

## **Highland Square Preservation, L.P.**

30 Hudson Yards, 72<sup>nd</sup> Floor

New York, NY 10001

June 16, 2025

Highland Square Preservation, L.P. is requesting that SC Housing allow it to underwrite vacancy to 5%. Highland Square has performed at high occupancy rates throughout its history. As noted in the market study, "The Subject was 96 percent occupied according to the rent roll dated July 31, 2024, and maintains a waiting list. According to historical financial statements, the Subject's annual vacancy and collection loss was 1.68 percent in 2021 and 2.63 percent in 2022. According to management, the Subject's typical historical vacancy rate is less than five percent, and demand for affordable housing is very strong. Taking this data into consideration, as well as the Subject's historical data and the low vacancy rates among the affordable comparables, we anticipate a vacancy and collection loss of three percent."

Vacancy at Highland Square is primarily frictional and due to the time to move-in new tenants off the waiting list after a household decides to move out of their unit. As of the property's rent roll dated May 2025 rent roll, there are only four vacant units, three of which are pre-leased (see tab 12). Below is a copy of the property's current waitlist which shows robust demand for all unit types, further supporting the request to underwrite at 5% vacancy.

6/25/2025 11:30:03 AM

**Waiting List Report**

126.080.010.010

As of 7/1/2025

Wait lists - All; Bedrooms - All; Sort by - Bedroom and Name

Statuses - Active, Active (confirming application), Active (with offer), Pending move-in; Time zone - Eastern Standard Time

Bed - room	Name Phone	Waitlist position	Application date/time	Income status	Accessible	Status	Move-in date/time Unit	Status inactive date/time	# of times unit refusal	Preference type	Market
<b>1 BR</b>											
1	Abercrombie, Arajeale (864) 747-1600	17	12/09/2019 8:01 AM	EL	No	A			0		
1	Arnold, Ashley (864) 553-9356	27	12/10/2019 8:52 AM	EL	No	A			0		
1	Byrd, Victoria (864) 484-6406	4	12/04/2019 3:21 PM	EL	No	A			0		
1	Cannon, Lisa (864) 346-3944	10	12/04/2019 4:17 PM	EL	No	A			0		
1	Childs, Lizzie (864) 525-3643	16	12/09/2019 7:56 AM	EL	No	A			0		
1	Clinkscates, Jalieth (864) 729-9492	26	12/10/2019 8:28 AM	EL	No	A			0		
1	coltson, louise (864) 484-4059	29	03/29/2022 12:13 PM	EL	No	A			0		
1	Dodd, Debbie (864) 920-8943	34	02/20/2024 11:38 AM	EL	No	A			0		
1	Edgerton, Keena (828) 257-2677	32	06/09/2022 9:45 AM	EL	No	A			0		
1	Fields, Henry (864) 551-7633	9	12/04/2019 4:10 PM	EL	No	A			0		
1	Garrison, Christopher (864) 371-9096	15	12/09/2019 7:49 AM	EL	No	A			0		
1	Grayson, Tonya (864) 905-8739	24	12/10/2019 8:13 AM	EL	No	A			0		
1	Hawkins, Marcus (864) 772-5633	23	12/10/2019 8:09 AM	EL	No	A			0		
1	Hollis, Lashonda (864) 608-5769	25	12/10/2019 8:23 AM	EL	No	A			0		
1	Hunter, Dexter (864) 518-6937	7	12/04/2019 3:56 PM	EL	No	A			0		
1	Jackson, Keasker None entered	30	04/05/2022 3:36 PM	EL	No	A			0		

Income status - EL (Extremely Low), VL (Very Low), L (Low), B (BMIR), UQ (Unqualified), UD (Undetermined), NA (Not Applicable), M(Moderate)

Status - A (Active), X (Active, confirming application), O (Active with offer), C (Canceled), F (Failed to Respond), M (Moved in), R (Rejected), W (Voluntarily withdrew), P (Pending move-in)

Accessible - M (Mobility), H (Hearing), V (Vision), No (Standard)

