

Councilman Edward H. McDowell, Jr.
P.O Box 147
Columbia, SC 29217

Dear Councilman:

In accordance with the 2026 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Columbia, SC. Funding for the development will consist of both federal and state tax credits.

This new development is the first of three phases on the former ABC site and is being developed through South Carolina Affordable Housing Initiative (SCAHI), a non-profit affiliate of Columbia Housing in partnership with The Benoit Group. TBG, based in Atlanta, has over 20 years of experience in developing affordable housing throughout the southeast and Midwest. The TBG Team includes local architects, McMillan, Pazdan, Smith and local general contractor Walton Construction.

This new development is a beautiful new construction Family-oriented development with a total of 80 units that will run along Harden Street. Amenities for the residents will include a computer lab, an exercise room, a community room with kitchen and several community rooms for rest and recreation. There are also several outdoor activity areas.

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Funding for the development will consist of federal and state low-income housing tax credits as well as a conventional mortgage. The Housing Authority will provide project-based vouchers for all units at the property to ensure long-term affordability.

Development:	Harmony at Horizon Village 1810 Allen Benedict Court Columbia, SC 29204
Construction Type:	New Construction
# of Units:	80
Acreage:	2.88
Targeting:	Family & Persons with disabilities

Should you wish to meet and discuss the development further please contact LuCinda Herrera, Chief Development Officer, at cherrera@columbiyahousing.org or 843-810-5073.

Sincerely,

LuCinda J. Herrera

LuCinda J. Herrera, Vice President/Secretary

Councilwoman Tina N. Herbert

P.O Box 147
Columbia, SC 29217

Dear Councilwoman:

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Councilman Will Brennan

P.O Box 147
Columbia, SC 29217

Dear Councilman:

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Councilman Peter M. Brown

P.O Box 147
Columbia, SC 29217

Dear Councilman:

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LuCinda J. Herrera

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Councilman Tyler D. Bailey
P.O Box 147
Columbia, SC 29217

Dear Councilman:

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Councilman Sam P. Johnson

P.O Box 147
Columbia, SC 29217

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LuCinda J. Herrera

LuCinda J. Herrera, Vice President/Secretary

Mayor Daniel J. Rickenmann
1737 Main Street
Columbia, SC 29201

Dear Mayor:

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Senator Darrell Jackson

1737 Main Street
Columbia, SC 29201

Dear Senator:

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Representative J. Todd Rutherford

335B Blatt Bldg.
Columbia, SC 29201

Dear Representative:

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