Group

TABLE 9
DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA
Current Year Estimates - 2018

Renter Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	367	284	133	67	58	14	924
\$10,000 - 20,000	260	202	94	48	41	10	655
\$20,000 - 30,000	265	206	96	49	42	10	668
\$30,000 - 40,000	237	184	86	43	37	9	596
\$40,000 - 50,000	191	148	69	35	30	7	481
\$50,000 - 60,000	95	73	34	17	15	4	238
\$60,000 - 75,000	100	77	36	18	16	4	250
\$75,000 - 100,000	78	61	28	14	12	3	197
\$100,000 - 150,000	42	32	15	8	7	2	105
\$150,000+	29	22	10	5	5	1	73
Total	1,664	1,289	602	305	263	64	4,187
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	127	60	28	14	12	3	244
\$10,000 - 20,000	134	64	30	15	13	3	259
\$20,000 - 30,000	71	34	16	8	7	2	137
\$30,000 - 40,000	60	28	13	7	6	1	116
\$40,000 - 50,000	36	17	8	4	3	1	69
\$50,000 - 60,000	17	8	4	2	2	0	32
\$60,000 - 75,000	24	11	5	3	2	1	45
\$75,000 - 100,000	16	7	3	2	2	0	30
\$100,000 - 150,000	7	3	2	1	1	0	13
\$150,000+	5	2	1	1	1	0	10
Total	495	235	110	56	48	12	955
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	100	44	21	10	9	2	186
\$10,000 - 20,000	280	115	54	27	24	6	506
\$20,000 - 30,000	130	53	25	13	11	3	235
\$30,000 - 40,000	76	35	17	8	7	2	145
\$40,000 - 50,000	42	21	10	5	4	1	82
\$50,000 - 60,000	13	6	3	2	1	0	25
\$60,000 - 75,000	16	8	4	2	2	0	31
\$75,000 - 100,000	11	5	3	1	1	0	21
\$100,000 - 150,000	6	3	1	1	1	0	11
\$150,000+	4	2	1	0	0	0	7
Total	676	293	137	69	60	14	1,250
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	62	26	12	6	5	1	113
\$10,000 - 20,000	240	96	45	23	20	5	428
\$20,000 - 30,000	109	43	20	10	9	2	194
\$30,000 - 40,000	58	27	13	6	5	1	110
\$40,000 - 50,000	31	15	7	4	3	1	61
\$50,000 - 60,000	8	4	2	1	1	0	16
\$60,000 - 75,000	9	4	2	1	1	0	17
\$75,000 - 100,000	6	3	1	1	1	0	12
\$100,000 - 150,000	3	2	1	0	0	0	7
\$150,000+	2	1	1	0	0	0	4
Total	527	223	104	53	45	11	963

Sources: U.S. Census Bureau; Esri; Urban Decision Group

**DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA**

Current Year Estimates - 2018

Owner Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	134	190	67	60	22	11	484
\$10,000 - 20,000	79	112	39	36	13	7	285
\$20,000 - 30,000	132	187	66	59	21	11	476
\$30,000 - 40,000	179	253	89	80	29	15	646
\$40,000 - 50,000	202	285	101	91	33	17	728
\$50,000 - 60,000	219	310	109	98	35	18	790
\$60,000 - 75,000	227	321	113	102	37	19	820
\$75,000 - 100,000	234	331	117	105	38	20	845
\$100,000 - 150,000	215	305	107	97	35	18	777
\$150,000+	<u>113</u>	<u>160</u>	<u>57</u>	<u>51</u>	<u>18</u>	<u>9</u>	409
Total	1,735	2,454	866	780	280	145	6,260
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	120	129	46	41	15	8	358
\$10,000 - 20,000	94	101	36	32	12	6	281
\$20,000 - 30,000	92	99	35	32	11	6	275
\$30,000 - 40,000	110	118	42	38	13	7	327
\$40,000 - 50,000	96	103	36	33	12	6	285
\$50,000 - 60,000	102	110	39	35	12	6	304
\$60,000 - 75,000	133	143	50	45	16	8	396
\$75,000 - 100,000	110	119	42	38	14	7	329
\$100,000 - 150,000	85	92	32	29	10	5	254
\$150,000+	<u>44</u>	<u>47</u>	<u>17</u>	<u>15</u>	<u>5</u>	<u>3</u>	131
Total	985	1,060	374	337	121	63	2,940
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	192	146	51	46	17	9	460
\$10,000 - 20,000	476	330	116	105	38	19	1,084
\$20,000 - 30,000	403	280	99	89	32	17	920
\$30,000 - 40,000	313	238	84	76	27	14	752
\$40,000 - 50,000	249	197	69	63	22	12	612
\$50,000 - 60,000	156	128	45	41	15	8	392
\$60,000 - 75,000	169	142	50	45	16	8	430
\$75,000 - 100,000	142	122	43	39	14	7	368
\$100,000 - 150,000	138	120	42	38	14	7	360
\$150,000+	<u>56</u>	<u>50</u>	<u>18</u>	<u>16</u>	<u>6</u>	<u>3</u>	148
Total	2,294	1,753	618	558	200	103	5,527
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	156	107	38	34	12	6	353
\$10,000 - 20,000	447	300	106	95	34	18	1,000
\$20,000 - 30,000	376	250	88	80	29	15	837
\$30,000 - 40,000	280	202	71	64	23	12	654
\$40,000 - 50,000	220	166	59	53	19	10	527
\$50,000 - 60,000	125	96	34	30	11	6	301
\$60,000 - 75,000	129	99	35	31	11	6	312
\$75,000 - 100,000	109	87	31	28	10	5	269
\$100,000 - 150,000	113	93	33	30	11	5	284
\$150,000+	<u>43</u>	<u>36</u>	<u>13</u>	<u>11</u>	<u>4</u>	<u>2</u>	109
Total	1,998	1,435	506	456	164	85	4,645

Sources: U.S. Census Bureau; Esri; Urban Decision Group

TABLE 10
DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA
Projected - 2021

Renter Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	352	273	123	61	57	13	879
\$10,000 - 20,000	239	185	83	41	39	9	596
\$20,000 - 30,000	244	189	85	42	39	9	608
\$30,000 - 40,000	239	186	83	41	39	9	597
\$40,000 - 50,000	183	142	64	32	30	7	458
\$50,000 - 60,000	84	65	29	15	13	3	209
\$60,000 - 75,000	91	71	32	16	15	3	228
\$75,000 - 100,000	92	71	32	16	15	3	229
\$100,000 - 150,000	46	36	16	8	7	2	115
\$150,000+	<u>64</u>	<u>49</u>	<u>22</u>	<u>11</u>	<u>10</u>	<u>2</u>	<u>158</u>
Total	1,634	1,267	569	283	264	60	4,077
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	146	63	28	14	13	3	267
\$10,000 - 20,000	140	60	27	13	13	3	256
\$20,000 - 30,000	71	31	14	7	6	1	130
\$30,000 - 40,000	70	30	13	7	6	1	127
\$40,000 - 50,000	36	15	7	3	3	1	65
\$50,000 - 60,000	16	7	3	2	1	0	29
\$60,000 - 75,000	22	10	4	2	2	0	40
\$75,000 - 100,000	19	8	4	2	2	0	35
\$100,000 - 150,000	8	3	2	1	1	0	15
\$150,000+	<u>15</u>	<u>6</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>26</u>
Total	543	233	105	52	48	9	990
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	107	50	23	11	11	2	204
\$10,000 - 20,000	265	123	55	27	26	6	502
\$20,000 - 30,000	126	58	26	13	12	3	238
\$30,000 - 40,000	85	43	19	10	9	2	168
\$40,000 - 50,000	45	26	12	6	5	1	95
\$50,000 - 60,000	13	7	3	2	2	0	27
\$60,000 - 75,000	16	9	4	2	2	0	33
\$75,000 - 100,000	14	8	4	2	2	0	30
\$100,000 - 150,000	7	5	2	1	1	0	16
\$150,000+	<u>11</u>	<u>8</u>	<u>4</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>27</u>
Total	689	337	152	76	72	14	1,340
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	63	32	14	7	7	1	124
\$10,000 - 20,000	223	105	47	23	22	5	425
\$20,000 - 30,000	104	49	22	11	10	2	198
\$30,000 - 40,000	65	34	15	8	7	2	131
\$40,000 - 50,000	35	21	9	5	4	1	75
\$50,000 - 60,000	8	5	2	1	1	0	17
\$60,000 - 75,000	9	6	3	1	1	0	20
\$75,000 - 100,000	8	6	3	1	1	0	19
\$100,000 - 150,000	4	4	2	1	1	0	12
\$150,000+	<u>6</u>	<u>6</u>	<u>3</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>17</u>
Total	525	268	120	59	55	11	1,038

Sources: U.S. Census Bureau; Esri; Urban Decision Group

**DISTRIBUTION OF INCOME
BY HOUSEHOLD SIZE, TENURE AND AGE
Gaffney PMA
Projected - 2021**

Owner Households							
Under Age 55 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	157	171	59	53	19	10	469
\$10,000 - 20,000	94	103	35	32	12	6	282
\$20,000 - 30,000	158	171	59	53	19	10	470
\$30,000 - 40,000	217	235	81	73	26	14	646
\$40,000 - 50,000	244	265	91	83	30	16	729
\$50,000 - 60,000	253	276	95	86	31	16	757
\$60,000 - 75,000	269	292	101	91	33	17	803
\$75,000 - 100,000	261	287	99	89	32	17	785
\$100,000 - 150,000	276	296	102	92	33	17	816
\$150,000+	112	126	43	39	14	7	341
Total	2,041	2,222	765	691	249	130	6,098
Aged 55-64 Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	121	136	47	42	15	8	369
\$10,000 - 20,000	95	106	36	33	12	6	288
\$20,000 - 30,000	88	99	34	31	11	6	269
\$30,000 - 40,000	110	123	42	38	14	7	334
\$40,000 - 50,000	89	100	34	31	11	6	271
\$50,000 - 60,000	95	106	36	33	12	6	288
\$60,000 - 75,000	126	141	48	44	16	8	383
\$75,000 - 100,000	101	112	39	35	13	7	307
\$100,000 - 150,000	87	97	33	30	11	6	264
\$150,000+	40	44	15	14	5	3	121
Total	952	1,064	364	331	120	63	2,894
Aged 62+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	177	153	53	48	17	9	457
\$10,000 - 20,000	430	347	119	108	39	20	1,063
\$20,000 - 30,000	370	298	102	93	33	17	913
\$30,000 - 40,000	307	264	91	82	30	15	789
\$40,000 - 50,000	262	236	81	73	27	14	693
\$50,000 - 60,000	160	152	52	47	17	9	437
\$60,000 - 75,000	186	179	61	56	20	10	512
\$75,000 - 100,000	147	145	50	45	16	8	411
\$100,000 - 150,000	160	164	56	51	18	10	459
\$150,000+	59	61	21	19	7	4	171
Total	2,258	1,999	686	622	224	116	5,905
Aged 65+ Years							
	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6+-Person Household	Total
less than \$10,000	140	113	39	35	13	7	347
\$10,000 - 20,000	402	315	108	98	35	18	976
\$20,000 - 30,000	343	268	92	83	30	16	832
\$30,000 - 40,000	274	227	78	71	26	13	689
\$40,000 - 50,000	235	207	71	64	23	12	612
\$50,000 - 60,000	131	120	41	37	14	7	350
\$60,000 - 75,000	148	137	47	42	15	8	397
\$75,000 - 100,000	117	111	38	34	12	6	318
\$100,000 - 150,000	134	135	46	42	15	8	380
\$150,000+	47	48	16	15	5	3	134
Total	1,971	1,681	576	521	188	98	5,035

Sources: U.S. Census Bureau; Esri; Urban Decision Group

TABLE 11
HOUSEHOLDS BY INCOME AND AGE
Gaffney PMA

Census 2010

Income	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75+ Years		
Less than \$10,000	379	373	607	406	551	247	237	2,800	14.3%
\$10,000 - 20,000	113	354	409	457	593	687	818	3,431	17.6%
\$20,000 - 30,000	54	313	346	493	580	373	434	2,593	13.3%
\$30,000 - 40,000	144	319	417	316	303	402	211	2,112	10.8%
\$40,000 - 50,000	43	341	431	412	338	221	78	1,864	9.5%
\$50,000 - 60,000	25	262	357	408	365	210	76	1,703	8.7%
\$60,000 - 75,000	101	278	379	480	431	143	52	1,864	9.5%
\$75,000 - 100,000	47	200	357	624	399	171	46	1,844	9.4%
\$100,000 - 150,000	0	129	246	300	195	148	38	1,056	5.4%
\$150,000+	<u>5</u>	<u>25</u>	<u>85</u>	<u>72</u>	<u>65</u>	<u>26</u>	<u>4</u>	<u>282</u>	<u>1.4%</u>
Total	911	2,594	3,634	3,968	3,820	2,628	1,994	19,549	100.0%
Percent	4.7%	13.3%	18.6%	20.3%	19.5%	13.4%	10.2%	100.0%	

Source: U.S. Census Bureau, Esri

HOUSEHOLDS BY INCOME AND AGE
Gaffney PMA

Current Year Estimates - 2018

Income	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75+ Years		
Less than \$10,000	222	363	372	451	602	259	207	2,476	12.4%
\$10,000 - 20,000	86	245	236	373	540	748	680	2,908	14.6%
\$20,000 - 30,000	99	385	362	298	412	525	506	2,587	13.0%
\$30,000 - 40,000	71	360	388	423	443	475	289	2,449	12.3%
\$40,000 - 50,000	90	347	382	390	354	398	190	2,151	10.8%
\$50,000 - 60,000	59	312	329	328	336	220	97	1,681	8.4%
\$60,000 - 75,000	54	285	300	431	441	229	100	1,840	9.2%
\$75,000 - 100,000	38	251	309	444	359	209	72	1,682	8.4%
\$100,000 - 150,000	25	227	276	354	267	233	58	1,440	7.2%
\$150,000+	<u>4</u>	<u>89</u>	<u>179</u>	<u>210</u>	<u>141</u>	<u>93</u>	<u>20</u>	<u>736</u>	<u>3.7%</u>
Total	748	2,864	3,133	3,702	3,895	3,389	2,219	19,950	100.0%
Percent	3.7%	14.4%	15.7%	18.6%	19.5%	17.0%	11.1%	100.0%	

Source: Esri

HOUSEHOLDS BY INCOME AND AGE

Gaffney PMA

Projected - 2021

Income	Age	Age	Age	Age	Age	Age	Age	Total	Percent
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75+ Years		
Less than \$10,000	166	343	383	456	636	248	221	2,453	12.2%
\$10,000 - 20,000	61	223	235	358	545	698	704	2,824	14.0%
\$20,000 - 30,000	74	363	369	273	399	496	534	2,508	12.5%
\$30,000 - 40,000	46	346	407	445	462	456	364	2,526	12.5%
\$40,000 - 50,000	72	342	389	382	337	429	258	2,209	11.0%
\$50,000 - 60,000	64	279	325	299	317	252	117	1,653	8.2%
\$60,000 - 75,000	92	250	290	399	424	286	132	1,873	9.3%
\$75,000 - 100,000	84	220	302	408	340	247	92	1,693	8.4%
\$100,000 - 150,000	59	217	296	361	279	309	81	1,602	8.0%
\$150,000 and up	<u>9</u>	<u>86</u>	<u>193</u>	<u>212</u>	<u>146</u>	<u>125</u>	<u>28</u>	799	4.0%
Total	727	2,669	3,189	3,593	3,885	3,546	2,531	20,140	100.0%
Percent	3.6%	13.3%	15.8%	17.8%	19.3%	17.6%	12.6%		

Source: Esri

HOUSEHOLDS BY INCOME AND AGE

Gaffney PMA

Projected Change - 2018 to 2021

Income	Age	Age	Age	Age	Age	Age	Age	Total	Percent Change
	15 - 24 Years	25 - 34 Years	35 - 44 Years	45 - 54 Years	55 - 64 Years	65 - 74 Years	75+ Years		
Less than \$10,000	-56	-20	11	5	34	-11	14	-23	-0.9%
\$10,000 - 20,000	-25	-22	-1	-15	5	-50	24	-84	-2.9%
\$20,000 - 30,000	-25	-22	7	-25	-13	-29	28	-79	-3.1%
\$30,000 - 40,000	-25	-14	19	22	19	-19	75	77	3.1%
\$40,000 - 50,000	-18	-5	7	-8	-17	31	68	58	2.7%
\$50,000 - 60,000	5	-33	-4	-29	-19	32	20	-28	-1.7%
\$60,000 - 75,000	38	-35	-10	-32	-17	57	32	33	1.8%
\$75,000 - 100,000	46	-31	-7	-36	-19	38	20	11	0.7%
\$100,000 - 150,000	34	-10	20	7	12	76	23	162	11.3%
\$150,000+	<u>5</u>	<u>-3</u>	<u>14</u>	<u>2</u>	<u>5</u>	<u>32</u>	<u>8</u>	63	8.6%
Total	-21	-195	56	-109	-10	157	312	190	1.0%
Percent Change	-2.8%	-6.8%	1.8%	-2.9%	-0.3%	4.6%	14.1%		

Source: Esri

H. EMPLOYMENT

Total employment in Cherokee County averaged 23,231 people in 2008 and 22,909 in 2017, a decrease of 1.4%. The annual unemployment rate for 2017 was 4.9% and 4.3%, in Cherokee County and the State of South Carolina, respectively. The unemployment rate has fluctuated over the past ten years and has typically been higher than the average for the State of South Carolina. The annual unemployment rate for Cherokee County peaked at 15.8% in 2009 and dropped to its lowest level of 3.8% in 1998. The December 2018 unemployment rate of 3.4% is one of the lowest rates reported for Cherokee County in the past ten years.