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<b>1 BR</b>											
1	Jackson, Keasker None entered	31	04/05/2022 3:57 PM	EL	No	A			0		
1	Jefferson, George (803) 840-1420	11	12/04/2019 4:21 PM	EL	No	A			0		
1	Jenkins, Natalie (864) 990-7370	5	12/04/2019 3:43 PM	EL	No	A			0		
1	Johnson, Jeanna (864) 363-5428	28	02/18/2020 2:07 PM	EL	No	A			0		
1	Johnson, Mary (864) 720-8407	2	12/04/2019 2:56 PM	EL	No	A			0		
1	Lewers, Tabatha (864) 517-9999	12	12/04/2019 4:55 PM	EL	No	A			0		
1	Lindsey, Maggie (864) 256-1093	18	12/09/2019 8:14 AM	EL	No	A			0		
1	Martin, Lamorris (864) 870-9414	14	12/09/2019 7:44 AM	EL	No	A			0		
1	Neubia, Luvenia (864) 329-5456	1	12/04/2019 2:42 PM	EL	No	A			0		
1	Owen, Lexieanna (864) 626-2270	19	12/09/2019 8:21 AM	EL	No	A			0		
1	Profitt, Michael (864) 484-4685	13	12/04/2019 5:00 PM	EL	No	A			0		
1	Rodgers, Linda (864) 434-8864	6	12/04/2019 3:51 PM	EL	No	A			0		
1	Satterwhite, Nancy (864) 526-1141	8	12/04/2019 4:03 PM	EL	No	A			0		
1	Scott, Tanya (864) 365-8497	22	12/10/2019 7:56 AM	EL	No	A			0		
1	Spears, Tekeila (864) 906-0009	21	12/09/2019 9:33 AM	EL	No	A			0		
1	Sullivan, Chiquita (864) 484-6097	33	06/21/2022 2:30 PM	EL	No	A			0		

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<b>1 BR</b>											
1	Todd, Sharon (864) 484-0597	3	12/04/2019 3:17 PM	EL	No	A			0		
1	Tolbert, Pontheolla (864) 651-8883	20	12/09/2019 9:15 AM	EL	No	A			0		
<b>2 BR</b>											
2	Blassingame, Wakeena (864) 686-0271	5	07/28/2021 2:56 PM	EL	No	A			0		
2	Chisholm, Kaseem (864) 901-7922	12	12/01/2022 10:42 AM	EL	No	A			1		
2	Dendy, Anton (864) 360-6563	14	02/27/2023 10:48 AM	EL	No	A			0		
2	Gaines, Stephanie None entered	4	03/09/2021 5:15 PM	EL	No	A			0		
2	Gary, Michelle (727) 478-5754	3	01/07/2020 10:09 AM	EL	No	A			0		
2	Gourley, Christopher (850) 508-6793	17	02/13/2025 12:13 PM	EL	No	P			0		
2	Green, Denise (864) 729-9317	13	02/06/2023 10:27 AM	EL	No	A			0		
2	Hawe, Kassandra (207) 289-9361	15	03/21/2023 10:04 AM	EL	No	A			0		
2	Holloway, Kwacha (864) 518-0324	10	11/17/2022 3:10 PM	EL	No	A			1		
2	Holmes, Stephanie None entered	7	05/12/2022 10:10 AM	EL	No	A			0		
2	Keller, Tierika (864) 652-4042	8	05/16/2022 11:44 AM	EL	No	A			0		
2	Lee, Bobby (864) 534-9513	18	05/15/2025 9:37 AM	EL	No	A			0		
2	Lee, Mattie (864) 534-9513	18	05/15/2025 9:37 AM	EL	No	A			0		
2	Marcus, Corrina (864) 324-6513	16	09/26/2023 9:40 AM	EL	No	A			0		

