

From: [Jennifer Lampman](#)
To: [TaxCreditQuestions](#)
Cc: [Brandon Barcena](#)
Subject: RE: [External] Housing Tax Credit -2023 Draft QAP Comment Deadline
Date: Friday, August 26, 2022 6:01:50 PM
Attachments: [image001.png](#)
[image002.png](#)

Apologies for the formatting. Below is better formatting for smaller reading frames.

Jennifer Lampman | Vice President
Development



Opening doors to homes, opportunities and hope.

From: Jennifer Lampman
Sent: Friday, August 26, 2022 5:49 PM
To: SC Housing <TaxCreditQuestions@schousing.com>
Cc: Brandon Barcena [REDACTED]
Subject: RE: Housing Tax Credit -2023 Draft QAP Comment Deadline

Good afternoon,

Thank you for the straightforward changes to the QAP. Wallick Communities offers two comments to the 2023 Draft QAP:

Comment #1

Existing:

IV New Construction Scoring Criteria

D. Affordable Housing Shortage

1. 5 points for a County that did not receive an award in 2018 and 2019
2. 3 points for a County that did not receive an award in 2020, 2021, and 2022

- This scoring structure prioritizes counties with recent development. Was the intention to prioritize counties that had not received an award recently. I.e. a County with a recent award this year in 2022 could receive 5 points (if nothing awarded in 2018/2019). A County with a 2018 award (5 years ago) would only receive 3 points.

Proposed:

IV New Construction Scoring Criteria

D. Affordable Housing Shortage

1. 5 points for a County that did not receive an award in 2018, 2019, 2020, 2021, and 2022
2. 3 points for a County that did not receive an award in 2020, 2021, and 2022

- This scoring prioritizes counties that have not received an award in the past 5 years

and then those counties that have not received an award in the past 3 years. This resonates with housing shortages.

Comment #2

Existing:

IV New Construction Scoring Criteria

A. Distance to Amenities

Shopping – a big box store or mall containing multiple stores stocked with many varieties of goods in different departments: 1.) clothing; 2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene.

- What defines a mall and what defines multiple stores? Will all products need to be offered? What if there is a TJMax or a consignment store and a Walgreens on the same block? Technically, a DollarStore sells socks and undergarments, plastic cutlery, pots and pans, as well as cleaning products, general OTC medicine, and personal hygiene. Would just a DollarStore count?

Proposed:

IV New Construction Scoring Criteria

A. Distance to Amenities

Shopping – a big box store (such as Wal-Mart SuperCenter or BigLots) or concentrated area of two or more shopping stores (within 500 feet of each other) stocked with many varieties of personal goods and household supplies, including three or more of the following: 1.) clothing; 2.) housewares; 3.) cleaning products; 4.) general over the counter medicine or first aid products; and 5.) personal hygiene.

- This provides clarity to a developer and reduces subjectivity/interpretation. What defines a mall (2 or more stores within 500 feet) and sets a target of products offered. The stores should be clearly identified and explained in the submission with the types of goods offered.

Alternative:

IV New Construction Scoring Criteria

A. Distance to Amenities

Shopping – chart with defined store selections

Jennifer Lampman | Vice President
Development



Opening doors to homes, opportunities and hope.

From: SC Housing <development+schousing.com@ccsend.com>

Sent: Friday, August 26, 2022 8:02 AM

To: Jennifer Lampman <[REDACTED]>

Subject: Housing Tax Credit -2023 Draft QAP Comment Deadline



**Our Mission: To create quality affordable housing opportunities
for the citizens of South Carolina.**



**Housing Tax Credit (LIHTC) Program
2023 QAP Initial Draft
Comment Deadline Reminder**

August 26, 2022

The deadline to submit written comments and feedback about the Housing Tax Credit 2023 Draft Qualified Allocation Plan (QAP) is today **Friday, August 26, 2022.**

To download a copy of the 2023 Draft QAP and a playback recording of Monday's virtual meeting, please click below. Please email comments and feedback to: TaxCreditQuestions@schousing.com.

[Click Here to View the 2023 QAP Initial Draft](#)

[Click Here to View 2023 Draft QAP Meeting](#)

[For Questions or Comments Email: TaxCreditQuestions@SCHousing.com](#)



The South Carolina State Housing Finance and Development Authority | 300-C Outlet Pointe Boulevard, Columbia, SC 29210

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