Year	Average Unemployment Rate				Employment
	Cherokee County	Upstate WIR	South Carolina	USA	Cherokee County
1995	4.6%	4.4%	5.2%	5.6%	23,366
1996	5.4%	5.1%	5.8%	5.4%	23,643
1997	4.0%	4.1%	4.6%	4.9%	24,077
1998	3.8%	3.7%	3.8%	4.5%	24,700
1999	4.2%	4.4%	4.3%	4.2%	24,990
2000	4.3%	3.9%	3.8%	4.0%	24,699
2001	7.0%	5.9%	5.2%	4.7%	23,675
2002	8.1%	7.1%	5.8%	5.8%	22,294
2003	8.9%	8.0%	6.9%	6.0%	22,276
2004	8.9%	8.1%	6.8%	5.5%	22,870
2005	7.9%	7.8%	6.7%	5.1%	22,938
2006	7.7%	7.1%	6.4%	4.6%	23,177
2007	6.8%	6.0%	5.7%	4.6%	23,543
2008	9.1%	7.4%	6.8%	5.8%	23,231
2009	15.8%	13.0%	11.2%	9.3%	21,538
2010	15.7%	12.8%	11.2%	9.6%	19,956
2011	14.7%	11.8%	10.6%	8.9%	20,162
2012	12.8%	10.2%	9.2%	8.1%	20,705
2013	10.5%	8.4%	7.6%	7.4%	21,273
2014	8.3%	6.7%	6.4%	6.2%	21,719
2015	7.1%	6.1%	6.0%	5.3%	21,797
2016	5.7%	4.8%	4.8%	4.9%	22,269
2017	4.9%	4.2%	4.3%	4.4%	22,909
2018*	3.4%	3.0%	3.3%	3.9%	23,551
Cherokee County Employment				Percent Change 2008 - 2017	8.5%

*December 2018
Source: Labor Market Information - State of South Carolina; Not seasonally adjusted

TABLE 13
EMPLOYMENT TRENDS
1995-2018

Cherokee County, South Carolina							Upstate WIR, South Carolina						
Year	Civilian Labor Force		Employment		Unemployment		Year	Civilian Labor Force		Employment		Unemployment	
	Average	% change	Average	% change	Average	% change		Average	% change	Average	% change	Average	% change
1995	24,494	-	23,366	-	1,128	-	1995	167,838	-	160,402	-	7,436	-
1996	24,989	2.0%	23,643	1.2%	1,346	19.3%	1996	170,354	1.5%	161,663	0.8%	8,691	16.9%
1997	25,068	0.3%	24,077	1.8%	991	-26.4%	1997	170,954	0.4%	163,947	1.4%	7,007	-19.4%
1998	25,670	2.4%	24,700	2.6%	970	-2.1%	1998	173,470	1.5%	167,119	1.9%	6,351	-9.4%
1999	26,095	1.7%	24,990	1.2%	1,105	13.9%	1999	175,800	1.3%	168,075	0.6%	7,725	21.6%
2000	25,816	-1.1%	24,699	-1.2%	1,117	1.1%	2000	171,238	-2.6%	164,546	-2.1%	6,692	-13.4%
2001	25,459	-1.4%	23,675	-4.1%	1,784	59.7%	2001	167,713	-2.1%	157,746	-4.1%	9,967	48.9%
2002	24,253	-4.7%	22,294	-5.8%	1,959	9.8%	2002	165,479	-1.3%	153,747	-2.5%	11,732	17.7%
2003	24,451	0.8%	22,276	-0.1%	2,175	11.0%	2003	167,634	1.3%	154,272	0.3%	13,362	13.9%
2004	25,095	2.6%	22,870	2.7%	2,225	2.3%	2004	169,559	1.1%	155,799	1.0%	13,760	3.0%
2005	24,899	-0.8%	22,938	0.3%	1,961	-11.9%	2005	169,261	-0.2%	156,102	0.2%	13,159	-4.4%
2006	25,102	0.8%	23,177	1.0%	1,925	-1.8%	2006	171,224	1.2%	159,059	1.9%	12,165	-7.6%
2007	25,257	0.6%	23,543	1.6%	1,714	-11.0%	2007	171,165	0.0%	160,827	1.1%	10,338	-15.0%
2008	25,546	1.1%	23,231	-1.3%	2,315	35.1%	2008	172,952	1.0%	160,093	-0.5%	12,859	24.4%
2009	25,594	0.2%	21,538	-7.3%	4,056	75.2%	2009	173,300	0.2%	150,800	-5.8%	22,500	75.0%
2010	23,683	-7.5%	19,956	-7.3%	3,727	-8.1%	2010	167,893	-3.1%	146,363	-2.9%	21,530	-4.3%
2011	23,644	-0.2%	20,162	1.0%	3,482	-6.6%	2011	169,136	0.7%	149,150	1.9%	19,986	-7.2%
2012	23,751	0.5%	20,705	2.7%	3,046	-12.5%	2012	170,495	0.8%	153,111	2.7%	17,384	-13.0%
2013	23,764	0.1%	21,273	2.7%	2,491	-18.2%	2013	171,273	0.5%	156,962	2.5%	14,311	-17.7%
2014	23,678	-0.4%	21,719	2.1%	1,959	-21.4%	2014	172,191	0.5%	160,569	2.3%	11,622	-18.8%
2015	23,472	-0.9%	21,797	0.4%	1,675	-14.5%	2015	174,976	1.6%	164,368	2.4%	10,608	-8.7%
2016	23,618	0.6%	22,269	2.2%	1,349	-19.5%	2016	177,767	1.6%	169,194	2.9%	8,573	-19.2%
2017	24,094	2.0%	22,909	2.9%	1,185	-12.2%	2017	182,149	2.5%	174,458	3.1%	7,691	-10.3%
2018*	24,392	1.2%	23,551	2.8%	841	-29.0%	2018*	182,515	0.2%	177,033	1.5%	5,482	-28.7%

*December 2018

Source: Labor Market Information - State of South Carolina; Not Seasonally Adjusted

In a distribution of employment for Cherokee County in First Quarter 2018 there were three prominent industries; the largest category was Manufacturing which accounted for 29.7% of the employment base. The second largest category was Retail Trade at 11.5%, followed by Administrative and Waste Services at 11.0%. The Government categories combined (11.5%) contribute to a large share of employment as well. When reviewing the immediate site area, the healthcare and manufacturing categories comprise a high percentage of the employment base.

TABLE 14
DISTRIBUTION OF EMPLOYMENT
Cherokee County – South Carolina
1st Quarter 2018

Category	Cherokee County		South Carolina	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fishing & Hunting	-	-	10,256	0.5%
Mining, Quarrying, & Oil & Gas Extraction	-	-	1,684	0.1%
Utilities	168	0.8%	17,176	0.8%
Construction	865	4.1%	102,969	5.0%
Manufacturing	6,304	29.7%	245,149	11.9%
Wholesale Trade	620	2.9%	70,441	3.4%
Retail Trade	2,433	11.5%	249,488	12.1%
Transportation & Warehousing	1,246	5.9%	74,683	3.6%
Information	79	0.4%	29,676	1.4%
Finance & Insurance	279	1.3%	70,004	3.4%
Real Estate & Rental & Leasing	134	0.6%	30,748	1.5%
Professional & Technical Services	211	1.0%	101,163	4.9%
Management of Companies & Enterprises	25	0.1%	21,030	1.0%
Administrative & Waste Services	2,329	11.0%	167,067	8.1%
Educational Services	2,014	9.5%	174,086	8.5%
Health Care & Social Assistance	1,289	6.1%	270,374	13.2%
Arts, Entertainment, & Recreation	220	1.0%	30,620	1.5%
Accommodation & Food Services	1,811	8.5%	222,047	10.8%
Other Services (except Public Administration)	455	2.1%	52,787	2.6%
Public Administration	<u>673</u>	<u>3.2%</u>	<u>113,592</u>	<u>5.5%</u>
TOTAL, All Industries	21,220	100.0%	2,055,042	100.0%
Federal Government - Total, All Industries	n/a	-	33,721	1.6%
State Government - Total, All Industries	227	1.1%	92,434	4.5%
Local Government - Total, All Industries	2,204	10.4%	225,647	11.0%
Private - Total, All Industries	18,691	88.5%	1,703,241	82.9%

Source: Labor Market Information - State of South Carolina

Several major employers exist within the greater City of Gaffney area, as follows:

Employer	# of Employees	Industry
Local Government	2102	Government
Cherokee County School District	1580	Education
Nestlé USA - Prepared Foods Division	1400	Manufacturing
Freightliner Custom Chassis Corp	909	Manufacturing
Hamrick Mills, Inc. (3 locations)	890	Headquarters & Manufacturing
The Timken Company	625	Manufacturing
Dollar Tree Distribution	450	Distribution
Milliken & Co., The Allen Plant	442	Manufacturing
UPS	400	Transportation
Milliken & Co., Magnolia Finishing Plant	367	Manufacturing
Limestone College	360	Education
Jetline	350	Manufacturing
Mary Black Health System	300	Healthcare
Suminoe	300	Manufacturing
Newark and One	260	Distribution
The Recon Group	245	Service
Boysen USA, LLC	228	Manufacturing
State of South Carolina	217	Government
Brown Packing Co., Inc.	200	Manufacturing
Home Fashions International	200	Manufacturing
Cemex	200	Manufacturing
ADS Logistics Services	200	Logistics
Milliken & Co., Limestone Plant	180	Manufacturing
Tribal Manufacturing	177	Manufacturing
Mermet	170	Manufacturing
Ply Gem Siding Group	165	Manufacturing
Robert Allen Group	150	Service
Watts Regulator Co.	150	Manufacturing
Parkdale Mills	145	Manufacturing
Boyd Corporation	125	Manufacturing
Carolina Cotton Works, Inc.	120	Manufacturing
Core Composites Cincinnati, LLC	120	Manufacturing
US Government	110	Government
Kapstone Kraft Paper Corporation	110	Manufacturing

Sources: *Manufacturers News, Inc. and Cherokee County Development Board*

Additionally, the City of Gaffney and Cherokee County area development officials are trying to secure new employment opportunities for the area, specifically for the area industrial parks. Especially within the progressive nature of the City of Gaffney and Cherokee County officials, working with the private and public sectors to facilitate retention or expansion of jobs for the area. There are several active industrial parks within the immediate area of the proposed site.

As noted by the major employers, the employment bases and suppliers associated with government, manufacturing and education have a tremendous impact on the employment within the City of Gaffney market area. Interviews with local company officials and area governmental officials indicated that slight increases to the base employment will continue through last year. Several companies saw a turnaround with the nation's economic condition in 2018 improving the economy.

Within the immediate Gaffney area there has been no companies with any substantial change, while the stability of the economy and companies have been good, specifically at the Cherokee County School District and Nestle USA. An interview with Jim Cook, director of the Cherokee County Development Board regarding any significant changes to the overall state of employment in Gaffney and Cherokee County, he noted the economy in Gaffney is doing very well. He said an announcement is due in the next few weeks concerning the addition of approximately 200 jobs to the workforce due to a new warehouse/distribution facility slated to be built in the City of Gaffney. Additionally, plans are in the works to possibly build two new industrial parks in Cherokee County. No details could be given at this time. There is still some talk of building a nuclear power plant in Cherokee County by Duke Energy, but this has been rumored for over a decade and Mr. Cook suggested this is a non-factor. Mr. Cook is very optimistic about plans for future growth in the employment sector. Mr. Cook added there is nearly a two-year waiting list to start construction of new homes, as he noted demand is very high right now.

The majority of the Cherokee County area employment base is a combination of government, resort and medical businesses, as in the above-mentioned employers. The

diversity within its employment base is enough to maintain the employment base. In fact, according to the 2013-2017 American Community Survey data, 36.5% of the county employment base worked outside the county, a moderately high percentage. This is typical in communities with strong metropolitan areas having a diverse employment base offering competitive opportunities, including the City of Spartanburg. The employment base and the location of the City of Spartanburg, which is situated approximately 20 miles southwest of the site area are a positive for the City of Gaffney. Additionally, the area transportation system combined with the location of nearby suburban communities is a function that will help maintain additional employment opportunities in other areas, while maintaining the City of Gaffney area as a viable housing alternative.

TABLE 15

**ANALYSIS OF
PLACE OF WORK**

Residents of Cherokee and Adjacent Counties in South Carolina

American Community Survey 2013-2017

County	Total Workforce Number	% Employed In County of Residence	% Employed Outside County of Residence	Mean Travel Time (in Minutes)
Cherokee*	21,287	63.5%	36.5%	22.1
Chester	12,532	44.5%	55.5%	28.8
Spartanburg	132,407	78.1%	21.9%	22.7
Union	11,413	58.5%	41.5%	27.5
York	119,947	58.9%	41.1%	26.9

*SITE County

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates (Table S0801)

First Quarter average weekly earnings for Cherokee County had a good increase of 5.3%; from \$641 per week in 2014 to \$675 per week in 2018. The largest gain in earnings was seen in the Construction category, increasing 38.9% and averaging \$918 per week in First Quarter 2018.

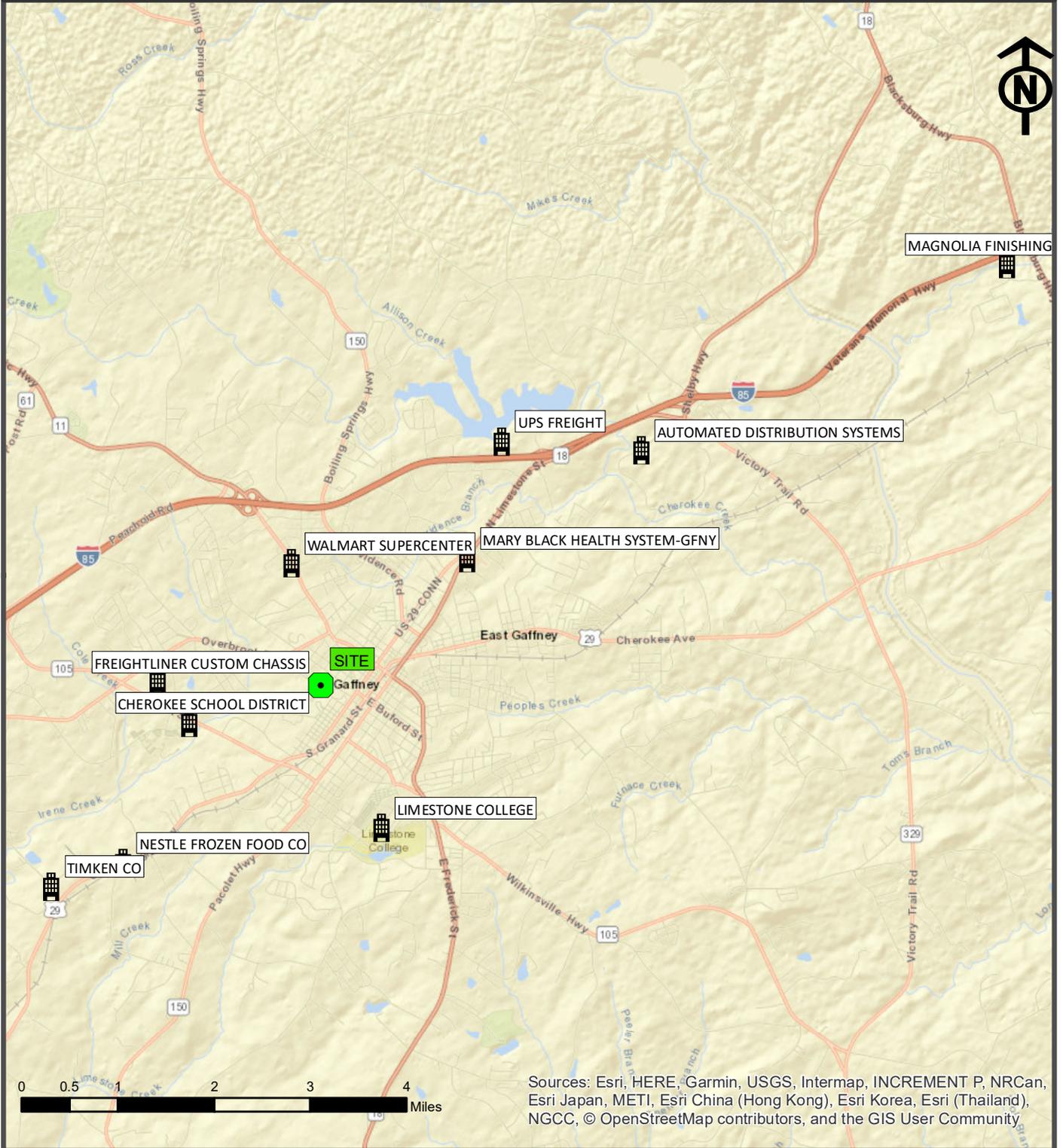
TABLE 16

AVERAGE WEEKLY EARNINGS
Cherokee County – South Carolina
1st Quarter 2014 – 1st Quarter 2018

Category	Cherokee County			South Carolina
	Average Wage <u>2014</u>	Average Wage <u>2018</u>	% Change <u>2014-2018</u>	Average Wage <u>2018</u>
Agriculture, Forestry, Fishing & Hunting	-	-	-	\$702
Mining, Quarrying, & Oil & Gas Extraction	-	-	-	\$1,398
Utilities	\$1,591	\$1,851	16.3%	\$1,816
Construction	\$661	\$918	38.9%	\$1,003
Manufacturing	\$867	\$967	11.5%	\$1,213
Wholesale Trade	\$661	\$700	5.9%	\$1,373
Retail Trade	\$368	\$419	13.9%	\$531
Transportation & Warehousing	\$740	\$806	8.9%	\$846
Information	\$756	\$744	-1.6%	\$1,220
Finance & Insurance	\$747	\$797	6.7%	\$1,544
Real Estate & Rental & Leasing	\$756	\$685	-9.4%	\$872
Professional & Technical Services	\$590	\$721	22.2%	\$1,375
Management of Companies & Enterprises	\$1,126	\$517	-54.1%	\$1,814
Administrative & Waste Services	\$426	\$297	-30.3%	\$653
Educational Services	\$597	\$660	10.6%	\$816
Health Care & Social Assistance	\$601	\$608	1.2%	\$931
Arts, Entertainment, & Recreation	\$474	\$449	-5.3%	\$388
Accommodation & Food Services	\$247	\$293	18.6%	\$329
Other Services (except Public Administration)	\$492	\$449	-8.7%	\$627
Public Administration	\$571	\$703	23.1%	\$879
TOTAL, All Industries - Average Weekly Wage	\$641	\$675	5.3%	\$877
Federal Government - Total, All Industries	\$1,115	n/a	-	\$1,287
State Government - Total, All Industries	\$672	\$688	2.4%	\$953
Local Government - Total, All Industries	\$627	\$718	14.5%	\$828
Private - Total, All Industries	\$640	\$668	4.4%	\$872

Source: Labor Market Information - State of South Carolina

Gaffney, SC: Map of Major Employers



-  Site
-  Major Employers

I. CRIME ISSUES

The source for crime data is the FBI Uniform Crime Report (UCR). The FBI collects data from over 16,000 separate law enforcement jurisdictions across the country and compiles this data into the UCR. The FBI's Uniform Crime Reporting (UCR) Program collects offenses that come to the attention of law enforcement for violent crime and property crime, as well as data regarding clearances of these offenses. In addition, the FBI collects auxiliary data about these offenses (e.g., time of day of burglaries). The expanded offense data also include trends in both crime volume and crime rate per 100,000 inhabitants. Finally, the UCR Program collects expanded homicide data which includes information about homicide victims and offenders, weapons used, the circumstances surrounding the offenses, and justifiable homicides.

The following information is the most current, as reported to the FBI:

2018 CRIME RISK

	ZIP Code 29341	Cherokee County	South Carolina
	<u>Number</u>	<u>Number</u>	<u>Number</u>
Personal Crime			
Murder	137	127	148
Rape	143	124	123
Robbery	67	50	80
Assault	155	143	161
TOTAL PERSONAL CRIME	129	115	134
Property Crime			
Burglary	121	115	140
Larceny	125	89	130
Motor Vehicle	125	88	120
TOTAL PROPERTY CRIME	124	94	131
Overall Crime Risk	124	97	131

Source: Applied Geographic Solutions; FBI Uniform Crime Report

Crime Risk is a block group and higher level geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes include murder, rape, robbery, assault, burglary, larceny, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level.

In accordance with the reporting procedures used in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative “overall” crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

V. HOUSING ANALYSIS

Information on building permits for the City of Gaffney and Cherokee County has been reported back to 1990. In an analysis of multi-family housing starts by building permits since 2008, there has been sporadic multi-family construction permitted for Cherokee County for an average of 15.0 starts over the past ten years. Between 2015 and 2017, there were 60 multi-family units authorized in Cherokee County, all of which were built inside the city limits of Gaffney. Recent years have indicated minimal growth activity in multi-family units to the City of Gaffney and Cherokee County base.

Single-family housing starts accounted for a majority of the overall starts in Cherokee County. Since 2008, there have been single-family permits issued representing an average of 4.3 and 90.4 residences per year in the City of Gaffney and Cherokee County, respectively. Between 2015 and 2017, single-family starts in the Cherokee County area have averaged 108.0 single-family units per year, a 19.5% increase in activity. During this same period, single-family starts decreased 14.7% with an average of 3.7 units per year.

