

Harmon, Amy 6-8713

From: Nicholson, Laura 6-9190
Sent: Wednesday, September 26, 2018 3:52 PM
To: Harmon, Amy 6-8713
Subject: FW: North Charleston QAP Input
Attachments: NChas QAP Letter.pdf

Please add the attached to the 2019 QAP comments section of the web. Thanks,



Laura Nicholson, Development Director
300-C Outlet Pointe Blvd. | Columbia, SC 29210
Phone: 803.896.9190 | Fax: 803.551-4925
Laura.nicholson@schousing.com
www.SCHousing.com

From: sam.skardon@oneregionstrategy.com [<mailto:sam.skardon@oneregionstrategy.com>]
Sent: Wednesday, September 26, 2018 3:31 PM
To: Nicholson, Laura 6-9190
Subject: North Charleston QAP Input

Hi Laura,

You might have noticed several letters coming in from the Charleston Metro Area regarding public input for the QAP. Thanks for handling them – I've already noticed them popping up on the website! I asked several of our regional partners to submit letters, so apologies for the extra work, but thank you for handling all of them. Hopefully we can get a few changes to help out our dense / high land value areas!

I'm attaching the Mayor of North Charleston's letter because he mistakenly sent it back to me rather than directly to you. It should be considered as coming from him though. Let me know if you have any questions or additional thoughts. Thanks again for taking our regional input on this.

Best,

Sam

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Sam Skardon
One Region Project Director

sam.skardon@oneregionstrategy.com
Office: 843.805.3015
Mobile: 843.607.9909



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September 21, 2018

Dear South Carolina Housing Finance & Development Authority,

The Charleston Metro Area is experiencing a housing affordability crisis. While our region has experienced positive economic growth over the past decade, including healthy 12% wage growth, housing costs have risen dramatically faster. Median home sale prices have risen 27% over the same period, and average rent is up 49%.

We are urgently seeking solutions to make financing possible for more affordable housing communities in the Charleston region. Low Income Housing Tax Credits (LIHTC) present an excellent opportunity, if several changes are made to South Carolina's Qualified Allocation Plan (QAP) to make applications from our region more practical and competitive.

1. Given high land costs in rapidly growing and space constrained areas of our state, we request a significant increase, or removal of, current QAP caps on number of units and per unit cost within a development. The current caps are economically impractical for our region, resulting in developers choosing not to apply, and ultimately limiting affordable housing development.
2. Mixed use and mixed income developments produce the healthiest communities with the highest quality of life and are the most economically viable ways to create affordable housing. As such, we request the next QAP include an incentive mechanism for developing this type of community using LIHTC dollars to finance the affordable units within a larger development.
3. Several items in the site characteristics scoring system work against space constrained, geographically dense areas. Proximity requirements from railroad tracks, substations, and bars are particularly challenging for our area while multiple positive attributes – specifically medical facilities and schools with different specializations – should be able to count more than once.
4. We are grateful for the creation of the large-urban set-aside and support its further expansion and enhancement. More dollars in the set-aside would incentivize more applications, as would allowing more municipalities to participate. A mechanism to rotate the municipalities receiving these dollars would ensure a more equitable distribution of LIHTC funds throughout the state.

Thank you for your time and consideration of our requests. We look forward to further collaboration between SC Housing and the broad coalition of Charleston Metro Area stakeholders who are committed to addressing the housing affordability crisis in our region.

Sincerely,



R. Keith Summey
Mayor