

HOUSING AUTHORITY OF THE CITY OF CHARLESTON

550 MEETING STREET, CHARLESTON, SOUTH CAROLINA 29403

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Arthur S. Milligan, Jr. (MBA, CCIM, CPM, PHM)

President & CEO

July 21, 2023

RE: SC Housing 2024 QAP Comment
Experience for HUD Section 18 Projects

Ms. Kim Wilbourne
South Carolina State Housing Finance and Development
Authority
300 Outlet Pointe Blvd
Columbia, SC 29210

Ms. Wilbourne:

It is my understanding that SC Housing is currently receiving comments on the 2024 draft QAP. As such, I would like to submit the following comment for consideration as SC Housing prepares to finalize the 2024 QAP.

Under Appendix C2 - Tax Exempt Bonds, Section II.B.3, SC Housing allows developers proposing projects utilizing the RAD program to request a waiver of the required development experience if the Development Team contracts for the services of a LIHTC consultant who has experience on previous RAD conversions. Another tool by which HUD allows Public Housing Authorities to reposition their Public Housing portfolios is the Section 18 program. This program is similar in execution to the RAD program, and likewise allows PHAs to reposition their properties into more long term financially sustainable situations.

I request that SC Housing inserts an additional provision under Section II.B.3 for developers to request a waiver of the required development experience provisions if their project is taking place under the Section 18 program and a LIHTC consultant with experience operating under the Section 18 program is contracted on the project.

If I can do anything to further clarify this comment, please do not hesitate to reach out.

Sincerely,


Pete Sherman, Director of Development
Housing Authority of the City of Charleston

2019
AIA/HUD SECRETARY AWARD
DESIGN EXCELLENCE
WILLIAMS TERRACE



1985
AWARD FOR
DESIGN EXCELLENCE
PRESIDENT RONALD REAGAN

1984
FEDERAL DESIGN
ACHIEVEMENT AWARD
NATIONAL ENDOWMENT
FOR THE ARTS

1986, 1991
HONOR AWARD
AMERICAN INSTITUTE OF ARCHITECTS

1997, 2014, 2018
FOUNDERS AWARD
HISTORIC CHARLESTON FOUNDATION

1989, 1990, 1997
CAROLOPOLIS AWARD
PRESERVATION SOCIETY
OF CHARLESTON

2000, 2006
HOUSING ACHIEVEMENT AWARD
S.C. STATE HOUSING FINANCE
AND DEVELOPMENT AUTHORITY

1991
SPECIFIC ACTIVITY AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

2011, 2013, 2014, 2015
HUMAN SERVICE AWARD
CCHRCO

2009, 2010, 2012
NATIONAL AWARD OF MERIT
NATIONAL ASSOCIATION OF HOUSING
AND REDEVELOPMENT OFFICIALS

1991-98
CERTIFICATE OF EXCELLENCE
IN MANAGEMENT OPERATIONS
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

1994, 1999
SUSTAINED PERFORMANCE AWARD
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT

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