



September 26, 2022

South Carolina State Housing Finance and Development Authority
Attn: Ms. Kim Wilbourne, Housing Tax Credit Manager
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Wilbourne:

Ward Mungo Construction is pleased to submit the following comments regarding the recently published 2023 QAP. As a company founded on the principals of giving the people of South Carolina the chance for a better life, we have one area of concern in the latest iteration that seems to not capture the growth trends that we're seeing within our State.

The following change to the 2023 Draft QAP poses the greatest concern to organizations such as ours who focus our partnerships in more urbanized areas:

- ***Page 9, Item J, 2e – Disqualification for “Applications for new construction developments located within one (1) mile of a 2020, 2021 or 2022 awarded development.”***

For reference, the width of the Charleston Peninsula, where the majority of affordable housing development has historically been located is approximately one mile wide. Many of our future projects will be located on Peninsular Charleston, and this greatly inhibits our ability to continue as such. Approximately 5,000 additional affordable housing units are needed just in the Charleston Peninsula by 2030.



In addition, this provision will discourage future applications for affordable housing developments in urban areas and could stymie its creation where it is most needed.

We ask that the agency recommend removal of this addition to the QAP.

We greatly look forward to the future of this program and hope that future changes take into consideration the growth trends that we see today in South Carolina.

Sincerely,

A handwritten signature in blue ink, appearing to read 'E. Mungo', with a large, sweeping flourish underneath.

Edward "Ward" Mungo
President
Ward Mungo Construction