Interviews with local building and zoning government officials indicated that many areas, within the City of Gaffney, have limited availability of zoned land appropriate for multi-family housing. The density range in the area has been from 6 to 12 units per acre, as prescribed in the zoning regulations. However, it should be noted, that while this land is vacant and zoned, not all the land is available for building.

Recent studies have indicated a net deficit of housing in Cherokee County, of which a portion would apply towards the City of Gaffney. However, because of the current lack of activity in building, both the single-family and multi-family permit activity, for the City of Gaffney, deficits have increased slightly in recent years in comparison to the previous ten-year period. Preliminary 2018 totals (through December) indicate a decrease in activity of building permits for multi-family residences in Cherokee County.

The following section has a summary of building permit activity for City of Gaffney and Cherokee County.

TABLE 17
HOUSING UNITS AUTHORIZED
City of Gaffney – Cherokee County – South Carolina
1990 - 2018

Year	City of Gaffney			Cherokee County		
	Total	Single-Family	Multi-Family	Total	Single-Family	Multi-Family
1990	22	22	0	183	148	35
1991	60	16	44	233	173	60
1992	9	9	0	9	9	0
1993	8	8	0	145	145	0
1994	9	9	0	168	166	2
1995	8	8	0	134	132	2
1996	9	9	0	214	148	66
1997	12	12	0	192	156	36
1998	15	15	0	226	190	36
1999	9	7	2	67	48	19
2000	16	12	4	151	147	4
2001	8	8	0	142	142	0
2002	13	4	9	158	149	9
2003	16	2	14	172	156	16
2004	8	8	0	181	181	0
2005	4	4	0	108	108	0
2006	2	2	0	141	141	0
2007	122	8	114	255	141	114
2008	18	18	0	109	107	2
2009	3	3	0	72	72	0
2010	1	1	0	91	91	0
2011	6	6	0	71	71	0
2012	2	2	0	74	72	2
2013	2	2	0	110	84	26
2014	0	0	0	143	83	60
2015	3	3	0	87	87	0
2016	2	2	0	109	109	0
2017	66	6	60	188	128	60
2018*	0	0	0	111	111	0

*Preliminary through December 2018

Source: U.S. Department of Commerce, C-40 Const. Reports

Based on 2010 Census decennial data, the vacancy rate for rental units, regardless of age or condition, was 13.4% in the City of Gaffney and 11.6% in Cherokee County. The rental units surveyed included all rentals available whether in multi-family, single-family or mobile home structures, while the vacancies included the seasonal fluctuation of the market area. The vacancy rate for owned, non-rental units, again regardless of age or condition, was 4.4% in the City of Gaffney and 2.0% in Cherokee County.

TABLE 18
**VACANCY RATES
 AND
 HOUSING CONDITIONS**
 City of Gaffney – Cherokee County – South Carolina
 Census 2010

	Gaffney		Cherokee County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	5,784	100.0%	23,997	100.0%	2,137,683	100.0%
Occupied Housing	5,044	87.2%	21,519	89.7%	1,801,181	84.3%
Owner Occupied	2,707	53.7%	14,833	68.9%	1,248,805	69.3%
Vacant for Sale	119	4.4%	301	2.0%	36,523	2.9%
Vacant Sold, Not Occupied	27	1.0%	112	0.8%	8,519	0.7%
Renter Occupied	2,337	46.3%	6,686	31.1%	552,376	30.7%
Vacant for Rent	312	13.4%	774	11.6%	92,758	16.8%
Rented, Not Occupied	6	0.3%	28	0.4%	3,957	0.7%
For Seasonal/Recreational/Occasional Use	25	0.4%	165	0.7%	112,531	5.3%
For Migrant Workers	1	<0.1%	9	<0.1%	370	<0.1%
Other Vacant	250	4.3%	1,089	4.5%	81,844	3.8%
Total Vacancy Rate	12.8%		10.3%		15.7%	

**"Other Vacant" category includes those neither for sale nor for rent, usually unrentable or dilapidated.

Source: U.S. Census Bureau, 2010 Census Summary File 1

According to the 2013-2017 American Community Survey data approximately 98.1% of the owner-occupied housing units in the City of Gaffney are single-family detached or attached housing, compared to 73.6% in Cherokee County. Within the renter-occupied housing, the City of Gaffney has approximately 23.4% in 2 to 4 unit structures and 24.2% in structures of 5 to 19 units. The City of Gaffney has a total of 35.3% in renter-occupied detached units, slightly more than Cherokee County at 32.7%.

TABLE 19
**HOUSING UNITS
 BY TYPE OF STRUCTURE**
 City of Gaffney – Cherokee County – South Carolina
 American Community Survey 2013-2017

	Gaffney		Cherokee County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units						
1 Unit, Detached	2,507	97.2%	10,514	72.8%	1,023,118	79.6%
1 Unit, Attached	24	0.9%	111	0.8%	34,594	2.7%
2 Units	0	0.0%	0	0.0%	2,860	0.2%
3-4 Units	0	0.0%	17	0.1%	5,374	0.4%
5-9 Units	0	0.0%	0	0.0%	7,606	0.6%
10-19 Units	0	0.0%	0	0.0%	4,317	0.3%
20-49 Units	0	0.0%	0	0.0%	3,378	0.3%
50 or More Units	0	0.0%	10	0.1%	2,602	0.2%
Mobile Home	48	1.9%	3,770	26.1%	199,869	15.6%
Other	0	0.0%	24	0.2%	814	0.1%
TOTAL	2,579	100.0%	14,446	100.0%	1,284,532	100.0%
Renter-Occupied Housing Units						
1 Unit, Detached	716	35.3%	1,971	32.7%	199,408	34.0%
1 Unit, Attached	120	5.9%	140	2.3%	23,104	3.9%
2 Units	237	11.7%	392	6.5%	35,354	6.0%
3-4 Units	238	11.7%	527	8.7%	45,793	7.8%
5-9 Units	421	20.8%	751	12.4%	70,864	12.1%
10-19 Units	69	3.4%	109	1.8%	54,558	9.3%
20-49 Units	61	3.0%	102	1.7%	32,341	5.5%
50 or More Units	75	3.7%	75	1.2%	23,546	4.0%
Mobile Home	90	4.4%	1,943	32.2%	101,110	17.2%
Other	0	0.0%	24	0.4%	697	0.1%
TOTAL	2,027	100.0%	6,034	100.0%	586,775	100.0%

Source: U.S. Census Bureau, American Community Survey 2013-2017 (Table B25032)

In 2017, the median gross rent for specified renter-occupied housing units was \$607 in the City of Gaffney, compared to \$663 in Cherokee County and \$836 for the State of South Carolina. The median gross rents for the City of Gaffney and Cherokee County increased 59.7% and 65.3%, respectively, from the median 2000 gross rents. It's interesting to note that approximately one-quarter (24.1%) of the units in the City of Gaffney are in the \$700 to \$899 price range, while Cherokee County has approximately one-quarter (25.5%) in the gross rent range of \$600 to \$749.

TABLE 20
**DISTRIBUTION OF
 GROSS RENT**
City of Gaffney – Cherokee County – South Carolina
 American Community Survey 2013-2017

GROSS RENT	Gaffney		Cherokee County		South Carolina	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less than \$100	56	2.8%	71	1.2%	1,109	0.2%
\$100-\$149	24	1.2%	42	0.7%	2,043	0.3%
\$150-\$199	59	2.9%	66	1.1%	4,227	0.7%
\$200-\$249	166	8.2%	264	4.4%	8,260	1.4%
\$250-\$299	68	3.4%	185	3.1%	8,220	1.4%
\$300-\$349	97	4.8%	159	2.6%	8,972	1.5%
\$350-\$399	52	2.6%	104	1.7%	9,732	1.7%
\$400-\$449	104	5.1%	218	3.6%	11,876	2.0%
\$450-\$499	136	6.7%	305	5.1%	14,769	2.5%
\$500-\$549	97	4.8%	234	3.9%	20,629	3.5%
\$550-\$599	80	3.9%	399	6.6%	24,584	4.2%
\$600-\$649	133	6.6%	422	7.0%	29,194	5.0%
\$650-\$699	156	7.7%	648	10.7%	33,189	5.7%
\$700-\$749	173	8.5%	470	7.8%	33,320	5.7%
\$750-\$799	64	3.2%	341	5.7%	34,090	5.8%
\$800-\$899	251	12.4%	662	11.0%	63,695	10.9%
\$900-\$999	104	5.1%	327	5.4%	57,612	9.8%
\$1,000-\$1,249	49	2.4%	229	3.8%	88,082	15.0%
\$1,250-\$1,499	26	1.3%	80	1.3%	37,872	6.5%
\$1,500-\$1,999	11	0.5%	35	0.6%	29,309	5.0%
\$2,000 or More	8	0.4%	21	0.3%	13,504	2.3%
No Cash Rent	<u>113</u>	<u>5.6%</u>	<u>752</u>	<u>12.5%</u>	<u>52,487</u>	<u>8.9%</u>
TOTAL	2,027	100.0%	6,034	100.0%	586,775	100.0%
Median Rent - 2000	\$380		\$401		\$510	
Median Rent - 2013-2017	\$607		\$663		\$836	
Percent Change 2000 - 2017	59.7%		65.3%		63.9%	

Source: U.S. Census Bureau, Census 2000, American Community Survey 2013-2017 (Tables B25063, B25064)

In reference to the number of rent-overburdened households in 2017, the City of Gaffney had 566 households or 28.0% contributing 35% or more of their household income to gross rent. Therefore, approximately one-quarter of the income-qualified households in the City of Gaffney would be considered overburdened. In reference to the number of rent-overburdened households in Cherokee County, there were 1,850 households or 30.7% contributing 35% or more of their household income to gross rent. Therefore, approximately one-third of the income-qualified households in Cherokee County would be considered over-burdened.

TABLE 21
**DISTRIBUTION OF GROSS RENT
AS A PERCENTAGE OF
HOUSEHOLD INCOME**
City of Gaffney – Cherokee County – South Carolina
American Community Survey 2013-2017

	Gaffney		Cherokee County		South Carolina	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Less Than 10 Percent	107	5.3%	273	4.5%	20,605	3.5%
10 to 14 Percent	63	3.1%	359	5.9%	45,292	7.7%
15 to 19 Percent	302	14.9%	643	10.7%	67,290	11.5%
20 to 24 Percent	145	7.2%	468	7.8%	66,696	11.4%
25 to 29 Percent	170	8.4%	563	9.3%	56,862	9.7%
30 to 34 Percent	257	12.7%	555	9.2%	47,672	8.1%
35 to 39 Percent	72	3.6%	351	5.8%	36,678	6.3%
40 to 49 Percent	124	6.1%	516	8.6%	48,635	8.3%
50 Percent or More	370	18.3%	983	16.3%	129,292	22.0%
Not Computed	<u>417</u>	<u>20.6%</u>	<u>1,323</u>	<u>21.9%</u>	<u>67,753</u>	<u>11.5%</u>
TOTAL	2,027	100.0%	6,034	100.0%	586,775	100.0%

Source: U.S. Census Bureau, American Community Survey 2013-2017 (Table B25070)

According to the 2013-2017 American Community Survey data, less than 1.0% of the renter-occupied housing units within the City of Gaffney lack complete plumbing and/or kitchen facilities. In Cherokee County, 0.4% of the renter-occupied housing units lack complete plumbing facilities, while 0.3% lack kitchen facilities. The median number of rooms for the City of Gaffney and Cherokee County ranged from 5.9 to 6.3, approximately four bedrooms in owner-occupied units; and from 4.3 to 4.6 median rooms, or approximately two bedrooms in renter-occupied units.

TABLE 22
HOUSING QUALITY
City of Gaffney – Cherokee County – South Carolina
 American Community Survey 2013-2017

	Gaffney		Cherokee County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units						
Lacking Plumbing Facilities	0	0.0%	12	0.1%	3,341	0.3%
Lacking Kitchen Facilities	15	0.6%	40	0.3%	3,991	0.3%
Number of Rooms						
Three or less	64	2.5%	376	2.6%	24,501	1.9%
Four	254	9.8%	1,583	11.0%	100,907	7.9%
Five	611	23.7%	3,792	26.2%	276,157	21.5%
Six or more	<u>1,650</u>	<u>64.0%</u>	<u>8,695</u>	<u>60.2%</u>	<u>882,967</u>	<u>68.7%</u>
TOTAL	2,579	100.0%	14,446	100.0%	1,284,532	100.0%
Median Rooms	6.3		5.9		6.3	
Renter-Occupied Housing Units						
Lacking Plumbing Facilities	0	0.0%	26	0.4%	3,378	0.6%
Lacking Kitchen Facilities	8	0.4%	19	0.3%	9,323	1.6%
Number of Rooms						
Three or less	519	25.6%	854	14.2%	111,242	19.0%
Four	618	30.5%	2,043	33.9%	169,879	29.0%
Five	446	22.0%	1,693	28.1%	155,213	26.5%
Six or more	<u>444</u>	<u>21.9%</u>	<u>1,444</u>	<u>23.9%</u>	<u>150,441</u>	<u>25.6%</u>
TOTAL	2,027	100.0%	6,034	100.0%	586,775	100.0%
Median Rooms	4.3		4.6		4.6	

* Rooms excluding bathrooms, porches, balconies, foyers, hallways or half-rooms

† Three rooms = 1 or less bedroom, Four rooms - 2 bedrooms, Five rooms - 3 bedrooms, etc.

Source: U.S. Census Bureau, American Community Survey 2013-2017

Mobility patterns from the 2013-2017 American Community Survey revealed that within the City of Gaffney area, 19.3% of the occupants in owner-occupied housing and 70.0% of the occupants in renter-occupied units have moved since 2010. For Cherokee County, the numbers were slightly lower with 17.7% of the occupants in owner-occupied units and 63.9% of the occupants in renter-occupied units having moved since 2010. In the City of Gaffney, the average occupancy period for renter-occupied housing was 8.4 years, as compared to 8.8 years in Cherokee County. The average occupancy period for owner-occupied housing was 22.1 years in the City of Gaffney and slightly shorter in Cherokee County at 21.6 years.

TABLE 23
**MOBILITY PATTERNS
 BY HOUSING UNIT**
City of Gaffney – Cherokee County – South Carolina
 American Community Survey 2013-2017

	Gaffney		Cherokee County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units						
Moved in 2015 or Later	125	4.8%	446	3.1%	71,799	5.6%
Moved in 2010-2014	374	14.5%	2,105	14.6%	252,759	19.7%
Moved in 2000-2009	867	33.6%	4,768	33.0%	449,866	35.0%
Moved in 1990-1999	391	15.2%	2,955	20.5%	239,835	18.7%
Moved in 1980-1989	247	9.6%	1,607	11.1%	118,172	9.2%
Moved in 1979 or earlier	<u>575</u>	<u>22.3%</u>	<u>2,565</u>	<u>17.8%</u>	<u>152,101</u>	<u>11.8%</u>
TOTAL	2,579	100.0%	14,446	100.0%	1,284,532	100.0%
Average Years	22.1		21.6		18.3	
Renter-Occupied Housing Units						
Moved in 2015 or Later	309	15.2%	981	16.3%	124,919	21.3%
Moved in 2010-2014	1,110	54.8%	2,871	47.6%	316,215	53.9%
Moved in 2000-2009	445	22.0%	1,626	26.9%	105,980	18.1%
Moved in 1990-1999	68	3.4%	313	5.2%	21,571	3.7%
Moved in 1980-1989	48	2.4%	136	2.3%	8,740	1.5%
Moved in 1979 or earlier	<u>47</u>	<u>2.3%</u>	<u>107</u>	<u>1.8%</u>	<u>9,350</u>	<u>1.6%</u>
TOTAL	2,027	100.0%	6,034	100.0%	586,775	100.0%
Average Years	8.4		8.8		7.4	

Source: U.S. Census Bureau, American Community Survey 2013-2017 (Table B25038)

The average age of householders in 2010 was 47.2 years for renter-occupied housing in the City of Gaffney, with 31.8% of the renter base below the age of 35. In Cherokee County, the average age of householders for renter-occupied housing was 44.9 years.

TABLE 24
**HOUSING UNITS
 BY AGE OF HOUSEHOLDER**
 City of Gaffney – Cherokee County – South Carolina
 Census 2010

	Gaffney		Cherokee County		South Carolina	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner-Occupied Housing Units						
Under 25 Years	40	1.5%	259	1.7%	17,132	1.4%
25 to 34 Years	205	7.6%	1,410	9.5%	127,978	10.2%
35 to 44 Years	377	13.9%	2,613	17.6%	208,648	16.7%
45 to 54 Years	507	18.7%	3,200	21.6%	271,475	21.7%
55 to 59 Years	311	11.5%	1,703	11.5%	138,407	11.1%
60 to 64 Years	311	11.5%	1,614	10.9%	139,143	11.1%
65 to 74 Years	465	17.2%	2,315	15.6%	200,422	16.0%
75 to 84 Years	352	13.0%	1,333	9.0%	111,323	8.9%
85 Years and Older	<u>139</u>	<u>5.1%</u>	<u>386</u>	<u>2.6%</u>	<u>34,277</u>	<u>2.7%</u>
TOTAL	2,707	100.0%	14,833	100.0%	1,248,805	100.0%
Average Age	58.1		54.7		54.9	
Renter-Occupied Housing Units						
Under 25 Years	272	11.6%	775	11.6%	71,339	12.9%
25 to 34 Years	471	20.2%	1,463	21.9%	139,948	25.3%
35 to 44 Years	411	17.6%	1,402	21.0%	107,375	19.4%
45 to 54 Years	417	17.8%	1,227	18.4%	96,611	17.5%
55 to 59 Years	185	7.9%	512	7.7%	37,837	6.8%
60 to 64 Years	132	5.6%	365	5.5%	29,875	5.4%
65 to 74 Years	203	8.7%	509	7.6%	35,816	6.5%
75 to 84 Years	141	6.0%	278	4.2%	21,381	3.9%
85 Years and Older	<u>105</u>	<u>4.5%</u>	<u>155</u>	<u>2.3%</u>	<u>12,194</u>	<u>2.2%</u>
TOTAL	2,337	100.0%	6,686	100.0%	552,376	100.0%
Average Age	47.2		44.9		43.5	

Source: U.S. Census Bureau, 2010 Census Summary File 1

In 2010, households with one or two people totaled 64.5% for owner-occupied units and 65.9% for renter-occupied units in the City of Gaffney. Cherokee County households with one or two people totaled 58.8% for units occupied by owners and 58.5% for units occupied by renters. The average number of persons per household in renter-occupied housing was 2.24 and 2.47 for the City of Gaffney and Cherokee County, respectively. For owner-occupied units, the average household size of 2.44 in the City of Gaffney is slightly smaller compared to 2.57 in Cherokee County.