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<b>2 BR</b>											
2	Sanders, Paris (864) 438-6891	2	01/07/2020 9:11 AM	EL	No	A			0		
2	Taylor, Aaliyah (864) 741-0389	9	06/21/2022 2:52 PM	EL	No	A			0		
2	Trinidad, Domonique (843) 433-1040	11	11/22/2022 11:03 AM	EL	No	A			0		
2	Turner, William None entered	6	04/26/2022 9:07 AM	EL	No	A			0		
2	Wallace, Tacaiya None entered	1	10/27/2019 9:29 AM	EL	No	A			0		
<b>3 BR</b>											
3	Bailey, Olinka (724) 809-9435	4	01/08/2020 11:43 AM	EL	No	A			0		
3	Beasley, Ariel (678) 394-6642	6	01/08/2020 11:53 AM	EL	No	A			0		
3	Cruell, Jalyn (864) 952-6359	3	01/08/2020 11:37 AM	EL	No	A			0		
3	Fulmer, Kelly (864) 451-3799	10	01/08/2020 12:14 PM	EL	No	A			0		
3	Gary, Michelle (727) 478-5754	7	01/08/2020 11:59 AM	EL	No	A			0		
3	Gaston, Laschochia (864) 533-2806	14	08/16/2022 10:46 AM	EL	No	A			0		
3	Gray, Sholanda (864) 201-1994	12	06/11/2020 3:34 PM	EL	No	A			0		
3	Hallums, Jocilan (864) 720-0988	9	01/08/2020 12:11 PM	EL	No	A			0		
3	Hunter, Amelia (864) 444-6448	8	01/08/2020 12:03 PM	EL	No	A			0		
3	Jeffereson, Chuckia (803) 206-4897	13	01/13/2022 3:45 PM	EL	No	A			0		
3	Jenkins, Monique (864) 535-1116	11	01/08/2020 12:21 PM	EL	No	A			0		

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<b>3 BR</b>											
3	Pyles, Starquetta (864) 337-8586	2	01/08/2020 8:36 AM	EL	No	A			0		
3	Richardson, Shemika (864) 436-9623	16	02/07/2023 8:52 AM	EL	No	A			0		
3	Shelton, Jessica (864) 325-3819	1	07/26/2019 10:00 AM	EL	No	A			0		
3	Smith, Jasmin (864) 263-0692	5	01/08/2020 11:49 AM	EL	No	A			0		
3	Smith, Sanchastey (864) 794-0053	17	09/18/2023 3:44 PM	UD	No	A			0		
3	Whitner, Jasmine None entered	15	08/17/2022 12:19 PM	EL	No	A			0		
<b>Master</b>											
1	Abercrombie, Arajeale (864) 747-1600	17	12/09/2019 8:01 AM	EL	No	A			0		
1	Arnold, Ashley (864) 553-9356	28	12/10/2019 8:52 AM	EL	No	A			0		
1	Byrd, Victoria (864) 484-6406	4	12/04/2019 3:21 PM	EL	No	A			0		
1	Cannon, Lisa (864) 346-3944	10	12/04/2019 4:17 PM	EL	No	A			0		
1	Childs, Lizzie (864) 525-3643	16	12/09/2019 7:56 AM	EL	No	A			0		
1	Clinkscates, Jalieth (864) 729-9492	27	12/10/2019 8:28 AM	EL	No	A			0		
1	coltson, louise (864) 484-4059	30	03/29/2022 12:13 PM	EL	No	A			0		
1	Dodd, Debbie (864) 920-8943	38	02/20/2024 11:38 AM	EL	No	A			0		
1	Duckett, Carolyn (864) 365-7258	36	09/21/2022 10:39 AM	EL	No	A			0		
1	Edgerton, Keena (828) 257-2677	34	06/09/2022 9:45 AM	EL	No	A			0		

