
The Sumter Multi-Family Housing Survey Sumter, South Carolina

**July 2008
DRAFT**

**Prepared By
City of Sumter Department of Growth and Development
The Sumter City-County Planning Department**

NOTE:

This report is compiled by the Staff of the City Growth and Development Department and City-County Planning Department to provide generalized trends regarding apartment location and occupancy rates within the Sumter community. All information contained in this document is based on the accuracy of letters, office visits, and telephone surveys of the responders.

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ACKNOWLEDGEMENTS

We would like to thank all of the resident managers, developers, and rental agents who participated in this survey. The accuracy of a survey of this type depends heavily upon the quality of information provided; therefore your continued assistance is requested in future surveys. We hope that this survey will be of benefit to those involved with and interested in the Sumter multi-family housing market.

Due to the scope of this survey, there may be errors or omissions in this report. Should you note any discrepancies or omissions, or should you wish to ask questions concerning this survey, please feel free to contact our office.

Our address is:

Sumter City-County Planning Department
P.O. Box 1449
Sumter, SC 29151

Phone: (803) 774-1600.

Copies may be purchased from the Sumter City-County Planning Department.

2008 MULTI-FAMILY DWELLING SURVEY SUMTER, SOUTH CAROLINA

I. INTRODUCTION

This document contains the results of the 2008 Multi-Family Dwelling Survey of the City of Sumter and Sumter County, South Carolina. The intent of this report is to update the changing characteristics of the multi-family housing market in Sumter, review trends, and identify present and future multi-family dwelling needs for the community.

The data contained in this survey was obtained from apartment managers, property management firms, and realtors then compiled into this document. The data was obtained through interviews by telephone and surveys by mail. While every effort was made to provide accurate and timely information, it must be acknowledged that vacancy rates change daily and apartment features may change as managers make adjustments to meet current market demands. Therefore, it is suggested that the date of publication of this survey be carefully noted.

Data was not collected for units found in small developments, nor privately owned apartment houses. These developments make up a minor percentage of the overall multi-family market. Obtaining information for these developments is difficult, because they are usually the result of the conversion of old homes into apartments, therefore making them difficult to be recognized as multi-family dwellings.

In this survey, a multi-family dwelling is defined as a group of apartments with three or more individual living units. Four types of multi-family dwellings have been identified in this survey. They are as follows: (1) nonsubsidized (market-rate) garden apartments; (2) subsidized public program apartments; (3) nonsubsidized townhouse, duplex, tri-plex, apartments; and (4) condominiums;

Nonsubsidized apartments are defined as apartment units being rented at its current market rate.

Subsidized apartments are defined as apartment units having rental costs adjusted according to household income.

Apartment complexes where both market rate units and subsidized units were counted in the market-rate analysis only as distinguishing total market rate vs. total subsidized proved too difficult in acquiring accurate data.

In addition to the Multi-Family Housing matrix contained in Appendix I, two additional maps are provided, one showing apartment unit location and one showing vacancy rates.

This data was collected between June 1, 2008 and July 1, 2008.

II. EXPLANATION OF CODE AND TEXT

A multi-family dwelling is defined as a group of apartments with four or more individual living units. The four types of multi-family dwellings identified in this Survey are classified into code types. The types are as follows:

TYPE A – Nonsubsidized (market-rate) garden apartments, flats, high-rise flats or efficiencies

TYPE B – Subsidized and public program apartments

- B-1 Elderly subsidized
- B-2 Family subsidized
- B-3 Subsidized – single or family
- B-4 Mentally Challenged
- B-5 Handicap

TYPE C – Nonsubsidized (market rate) townhouse, duplex, group apartments

TYPE D – Condominiums (No condominiums included in this survey)

Recognizing that apartment selection is based on more information than that specified by the above listed dwelling types, the report includes other information pertinent to housing needs analysis and housing selection. In the following pages, there is information about the vacancy rates by unit types and number of bedrooms, and trends in vacancy rates.

III. Methodology

After surveying local apartment managers and realtors as to what their current vacancies were, vacancy rates were computed for each type of multi-family dwelling and compared to the past vacancy rate. After the vacancy rates by type were determined, an overall vacancy rate was computed. Please note that this report methodology departs from the methods used in past studies. The focus of the 2008 study is on unit types and vacancy rates. It is not intended as a standard “apartment finder” or as an advertisement for apartments in Sumter. The survey is a planning tool designed to present a snapshot of available data to the community and decision makers.