TABLE 25
**HOUSING UNITS
 BY PER PERSON**
 City of Gaffney – Cherokee County – South Carolina
 Census 2010

	Gaffney		Cherokee County		South Carolina	
	Number	Percent	Number	Percent	Number	Percent
Owner-Occupied Housing Units						
1-Person Household	751	27.7%	3,302	22.3%	289,689	23.2%
2-Person Household	995	36.8%	5,412	36.5%	477,169	38.2%
3-Person Household	427	15.8%	2,704	18.2%	210,222	16.8%
4-Person Household	287	10.6%	2,031	13.7%	164,774	13.2%
5-Person Household	140	5.2%	854	5.8%	69,110	5.5%
6-Person Household	64	2.4%	347	2.3%	24,016	1.9%
7-Person Household	43	1.6%	183	1.2%	13,825	1.1%
TOTAL	2,707	100.0%	14,833	100.0%	1,248,805	100.0%
AVERAGE	2.44		2.57		2.51	
Renter-Occupied Housing Units						
1-Person Household	986	42.2%	2,256	33.7%	188,205	34.1%
2-Person Household	555	23.7%	1,655	24.8%	146,250	26.5%
3-Person Household	367	15.7%	1,231	18.4%	93,876	17.0%
4-Person Household	228	9.8%	868	13.0%	67,129	12.2%
5-Person Household	115	4.9%	406	6.1%	33,904	6.1%
6-Person Household	62	2.7%	185	2.8%	13,817	2.5%
7-Person Household	24	1.0%	85	1.3%	9,195	1.7%
TOTAL	2,337	100.0%	6,686	100.0%	552,376	100.0%
AVERAGE	2.24		2.47		2.45	

Source: U.S. Census Bureau, 2010 Census Summary File 1

A review of the cost burden analysis for the City of Gaffney and Cherokee County indicates a majority of the households have cost burdens of less than 30% in both owner-occupied and renter-occupied households. However, it should be noted that approximately 20.0% of the renter households in the City of Gaffney and 17.4% in Cherokee County have cost burdens exceeding 50%. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes.

TABLE 26
**HOUSING COST BURDEN
 BY PERCENTAGE**
City of Gaffney – Cherokee County – South Carolina
 CHAS 2011-2015 American Community Survey

	Gaffney		Cherokee County		South Carolina	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner-Occupied Housing Units						
Cost Burden <=30%	2,100	79.1%	11,260	80.8%	956,320	76.8%
Cost Burden >30% to <=50%	310	11.7%	1,340	9.6%	160,770	12.9%
Cost Burden >50%	195	7.3%	919	6.6%	112,545	9.0%
Cost Burden not available	<u>50</u>	<u>1.9%</u>	<u>410</u>	<u>2.9%</u>	<u>15,360</u>	<u>1.2%</u>
TOTAL	2,655	100.0%	13,929	100.0%	1,244,995	100.0%
Renter-Occupied Housing Units						
Cost Burden <=30%	1,115	52.5%	3,745	56.8%	300,940	52.8%
Cost Burden >30% to <=50%	420	19.8%	1,375	20.8%	122,405	21.5%
Cost Burden >50%	425	20.0%	1,150	17.4%	128,070	22.5%
Cost Burden not available	<u>165</u>	<u>7.8%</u>	<u>325</u>	<u>4.9%</u>	<u>18,680</u>	<u>3.3%</u>
TOTAL	2,125	100.0%	6,595	100.0%	570,095	100.0%

Source: huduser.gov - Comprehensive Housing Affordability Strategy data, 2011-2015 ACS

VI. MODERN APARTMENT SURVEY

A. RENTAL MARKET

The following information and analysis is data collected from a field survey of the modern apartments in the City of Gaffney, South Carolina PMA in February 2019 by David Meier, a field analyst with National Land Advisory Group. Because of the proximity, the City of Orangeburg was included in our analysis for competitive product. Every family and senior, market-rate and LIHTC apartment development with 10 units (+/-) or more were surveyed by age, unit amenities, square feet (when available), vacancies, rents, utilities, deposits, project amenities and tenant mix. The collected data includes the following:

- ◆ A distribution of both market rate and government subsidized developments by unit mix and vacancy.
- ◆ An analysis of apartment building trends, which includes the number of units, percent distribution, cumulative units, and vacancy rate by year built.
- ◆ A rent and vacancy analysis for studio, 1, 2, 3 and 4 bedroom units, which contains a distribution of units and vacancies by net rent ranges.
- ◆ A project information analysis on each project, listed individually.
- ◆ There are many duplexes in the market area that have not been included in this survey.
- ◆ The project rating given to each apartment development surveyed is a direct relationship between the physical characteristics and three common variables found at each development: unit amenities, development amenities and physical appearance (subjective in nature). For reference, the analysis will summarize these factors to a total of 1 to 10, with 1 being low quality and 10 being an excellent quality rating.

- ◆ The following is a breakdown of the surveyed developments:

TABLE 27

**DISTRIBUTION OF
MARKET RATE, TAX CREDIT AND GOVERNMENT SUBSIDIZED
APARTMENT UNITS AND VACANCIES
Gaffney, South Carolina PMA
February 2019**

<u>MARKET RATE</u>	<u>UNITS</u>		<u>VACANCIES</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Studio	32	4.3%	0	0.0%
One-Bedroom	260	34.8%	5	1.9%
Two-Bedroom	376	50.3%	5	1.3%
Three-Bedroom	80	10.7%	3	3.8%
Four-Bedroom	-	-	-	-
TOTAL	748	100.0%	13	1.7%

<u>TAX CREDIT*</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Studio	-	-	-	-
One-Bedroom	-	-	-	-
Two-Bedroom	48	50.0%	0	0.0%
Three-Bedroom	48	50.0%	0	0.0%
Four-Bedroom	-	-	-	-
TOTAL	96	100.0%	0	0.0%

**additional 60 units u/c to open in 2019*

<u>GOVERNMENT SUBSIDIZED</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Studio	-	-	-	-
One-Bedroom	309	36.1%	3	1.0%
Two-Bedroom	373	43.5%	4	1.1%
Three-Bedroom	139	16.2%	2	1.4%
Four-Bedroom	<u>36</u>	<u>4.2%</u>	<u>2</u>	<u>5.6%</u>
TOTAL	857	100.0%	11	1.3%

- ◆ The Gaffney market area consists of market-rate, LIHTC and government subsidized rental housing units. Approximately 44.0% of the units are market-rate with a low vacancy rate of 1.7%. Approximately 5.6% of the units are under the LIHTC program and have a non-existent vacancy rate. Government subsidized

units comprise the majority of overall units at 50.4% and have a low vacancy rate of 1.3%.

- ◆ Approximately 62.2% of the units in the Gaffney area were built before 1990. The most recent units were built in 2018, representing 6.8% of the rental unit base surveyed. An additional 60 units are under construction and scheduled to open later this year.
- ◆ The Gaffney area has had an average annual release of 22.8 units over the past ten years.

TABLE 28

MULTI-FAMILY CONSTRUCTION TRENDS
Gaffney, South Carolina PMA
1970-2018

<u>YEAR OF PROJECT OPENING</u>	<u>NUMBER OF UNITS</u>	<u>PERCENT DISTRIBUTION</u>	<u>CUMULATIVE UNITS</u>
Before 1970	160	9.1%	160
1970 – 1974	280	15.9%	440
1975 – 1979	100	5.7%	540
1980 – 1984	264	15.0%	804
1985 – 1989	292	16.6%	1,096
1990 – 1994	116	6.6%	1,212
1995 – 1999	189	10.7%	1,401
2000 – 2004	-	-	1,401
2005	-	-	1,401
2006	-	-	1,401
2007	-	-	1,401
2008	72	4.1%	1,473
2009	-	-	1,473
2010	-	-	1,473
2011	12	0.7%	1,485
2012	-	-	1,485
2013	-	-	1,485
2014	-	-	1,485
2015	96	5.5%	1,581
2016	-	-	1,581
2017	-	-	1,581
2018	120	6.8%	1,701
<u>2019</u>	<u>60</u>	<u>3.4%</u>	<u>1,761</u>
TOTAL	1,761	100.0%	

AVERAGE ANNUAL RELEASE OF UNITS: 2009-2018

22.8

- ◆ The following is a distribution of market-rate and LIHTC unit net rents. Net rents for market rate units include water, sewer, and trash removal. The adjusted net rent is determined by subtracting the owner-paid utilities such as gas, electric, heat and cable TV from the quoted rents, as well as adding tenant-paid water, sewer, and trash removal.

TABLE 29

**RENT AND VACANCY ANALYSIS
STUDIO MARKET RATE & LIHTC UNITS
Gaffney, South Carolina PMA
February 2019**

<u>Net Rent</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
\$480	20	62.5%	0	0.0%
\$420 - \$450	<u>12</u>	<u>37.5%</u>	<u>0</u>	0.0%
TOTAL	32	100.0%	0	0.0%

MEDIAN RENT: \$480

TABLE 30

**RENT AND VACANCY ANALYSIS
ONE-BEDROOM MARKET RATE & LIHTC UNITS
Gaffney, South Carolina PMA
February 2019**

<u>Net Rent</u>	<u>TOTAL UNITS</u>		<u>VACANCIES</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
\$750	12	4.6%	1	8.3%
\$645 - \$655	98	37.7%	1	1.0%
\$585 - \$610	92	35.4%	2	2.2%
\$530 - \$560	<u>58</u>	<u>22.3%</u>	<u>1</u>	1.7%
TOTAL	260	100.0%	5	1.9%

MEDIAN RENT: \$605

TABLE 31

**RENT AND VACANCY ANALYSIS
TWO-BEDROOM MARKET RATE & LIHTC UNITS
Gaffney, South Carolina PMA
February 2019**

Net Rent	TOTAL UNITS		VACANCIES	
	Number	Percent	Number	Percent
\$770	32	7.5%	2	6.3%
\$700 - \$745	180	42.5%	1	0.6%
\$625 - \$650	146	34.4%	1	0.7%
\$585 - \$595	66	15.6%	1	1.5%
TOTAL	424	100.0%	5	1.2%

MEDIAN RENT: \$700

TABLE 32

**RENT AND VACANCY ANALYSIS
THREE-BEDROOM MARKET RATE & LIHTC UNITS
Gaffney, South Carolina PMA
February 2019**

Net Rent	TOTAL UNITS		VACANCIES	
	Number	Percent	Number	Percent
\$829 - \$850	72	56.3%	2	2.8%
\$750 - \$795	44	34.4%	1	2.3%
\$700	12	9.4%	0	0.0%
TOTAL	128	100.0%	3	2.3%

MEDIAN RENT: \$831

- ◆ The Gaffney area median rents are \$480 for a studio unit, \$605 for a one-bedroom unit, \$700 for a two-bedroom unit and \$831 for a three-bedroom unit.
- ◆ The Gaffney area has approximately 3 senior developments, of which all are government subsidized developments. The other surveyed government subsidized and market-rate developments are family-orientated, some with a good senior base.

- ◆ The vacancies for the family-orientated units are low in the market area, with a majority of the developments having near or at 98.0% occupancy rates.
- ◆ Interviews were conducted with apartment community managers, Realtors and property owners regarding the rent ranges of rental units scattered throughout the Gaffney area. There are some rental units located in the Gaffney area which are not part of the traditional apartment communities. In a review of these housing alternatives within the Gaffney market area, it was noted that there are several alternative rentals, including duplexes, triplexes, units above commercial store fronts and single-family residences.

- ◆ The following is an estimation of the rents for these types of facilities:

Studio	\$400-\$450
One-Bedroom	\$475-\$550
Two-Bedroom	\$590-\$675
Three-Bedroom	\$660-\$925

- ◆ The following is the modern apartment survey; a summary of this survey has been included in the conclusion section of this report.

B. LOW-INCOME HOUSING TAX CREDIT PROJECTS

- ◆ Under the South Carolina SHFDA guidelines, nine developments within the Gaffney market area have received LIHTC allocations since 2000 and have been included in this analysis, if within our market area. The following are the LIHTC developments:

Development	Year	Type	Units
Autumn Glen Villas (#3)	2019	Family	60 (u/c)
Fairfield Apartments * (#11)	1980	Family	60
Huntington Square Apartments * (#13)	1982	Family	48
Iveywood Park Apartments (#14)	1997	Family	96
Lockhart Lane Apartments * (#16)	1990	Family	32
Peachtree Apartments * (#19)	1975	Family	28
Ryan Park Apartments * (#21)	1989	Family	48
Westwind Village I & II * (#24)	1990	Senior	87
White Oak Apartments * (#25)	1980	Family	50

** Additional government subsidies*

- ◆ All of these developments, except one, are family LIHTC developments, which have been included within our field survey section, are inside the Gaffney PMA.
- ◆ Overall, the eight opened developments contain 449 LIHTC units, of which there are 3 vacant or a 99.3% occupancy rate. Several of the LIHTC developments contain additional government subsidies in either RDA or HUD subsidy.
- ◆ One development is scheduled to open in the Spring 2019. The Autumn Glen Villas is a 60-unit family development even distributed two-bedroom and three-bedroom units. The development which is located adjacent to the subject site currently is pre-leasing units. An interview with management indicated that the units should be opening soon and are leased and there is currently a waiting list for all unit types.

C. PUBLIC HOUSING AGENCY SURVEY

- ◆ Interviews were conducted with staff members at the South Carolina Regional Housing Authority #1 (oversees the City of Gaffney), covering the HUD programs for Cherokee County.

- ◆ The SCRHA #1 oversees a total of 9 area counties, including Abbeville, Anderson, Cherokee, Edgefield, Laurens, McCormick, Oconee, Pickens and Saluda.
- ◆ An interview with the staff at the South Carolina Regional Housing Authority #1 office indicated that they have allocated over 200 households in the Section 8 Certificate and Voucher programs for Cherokee County, of which a majority are leased. Additionally, an interview with the South Carolina RHA staff indicated that there is an extensive list of family and senior (one-bedroom) participants on a waiting list for housing covering the nine area counties. The list has been screened to include only qualified individuals and families.
- ◆ In accordance with the guidelines established for the LIHTC application and plan for the South Carolina State Housing Finance and Development Authority contact was initiated with the local governing public housing agency. Contact was made with Mr. Donald Rhodes (864-984-0671) of the SCRHA #1.
- ◆ The general consensus is the demand for affordable senior and family housing is great in Cherokee County. When told this proposed development will be for senior housing, the authority was receptive to the idea noting such a development might fill a specific demand for the waiting list in the market.

D. PLANNED OR PROPOSED DEVELOPMENT

- ◆ According to local governmental officials, no other rental developments have submitted formal plans for development for the subject site area in the City of Gaffney. It must be noted that the City of Gaffney has not been active in the multi-family development area.
- ◆ As previously noted one development, Autumn Glen Villas, is under construction and is due to open in the Spring 2019.

E. AREA INTERVIEWS

In conducting the field analysis of the rental housing market in the City of Gaffney, South Carolina interviews were conducted with an array of city officials, officials with the City of Gaffney, the Chamber of Commerce, Cherokee County officials, several realtors, the South Carolina Regional Housing Authority office #1 and area apartment managers. Telephone interviews were conducted over a period of time between February 1, 2019 and February 28, 2019. A visit to the site and to the comparable rental properties was made during the week of February 19, 2019.

Managers of both family developments and senior apartment communities welcome the proposed development. In our research and interviews, it should be noted that there are no senior LIHTC developments in the Gaffney PMA, however there are three government subsidized developments at 100% occupancy with a waiting list.

Ms. Detric Jones, manager of Connecticut Village Apartments (864-489-7632) was interviewed as to the current market situation and need for additional multi-family housing in Gaffney. Ms. Jones indicated there is a need for additional one and two-bedroom units, as opposed to larger three and four-bedroom family units in the market area. She noted that her complex always receives calls from people interested in a one or two-bedroom unit, typically a single adult or a single mother. She also pointed out that any vacancies in government subsidized units are usually the result of evictions of people “working the system” by renting and moving in with no intention of paying rent and then getting evicted, only to do the same thing all over. She feels the smaller units could serve the demand for both the elderly and the single adult with or without a child.

Ms. Bobbi Patterson, manager of Beltline Courts (864-489-3193) was also interviewed. She echoes the sentiments of Ms. Jones, manager of Connecticut Village. She also feels there is a need for additional smaller unit types – specifically - one and two-bedroom apartments. However, they need to be affordable. She stated “some lower income people are paying \$700 for a two-bedroom apartment, that’s way too much”. She shared;” people around here barely make that a month”. They just want plain simple affordable housing,

nothing fancy, but not that subsidized run-down developments. Asked whether the need exists more for family housing or housing for the elderly, she responded “both”.

Alexis, manager of several properties (864-488-0093) including the soon to be opened Autumn Glen Villas was also interviewed. She was a bit disinterested as to the need and to what group would best be served by adding affordable housing units to the market. She stated there must be a need as they are building new apartments. She noted that the newly constructed units already have a waiting list and are not opened yet.

The South Carolina Regional Housing Authority #1 office was interviewed to obtain information on the Section 8 vouchers they have leased as well as to obtain the number of people on the waiting list. Mr. Donald Rhodes (864-984-0671), Director of Section 8, noted the agency oversees nine counties. Upon reviewing the waiting list, for the past couple years there have been over 1,000 applicants, with most waiting lists closed, except for public housing. Mr. Rhodes noted there is a need for senior and family housing in Cherokee County.

Indirectly, when doing our research, the City of Gaffney officials, Cherokee County officials, Gaffney area apartment managers, most felt the proposed senior development will have a positive impact on the community.

Currently there are no plans for infrastructure upgrades or expansion according to the City of Gaffney officials. According to the city officials, if this development is approved, new sewer lines will need to be brought to the subject site.

F. COMPARABLE PROPERTIES AND ACHIEVABLE RENTS

In a review of comparable properties and achievable rent adjustments in the Gaffney Primary Market Area, it was noted that there are four developments that would be considered as most comparable to the product. These developments are market-rate family developments with both a senior and family market segment associated to the product and

tenant base. However, these developments have a good percentage of senior households, because of unit types. The following is a review of this development and rent adjustments to the proposed subject site.

Project #	Name	# Units	Occupancy	Type	Year
1.	1022 West Apartments	166	98.8%	MR	1989
5.	Woodland Estates	48	95.8%	MR	1997
17.	Magnolia Ridge Apartments	84	97.6%	MR	1972
22.	Stonecrest Apartments	288	97.9%	MR	2008-18

As noted, within the four competitive developments, a total of 586 units exist with 10 vacancies or an overall 98.3% occupancy rate.

The rent comparisons for the competitive analysis were based on the following: building structure, year built or renovated, overall quality rating, area/neighborhood rating, square footage, number of bathrooms, appliances, unit amenities, project amenities, utilities, on-site management, furnished units, etc. (see Rent Comparison Chart):

RENT ADJUSTMENTS			
Project #	Name	One-Bedroom	Two-Bedroom
1.	1022 West Apartments	\$610-735	\$684-834
5.	Woodland Estates	\$762	\$852
17.	Magnolia Ridge Apartments	\$726-\$776	\$792-847
22.	Stonecrest Apartments	\$580-640	\$661-756
Average (Net)		\$690	\$775
Subject Site (50%-60%)		\$485-505	\$575-600

It should be noted that the average of the achievable comparable net one-bedroom unit is \$690, somewhat higher than the adjusted proposed \$485-\$505 average net rent at 50% and 60% AMI. The proposed one-bedroom rent represents 70.3%-73.2% of the average comparable one-bedroom rent in the market area. The average of the achievable comparable net two-bedroom unit is \$775, somewhat higher than the adjusted proposed \$575-\$600 average net rent at 50% and 60% AMI. The proposed two-bedroom rent represents 74.2%-77.4% of the average comparable two-bedroom rent in the market area. When reviewing the comparable developments, the proposed rents are within the appropriate rent differentials. Therefore, based on the current existing rental market, the proposed development would be a value in the market area.