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1	Fields, Henry (864) 551-7633	9	12/04/2019 4:10 PM	EL	No	A			0		
1	Garrison, Christopher (864) 371-9096	15	12/09/2019 7:49 AM	EL	No	A			0		
1	Glenn, Donzie (864) 720-5440	23	12/10/2019 8:00 AM	EL	No	A			0		
1	Grayson, Tonya (864) 905-8739	25	12/10/2019 8:13 AM	EL	No	A			0		
1	Hawkins, Marcus (864) 772-5633	24	12/10/2019 8:09 AM	EL	No	A			0		
1	Hollis, Lashonda (864) 608-5769	26	12/10/2019 8:23 AM	EL	No	A			0		
1	Hunter, Dexter (864) 518-6937	7	12/04/2019 3:56 PM	EL	No	A			0		
1	Jackson, Keasker None entered	32	04/05/2022 3:36 PM	EL	No	A			0		
1	Jackson, Keasker None entered	33	04/05/2022 3:57 PM	EL	No	A			0		
1	Jefferson, George (803) 840-1420	11	12/04/2019 4:21 PM	EL	No	A			0		
1	Jenkins, Natalie (864) 990-7370	5	12/04/2019 3:43 PM	EL	No	A			0		
1	Johnson, Jeanna (864) 363-5428	29	02/18/2020 2:07 PM	EL	No	A			0		
1	Johnson, Mary (864) 720-8407	2	12/04/2019 2:56 PM	EL	No	A			0		
1	Lewers, Tabatha (864) 517-9999	12	12/04/2019 4:55 PM	EL	No	A			0		
1	Lindsey, Maggie (864) 256-1093	18	12/09/2019 8:14 AM	EL	No	A			0		
1	Martin, Lamorris (864) 870-9414	14	12/09/2019 7:44 AM	EL	No	A			0		

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1	Neubia, Luvenia (864) 329-5456	1	12/04/2019 2:42 PM	EL	No	A			0		
1	Owen, Lexieanna (864) 626-2270	19	12/09/2019 8:21 AM	EL	No	A			0		
1	Profitt, Michael (864) 484-4685	13	12/04/2019 5:00 PM	EL	No	A			0		
1	Rodgers, Linda (864) 434-8864	6	12/04/2019 3:51 PM	EL	No	A			0		
1	Satterwhite, Nancy (864) 526-1141	8	12/04/2019 4:03 PM	EL	No	A			0		
1	Scott, Tanya (864) 365-8497	22	12/10/2019 7:56 AM	EL	No	A			0		
1	Simpson, Demarko (864) 729-9093	37	08/03/2023 10:06 AM	EL	No	A			0		
1	Spears, Tekeila (864) 906-0009	21	12/09/2019 9:33 AM	EL	No	A			0		
1	Sullivan, Chiquita (864) 484-6097	35	06/21/2022 2:30 PM	EL	No	A			0		
1	Todd, Sharon (864) 484-0597	3	12/04/2019 3:17 PM	EL	No	A			0		
1	Tolbert, Pontheolla (864) 651-8883	20	12/09/2019 9:15 AM	EL	No	A			0		
1	Wallen, Vickie (417) 444-7838	31	04/05/2022 3:01 PM	EL	No	A			0		
2	Adams, E`nique (734) 639-9529	32	10/23/2024 3:29 PM	EL	No	A			0		
2	Blassingame, Wakeena (864) 686-0271	7	07/28/2021 2:56 PM	EL	No	A			0		
2	Chisholm, Kaseem (864) 901-7922	17	12/01/2022 10:42 AM	EL	No	A			1		
2	Cobb, Vanessa None entered	26	02/15/2024 3:02 PM	EL	No	A			0		

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Master											
2	Cohen, Mohaney (864) 704-0977	27	06/26/2024 2:12 PM	EL	No	A			0		
2	Crawford, Melody (864) 871-7953	24	01/25/2024 11:54 AM	EL	No	A			0		
2	Dendy, Anton (864) 360-6563	19	02/27/2023 10:48 AM	EL	No	A			0		
2	Drummond, James (864) 747-3460	37	03/17/2025 3:19 PM	EL	No	P			0		
2	Freeman, Kaila (864) 526-9784	39	04/22/2025 10:00 AM	EL	No	A			0		
2	Gaines, Stephanie None entered	5	03/09/2021 5:15 PM	EL	No	A			0		
2	Gary, Michelle (727) 478-5754	3	01/07/2020 10:09 AM	EL	No	A			0		
2	German, Wilhiemenia (864) 775-8108	38	04/10/2025 12:45 PM	EL	No	P			0		
2	Gibson, Jennie (864) 668-7151	29	07/11/2024 4:14 PM	EL	No	A			0		
2	Gourley, Christopher (850) 508-6793	35	02/13/2025 12:13 PM	EL	No	P			0		
2	Green, David (864) 484-6991	33	10/23/2024 4:25 PM	EL	No	A			2		
2	Green, Denise (864) 729-9317	18	02/06/2023 10:27 AM	EL	No	A			0		
2	Harris, Ceterria (864) 747-1336	25	02/01/2024 1:49 PM	EL	No	A			0		
2	Hawe, Kassandra (207) 289-9361	20	03/21/2023 10:04 AM	EL	No	A			0		
2	Holloway, Kwacha (864) 518-0324	15	11/17/2022 3:10 PM	EL	No	A			1		
2	Holmes, Stephanie None entered	12	05/12/2022 10:10 AM	EL	No	A			0		

