

MHSE Clemson

MHSE Clemson will be a new construction development of **168 one-, two-, and three-bedroom** homes targeting low-income families at **60% AMI** and below located in Clemson, Pickens County, South Carolina.

The development will consist of five, three-story, garden-style residential buildings, one of which will house the clubhouse building with a community room, computer/business center, exercise room, laundry facilities, kitchenette and on-site leasing and resident services offices. The community will also have a playground area, walking trail and dog run. Units will have washer/dryer hookups and a patio or a balcony along with other standard required amenities.

The property is strategically positioned near Clemson University and along a key corridor connecting the university to surrounding residential areas. It is designed to serve a broad renter base, including young professionals and families, and workforce tenants.

The demand for affordable housing in the Clemson area is high, with existing LIHTC properties reporting an average vacancy of just 1.0% and multiple sites maintaining waiting lists. MHSE Clemson's rents are set 13%–23% below estimated achievable market rents, giving it a strong market advantage. The project's overall capture rate of 14.4% is well below the 30% industry threshold, further reinforcing confidence in its lease-up and long-term viability.

The site is conveniently located within 0.5 miles of groceries, retail, parks, and schools, and is served by the free CatBus public transit system. Clemson University, a major local employer, and other regional employment hubs further support the area's housing demand. With its walkable location, high-quality design, and deep affordability in a constrained housing market, Mercy Clemson is positioned to become a vital housing asset in the Clemson community.