The following paragraphs contain an analysis of Type A, B, and C dwelling units based on this overall data collected in 2008:

2008 Multi-family Housing Survey: Overall Data

Units Surveyed		Vacancy Breakdown				
Type	Units	Type	Units	Occupied	Vacant Units	%Vacant
A	1774	A	1674	1431	243	14.50%
B	1547	B	1326	1193	133	10%
C	430	C	420	395	25	5.90%
Total	3751	Total	3420	3019	401	11.70%

Note: 3420 units reported complete vacancy information

A. ANALYSIS OF TYPE A VACANCY DATA—Market Rate

There are 1,774 Type A apartment units identified in this survey, 1674 responding with complete occupancy information. Of these, 1,431 units were occupied and 243 vacant. Thus the vacancy rate for apartments reporting under the Type A, Market Rate category is 14.5%. Since 2005, Sumter has seen an increase in apartment units, including the Piedmont Plantation complex on Carter Mill Rd. which opened in 2007 with 252 new units. In 2005, the vacancy rate for Market Rate units was reported at 2.8%.

B. ANALYSIS OF TYPE B VACANCY DATA--Subsidized

There are currently 1547 Type B apartment units included in this survey computed for vacancy rates. Many of the market rate apartment complexes accept or otherwise include some subsidized units. Those units could not be broken out from the Market Rate analysis. The current vacancy rate computed for the Type B units is 10%, an increase from the rate reported in 2005 of 1.7%. Type B subsidized units are grouped into five categories: (1) Type B-1 subsidized elderly apartments requiring residents to be 62 years of age or older, disabled or handicapped; (2) Type B-2 subsidized family requiring residents of two with low income; (3) Type B-3 requiring residents with low income being either single or a family; and (4) Type B-4 requiring residents that are mentally challenged; and (5) handicapped. Analysis of this sub-market segment is not contained in this report.

C. ANALYSIS OF TYPE C VACANCY DATA—Townhouse and Duplex, etc..

There are 420 Type C apartment units (of a total 430) reporting vacancy information included in this survey. A vacancy rate of 5.9% was computed for the Type C units with only 25 vacant townhouse or multi-plex units available. These types of units represent the strongest segment of the market.

IV. VACANCY RATES BY DWELLING TYPES

Seventy-five apartment complexes, containing 3,751 multi-family housing units in the City of Sumter and Sumter County responded to the survey, with 3,420 providing complete occupancy information. Of these 3,420 units, 3,019 units were occupied as of the date of this survey. Thus, the overall vacancy rate for projects responding to the survey in 2008 is 11.7%, or 401 vacant units. This is a significant increase from 2005 where a vacancy rate of 2.2% was reported by Planning Staff. Complete analysis will be provided under separate cover and upon collection of job, real estate, population and other data.

Type	Units	Occupied	Vacant Units	%Vacant
A-Market Rate	1674	1431	243	14.50%
B-Subsidized	1326	1193	133	10%
C-Towns/Multi-plexes	420	395	25	5.90%
Total	3420	3019	401	11.70%

Although the methodology of the 2008 was altered, the following chart from the 2005 survey offers insight into Sumter's historical vacancy rates:

TRENDS IN VACANCIES BY DWELLING TYPES

Dwelling Type	1984		1999		2005	
	Units	Units	Units	Vacancy Rate	Units	Vacancy Rate
A	660	1.5	795	2.1	1,734	2.8
B	1,172	.7	1,424	6.2	1,807	1.7
C	254	4.3	30	10.0	134	1.5
D	144	9.7	137	0.0	--	--
E	--	--	221	0.0	381	2.1
TOTAL	2,230	1.9	2,607	4.1	*3,326	2.2

*Some adjustment made for apartments reporting both non-subsidized and subsidized units

The following chart presents the raw data collected in the 2008 Sumter Multi-family Housing Survey:

Appendix

Sumter Multi-Family Housing Survey July 2008

Apartment	Location Address	TYPE	Map #	UNIT	OCCUPIED	% VACANT	1BDRM	2	3	4
237 Broad St	237 Broad St	A, B	1	16	12	25%		16		
406 & 422 W. Hampton Ave.	406 & 422 W. Hampton Ave	A	2	5	5	0%		5		
Alice Dr. Apts	1121 Alice Dr.	A	3	101	96	5%	36	41	24	
Alston Charlie & Coplin Anthony	409, 440, 424, 434 Dawd Dr	A	4	11	11	0%		11		
Archdale Apartments	Archdale Dr.	C	5	72	67	7%		66	6	
Ardis Apartments	1-11 S. Highland St	C	6	10	DNR	DNR		6	4	
Ashley Chase	1199 N. Lafayette Blvd	C	7	100	98	2%	16	48	36	
Bassett Park	1390 Granville Ct	B-1	8	53	53	0%	53			
B-Cliff	338-340 W. Hampton Ave	C	9	10	10	0%	6	4		
Bracey Square Apartments	5 Hanover Ct.	B-2	10	40	37	7%		20	20	
Broad Trace Apartments	1210 Broad Trace	A, B-2	11	48	39	18.90%		48		
Calhoun Street	322 & 326 Calhoun St.	A	12	5	5	0%	5			
Cambridge Square	115-117 Engleside St	C	13	17	17	0%		17		
Companion at Carter Mill	1375 Champion Ct.	A, B-2	14	144	137	5%	36	72	36	
Coral Way Apartment	1865 Coral Way	A	15	18	17	6%		18		
Country Squire Apartments	Country Squire Ct	C	16	20	17	15%		20		
Dignity Village	11 N. Blanding	B-1	17	28	27	3.60%	26	2		
Dillon Trace	620-690 Dillon Trace	A	18	72	58	19%		72		
Engleside Apartments	201 Engleside St	A	19	46	40	13%	4	40	2	
Friendship Apartments	525 East. Calhoun St.	B-3	20	80	76	5%	8	22	30	13
Circle Gardens Apartments	212 E. Liberty Street	B-1	21	50	47	6%	11	37	Eff	2
Gion Woods	1910, 1920, 1930 Gion Woods	A	22	24	24	0%		24		
Gion/Guignard Apartments	2034 Gion/1131 S. Guig.	A	23	18	17	5.60%		18		
Hackberry Apartments	160 Gertrude Dr.	C	24	44	38	13.60%		39	5	
Hampton Court	320 Hampton	A	25	6	4	33.30%			6	
Hampton Manor	540 W. Hampton Ave	B-1	26	36	36	0%	22	5	9	Eff
Harmony Court	350 Harmony Ct	B-3	27	84	83	1.20%	10	29	30	13
Hickory Hollow	100 Cashew Lane	B	28	60	DNR	DNR				
Highland Apartments	Highland Dixon Miller	B	29	36	DNR	DNR		36		
Huntington Place	395 Coachman Dr	A	30	200	180	10%		184	16	
Jamestown Apartments	1090 N. Guignard Dr.	A	31	40	34	15%	23	17		
Jamison Nash II & Brenda	45 & 48 Highland Ave	A	32	4	3	25%		4		
Jernigan Trail	1940-1966 Jernigan Trail	A	33	24	20	16.60%		24		
Jessamine Trail	various streets	C	34	25	23	8%		21		
KDW Properties LLC	Jessamine Trail	A	35	6	5	16.70%		6		
Kolb & Hawkins	228 Church St	A	36	4	4	0%		4		
Kolb & Hawkins	20 Warren Ct (apt 1-8)	A	37	8	8	0%		8		
Magnolia Manor	530 S. Pike E.	A	38	112	95	15%	16	64	32	
Magnolia Street Apartments	338 N. Magnolia Street	A, B-1	39	6	6	0%	6			

