

From: [Herb Partlow](#)
To: [Wilbourne, Kim 6-9083](#)
Cc: [REDACTED]
Subject: Letter In Support of Housing Authority Set-Aside
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Attachments: [image001.png](#)
[2023-QAP-APPROVED-09.27.2022-FOR-GOV-11.22.2022.pdf](#)

Ms. Wilbourne:

My name is Herb Partlow and I'm the Chairman of the Board of Commissioners for the Housing Authority of the City of Charleston. For upwards of two years, I have educated myself on Low Income Housing Tax Credit (LIHTC) programs across the country. What my research revealed was the need for a PHA Set-Aside in the SC Housing Qualified Allocation Plan (QAP).

As I have discussed with State Representatives, State Senators and the current and previous Mayor of Charleston, the current construct of the SC Housing Low Income Housing Tax Credit program, thus far, has not worked for us. We have several RAD and Section 18 Repositioning projects, and the early goal was to have our financial models based in part on LIHTC.

I can best describe the situation this way... we are in the same bucket with local developers, outside developers, and any other entities that apply for tax credits. I strongly believe that this is wrong. Public Housing Authorities are unique. We already own blocks of land within the City of Charleston, and several public housing units that we want to redevelop via the HUD RAD Program and Section 18 Repositioning.

I am attaching a copy of the Tennessee QAP for your review - this QAP has a PHA Set-Aside. I shared a letter and a copy of this QAP with one of our State Representatives, who helped to push this concept in Columbia. I also shared the same email with Mayor Cogswell.

I am pleased that SC Housing appears to understand the need for a PHA Set-Aside as other States have done. If the PHA Set-Aside is adopted and approved, it will put public housing agencies in a separate category with their own separate pool of low-income housing tax credits, thus, enabling us to potentially fund our RAD and Section 18 Repositioning projects moving forward.

I have visited other municipalities who have already converted and redeveloped their public housing inventory by tearing down old, deteriorating buildings that were built in the 30s, 40s and 50s, and replaced them with luxury, mix-used communities that serve the very low-income residents, provides affordable and attainable work-force housing, as well as market rate units. We have 1407 public housing units that we plan to redevelop.

We have one project (275 Huger Street) that has already been approved by HUD and our development partner was selected in 2022. We had hoped to replace the current 12 units with 77 mixed-use units by 2024, but this financial model was predicated on receiving low-income housing tax credits. We have not been successful in acquiring the requisite tax credits. With a PHA Set-Aside, this project could possibly have been completed by now.

I want to thank you in advance for your time and effort, and I am hopeful that SC Housing will take into consideration the information I have shared in this letter in support of a PHA Set-Aside in future SC Housing Qualified Allocation Plans.

Best regards,

Herb Partlow
Board Chairman – Charleston Housing Authority



Founded 1982

Herb Partlow | Public Relations Director | BDG-CPAs

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