



Outlook

RE: Waiver Requests for Fernwood at Five Points

From Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Date Mon 5/12/2025 3:28 PM

To Sarah Jones-Anderson <sarahj@brinshore.com>

Cc Maggie Mullen <maggiem@brinshore.com>; Cindi Herrera (cherrera@columbiahousing.org) <cherrera@columbiahousing.org>; Peter Levavi <plevavi@brinshore.com>; Liebel, Tom <tliebel@moseleyarchitects.com>; Hawks, Faith <fhawks@moseleyarchitects.com>; Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

 1 attachment (252 KB)

Fernwood at Five Points Design Waiver_final.pdf;

Sarah,

SC Housing has reviewed the attached waiver request and will grant a waiver on each of the 8 requests.

Thanks,
Kim

From: Sarah Jones-Anderson <sarahj@brinshore.com>

Sent: Friday, April 18, 2025 12:12 PM

To: Taxcreditquestions <taxcreditquestions@schousing.com>; Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Cc: Maggie Mullen <maggiem@brinshore.com>; Cindi Herrera (cherrera@columbiahousingssc.org) <cherrera@columbiahousingssc.org>; Peter Levavi <plevavi@brinshore.com>; Liebel, Tom <tliebel@moseleyarchitects.com>; Hawks, Faith <fhawks@moseleyarchitects.com>

Subject: [External] Waiver Requests for Fernwood at Five Points

Good afternoon,

Please see the attached waiver request for the Fernwood at Five Points 9% application.

Sarah Jones-Anderson

Senior Vice President of Development

Mobile: 919.271.2014 | Email: sarahj@brinshore.com



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April 18, 2026

Kim Wilbourne
SC Housing
300-C Outlet Pointe Boulevard
Columbia, SC 29210

RE: Waiver Request for Fernwood at Five Points 9% Low Income Housing Tax Credit Application (#25008)

Ms. Wilbourne,

Brinshore Development and the Columbia Housing Authority are submitting a 9% Low Income Housing Tax Credit Application for Fernwood at Five Points, an existing public housing senior community in Columbia, SC. This project has been previously determined to fall within the New Construction category, as significant unit reconfiguration will occur to achieve a desirable ground floor community space and maximize the affordable units available. The original building had 8 studio and units and 6 two-bedroom units per typical floor, all of which will be reconfigured into one-bedroom units with a new modern (totaling 58 units). The design team is limited in its ability to fully meet all new construction design requirements and we are requesting waivers for the items below:

B.3. – minimum bedroom size of 144 sf

- 51 units unable to comply with 46 having a bedroom of 100 sf and 5 having a bedroom of 134 sf.

C.4. – minimum Living Room size of 150 sf with a minimum dimension of 11'-6" –

- 53 units unable to comply with living rooms ranging in sizes as specified below:

- 46 Type 1 (135 sf, 11'2" min dimension)

- 5 Type 3 (178 sf min dimension 10'10")

- 1 Type 4 (193 sf min dimension 10'6") 1

- 1 Type 5 (183 sf min dimension 10'6")

B.6. – all units must have a balcony, sunroom or patio

- The existing building does not have this feature and it cannot be feasibly added.

C.2.e – covered drive thru at building main entry

- The existing site circulation for automobiles will remain unchanged and does not have a covered drop off. The primary building entrance, located adjacent to the parking area, cannot readily be reconfigured to accommodate a covered drive through.



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C.7 – Parking ratio

58 spaces are required per the design requirements; site currently has 42. There is no area on the site to add parking; the team requests a parking waiver to allow the existing parking ratio of 0.72 parking spaces per dwelling unit to remain.

H.1 – All buildings must be wrapped with an exterior air and water infiltration barrier. All wall penetrations are to be taped for moisture protection or similar water barriers provided manufacture's installation steps are followed

We request a waiver as we cannot confirm air & water barrier extent behind existing brickwork of the exterior walls to remain.

M.1.b 1. All developments must have a washer and dryer hookup in each unit and: a. Have a minimum depth of 36" measured from the back of the door. b. Must accommodate a full sized 30" washer and dryer adjacent to each other

Due to space limitations, we request a waiver to allow stackable washers and dryers non-UFAS units.

R.1 –1. New Construction Multi Family Developments will: a. Be built to meet and receive the Multi Family New Construction Energy Star Certification (...etc)

The team requests a waiver as this is difficult to achieve for a reconfigured, existing project, particularly meeting the building envelope requirements. The team commits to, in all areas where able and not cost prohibitive, to meet Energy Star requirements.

Thank you for your consideration.

Sincerely,

Sarah Jones-Anderson
Senior Vice President
Brinshore Development