Apartment	Location Address	TYPE	Map #	UNIT	OCCUPIED	% VACANT	1BDRM	2	3	4
Milestone Arms Apartments	Bowman Dr.	A	40	16	16	0	0	16		
Miller Arms Apartments	915 Miller Road	B	41	100	95	5%	12	12	76	
Millwood Park	2054 Essex	A	42	10	6	40%	4	4	6	
Miracle Square	740 Believers Path	B	43	10	7	30%	10			
Misty Ridge	10 Hanover Court	B-2	44	32	32	0%			32	
Mount Pisgah	N. Main St.	B-2	45	60	56	6		30	30	
Oakland Plantation	5501 Edgehill Rd	B	46	72	67	7%	8	56	8	
Orchard Place Apartments	142 Haynesworth	A	47	20	17	15%				
Palmetto Pointe Apartments	1005 Alice Dr. #200	A	48	144	116	19.50%	24	108	12	
Palmetto Pointe Townhouses	403 Alice Dr.	C	49	89	86	3.40%	18	71		
Palmetto Towers	1150 S. Pike W.	B-1, B-5	50	95	92	3.30%	75/20			
Park Homes	401-563 Boulevard Road	B	51	50	DNR			50		
Patriot Park Apartments	Radcliffe Drive	C	52	19	16	16%		17	4	
Patriot's Court (Haskell)	Harry St	C	53	16	16	0%		16		
Peach Street Apartments	6 Peach St.	A	54	8	4	50%		8		
Piedmont Plantation Homes	3250 Carter Road	A	55	252	169	33%	96	120	36	
Pinewood Gardens	Hwy 261	B-3	56	41	40	2.50%	18	12	11	
Pocalla Springs Resort	10 Putter Drive	B-2	57	176	139	20.00%		178		
Poplar Square Apartments	965 Miller Road	A, B-2	58	100	96	4%	8	60	32	
Rast Street	26 Rast St.	B-3	59	42	41	2.40%	20	22		
Riley Complex	S. Guignard	B	60	75	DNR			75		
Shiloh-Randolph	125 W. Bartlett	B-1, B-5	61	72	72	0%	71	1		
Shuler Jeannine F	Coral Way	A	62	6	6	0%		6		
Shuler Naomi F	25 & 29 Allieha Cir	A	63	8	6	25%				8
Shuler Thomas Marion	Coral Way (6, 8, 12, 13)	A	64	8	8	0%				8
South Forge	Hwy 261 S. Wedgefield	B-3	65	72	66	8.40%	32	40		
South Sumter	South Sumter St?	B	66	44	44	0%	16	18	26	
Southview Apartments	60 Hilliard Dr.	B-1	67	59	59	0%	59			
Spanish Villa	250 Hwy 261	A	68	10	8	20%	4	9		
Summer Arms	Miller Road	A, B	69	100	DNR		8	62	30	
Swan Lake Apartments	780 Liberty Street	A	70	56	56	0%		56		
Townhouse Court	W. Hampton St	C	71	8	7	12.50%		8		
Twin Magnolia Apartments	326 W. Hampton Ave	A	72	15	12	20%	3	12		
Wall Street Green	970 Wolfpack Ct	B-3	73	64	8	87.50%		48	16	
Washington Place	14 S. Washington	B-4	74	16	16	0%		16		
Willow Run	251 Rast St	A	75	103	91	11.60%	12	128	4	
Total				3751	3019					

Note: Total number of units surveyed: 3751. Apartments (331 units) without complete data were excluded from the vacancy rate figure

Sumter Multi-Family Housing Survey July 2008

Red=Market Rate

Blue=Subsidized

Green=Townhouses, Duplex etc.

DNR=Did not report

Units Surveyed		Vacancy Breakdown				
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Sumter City-County Major Subdivision Activity Profiles July 2008

SUBDIVISION NAME	File Numbers	TOTAL Units Approved	Units Built	Units Remaining	% Complete	Established
Arbors	SD 0311	110	1	109	0%	2006
Ashbrook Plantation	SD 0605	103	14	89	14%	2006
Banberry	SD 0507	31	11	20	35%	2005
Beach Forest	SD 2089	330	93	237	28%	2002
Beckwood Shires	SD 0508	47	15	32	32%	2005
Beech Creek	SD 1413	225	92	133	40%	1990
Carolina Palms	SD 0207	170	48	122	28%	2002
Casey Villas	SD 0506	60	30	30	50%	2005
The Cove	SD 0606	153	1	152	0%	2007
Edens I	SD 0702	258	0	258	0%	2007
Foxcroft	PD 0303/SD 2103	254	133	121	52%	2003
Garden Gate	PUD 9710/SD 2038	178	48	130	27%	1998
Gingko Hills	SD 0601/0203	153	119	34	78%	2004
Hampshire Estates	SD 2076	42	34	8	80%	2001
Homeland Village	SD 0607	47	0	47	0%	2007
Hunters Crossing	PD 0415	540	123	417	23%	2004
Kel-Sam	SD 1186	80	56	24	70%	1989
Knights Village	SD 2099	177	116	61	66%	2004
Lakewood	SD 1225	269	250	19	93%	1990
Linwood	SD 0608/0406/1411	314	85	229	30%	2005
Loringwood	PD 0008	30	21	9	70%	2000
Mayfield	SD 0303	61	45	16	74%	2004
Magnolia Courtyard	PD 0008 (8)	30	4	26	13%	2006
Patriot Landing	PD 0008	88	32	56	36%	2000
Park Place	SD 2080	43	33	10	77%	2001
Patriot Village	PD 0008	82	72	10	88%	2000
Pocalla	PD 0610	225	3	222	1%	2007
Rolling Hills II	SD 0604	88	24	64	27%	2006
Reserve at Mill Run	SD 0404/PD0404	39	5	34	13%	2006
Stillwater	SD 0008	74	26	48	35%	2000
Stoncroft	SD 0401	236	35	201	15%	2004
Summit	SD 2087	35	9	26	25%	2001
Timberline Meadows	PD 9807	380	138	244	36%	1998
Williamsburg	SD 2033, 0502	220	65	155	30%	2000
Wintergreen	SD 2051	264	252	12	95%	2003
Totals		5436	2033	3405	37%	