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2	Khreis, Jumanna (864) 824-3036	31	08/08/2024 5:01 PM	VL	No	A			0		
2	Lee, Bobby (864) 534-9513	40	05/15/2025 9:37 AM	EL	No	A			0		
2	Lee, Mattie (864) 534-9513	40	05/15/2025 9:37 AM	EL	No	A			0		
2	Lewis, Larissa (864) 484-0527	22	12/27/2023 10:01 AM	EL	No	A			1		
2	Lewis, Larissa (864) 484-0527	30	08/08/2024 4:00 PM	EL	No	A			0		
2	Marcus, Corrina (864) 324-6513	21	09/26/2023 9:40 AM	EL	No	A			0		
2	Norris, Nathalie (864) 451-4116	4	03/08/2021 12:13 PM	EL	No	A			0		
2	Pierce, Estelle (864) 386-7999	8	08/09/2021 10:44 AM	EL	No	A			0		
2	Porter, Tishel (540) 430-5617	28	07/10/2024 5:04 PM	EL	No	A			0		
2	Robinson, Robin (864) 607-7688	34	01/23/2025 11:22 AM	EL	No	A			0		
2	Sanders, Paris (864) 438-6891	2	01/07/2020 9:11 AM	EL	No	A			0		
2	Sexton, Harmoni (864) 565-2036	10	03/16/2022 1:41 PM	EL	No	A			0		
2	Taylor, Aaliyah (864) 741-0389	14	06/21/2022 2:52 PM	EL	No	A			0		
2	Teasley, Arlena (864) 606-7439	23	01/25/2024 11:24 AM	EL	No	A			0		
2	Trinidad, Domonique (843) 433-1040	16	11/22/2022 11:03 AM	EL	No	A			0		

Income status - EL (Extremely Low), VL (Very Low), L (Low), B (BMIR), UQ (Unqualified), UD (Undetermined), NA (Not Applicable), M(Moderate)

Status - A (Active), X (Active, confirming application), O (Active with offer), C (Canceled), F (Failed to Respond), M (Moved in), R (Rejected), W (Voluntarily withdrew), P (Pending move-in)

Accessible - M (Mobility), H (Hearing), V (Vision), No (Standard)

6/25/2025 11:30:03 AM

**Waiting List Report**

126.080.010.010

As of 7/1/2025

Wait lists - All; Bedrooms - All; Sort by - Bedroom and Name

Statuses - Active, Active (confirming application), Active (with offer), Pending move-in; Time zone - Eastern Standard Time

Bed - room	Name Phone	Waitlist position	Application date/time	Income status	Accessible	Status	Move-in date/time Unit	Status inactive date/time	# of times unit refusal	Preference type	Market
<b>Master</b>											
2	Turner, William None entered	11	04/26/2022 9:07 AM	EL	No	A			0		
2	Valentine, Ciera (864) 451-4703	36	03/13/2025 11:11 AM	EL	No	P			0		
2	Walker, Mary (864) 626-2776	9	08/19/2021 3:32 PM	EL	No	A			0		
2	Wallace, Tacaiya None entered	1	10/27/2019 9:29 AM	EL	No	A			0		
2	Woods, Patricia (864) 722-4724	6	03/16/2021 3:53 PM	EL	No	A			0		
3	Ashmore, Kendall (864) 982-8124	21	10/25/2024 12:36 PM	EL	No	A			0		
3	Bailey, Breanna (864) 354-0623	22	10/25/2024 12:50 PM	EL	No	A			0		
3	Bailey, Olinka (724) 809-9435	4	01/08/2020 11:43 AM	EL	No	A			0		
3	Beasley, Ariel (678) 394-6642	6	01/08/2020 11:53 AM	EL	No	A			0		
3	Butler, Mineisha (864) 541-1522	24	11/22/2024 10:17 AM	EL	No	A			0		
3	Clay- Yeargin, Charavia (864) 603-8962	14	11/08/2021 12:22 PM	EL	No	A			0		
3	Cruell, Jalyn (864) 952-6359	3	01/08/2020 11:37 AM	EL	No	A			0		
3	Elmore, Chloe` (864) 354-0773	13	10/13/2021 3:42 PM	EL	No	A			0		
3	Freeman, Eugenia (864) 754-8431	26	01/07/2025 1:14 PM	EL	No	A			0		
3	Fulmer, Kelly (864) 451-3799	10	01/08/2020 12:14 PM	EL	No	A			0		
3	Gary, Michelle (727) 478-5754	7	01/08/2020 11:59 AM	EL	No	A			0		

