

## Chad Nelson

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**From:** Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>  
**Sent:** Wednesday, March 5, 2025 10:15 AM  
**To:** Chad Nelson; TaxCreditQuestions  
**Cc:** John Williamson; Chris Makowski  
**Subject:** RE: [External] 2025 9% Full Application PNA

Chad,

SC Housing will allow the 2024 PNAs to be submitted for the 2025 9% application round for the following developments – Duncan Village, Lancaster Manor and Pageland Place.

Thanks,  
Kim

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**From:** Chad Nelson <ChadN@acdmail.com>  
**Sent:** Wednesday, March 5, 2025 9:44 AM  
**To:** TaxCreditQuestions <TaxCreditQuestions@schousing.com>  
**Cc:** Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>; John Williamson <John@acdmail.com>; Chris Makowski <ChrisM@acdmail.com>  
**Subject:** RE: [External] 2025 9% Full Application PNA

Good morning,

We are following up on this request to waive the 12-month PNA requirement for the Duncan Village, Lancaster Manor, and Pageland Place full applications to be submitted in May. Please advise.

Thank you,

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**CHAD NELSON** | 313.458.5613

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**From:** Chad Nelson  
**Sent:** Tuesday, February 18, 2025 3:42 PM  
**To:** 'TaxCreditQuestions@schousing.com' <[TaxCreditQuestions@schousing.com](mailto:TaxCreditQuestions@schousing.com)>  
**Cc:** 'Wilbourne, Kim 6-9083' <[kim.wilbourne@schousing.com](mailto:kim.wilbourne@schousing.com)>; John Williamson <[John@acdmail.com](mailto:John@acdmail.com)>; Chris Makowski <[ChrisM@acdmail.com](mailto:ChrisM@acdmail.com)>  
**Subject:** 2025 9% Full Application PNA

Good afternoon,

Our company has submitted three preliminary applications for rehabilitation developments in the 2025 9% funding round. We have the following question related to the required Physical Needs Assessment:

All three applications have completed two separate Physical Needs Assessments for LIHTC purposes: one in preparation for the 2023 9% funding round which was cancelled, and a second one for the 2024 funding round. The PNAs used for the 2024 funding round are dated May 7, 2024. When the full applications are submitted for 2025 these PNAs will technically be about 14 days past the 12-month window stated in the

2025 QAP. The properties have not undergone any significant improvements or rehabilitation since their prior evaluation except for typical maintenance work by management.

We respectfully request a waiver of the 12-month requirement for these projects allowing us to re-use the previous PNA's for this year's funding round. The cost of an additional nearly identical report represents an unnecessary burden on the projects and would not improve the quality or accuracy of information available to the authority with regard to the "needed and necessary rehabilitation costs" for each property.

Thank you for your consideration,

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