1 Research window: Week of July 14 2008

3 Data collected in the following manner: Building Permit Review

4 Total units approved taken from approved subdivision and/or planned development files

5 Total units built includes units under construction and permitted

The Sumter Multi-Family Survey Apartment Type

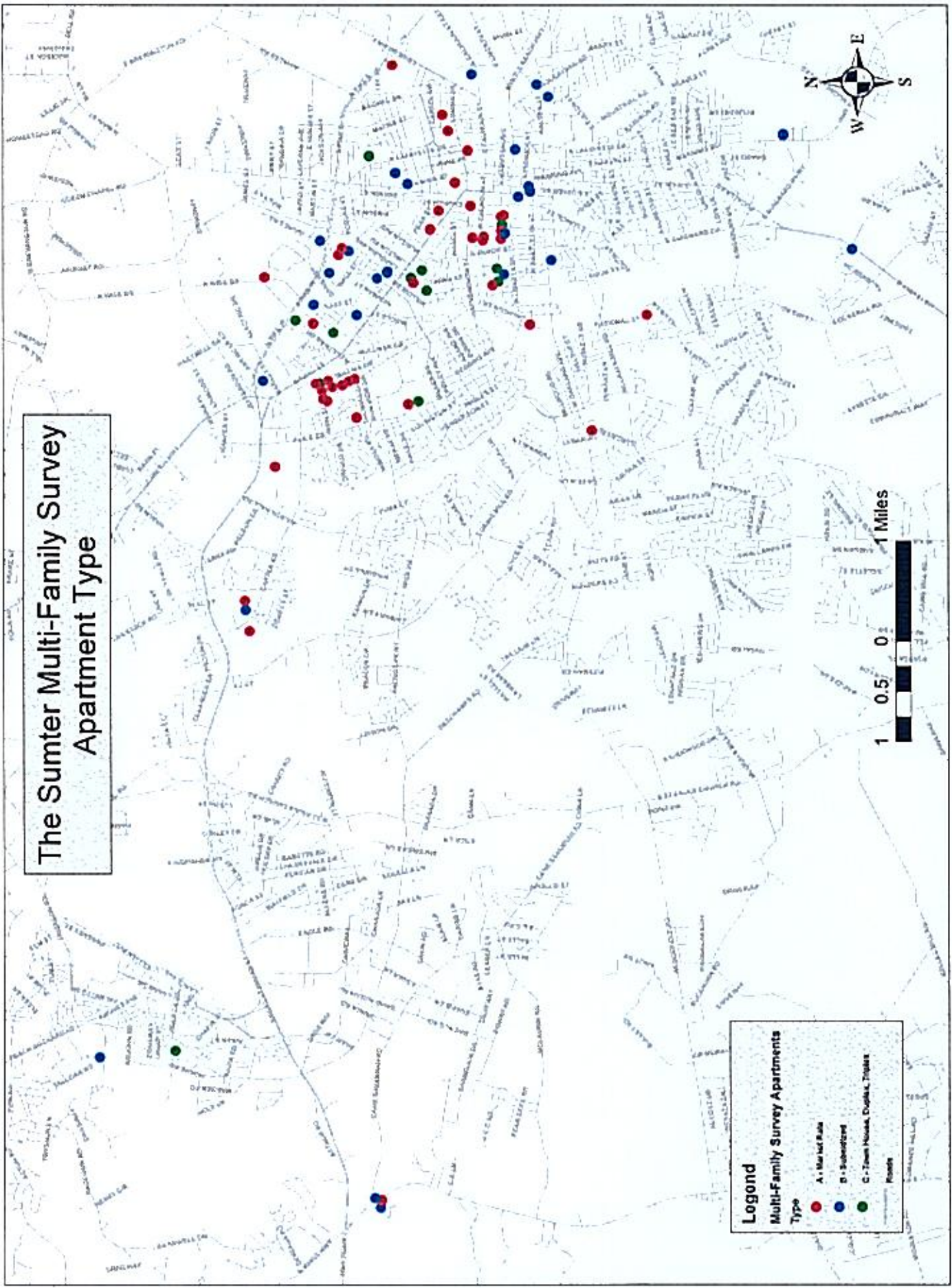


Legend
Multi-Family Survey Apartments

Type

- A - Mixed Use
- B - Subsidized
- C - Town House, Duplex, Triplex

Neighborhood



The Sumter Multi-Family Survey Apartment Vacancy Rates