Income status - EL (Extremely Low), VL (Very Low), L (Low), B (BMIR), UQ (Unqualified), UD (Undetermined), NA (Not Applicable), M(Moderate)

Status - A (Active), X (Active, confirming application), O (Active with offer), C (Canceled), F (Failed to Respond), M (Moved in), R (Rejected), W (Voluntarily withdrew), P (Pending move-in)

Accessible - M (Mobility), H (Hearing), V (Vision), No (Standard)

6/25/2025 11:30:03 AM

**Waiting List Report**

126.080.010.010

As of 7/1/2025

Wait lists - All; Bedrooms - All; Sort by - Bedroom and Name

Statuses - Active, Active (confirming application), Active (with offer), Pending move-in; Time zone - Eastern Standard Time

Bed - room	Name Phone	Waitlist position	Application date/time	Income status	Accessible	Status	Move-in date/time Unit	Status inactive date/time	# of times unit refusal	Preference type	Market
<b>Master</b>											
3	Gaston, Laschochia (864) 533-2806	16	08/16/2022 10:46 AM	EL	No	A			0		
3	Glenn, Unikqua (470) 489-2711	27	03/12/2025 9:17 AM	EL	No	A			0		
3	Gray, Sholanda (864) 201-1994	12	06/11/2020 3:34 PM	EL	No	A			0		
3	Hallums, Jocilan (864) 720-0988	9	01/08/2020 12:11 PM	EL	No	A			0		
3	Hughes, Shantanavius (864) 230-1347	23	11/21/2024 10:09 AM	EL	No	A			0		
3	Hunter, Amelia (864) 444-6448	8	01/08/2020 12:03 PM	EL	No	A			0		
3	Jeffereson, Chuckia (803) 206-4897	15	01/13/2022 3:45 PM	EL	No	A			0		
3	Jenkins, Monique (864) 535-1116	11	01/08/2020 12:21 PM	EL	No	A			0		
3	McDowell, Danisha (864) 384-9126	20	06/03/2024 4:46 PM	UD	No	A			0		
3	Ortiz, Alexandra (864) 775-0502	25	12/04/2024 3:31 PM	UD	No	P			0		
3	Pyles, Starquetta (864) 337-8586	2	01/08/2020 8:36 AM	EL	No	A			0		
3	Richardson, Shemika (864) 436-9623	18	02/07/2023 8:52 AM	EL	No	A			0		
3	Shelton, Jessica (864) 325-3819	1	07/26/2019 10:00 AM	EL	No	A			0		
3	Smith, Jasmin (864) 263-0692	5	01/08/2020 11:49 AM	EL	No	A			0		
3	Smith, Sanchastey (864) 794-0053	19	09/18/2023 3:44 PM	UD	No	A			0		
3	Whitner, Jasmine None entered	17	08/17/2022 12:19 PM	EL	No	A			0		

Income status - EL (Extremely Low), VL (Very Low), L (Low), B (BMIR), UQ (Unqualified), UD (Undetermined), NA (Not Applicable), M(Moderate)

Status - A (Active), X (Active, confirming application), O (Active with offer), C (Canceled), F (Failed to Respond), M (Moved in), R (Rejected), W (Voluntarily withdrew), P (Pending move-in)

Accessible - M (Mobility), H (Hearing), V (Vision), No (Standard)