Rent Comparability Grid

Unit Type →

ONE

Subject		Comp #1		Comp #2		Comp #3		Comp #4	
Project Name		1022 West Apartments		Woodland Estates		Magnolia Ridge		Stonecrest Apartments	
Street Address		1022 Buford Road		218 Woodland Road		256 Goldmine Springs		102 Stonecrest Lane	
City County		Gaffney		Gaffney		Gaffney		Gaffney	
Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
A. Rents Charged		\$530-655		\$675		\$600-650		\$585-645	
1 \$ Last Rent / Restricted?									
2 Date Last Leased (mo/yr)									
3 Rent Concessions									
4 Occupancy for Unit Type		99%		92%		97%		98%	
5 Effective Rent & Rent/ sq. ft		\$530-655	1.03-1.28	\$675	1.07	\$600-650	.83-.90	\$585-645	.77-.79
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>									
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6 Structure / Stories	3	2		1 or 2		2		3	
7 Yr. Built/Yr. Renovated	2021	1989	\$32	1997	\$24	1972	\$49	2008-15-18	\$9
8 Condition /Street Appeal	E	G	\$5	G	\$5	G	\$5	E	
9 Neighborhood	G	G	\$5	G		G		G	
10 Same Market? Miles to Subj		G		G		G		G	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	Adj	Data	\$ Adj	Data	\$ Adj
11 # Bedrooms	1	1		1		1		1	
12 # Baths	1	1		1		1		1	
13 Unit Interior Sq. Ft.	750	512	\$24	700	\$5	720	\$3	708-833	\$4
14 Balcony/ Patio	X	X		S			\$5	S	
15 AC: Central/ Wall	X	X		X		X		X	
16 Range/ refrigerator	XX	XX		XX		XX		XX	
17 Microwave/ Dishwasher	X	X		S			\$7	XX	(\$7)
18 Washer/Dryer Hook-up	X	X		S		X		X	
19 Washer/Dryer									
20 Floor Coverings	X	X		X		X		X	
21 Window Coverings	X	X			\$10	X		X	
22 Cable/ Satellite/Internet									
23 Special Features	X	X			\$10		\$10	X	
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24 Parking (\$ Fee)				S	(\$5)			S-G	(\$20)
25 Extra Storage	X		\$5	X			\$5	S	
26 Security	X		\$10	X			\$10		\$10
27 Clubhouse/ Meeting Rooms	XX	XX			\$12		\$12	XX	
28 Pool/ Recreation Areas	X	XX	(\$6)		\$6	X		XX	(\$6)
29 Laundry Room	X	X				X		X	
30 On Site Mgmt Office	X	X			\$15		\$15	X	
31 Other									
32 Neighborhood Networks	X		\$5		\$5		\$5		\$5
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33 Heat (in rent?/ type)	T-E	T-E		T-E		T-E		T-E	
34 Cooling (in rent?/ type)	T-E	T-E		T-E		T-E		T-E	
35 Cooking (in rent?/ type)	T-E	T-E		T-E		T-E		T-E	
36 Hot Water (in rent?/ type)	T-E	T-E		T-E		T-E		T-E	
37 Other Electric									
38 Cold Water/ Sewer	L	L		L		L		L	
39 Trash /Recycling	L	L		L		L		L	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40 # Adjustments B to D		7	1	9	1	11		4	3
41 Sum Adjustments B to D		\$86	(\$6)	\$92	(\$5)	\$126		\$28	(\$33)
42 Sum Utility Adjustments									
		Net	Gross	Net	Gross	Net	Gross	Net	Gross
43 Net/ Gross Adjmts B to E		\$80	\$92	\$87	\$97	\$126	\$126	(\$5)	\$61
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44 Adjusted Rent (5+ 43)		\$610-735		\$762		\$726-776		\$580-640	
45 Adj Rent/Last rent									
46 Estimated Market Rent	\$690	\$0.92	←	Estimated Market Rent/ Sq. Ft					

Appraiser's Signature

Date

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was

a. why & how each adjustment was made
b. how market rent was

Grid was prepared:

Manually

Using HUD's Excel form

Using HUD's Excel form

Rent Comparability Grid

Unit Type →

TWO

Subject		Comp #1		Comp #2		Comp #3		Comp #4	
Project Name		1022 West Apartments		Woodland Estates		Magnolia Ridge		Stonecrest Apartments	
Street Address		1022 Buford Road		218 Woodland Road		256 Goldmine Springs		102 Stonecrest Lane	
City County		Gaffney		Gaffney		Gaffney		Gaffney	
Subject		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
A. Rents Charged									
1	\$ Last Rent / Restricted?	\$595-745		\$750		\$645-700		\$650-745	
2	Date Last Leased (mo/yr)								
3	Rent Concessions								
4	Occupancy for Unit Type	98%		97%		97%		98%	
5	Effective Rent & Rent/ sq. ft	\$595-745	.77-.97	\$750	1.00	\$645-700	.75-.81	\$650-745	.72-.82
<i>In Parts B thru E, adjust only for differences the subject's market values.</i>									
B. Design, Location, Condition		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
6	Structure / Stories	3		2		2		3	
7	Yr. Built/Yr. Renovated	2021		1989	\$32	1997	\$24	1972	\$49
8	Condition /Street Appeal	E		G	\$5	G	\$5	G	\$5
9	Neighborhood	G		G	\$5	G		G	
10	Same Market? Miles to Subj	G		G		G		G	
C. Unit Equipment/ Amenities		Data	\$ Adj	Data	Adj	Data	\$ Adj	Data	\$ Adj
11	# Bedrooms	2		2		2		2	
12	# Baths	2		1	\$15	1	\$15	1	\$15
13	Unit Interior Sq. Ft.	950		768	\$18	900	\$5	860	\$9
14	Balcony/ Patio	X		X		S		S	
15	AC: Central/ Wall	X		X		X		X	
16	Range/ refrigerator	XX		XX		XX		XX	
17	Microwave/ Dishwasher	X		X		S		\$7	
18	Washer/Dryer Hook-up	X		X					
19	Washer/Dryer								
20	Floor Coverings	X		X		X		X	
21	Window Coverings	X		X		\$10		X	
22	Cable/ Satellite/Internet								
23	Special Features	X		X		\$10		\$10	
D Site Equipment/ Amenities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
24	Parking (\$ Fee)					S		S-G	
25	Extra Storage	X			\$5	X		\$5	
26	Security	X			\$10	X		\$10	
27	Clubhouse/ Meeting Rooms	XX		XX		\$12		\$12	
28	Pool/ Recreation Areas	X		XX		\$6		X	
29	Laundry Room	X		X		\$10		X	
30	On Site Mgmt Office	X		X		\$15		\$15	
31	Other								
32	Neighborhood Networks	X			\$5		\$5		\$5
E. Utilities		Data	\$ Adj	Data	\$ Adj	Data	\$ Adj	Data	\$ Adj
33	Heat (in rent?/ type)	T-E		T-E		T-E		T-E	
34	Cooling (in rent?/ type)	T-E		T-E		T-E		T-E	
35	Cooking (in rent?/ type)	T-E		T-E		T-E		T-E	
36	Hot Water (in rent?/ type)	T-E		T-E		T-E		T-E	
37	Other Electric								
38	Cold Water/ Sewer	L		L		L		L	
39	Trash /Recycling	L		L		L		L	
F. Adjustments Recap		Pos	Neg	Pos	Neg	Pos	Neg	Pos	Neg
40	# Adjustments B to D	8	1	11	2	12		5	3
41	Sum Adjustments B to D	\$95	(\$6)	\$117	(\$15)	\$147		\$44	(\$33)
42	Sum Utility Adjustments								
		Net	Gross	Net	Gross	Net	Gross	Net	Gross
43	Net/ Gross Adjmts B to E	\$89	\$101	\$102	\$132	\$147	\$147	\$11	\$77
G. Adjusted & Market Rents		Adj. Rent		Adj. Rent		Adj. Rent		Adj. Rent	
44	Adjusted Rent (5+ 43)	\$684-834		\$852		\$792-847		\$661-756	
45	Adj Rent/Last rent								
46	Estimated Market Rent	\$775	\$0.82 ←	Estimated Market Rent/ Sq. Ft					

Appraiser's Signature

Date

Attached are explanations of :

a. why & how each adjustment was made
b. how market rent was

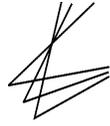
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Manually

Using HUD's Excel form

Using HUD's Excel form



NATIONAL LAND ADVISORY GROUP

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APARTMENT FIELD SURVEY

INDIVIDUAL SUMMARY



PROJECT DESCRIPTION AND INFORMATION
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Address	City, State	Phone Number	Contact	Year Built	Project Type	Quality Rating	Total Units	Total Vacant	Percent Occupied
1	1022 West Apartments	1022 Buford St	Gaffney, SC	(864) 487-2167	Susie	1989	MR	6.0	166	2	98.8%
2	Andrea Place	106 Brittney Rd	Gaffney, SC	(864) 489-5105	Beth	1978	MR	7.0	10	0	100.0%
3	Autumn Glen Villas	611 W. Buford St	Gaffney, SC	(864) 488-0093	Alexis	2019	LIHTC	8.0	60	u/c	u/c
4	Beltline Courts	125 Beltline Rd	Gaffney, SC	(864) 489-3193	Bobbi	1975	Gov't	6.0	62	0	100.0%
5	Woodland Estates	218 Woodland Rd	Gaffney, SC	(864) 838-3830	Azeza	1997	MR	6.5	48	2	95.8%
6	Christopher Lynn Estates	269 Beltline Rd	Gaffney, SC	(864) 902-0480	Jerry	1995	Gov't	7.0	45	0	100.0%
7	Colonial Heights	630 Colonial Ave	Gaffney, SC	(864) 488-1085	Tangie	1981	Gov't	5.5	56	0	100.0%
8	Commons at Cross Station	159 School Rd	Gaffney, SC	(864) 489-5105	Beth	2011	MR	7.5	12	1	91.7%
9	Connecticut Village	409 E Junior High Rd	Gaffney, SC	(864) 489-7632	Detric	1973	Gov't	5.0	104	8	92.3%
10	Creekside Apartments	1230 Overbrook Dr	Gaffney, SC	(864) 487-5757	Kerrick	1974	MR	8.0	92	0	100.0%
11	Fairfield Apartments	100 Fairfield Dr	Gaffney, SC	(864) 487-2119	Beth	1980	Gov't/LIHTC	7.0	60	0	100.0%
12	Granard Court	524 Rutledge Ave	Gaffney, SC	(864) 489-3193	Tangie	1951	Gov't	5.5	60	0	100.0%
13	Huntington Square Apartments	100 Huntington Square Dr	Gaffney, SC	(864) 489-3551	Jennifer	1982	Gov't/LIHTC	6.5	48	0	100.0%
14	Iveywood Park Apartments	112 Martin Ln	Gaffney, SC	(864) 488-0093	Alexis	1997	LIHTC	8.0	96	0	100.0%
15	Limestone Court	940 N Limestone St	Gaffney, SC	(864) 489-1042	Lisa	1951	Gov't	5.0	100	0	100.0%
16	Lockhart Lane Apartments	473 Lockhart Ln	Gaffney, SC	(864) 487-9277	Shundel	1990	Gov't/LIHTC	6.0	32	2	93.8%
17	Magnolia Ridge Apartments	266 Goldmine Springs Rd	Gaffney, SC	(864) 489-0692	Earl	1972	MR	6.5	84	2	97.6%
18	Oliver Court Apartments	506 S Oliver St	Gaffney, SC	(864) 489-8702	Staci	1985	MR	6.0	48	0	100.0%
19	Peachtree Apartments	100 Killion Dr	Gaffney, SC	(704) 357-6000	Thomas	1975	Gov't/LIHTC	6.5	28	0	100.0%
20	Redwood Village	100 Redwood Circle	Gaffney, SC	(864) 487-3312	Shelby	1983	Gov't	6.5	50	0	100.0%
21	Ryan Park Apartments	400 Bonner Lake Rd	Gaffney, SC	(864) 489-8126	Beth	1989	Gov't/LIHTC	6.0	48	1	97.9%
22	Stonecrest Apartments	102 Stonecrest Ln	Gaffney, SC	(864) 488-2224	Katelyn	2008/15/18	MR	8.0	288	6	97.9%
23	Town & Country Apartments	106 Ellis Ferry Ave	Gaffney, SC	(864) 487-7088	Teesha	1987	Gov't	5.5	30	0	100.0%
24	Westwind Village I & II	521-523 Montgomery St	Gaffney, SC	(864) 487-3272	Diedra	1990	Gov't/LIHTC	7.0	84	0	100.0%
25	White Oak Apartments	100 White Oak Dr	Gaffney, SC	(864) 487-5724	Mary Beth	1980	Gov't/LIHTC	6.5	50	0	100.0%

RENT AND VACANCY ANALYSIS by STUDIO UNITS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Style	Number	Vacant	Rent	Sq. Ft.
1	1022 West Apartments	G	20	0	\$480	288
2	Andrea Place					
3	Autumn Glen Villas					
4	Beltline Courts					
5	Woodland Estates					
6	Christopher Lynn Estates					
7	Colonial Heights					
8	Commons at Cross Station					
9	Connecticut Village					
10	Creekside Apartments					
11	Fairfield Apartments					
12	Granard Court					
13	Huntington Square Apartments					
14	Iveywood Park Apartments					
15	Limestone Court					
16	Lockhart Lane Apartments					
17	Magnolia Ridge Apartments	G	12	0	\$420-450	470
18	Oliver Court Apartments					
19	Peachtree Apartments					
20	Redwood Village					
21	Ryan Park Apartments					
22	Stonecrest Apartments					
23	Town & Country Apartments					
24	Westwind Village I & II					
25	White Oak Apartments					

RENT AND VACANCY ANALYSIS by ONE-BEDROOM UNITS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Style	Number	Vacant	Rent 1.0 Bath	Rent 1.5 Bath	Sq. Ft.
1	1022 West Apartments	G	70	1	\$530-655		512
2	Andrea Place						
3	Autumn Glen Villas						
4	Beltline Courts	G	32	0	*		
5	Woodland Estates	G	12	1	\$675		700
6	Christopher Lynn Estates	G	45	0	*		
7	Colonial Heights						
8	Commons at Cross Station						
9	Connecticut Village	TH	14	2	*		
10	Creekside Apartments	G (14) / TH (4)	18	0	\$610 / \$595		708-806
11	Fairfield Apartments	G	24	0	\$507*		600
12	Granard Court	G	8	0	*		
13	Huntington Square Apartments	TH	8	0	\$493		650
14	Iveywood Park Apartments						
15	Limestone Court	G	16	0	*		
16	Lockhart Lane Apartments	TH	8	1	\$505-638*		600
17	Magnolia Ridge Apartments	G	16	1	\$600-650		720
18	Oliver Court Apartments	G	12	0	\$550		771
19	Peachtree Apartments						
20	Redwood Village						
21	Ryan Park Apartments	G	16	0	\$494		700
22	Stonecrest Apartments	G	132	2	\$560-585-610-645		708-833
23	Town & Country Apartments	G	30	0	*		
24	Westwind Village I & II	G	84	0	*		
25	White Oak Apartments	G	24	0	\$473		625

RENT AND VACANCY ANALYSIS by TWO-BEDROOM UNITS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Style	Number	Vacant	Rent 1.0 Bath	Rent 1.5 Bath	Rent 2.0+ Bath	Sq. Ft.
1	1022 West Apartments	G	60	1	\$595-745			768
2	Andrea Place	G	10	0			\$650	
3	Autumn Glen Villas	G	30	u/c			\$500-565	1035
4	Beltline Courts	G	14	0	*			
5	Woodland Estates	G	36	1	\$750			900
6	Christopher Lynn Estates							
7	Colonial Heights	G	30	0	*			
8	Commons at Cross Station							
9	Connecticut Village	TH	55	2	*			
10	Creekside Apartments	TH (30) / G (40)	70	0		\$625	\$640	964-1014
11	Fairfield Apartments	G	36	0	\$523*			875
12	Granard Court	G	30	0	*			
13	Huntington Square Apartments	TH	32	0		\$480		780
14	Iveywood Park Apartments	G	48	0		\$737		921
15	Limestone Court	G	34	0	*			
16	Lockhart Lane Apartments	TH	24	1		\$535-684*		975
17	Magnolia Ridge Apartments	G	32	1	\$645-700			860
18	Oliver Court Apartments	TH	36	0		\$585		1038
19	Peachtree Apartments	TH	28	0		\$675		900
20	Redwood Village	TH	32	0		*		
21	Ryan Park Apartments	G	32	1	\$595			900
22	Stonecrest Apartments	G	132	2	\$650-745		\$770	904-1029
23	Town & Country Apartments							
24	Westwind Village I & II							
25	White Oak Apartments	TH	26	0		\$492		872

RENT AND VACANCY ANALYSIS by THREE-BEDROOM UNITS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Style	Number	Vacant	Rent 1.0 Bath	Rent 1.5 Bath	Rent 2.0+ Bath	Sq. Ft.
1	1022 West Apartments	G	16	0			\$700-850	960
2	Andrea Place							
3	Autumn Glen Villas	G	30	u/c			\$550-615	1190
4	Beltline Courts	G	14	0	*			
5	Woodland Estates							
6	Christopher Lynn Estates							
7	Colonial Heights	G	20	0	*			
8	Commons at Cross Station	G	12	1			\$795	1200
9	Connecticut Village	TH	25	2	*			
10	Creeside Apartments	TH	4	0		\$700		1120
11	Fairfield Apartments							
12	Granard Court	G	20	0	*			
13	Huntington Square Apartments	TH	8	0		\$494		980
14	Iveywood Park Apartments	G	48	0			\$829	1151
15	Limestone Court	G	34	0	*			
16	Lockhart Lane Apartments							
17	Magnolia Ridge Apartments	G1 (20) / G2 (4)	24	0	\$750		\$850	1000-1160
18	Oliver Court Apartments							
19	Peachtree Apartments							
20	Redwood Village	TH	18	0		*		
21	Ryan Park Apartments							
22	Stonecrest Apartments	G	24	2			\$750-835	1475
23	Town & Country Apartments							
24	Westwind Village I & II							
25	White Oak Apartments							

RENT AND VACANCY ANALYSIS by FOUR-BEDROOM UNITS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Style	Number	Vacant	Rent 1.0 Bath	Rent 1.5 Bath	Rent 2.0+ Bath	Sq. Ft.
1	1022 West Apartments							
2	Andrea Place							
3	Autumn Glen Villas							
4	Beltline Courts	G	2	0		*		
5	Woodland Estates							
6	Christopher Lynn Estates							
7	Colonial Heights	G	6	0		*		
8	Commons at Cross Station							
9	Connecticut Village	TH	10	2	*			
10	Creekside Apartments							
11	Fairfield Apartments							
12	Granard Court	G	2	0		*		
13	Huntington Square Apartments							
14	Iveywood Park Apartments							
15	Limestone Court	G	16	0	*	*		
16	Lockhart Lane Apartments							
17	Magnolia Ridge Apartments							
18	Oliver Court Apartments							
19	Peachtree Apartments							
20	Redwood Village							
21	Ryan Park Apartments							
22	Stonecrest Apartments							
23	Town & Country Apartments							
24	Westwind Village I & II							
25	White Oak Apartments							

UNIT AMENITIES
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Range / Stove	Refrigerator	Dishwasher	Garbage Disposal	Microwave	Breakfast Bar	Other		Air Conditioning	Drapes / Blinds	Carpeting	Fireplace	Washer / Dryer	Washer / Dryer Hookups	Patio or Balcony	Ceiling Fans	Security Alarm	Walk-in Closet(s)	Handicapped Design	Other
1	1022 West Apartments	X	X	X						X	X				X	X	X				
2	Andrea Place	X	X		X	X				X	X	X			X	X					
3	Autumn Glen Villas	X	X	X	X					X	X	X		X	X	X	X				X
4	Beltline Courts	X	X												X	X					
5	Woodland Estates	X	X	S						X		X			S	S					
6	Christopher Lynn Estates	X	X							X	X	X									S
7	Colonial Heights	X	X												X	X					
8	Commons at Cross Station	X	X	X	X					X	X	X			X	X					
9	Connecticut Village	X	X								X	S									
10	Creekside Apartments	X	X	X	X										X	X	X				S
11	Fairfield Apartments	X	X							X	X				X	X					
12	Granard Court	X	X												X	X					
13	Huntington Square Apartments	X	X							X		X			X	X	X				
14	Iveywood Park Apartments	X	X	X	X					X					X						
15	Limestone Court	X	X												X	X					
16	Lockhart Lane Apartments	X	X							X					X	X	X				
17	Magnolia Ridge Apartments	X	X							X											
18	Oliver Court Apartments	X	X							X	X	S			X	X	X				
19	Peachtree Apartments	X	X							X					X	X					
20	Redwood Village	X	X		X					X	X	X				X					
21	Ryan Park Apartments	X	X							X		X			X	X					
22	Stonecrest Apartments	X	X	X	X	X		S-black appliances		X	X	X			X	S					S-sunrooms, 9' ceilings
23	Town & Country Apartments	X	X																		
24	Westwind Village I & II	X	X							X	X	X									
25	White Oak Apartments									X					X	X					

