



HISTORIC CHARLESTON
FOUNDATION

November 10, 2020

South Carolina State Housing Finance and Development Authority
Attn: Ms. Bonita Shopshire, Executive Director
300-C Outlet Pointe Blvd
Columbia, SC 29210

Dear Ms. Bonita Shopshire,

Thank you for your leadership at SC Housing to support individuals and families in Charleston County and throughout the state with affordable and workforce housing.

The Qualified Allocation Program (QAP) defines how the LIHTC will operate and the 2021 Draft QAP includes changes that will further enhance the program. However, we have concerns that the language regarding the flood zones in the QAP could eliminate Charleston County from consideration for any LIHTC development projects. We respectfully request the removal of the following language from the QAP to ensure access to the LIHTC program throughout coastal communities:

Page 16, Item 2e – disqualification of projects “if improvements would be located within 50 feet of ... a FEMA-designated 100 or 500-year flood zone.”

The majority of Charleston County is located in the 100 or 500-year flood plan. This provision would unfairly disqualify Charleston County and other coastal communities from securing LIHTC for development projects.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Winslow Hastie', is written over a light blue horizontal line.

Winslow Hastie
President & CEO