

From: [Jay Bernstein](#)
To: [TaxCreditQuestions](#)
Subject: [External] 2023 QAP Questions/Suggestions
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Hello, I have the following comments for the 2023 Draft QAP.

1. For proximity to services, I would recommend shortening the distance to obtain the maximum number of points to 1/2 mile. This would cause this scoring criteria to further differentiate applications.
2. The current draft states that developers cannot have more than 8 projects awarded by SC Housing that have not submitted a complete placed in service application. Many developers have 4% deals that are in limbo with SFAA and the JBRC, and we don't know if or when those deals will move forward. Also, with the recent historic rise in construction pricing and interest rates, many 9% and SRDP deals have experienced significant delays. I think limiting the number of 9% awards a developer can receive is prudent; however, incorporating all SC Housing programs is going to make it difficult for developers who don't know the status of their projects.

Thanks,

Jay Bernstein


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