

From: [Thomas Faulkner](#)
To: [TaxCreditQuestions](#)
Cc: [Ken Harvin](#); [Bernie Mazyck](#); [Don Oglesby](#); [Angela Childers](#); [Robert Thomas](#); [Bill Stanfield](#); [Duncan Cheney](#); [Kevin Connelly](#); [Taylor Davis](#); [Joseph Kass](#); [Lorain Crowl](#); [Natoshia Mayer](#); [Alisa Mosley](#)
Subject: Comments on 2021 Draft QAP
Date: Tuesday, November 10, 2020 11:47:19 AM
Attachments: [PastedGraphic-9.png](#)

As a member of the AHC of SC QAP Committee, I concur with the comments submitted by that group.

I am encouraged by the increase in points for a Concerted Community Revitalization Plan as well as the more explicit instruction not only for what must be done, but also the requirement for evidence that the plan is approved by a municipality or county. I question the language "or other official publication." History shows that such language creates an unnecessary opening for developers to bypass the need to receive specific approval from the local governing body for the CCRP. There is no deadline date that I notice for the CCRP. I enthusiastically endorse the idea that any serious municipality or county has the opportunity between now and next June to do all the work required to put together a meaningful, substantive CCRP connected to sites those public bodies consider as priority targets for revitalization.

I am also encouraged by the change in direction from the 2020 QAP from what was listed on page 6 to the new Supportive Housing section on page 30 with 10 points attached. I believe this change should have more of an impact on creation of units targeting special needs and very low income tenants.

I believe that both the CCRP requirements and the Supportive Housing section provide a major opportunity for SC based non-profits to partner as Junior Developers with municipalities and counties to reach affordable housing targets in terms of location and special needs mixes that they set for themselves.

I question why the \$100,000 CHDO benefit was deleted. I recommend that SC Housing give this CHDO incentive at least another year to test as an incentive.

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