PROJECT AMENITIES
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Garages	Carports	Club House	Rental Office / Management	Activity / Community Room	Laundry Room	Playground	Sauna / Jacuzzi	Tennis Court	Basketball / Volleyball Court	Computer / Office Room	Swimming Pool	Fitness Center / Exercise Rm	Security Door / Gate	Elevator	Storage Areas	Picnic Area	Lake / Water Feature	Other	
1	1022 West Apartments			X		X	X	X					X								
2	Andrea Place																				
3	Autumn Glen Villas				X	X	X	X									X	X		grill	
4	Beltline Courts																				
5	Woodland Estates																				
6	Christopher Lynn Estates				X	X	X														
7	Colonial Heights						X	X						X							
8	Commons at Cross Station	X																			
9	Connecticut Village																				
10	Creekside Apartments			X		X	X	X					X	X							
11	Fairfield Apartments				X		X	X													
12	Granard Court																				
13	Huntington Square Apartments						X	X													
14	Iveywood Park Apartments			X			X	X													
15	Limestone Court																				
16	Lockhart Lane Apartments						X	X													
17	Magnolia Ridge Apartments						X	X													
18	Oliver Court Apartments				X		X	X									X				
19	Peachtree Apartments							X													
20	Redwood Village				X		X	X													
21	Ryan Park Apartments						X	X													
22	Stonecrest Apartments	S (\$80)		X	X	X	X						X	X			\$40			car wash	
23	Town & Country Apartments				X	X	X														
24	Westwind Village I & II				X	X	X														
25	White Oak Apartments			X			X														

UTILITY ANALYSIS
Gaffney, South Carolina PMA
February 2019

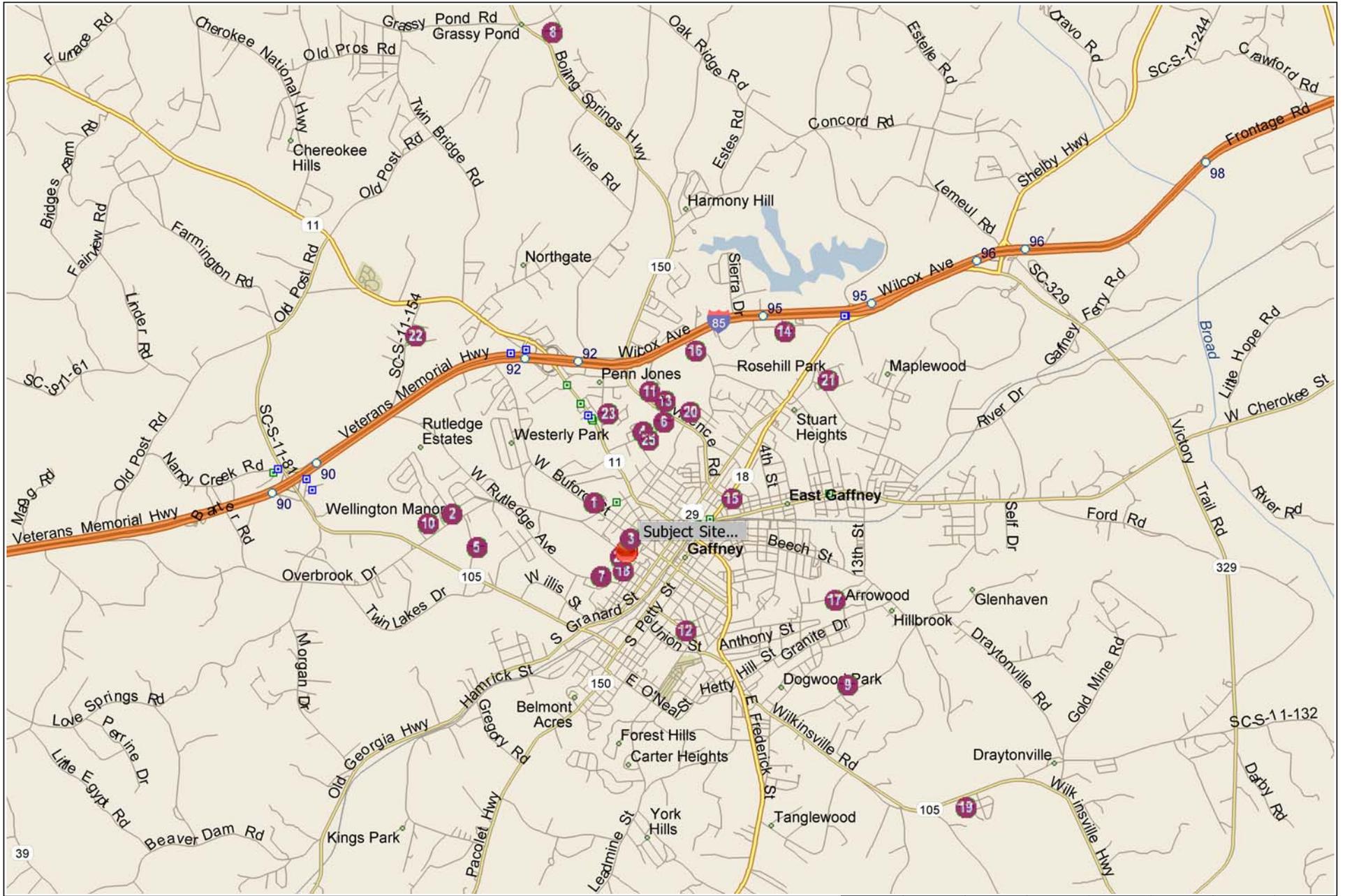
Apartment Project #	Project Name	Electric	Heat			Water	Sewer	Trash	Cable	Internet Wired
			Gas	Electric	Hot Water					
1	1022 West Apartments	T		T		T	T	L		
2	Andrea Place	T	T			T	T	T	T	
3	Autumn Glen Villas	T		T		L	L	L		
4	Beltline Courts	T	T			L	L	L		
5	Woodland Estates	T/L		T/L		T/L	T/L	T/L	T	
6	Christopher Lynn Estates	T	T			T	T	T	T	
7	Colonial Heights	T	T			L	L	L	T	
8	Commons at Cross Station	T	T			L	L	L	T	
9	Connecticut Village	T	T			L	L	L	T	
10	Creekside Apartments	T	T			T	T	L		
11	Fairfield Apartments	T	T			T	T	L		
12	Granard Court	T	T			L	L	L	T	
13	Huntington Square Apartments	T	T			L	L	L	T	
14	Iveywood Park Apartments	T	T			T	T	L	T	
15	Limestone Court	T	T			L	L	L	T	
16	Lockhart Lane Apartments	T		T		T	T	L	T	
17	Magnolia Ridge Apartments	T		T		T	T	L	T	
18	Oliver Court Apartments	T		T		T	T	L		
19	Peachtree Apartments	T		T		L	L	L		
20	Redwood Village	T		T		T	T	L	T	
21	Ryan Park Apartments	T	T			T	T	L		
22	Stonecrest Apartments	T		T		T	T	L		
23	Town & Country Apartments	T	T			T	T	T		
24	Westwind Village I & II	T		T		T	T	T	T	
25	White Oak Apartments	T		T		T	T	L		

T=Tenant
L=Landlord

PROJECT FEES AND COMMENTS
Gaffney, South Carolina PMA
February 2019

Apartment Project #	Project Name	Pets	Security	Application Fee	Comments
1	1022 West Apartments		1-2 months		Formerly Westwood Apartments
2	Andrea Place		\$650		
3	Autumn Glen Villas		1 month		Tax Credit Property - Family - Scheduled to open April 2019
4	Beltline Courts		1 month		*Government Subsidized - HUD Public Housing - Waiting list
5	Woodland Estates		\$400		Utilities included in 1-BR units
6	Christopher Lynn Estates		1 month		*Government Subsidized - Sections 8 & 202 PRAC - Waiting list
7	Colonial Heights		1 month		*Government Subsidized - HUD Public Housing - Waiting list
8	Commons at Cross Station		1 month		
9	Connecticut Village		1 month		*Government Subsidized - HUD - Waiting list
10	Creekside Apartments		1 month		
11	Fairfield Apartments		\$200		*Government Subsidized - RDA 515 - LIHTC Property - Waiting list
12	Granard Court		1 month		*Government Subsidized - HUD Public Housing - Waiting list
13	Huntington Square Apartments		1 month		*Government Subsidized - RDA 515 - Family - LIHTC Property - Waiting list
14	Iveywood Park Apartments		1 month		Tax Credit Property - Waiting list
15	Limestone Court		1 month		*Government Subsidized - HUD Public Housing - Waiting list
16	Lockhart Lane Apartments		1 month		*Government Subsidized - RDA 515 - Family - LIHTC Property - Waiting list
17	Magnolia Ridge Apartments		\$200-1 month		
18	Oliver Court Apartments		\$200-1 month		
19	Peachtree Apartments		1 month		*Government Subsidized - RDA 515 - Family - LIHTC Property - 28 units have rental assistance - Waiting list approx 1 year
20	Redwood Village		1 month		*Government Subsidized - HUD Section 8 - Waiting list
21	Ryan Park Apartments		1 month		*Government Subsidized - RDA 515 - Family - LIHTC Property - Waiting list
22	Stonecrest Apartments		1 month		Built in 3 phases: 2008, 2015, 2018 - Mix unconfirmed - Management Co uncooperative
23	Town & Country Apartments		1 month		*Government Subsidized - HUD Section 202 - Seniors - Waiting list
24	Westwind Village I & II		1 month		*Government Subsidized - HUD Section 236 - Seniors & Disabled - LIHTC Property - Waiting list
25	White Oak Apartments		1 month		*Government Subsidized - RDA 515 - Family - LIHTC Property - Waiting list

Apartment Map



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**APARTMENT
FIELD SURVEY**

**PHOTOGRAPHS
(SELECTED)**



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1. 1022 West Apartments



2. Andrea Place



3. Autumn Glen



4. Beltline Courts



6. Christopher Lynn Estates



7. Colonial Heights



8. Commons at Cross Station



9. Connecticut Village



10. Creekside Apartments



10. Creekside Apartments



11. Granard Court



13. Huntington Square Apartments



14. Iveywood Park Apartments



15. Limestone Court



16. Lockhart Lane Apartments



17. Magnolia Ridge Apartments



18. Oliver Court Apartments



19. Peachtree Apartments



20. Redwood Village



21. Ryan Park Apartments



22. Stonecrest Apartments



23. Town & Country Apartments



24. Westwind Village I & II



25. White Oak Apartments

VII. CONCLUSIONS

A. INTRODUCTION

These conclusions are based upon the income qualification standards of the South Carolina State Housing Finance and Development Authority's Low Income Tax Credit Program; economic and demographic statistics; area perception and growth; an analysis of supply and demand characteristics, absorption trends of residential construction; survey of the multi-family rental market in the City of Gaffney, South Carolina. The tax credit program, for rental housing, is a function of household size and income limitations based on area median incomes. In addition, previous experience, based on analysis of existing rental housing developments, aided in identifying senior trends which enabled us to develop support criteria for the recommendations.

B. MARKET SUMMARY

The following is a summary of the demographic, economic and housing criteria that affect the level of support for the proposed tax credit senior rental development.

Total households are an important housing indicator. The population of the Gaffney Primary Market Area was 50,329 in 2010 and increased 4.2% to number 52,456 in 2018. Population is expected to number 53,100 by 2021, increasing 2.1% from 2018. The Gaffney PMA households numbered 19,549 in 2010 and increased 2.1% to number 19,950 in 2018. Households are expected to number 22,226 by 2021, increasing 0.9% from 2018.

In the Gaffney Primary Market Area, family households (under the age of 55) decreased 6.3% for renter households and 5.7% for owner households from 2010 to 2018. Between 2018 and 2021, family renter households (under the age of 55) are projected to decrease 2.7%, while owner households are estimated to decrease 2.5%.

In the Gaffney Primary Market Area, households (aged 55 to 64) increased 10.7% for renter households and decreased 0.6% for owner households from 2010 to 2018. Between 2018 and 2021, renter households (aged 55 to 64) are projected to increase 3.8%, while owner households are estimated to decrease 1.5%.

In the Gaffney Primary Market Area, senior households (aged 62 years and older) increased 16.0% for renter households and 17.8% for owner households from 2010 to 2018. Between 2018 and 2021, senior renter households (aged 62 years and older) are projected to increase 7.1%, while owner households are estimated to increase 6.8%.

In the Gaffney Primary Market Area, senior households (aged 65 years and older) increased 17.8% for renter households and 22.1% for owner households from 2010 to 2018. Between 2018 and 2021, senior renter households (aged 65 years and older) are projected to increase 8.1%, while owner households are estimated to increase 8.4%.

The median per household income in the Gaffney Primary Market Area is \$36,859 in 2018 and is projected to increase to \$37,881 in 2021.

Employment in Cherokee County decreased 1.4%, from 23,231 in 2008 to 22,909 in 2017. In recent years, the employment levels in Cherokee County and the City of Gaffney has been stable, around the 22,500 number, which is an attribute for today's economy. Total overall employment in 2018 has increased in the Cherokee County area. The employment base of Cherokee County is dominated by the following industries or categories: manufacturing, retail trade and administration and waste services as reflected by the area's largest employers.

At the end of 2017, the unemployment rate of Cherokee County was 4.9%, somewhat lower than previous year of analysis. Between 2013 and 2017, the unemployment rate has ranged from 4.9% to 10.5%. The unemployment rate for Cherokee County has typically been higher than the state average. The unemployment rate is estimated to decrease for 2018.

Gaffney has always been a center for manufacturing, healthcare and government offices; this is especially true within the immediate subject site area. The area's larger employers consist of: Gaffney City Government, Cherokee County School District, Nestle USA, Freightliner Custom Chassis Corporation and Hamrick Mills, Inc.

Additionally, the Gaffney employment base has had some recent small employment gains, with the improvement of the economy in the immediate area. The immediate Gaffney area is heavily influenced by the manufacturing. The proximity to the employment base of Spartanburg, as well as several smaller communities (within 30 minutes) is a big advantage for the area. The Gaffney area is currently poised for expansion at any of the area's industrial parks, some in the immediate site area. Within the immediate Gaffney area, the Cherokee County Development Board official noted the economy in Gaffney is doing very well. An announcement is due in the next few weeks concerning the addition of approximately 200 jobs to the workforce due to a new warehouse/distribution facility slated to be built in the City of Gaffney. Additionally, plans are in the works to possibly build two new industrial parks in Cherokee County.

Of the five area counties, Cherokee County ranks fourth in the percentage of persons employed outside their county of residence, 36.4%. This somewhat lower percentage can be contributed to the accessibility and proximity of solid and diverse employment opportunities offered in the immediate area. Additionally, because of the strong bases of several employment sections in the regional area, any increase or decrease in the immediate employment center would have limited effect on mobility patterns of residents within this market area. The accessibility to other employment areas can help maintain Gaffney as a viable housing option and alternative.

Housing activity has been active in the City of Gaffney and Cherokee County in the ten-year period surveyed, with some growth in both the single-family and multi-family markets. The City of Gaffney has reported minimal activity over the past ten years, except a recent multi-family development. Over the past ten years, the overall housing units authorized in Cherokee County have averaged 105.4 units per year, averaging 15.0 for multi-family units and 90.4 for single-family units per year. However, within recent years, construction has been weighted heavily towards single-family permits, with a three year average of 108.0 for single-family permits in

Cherokee County, an increase from recent activity for Cherokee County. The City of Gaffney has reported an average of 4.3 single-family residences per year over the past ten years. Multi-family is somewhat higher with the new 60-units in 2017.

In 2010, nearly one-half (45.9%) of the total housing units in Gaffney were rental units, offering an established base of rental units. The reported vacancy rate was 13.4% for all the rental units. In Cherokee County, multi-family units represented 31.2% of all the housing units in 2010. The reported vacancy rate was 11.6%, again for all rental unit types. The rental units surveyed include all rentals available whether in multi-family, single-family or mobile home structures, while the vacancies included the seasonal fluctuation of the market area.

The median number of occupants in renter-occupied living units in Gaffney was 2.24 in 2010, somewhat lower than the 2.47 for renter-occupied units only in Cherokee County.

The 2013-2017 American Community Survey reports a total of 2,027 specified renter-occupied housing units in the City of Gaffney and 6,034 in Cherokee County. The median rent in 2017 for the City of Gaffney was \$607, somewhat lower than Cherokee County at \$663. All rents in the City of Gaffney ranged from less than \$100 to \$2,000 or more. The largest percentage of units was in the \$700 - \$899 range, representing 24.1% of the units. Median gross rents in both the City of Gaffney and Cherokee County are estimated to increase approximately 59.7% and 65.3% in 2017 from 2000.

At the time of this study, in the Gaffney market area, a comparable survey of senior and family LIHTC, government subsidized and market-rate units was conducted in the market area. There are eight market-rate developments in the immediate area. These developments contain 748-units and have 13 vacancies for a 1.7% vacancy rate. There are two low income housing tax credit (LIHTC), without additional government subsidies, both family developments. One development is under construction. The opened LIHTC development contains 96-units that were surveyed with no vacancies for a 100.0% occupancy rate. An additional 857 government subsidized development units in fifteen developments (including six developments with LIHTC units) with a low vacancy rate (1.3%), were located and surveyed in the Gaffney market area. When

vacancies are available, it is due to natural turnover in the market area. Reviewing the LIHTC units, the market still appears limited by supply rather than demand. The Gaffney market-rate apartment base contains a well balanced ratio of units in the market area.

It should be noted that the Gaffney rental market has been experiencing good apartment growth in the past several years. Between 2015 and 2019, there have been 276 LIHTC or market-rate units added to the Gaffney rental market. One development is under construction. The Autumn Glen Villas, a 60-unit LIHTC family development is scheduled to open in the Spring 2019. The Gaffney area has several smaller sized developments. Management indicated that the vacancies, when existing, are typically being higher in the fall/winter season.

Median rents are moderate based on the developments in the Gaffney market area. The median rent for a studio unit is \$480. The one-bedroom units have a median rent of \$605, with 42.3% in the upper rent range of \$645-\$750. Two-bedroom units have a median rent of \$700, with 50.0% of the two-bedroom units in the upper-rent range of \$700-\$770. Three-bedroom units have a median rent of \$831, with 56.3% in the upper range of \$829-\$850. Market rate rents have been able to increase at a yearly rate of more than 1.5%, because of the new construction of market-rate and LIHTC rental units, having an impact on both the area rental market and rents and the strong market conditions. The median rents for units are driven somewhat lower, because of the large base of older multi-family units in the market area that typically obtain lower rents per unit. Approximately 62.2% of the units were built before 1990.

