

Johnson, Leanne 6-9248

From: Nicholson, Laura 6-9190
Sent: Thursday, October 20, 2016 3:41 PM
To: Johnson, Leanne 6-9248
Subject: FW: 2017 QAP-Urban Set-Aside

Please post to the 2017 TC QAP comments. Thanks,



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From: Thomas Faulkner [<mailto:tfaulkner@nehemiahcrc.org>]
Sent: Thursday, October 20, 2016 12:44 PM
To: Nicholson, Laura 6-9190
Cc: Natoshia Mayer
Subject: 2017 QAP-Urban Set-Aside

Laura,

Why is the City of North Charleston not included as a candidate for the Urban Set-Aside? The following US Census website projects the 2016 population of North Charleston to be 108,304. <http://www.census.gov/quickfacts/table/PST045215/4550875>

Word on the street was that SC Housing was setting a minimum population at 100,000. North Charleston should definitely qualify. Actually, I question whether Columbia and Charleston necessarily rate as the top SC cities when considering the factors % increase in population growth and % increase in job growth. However, I have not yet been able to obtain stats that objectively evaluate these two measures for South Carolina cities.

I also question whether a housing authority can legally commit project-based vouchers (PBV) before a tax credit award is made. You can use the tax credit competition as a method of determining which competitor wins the PBV, but even then there are hoops to jump through before the PBV is finalized. I guess if you put in the word "conditional" commitment, that might fly.

There is a great deal of suspicion that since only one project will be funded that discussions have already occurred that target a particular project for this expected funding. I hope that is not the case. The precedent will create a political effort in the future from other cities to pursue the same favorable deal. I believe adding North Charleston to the mix would allay some of those concerns.

I have discussed the urban set-aside concept with staff members of Greenville, SC and Spartanburg, SC as well as made contact with the SC Data Center and the Clemson MRED Program. Tentative suggestions for point scores include the following:

1. Project is part of a mixed income development where a City has negotiated an agreement with the developer to include in the development the tax credit development as an inherent part of the total development using similar design standards and plans. 1 point.
2. The development has been reviewed by City Council and City Council has voted to endorse the project. 1 point.
3. The applicant entity includes a South Carolina based non-profit. 1 point.
4. The City donates all or a portion of the land that is to be developed. % of land * 2 points.
5. The applicant has a conditional agreement with the City to accept a 50 year restrictive covenant limiting use of the property to families making 80% or below the median income of the SMSA. 2 points.
6. Mass transit stop is within a half mile. 1 point.
7. Section 8 Project-Based Assistance is conditionally guaranteed by the local housing authority for at least 20% of units if tax credits are awarded. 2 points.

Thanks for your consideration.

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