Under the SCSHFDA guidelines, nine developments have received LIHTC allocations in the Gaffney area since 2000. There developments are all family developments, except one, in the market area. The developments offer 30%, 50% and 60% rents of AMI's. Additionally, 7 of the 9 developments have additional government financing associated with the development.

Overall, the eight opened developments contain 449 LIHTC units, of which 3 are vacant or a 99.3% occupancy rate. The senior development consists of 84-units and 100% occupied, with a waiting list. These units have additional government subsidies associated with the rents.

One development is scheduled to open in the Spring 2019. The Autumn Glen Villas is a 60-unit family development even distributed two-bedroom and three-bedroom units. The development which is located adjacent to the subject site currently is pre-leasing units. An interview with management indicated that the units should be opening soon and are leased and there is currently a waiting list for all unit types.

In a review of comparable properties and achievable rent adjustments in the Gaffney Primary Market Area, it was noted that there are four family developments, with some senior tenant base, that would be considered as most comparable to the product. All of these developments are market-rate family developments with some market segment associated to the senior product and tenant base. As noted, within the four competitive developments, a total of 586-units exist with 10 vacant units or an overall 98.3% occupancy rate.

It should be noted that the average of the achievable comparable net one-bedroom unit is \$690, somewhat higher than the adjusted proposed \$485-\$505 average net rent at 50% and 60% AMI. The proposed one-bedroom rent represents 70.3%-73.2% of the average comparable one-bedroom rent in the market area. The average of the achievable comparable net two-bedroom unit is \$775, somewhat higher than the adjusted proposed \$575-\$600 average net rent at 50% and 60% AMI. The proposed two-bedroom rent represents 74.2%-77.4% of the average comparable two-bedroom rent in the market area. When reviewing the comparable developments, the proposed rents are within the appropriate rent differentials. Therefore, based on the current existing rental market, the proposed development would be a value in the market area.

In a review of the government subsidized rental units in the immediate market area, it was noted that vacancies are very low at less than 1.5%. An interview with the South Carolina State Housing Finance Authority office, which services the Cherokee and City of Gaffney area, indicated that they have over 200 families (elderly and family) under the Section 8 Certificate and Voucher program for the immediate area. Additionally, there are many individuals on a waiting list. As in previous experiences with local housing authorities, it is expected that additional support for the proposed development could be generated from these prospective tenants, as well as the tenants currently on area developments waiting lists.

C. TAX CREDIT PROGRAM INCOME QUALIFICATIONS

The City of Gaffney/Cherokee County support for the Low-Income Tax Credit Housing Program units is based upon the household size and the appropriate income limits supported by a proposed base rent. However, rent restrictions are based on the number of bedrooms per unit rather than the actual family size as follows:

<u>BEDROOM PER UNIT</u>	<u>PERSONS PER BEDROOM (BASIS)</u>
STUDIO	1.0
ONE-BEDROOM	1.5
TWO-BEDROOM	3.0
THREE-BEDROOM	4.5
FOUR-BEDROOM	6.0

The development, in order to be a qualified tax credit rental project, must meet the needs of one of the following occupancy and rent restrictions:

- ◆ At least 20.0% of the rental units must be reserved for tenants at 50.0% or less of the area median income adjusted for family size **or**
- ◆ At least 40.0% of the rental units must be reserved for tenants at 60.0% or less of the area median income adjusted for family size **or**
- ◆ Deep Rent skewing option.

Based on the United States Department of Housing and Urban Development estimates, the median income for the Gaffney, South Carolina (Cherokee County) area, the following is a distribution by person, of the maximum allowable income and rent available under the 50% and 60% program (non-metro), proposed for this development:

**50% AND 60% PROGRAM OPTION
MAXIMUM INCOME/RENT LEVEL**

	50%	60%
ONE-PERSON	\$20,450	\$24,540
TWO-PERSON	\$23,350	\$28,020
THREE-PERSON	\$26,300	\$31,560
FOUR-PERSON	\$29,200	\$35,040
FIVE-PERSON	\$31,550	\$37,860
SIX-PERSON	\$33,850	\$40,620

The following is the adjusted annual income range specified appropriate by the tax credit 50% and 60% program for low to moderate-income senior households (age 55 years and older) for the Gaffney PMA. The income range is calculated using the SCSHFDA guidelines and the proposed gross rents by unit type, **excluding any income overlap on the overall range**. The following is a summary of **renter-occupied senior** households in the PMA of the proposed site within this income range for 2018:

Senior Households Gaffney, South Carolina PMA					
	Income Range	Persons	2018 Renter-Occupied	2021 Renter-Occupied	Change 2018-2021
50%	\$16,320-\$20,135	1 – 2	203	200	(3)
60%	\$20,135-\$28,020	1 – 2	203	202	(1)
Overall	\$16,320-\$28,020	1 – 2	406	402	(4)

Overall (excluding any overlap of income ranges), the adjusted annual income range specified appropriate by the tax credit program for low to moderate-income households is \$16,320 (lower end of one-person senior household moderate-income) to \$28,020 (two-person senior household moderate-income) for the Gaffney Primary Market Area. In 2018, there are 406 senior households in the Gaffney Primary Market Area of the proposed site was within this income range.

The following chart is derived by following the tax credit program's guidelines for calculating gross and net rents, by the number of bedrooms in each rental unit, for the Gaffney, South Carolina area:

TYPE OF UNIT	AMI	GROSS RENT PER MONTH	UTILITY COST	NET RENT
ONE-BEDROOM	50%	\$547	\$70	\$477
	60%	\$657	\$70	\$587

TYPE OF UNIT	AMI	GROSS RENT PER MONTH	UTILITY COST	NET RENT
TWO-BEDROOM	50%	\$657	\$90	\$567
	60%	\$789	\$90	\$699

These rents are the maximum allowable gross rents for the LIHTC Program. It should be noted that utility calculations are estimates provided by the local housing agency and developer, and are based on the current statistics available for one and two story units with similar utility rates.

D. DEMAND ANALYSIS

The following demand estimates are based on any applicable income restrictions and requirements set forth by the South Carolina State Housing Finance and Development Authority, current senior households, proposed senior households, turnover ratios of units in the market area and the percent of renter qualified households within the Primary Market Area. Additionally, when needed, previous experiences and/or proprietary research completed by our organization was used in the calculation of appropriate Primary Market Area demand analysis percentages.

The projected number of new rental senior households is the difference of household growth in the Primary Market Area from 2018 to the estimated 2021 households statistics as follows: 402 (2020) – 406 (2017) = (4) total senior households.

PRIMARY MARKET AREA DEMAND
FROM EXISTING AND PROJECTED SENIOR HOUSEHOLDS:

	50%	60%	Overall
New Projected Senior HH (2018-2021)	(3)	(1)	(4)
Demand of Projected Renter HH (2018-2021)	(3)	(1)	(4)
Total Qualified Senior Rental HH	203	203	406
Rent Overburdened Senior Households (%)	28.0%	28.0%	28.0%
Total Qualified Senior Renter HH	57	57	114
Total Qualified Senior Rental HH	203	203	406
Substandard Housing (%)	1.0%	1.0%	1.0%
Total Qualified Senior Renter HH	2	2	4
Existing Owners Senior Households	364	645	1,009
Senior Ownership Conversion (%)	3.0%	3.0%	3.0%
Total Qualified Senior Owner HH	11	19	30
<i>Estimated Annual Senior Demand</i>	67	77	144
<i>Supply</i> (comparable, u/c or proposed units)	-	-	-
<i>Net Demand</i>	67	77	144

The rent burden is estimated from the analysis of Table 21 - Distribution of Gross Rent of Household Income. We take a conservation approach and use the number of the City of Gaffney only, not the Primary Market Area, which typically would be higher (noted by the Cherokee County) statistic. The most recent ACS 2013-2017 reported 28.0% of the renter households at 35% or more of rent cost burden. When evaluating the senior rent burden at 35% or more the figure would be higher. Additionally, substandard housing is combination of the previous analysis acceptability, the housing quality on Table 22 and the type of housing on Table 18. In reference to the senior ownership conversion, it was noted on Table 3 that the age groups for renter households are increasing faster than the owner households. Our interviews also noted a high senior demand from existing housing. In fact, a recent analysis of 6 active developments of our clients, we noted that in senior developments, the renter tenant percentages from owner-occupied housing ranged from 24% to 46%, with an average of 32%. Additionally approximately 3.0% (Table 23) of the owner household are turning over each year, a conservative approach.

Because of the many factors required in the Demand and Affordability Analyses the information is combined from several sources throughout the entire analysis, followed-up by Section IX - Market Study Terminology.

Based on the above analysis for 2017, the annual net demand for the 50% and 60% median income households in the Primary Market Area is estimated at 67 and 77 units per year, respectively. Within the above analysis for 2018, the annual net demand for the overall development based on the median income households in the Primary Market Area is estimated at 144 units per year.

The Gaffney Primary Market Area penetration factor for tax credit units is based on the number of renter households in the appropriate income ranges supporting the proposed rents. The capture rate factor, calculated by dividing the number of proposed units within a specific program and the number of net demand of households in the appropriate income ranges.

Bedroom & % AMI	Total Demand	<u>Supply</u>		Net Demand	Proposed Units	Capture Rate
		Existing	Pipeline			
One-Bedroom						
50%	40	-	-	40	3	7.5%
60%	46	-	-	46	20	43.5%
Two-Bedroom						
50%	27	-	-	27	3	11.1%
60%	31	-	-	31	12	38.7%
Overall	144	-	-	144	40	27.8%

* Excluding any overlap of incomes.

Penetration Factor: Proposed & Existing LIHTC Units/Age & Income Qualified

$$40 + 84 / 144 = 86.1\%$$

Within these competitive rent ranges, the market can support the proposed 40-unit tax credit development for senior occupancy under the 50% and 60% programs. In 2018, based on the proposed and competitive product in the Gaffney market area, the proposed 40-unit senior development of LIHTC units represents an overall 27.8% capture rate within the market area. When including any surveyed existing senior LIHTC units (with or without additional government subsidies) within the Gaffney PMA, the penetration factor is 86.1%.

All of these calculations are appropriate capture and penetration factors, especially with the factor of the development being new construction. Combined with sensitivity to market rents and a quality construction, these renter households' percentages represent a good base of appropriate income family households. Because of the regional nature of the subject site area and the proposed product and targeted market, the actual market area could be larger than the proposed Primary Market Area.

E. RECOMMENDATIONS

This study has established that a market exists for the new construction of a 40-unit senior rental housing project, Water Tower Way Apartments, to be built within the criteria set forth by the South Carolina State Housing Finance and Development Authority's Low Income Housing Tax Credit Program.

With the proposed plans to develop 8-units (20.0%) available to households with incomes at or below the 50% of the area income and 32-units (80.0%) available to households with incomes at or below the 60% of the area income, the subject site located in the City of Gaffney, South Carolina is proposed as follows:

UNIT BY TYPE AND BEDROOM

BEDROOM	ONE	TWO
BATHROOMS	1.0	1.75
NUMBER OF UNITS		
50%	5	3
60%	20	12
SQUARE FEET (approx.)	750	951
GROSS RENT	\$544-\$564	\$651-\$676
UTILITY ALLOWANCE *	\$59	\$76
NET RENT	\$485-\$505	\$575-\$600

* estimated by developer and local housing agency

The proposed new development will be a development for senior occupancy. The development will be located on approximately 3.2+ acres. The proposed 40-unit senior development is estimated to begin construction in the Spring 2020, to be completed in the Spring 2021. Pre-leasing will start two months prior to opening. The development consists of 40-units in a multi-story building with elevator. Parking, for a total of 60 surface spaces will be in the adjacent open spaces within the development.

The development's new construction will follow the mandatory design criteria set forth by SCSHFDA. However, there have been proposed additional development design criteria which will be included in the development process.

Each unit in the proposed new construction would contain energy star appliances, including a range, refrigerator, dishwasher, disposal, microwave, air conditioning, carpeting, blinds, ceiling fans, washer/dryer hook-ups and one full bathroom or one full bathroom and a three-quarters bathroom. Additionally, the units will be pre-wired for high speed internet.

Project amenities associated with a senior-orientated development are important to the success of the proposed facility, including: on-site rental management office, community room, laundry room, security features and a park setting. Additional senior services may be made available on an optional basis, including linkage to transportation, moderate care and housekeeping by county non-profit agencies, if available.

The units will include the following utilities: electric, water/sewer services and trash removal. The tenants will be responsible for electric; however a utility allowance of \$59 for a one-bedroom unit and \$76 for a two-bedroom unit is estimated. The units will be cable-ready.

The development will maintain a consistent and effective landscaping plan throughout the site, especially maintaining a good front door image. From a marketing point of view, it would be beneficial if the proposed sites would be able to use some natural settings, if possible, to develop an environment within this development. The City of Gaffney area apartment developments have not done a good job in creating a complete development theme or environment.

The development and unit plans were reviewed. The proposed rental units are appropriate for the Gaffney market area. The unit and project amenities are adequate for the targeted senior market, while the unit styles, specifically the design and square footage, will positively influence the absorption, offering a flexibility of living style for senior occupants. Additional upgrades will be made to the exterior and landscaping. Additionally, extensive landscaping should take place between any other existing developments, when appropriate.

Because of the high percentage of senior units, a strong marketing plan and development layout should focus on senior needs. The area has excellent accessibility to the entire area, as well as having good visibility. Because of the existing apartment and rental base located in the City of Gaffney area and specifically the subject site, this rental base will help create a synergism effect of established renters. Because of the good accessibility to major arteries in the City of Gaffney area, detail should be given to marketing the development and the procedure for transportation routes to the proposed site. Superior signage and advertising will be an advantage, because of the amount of traffic associated with the proposed site.

Additionally, the proposed net rents need to be viewed as competitive or a value within the Gaffney rental market area in order to achieve an appropriate market penetration. The proposed gross rents are within the guidelines established for the low-income tax credit program as summarized as below:

One-Bedroom						
AMI	Proposed Gross Rent	Max. LIHTC Gross Rent	Median Market Rent*	Achievable Rent*	Fair Market Rent (FMR)	90% of FMR
50%	\$544	\$547	\$664	\$749	\$508	\$457
	Percent (%)	99.5%	81.9%	72.6%	107.1%	119.0%
60%	\$564	\$657	\$664	\$749	\$508	\$457
	Percent (%)	85.8%	84.9%	75.3%	111.0%	123.4%
Two-Bedroom						
AMI	Proposed Gross Rent	Max. LIHTC Gross Rent	Median Market Rent*	Achievable Rent*	Fair Market Rent (FMR)	90% of FMR
50%	\$651	\$657	\$776	\$851	\$676	\$608
	Percent (%)	99.1%	83.9%	76.5%	96.3%	107.0%
60%	\$676	\$789	\$776	\$851	\$676	\$608
	Percent (%)	85.7%	87.1%	79.4%	100.0%	111.1%

Based on the current rental market conditions, and the proposed gross rent of \$544-\$564 for a one-bedroom unit and \$651-\$676 for a two-bedroom unit, combined with a development of quality construction, the proposed development will be perceived as a value in the Gaffney market area. Additionally, the minimal market-rate and LIHTC product in the market area will be an added rental value. We anticipate that a good portion (95.0%) of the support for the units will be generated from the existing rental base.

The step-up opportunity for tenants in the City of Gaffney area secondary rental market, based on the proposed net rent for a one-bedroom and two-bedroom is minimal with the lack of market-rate units in the immediate area. The proposed rents are in the middle quartile of the existing LIHTC area rents.

The design features, specifically the style and square footage, will create a potential product value in the rental market. More specifically, the area competition is not as much as a concern, because of the lack of quality units in the area. Additionally, previous experiences of rental developments in the City of Gaffney area indicate that the one-bedroom and two-bedroom proposed rents are in line with the alternative rental markets. Therefore, the proposed rents are targeted properly for not only immediate step-up opportunities, but market acceptability.

The absorption potential for tenants in the Gaffney rental market, based on the proposed net rent is excellent. Additionally, in the past, existing and newer product in the Gaffney area has had positive acceptability and absorption patterns, with a product at a higher market rent. The proposed 40-unit senior rental development will create a strong pre-leasing activity program based on the current tenant characteristics. Absorption, while traditionally viewed as a function of the market-rate housing market, must also consider the impact of income and household size criteria set forth by the tax credit competitive rental developments within the Gaffney market area.

The rental market in the Gaffney area has historically been more a function of demand rather than supply, thereby affecting absorption. Factors, other than the existing rental market that affect absorption, would include: demographic characteristics, employment opportunities, area growth and proposed product acceptability. The Gaffney market area has successfully absorbed on average 6 to 14 units per month at selected comparable developments. It is anticipated, because of the criteria set forth by the income and household size for units for the Low-Income Tax Credit Program, the depth of the market demand for units, assumption of renovated product, as well as the design associated with this product, absorption is expected to be equal to the area average of 5 to 7 units per month, resulting in a 5.7 to 8.0 month absorption period for the 40-unit LIHTC development.

VIII. COMPANY PROFILE

NATIONAL LAND ADVISORY GROUP

National Land Advisory Group is a multi-faceted corporation engaged in the market research and consulting of various real estate activities. National Land Advisory Group supplies consulting services to real estate and finance professionals and state housing agencies through conducting market feasibility studies. Areas of concentration include residential housing and commercial developments. Research activity has been conducted on a national basis.

The National Land Advisory Group has researched residential and commercial markets for growth potential and investment opportunities, prepared feasibility studies for conventional and assisted housing developments, and determined feasibility for both family and elderly facilities. Recent income-assisted housing analyses have been conducted for Low Income Housing Tax Credit (LIHTC) program, as well as developments associated with the Housing and Urban Development and Rural Housing Development Programs. The associates of National Land Advisory Group have performed market feasibility analyses for rental, condominium, and single-family subdivision developments, as well as, commercial, recreational, hotel/motel and industrial developments in numerous communities throughout the United States.

Additionally, National Land Advisory Group evaluates land acquisitions, specializing in helping developers capitalize on residential and commercial opportunities. National Land's investment methodology has resulted in the successful acquisition of numerous parcels of undeveloped land which are either completed or under development by an associated developer or client. National Land's acquisition task includes market research, formal development planning, working with professional planning consultants and local government planning officials.

An independent market analyst, Richard Barnett, President of National Land Advisory Group specializes in both the residential and commercial sectors. Combining over twenty years of professional experience in the housing field with a degree in Real Estate and Urban Development from The Ohio State University, Mr. Barnett brings a wealth of information and insight into his analyses of housing markets. Between 1978 and 1987, Mr. Barnett served as a real estate consultant and market analyst, in the capacity of vice-president of a national real estate research firm. Since 1987, with the establishment of National Land Advisory Group, Mr. Barnett has been associated with hundreds of market studies for housing and commercial developments throughout the United States.

Richard Barnett of the National Land Advisory Group was a charter member of the National Council of Housing Market Analysts, as well as members or speakers of the Multi-Family World Conference, Ohio Housing Capital Corporation's Annual Housing Conference, Ohio Housing Council, Ohio Housing Finance Agency's Advisory Committee, Council of Rural Housing and Development and the National Housing Rehabilitation Association. Mr. Barnett is also a graduate of the Wexner Heritage Foundation Leadership Program.

Recently, real estate market analysis studies have been completed in the following states:

Alabama	Arkansas	California	Colorado
Florida	Georgia	Idaho	Illinois
Indiana	Iowa	Kentucky	Louisiana
Michigan	Minnesota	Mississippi	Missouri
Nebraska	Nevada	New Jersey	New Mexico
New York	North Carolina	Ohio	Pennsylvania
South Carolina	Tennessee	Texas	Utah
Virginia	Washington DC	West Virginia	Wisconsin

National Land Advisory Group
2404 East Main Street
Columbus, OH 43209
(614) 545-3900

info@landadvisory.biz

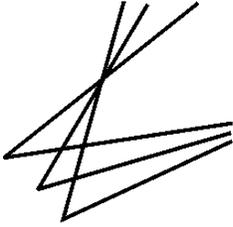
IX. MARKET STUDY INDEX

NCHMA Market Study Index

Members of the National Council of Housing Market Analysts provide the following checklist referencing various components necessary to conduct a comprehensive market study for rental housing built with low income housing tax credits. By completing the following checklist, the NCHMA Analyst certifies that he or she has performed all necessary work to support the conclusions included within the comprehensive market study. Components reported in the market study are indicated by a page number.

	Page / Section Number(s)
Executive Summary	
1. Executive Summary	II
Project Description	
2. Proposed number of bedrooms and baths proposed, income limitation, proposed rents and utility allowances	VII – E
3. Utilities (and utility sources) included in rent.	VII – E
4. Project design description	VII – E
5. Unit and project amenities; parking	VII – E
6. Public programs included	VII – E
7. Target population description	VII – E
8. Date of construction/preliminary completion	VII – E
9. If rehabilitation, existing unit breakdown and rents.	VII – E
10. Reference to review/status of project plans	VII – E
Location and Market Area	
11. Market area/secondary market area description	III – B
12. Concise description of the site and adjacent parcels	III – A
13. Description of site characteristics	III – A
14. Site photos/maps	III – C
15. Map of community services	III – C
16. Visibility and accessibility evaluation	III – A
17. Crime information (if applicable)	IV – I
Employment and Economy	
18. Employment by industry	IV – H
19. Historical unemployment rate	IV – H
20. Area major employers	IV – H
21. Five-year employment growth	IV – H
22. Typical wages by occupation	IV – H
23. Discussion of commuting patterns of area workers	IV – H
Demographic Characteristics	
24. Population and household estimates and projections	IV – F
25. Area building permits	V
26. Distribution of income	IV – G
27. Households by tenure	IV – F & G

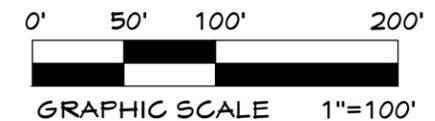
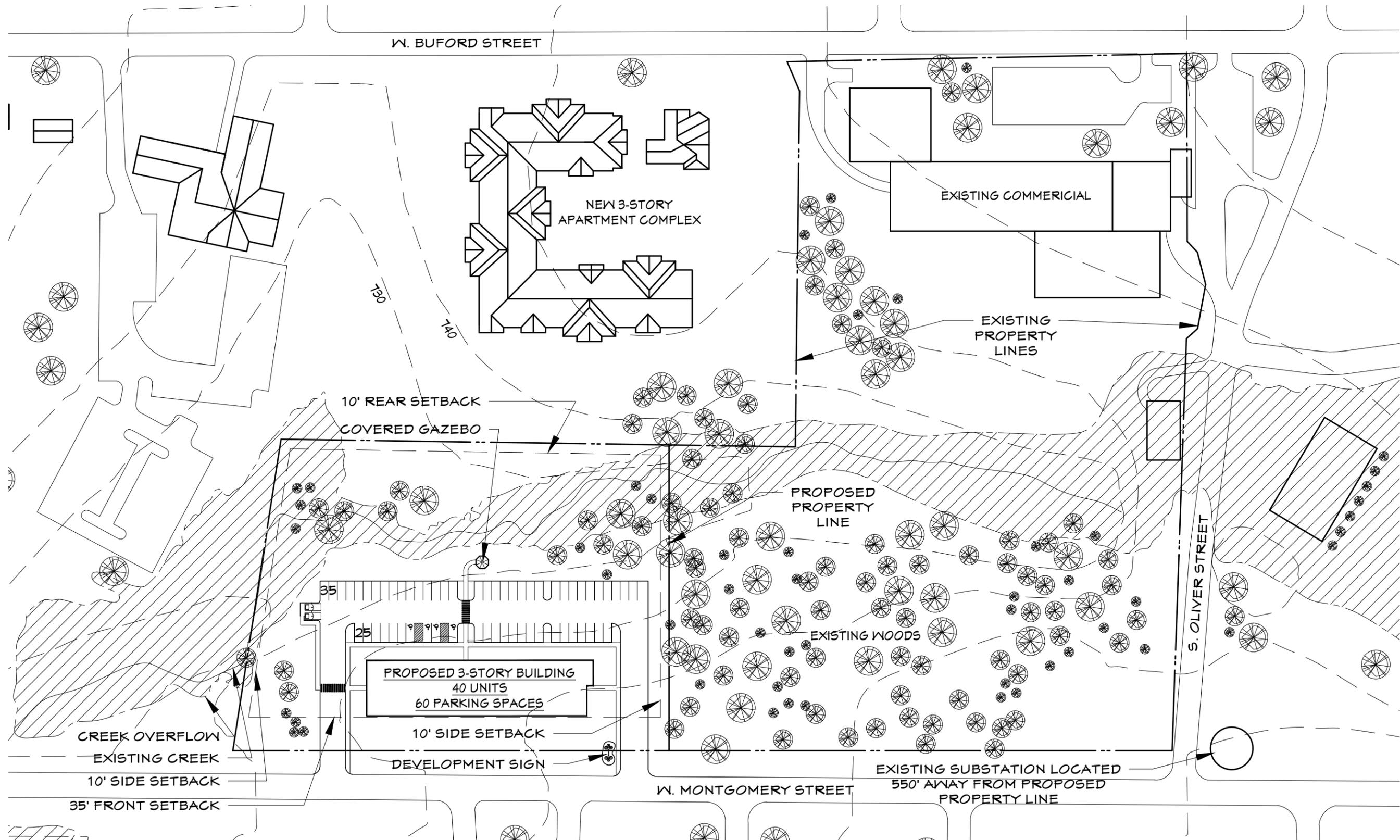
Competitive Environment	
28. Comparable property profiles	VI – E
29. Map of comparable properties	VI – E
30. Comparable property photos	VI – E
31. Existing rental housing evaluation	VI
32. Comparable property discussion	VI
33. Area vacancy rates, including rates for Tax Credit and Government-Subsidized	VI
34. Comparison of subject property to comparable properties	VI – E
35. Availability of Housing Choice Vouchers	VI – C
36. Identification of waiting lists	VI
37. Description of overall rental market including share of Market-Rate and affordable properties	VI
38. List of existing a LIHTC properties	VI – B
39. Discussion of future changes in housing stock	V & VI
40. Including homeownership	V
41. Tax credit and other planned or under construction rental communities in market area	VI – D
Analysis / Conclusions	
42. Calculation and analysis of Capture Rate	VII – D
43. Calculation and analysis of Penetration Rate	VII – D
44. Evaluation of proposed rent levels	VI – E, VII – E
45. Derivation of Achievable Market Rent and Market Advantage	VI – E, VII – E
46. Derivation of Achievable Restricted Rent	VI – E, VII – E
47. Precise statement of key conclusions	II, VII – E
48. Market strengths and weaknesses impacting project	VII
49. Recommendations and/or modification to project discussion	II
50. Discussion of subject property's impact on existing housing	II
51. Absorption projection with issues impacting performance	VII – E
52. Discussion of risks or other mitigating circumstances impacting project	II
53. Interviews with area housing stakeholders	VI
Other Requirements	
54. Preparation date of report	Cover
55. Date of field work	VI
56. Certifications	I – D
57. Statement of qualifications	I – D
58. Sources of data not otherwise identified	I – B
59. Utility allowance schedule	VII – E



NATIONAL LAND ADVISORY GROUP

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ADDENDUM



SITE PLAN



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
**MULTI-FAMILY
 HOUSING**

SHEET NAME:
SITE PLAN

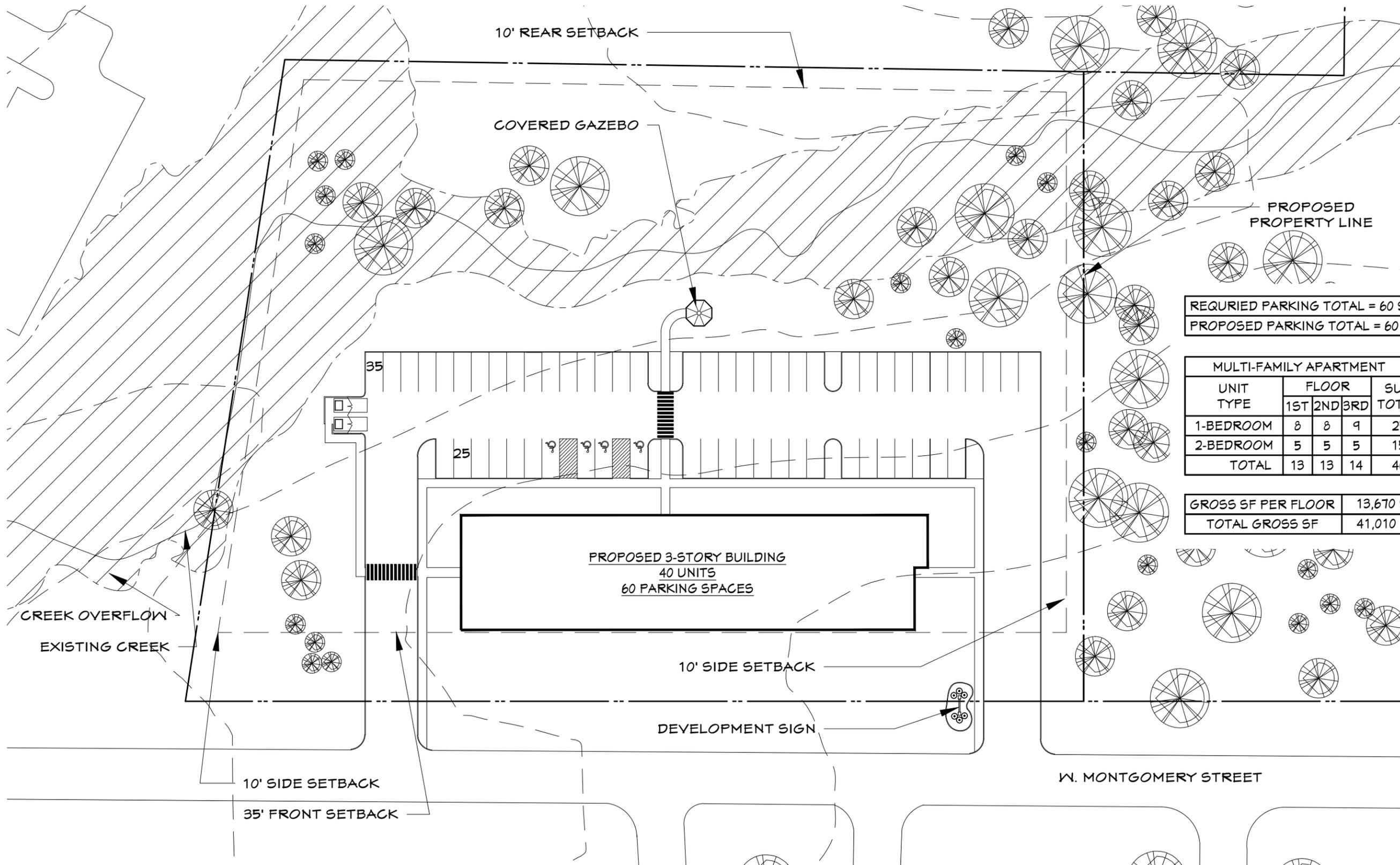
DATE:
 02-15-2019

PROJECT NAME:
PROJECT NAME
 515 E. BUFORD STREET
 GAFFNEY, SOUTH CAROLINA

SUBMITTAL:
**2019
 HOME
 APPLICATION**

SHEET:
A2.0

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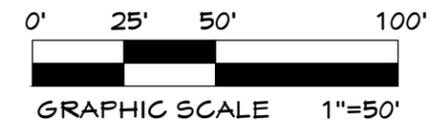


REQUIRED PARKING TOTAL = 60 SPACES
 PROPOSED PARKING TOTAL = 60 SPACES

UNIT TYPE	FLOOR			SUB TOTAL
	1ST	2ND	3RD	
1-BEDROOM	8	8	9	25
2-BEDROOM	5	5	5	15
TOTAL	13	13	14	40

GROSS SF PER FLOOR	13,670 SF
TOTAL GROSS SF	41,010 SF

SITE PLAN



ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
 500 SOUTH FRONT ST, SUITE 975
 COLUMBUS, OH 43215

PROJECT TYPE:
MULTI-FAMILY HOUSING

SHEET NAME:
SITE PLAN

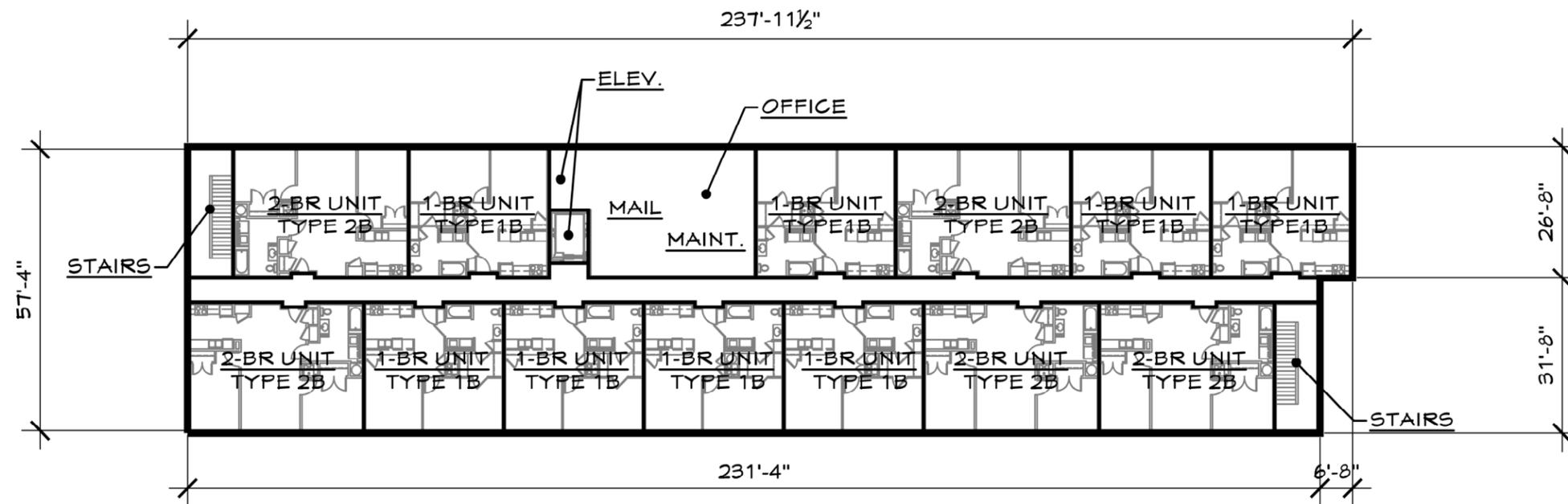
DATE:
 02-15-2019

PROJECT NAME:
PROJECT NAME
 515 E. BUFORD STREET
 GAFFNEY, SOUTH CAROLINA

SUBMITTAL:
 2019 HOME APPLICATION

SHEET:
A2.1

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SEE SHEET A1.2 FOR "UNIT AMENITIES - TYPICAL NOTES" AND "VISITABLE UNITS - TYPICAL NOTES."



FIRST FLOOR PLAN

SQUARE FOOTAGE = 13,670 SF



PCI DESIGN GROUP, INC.
500 SOUTH FRONT ST, SUITE 975
COLUMBUS, OH 43215

PROJECT TYPE:
MULTI-FAMILY HOUSING

SHEET NAME:
FIRST FLOOR PLAN

DATE:
02-15-2019

PROJECT NAME:
PROJECT NAME
515 E. BUFORD STREET
GAFFNEY, SOUTH CAROLINA

SUBMITTAL:
2019 HOME APPLICATION

SHEET:
A3.0

2019 EXHIBIT S - 2 SCSHF DA PRIMARY MARKET AREA ANALYSIS SUMMARY:

Development Name:	Water Way Tower	Total # Units:	40
Location:	Gaffney	# LIHTC Units:	40
PMA Boundary:	See Section III-B		
Development Type:	Family <input type="checkbox"/> Older Persons <input checked="" type="checkbox"/>	Farthest Boundary Distance to Subject:	10.5 miles

RENTAL HOUSING STOCK (found on page VI)

Type	# Properties	Total Units	Vacant Units	Average Occupancy
All Rental Housing	24	1701	24	98.6%
Market-Rate Housing	8	748	13	98.3%
Assisted/Subsidized Housing not to include LIHTC	15	857	11	98.7%
LIHTC (All that are stabilized)*	1	96	0	100.0%
Stabilized Comps**	4	586	10	98.3%
Non-stabilized Comps				%

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

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

Subject Development					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
5	1	1	750	\$485	\$690	\$0.99	29.71%	\$776	\$1.07
20	1	1	750	\$505	\$690	\$0.99	26.81%	\$776	\$1.07
3	2	1.75	951	\$575	\$775	\$0.80	25.81%	\$852	\$0.95
12	2	1.75	951	\$600	\$775	\$0.80	22.58%	\$852	\$0.95
				\$	\$	\$	%	\$	\$
Gross Potential Rent Monthly*				\$21,450	\$28,875		25.71%		

*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 IV)

	2011	2018	2021
Renter Households	1918	31.4%	2331
Income-Qualified Renter HHs (LIHTC)	406	21.2%	402
Income-Qualified Renter HHs (MR)		%	%

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

Type of Demand	50%	60%	Market-rate	Other: __	Other: __	Overall
Renter Household Growth	(3)	(1)				(4)
Existing Households (Overburd + Substand)	59	59				114
Homeowner conversion (Seniors)	11	19				30
Other:						
Less Comparable/Competitive Supply	0	0				0
Net Income-qualified Renter HHs	67	77				144

CAPTURE RATES (found on page VIII-D)

Targeted Population	50%	60%	Market-rate	Other: __	Other: __	Overall
Capture Rate	11.9%	41.6%				27.8%

ABSORPTION RATE (found on page VII-E)

Absorption Period **5.7-8.0** months

D. MARKET STUDY CRITERIA ANALYSIS

- ◆ Based on the SCSHFDA QAP Market Criteria, the subject property needs to be measured on four levels: Capture Rate, Market Advantage, Overall Vacancy Rate and the Absorption/Lease-Up Periods. The following are charts evaluating the desired criteria:

a) Capture Rate

The capture rate for income qualified households in the market area for the project is at or below 30.0%.

✓ The proposed development capture rate is 27.8%.

b) Market Advantage

The developments must have a minimal market advantage of 25%.

2018 S-2 RENT CALCULATION WORKSHEET

# Units	Bedroom Type	Proposed Tenant Paid Rent	Gross Proposed Tenant Rent by Bedroom Type	Adjusted Market Rent	Gross Adjusted Market Rent by Bedroom Type	Tax Credit Gross Rent Advantage
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
	0 BR		\$0		\$0	
5	1 BR	\$485	\$2,425	\$690	\$3,450	
20	1 BR	\$505	\$10,100	\$690	\$13,800	
	1 BR		\$0		\$0	
3	2 BR	\$575	\$1,725	\$775	\$2,325	
12	2 BR	\$600	\$7,200	\$775	\$9,300	
	2 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	3 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
	4 BR		\$0		\$0	
Totals	40		\$21,450		\$28,875	25.71%

✓ The proposed market advantage is 25.71%.