Physical Needs Assessment

According to guidance from SC Housing, Tabs 12 and 14 are largely Not Applicable to Fernwood at Five Points (the "Project") as the Project application is submitted under the Urban New Construction set aside due to the substantial reconfiguration of units. Please see below for confirmation.

A relocation plan is included in Tab 12 as the Project proposes temporary relocation of tenants. The Columbia Housing Authority is highly experienced in overseeing the temporary relocation of tenants and will coordinate the process if the proposed Project is funded. If SC Housing would like to see additional information related to the current condition of the building or the scope of work, please contact Sarah Jones-Anderson at sarahj@brinshore.com.

Thank you for your time and consideration of our application materials.

Outlook

RE: Questions - Fernwood at Five Points 9% LIHTC Application

From Wilbourne, Kim 9083 <kim.wilbourne@schousing.com>
on behalf of
Taxcreditquestions <taxcreditquestions@schousing.com>
Date Wed 4/1/2026 3:54 PM
To Brenna Paul <brennap@brinshore.com>; Taxcreditquestions <taxcreditquestions@schousing.com>
Cc Sarah Jones-Anderson <sarahj@brinshore.com>; Lucinda Herrera <cherrera@columbiahousingsc.org>

No, you will not need to provide documentation for those tabs as this will be treated as a new construction.

Kim Wilbourne
Multifamily Development Director
300-C Outlet Pointe Blvd. I Columbia, SC 29210
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SCHousing.SC.gov

SCAffordableHousingSummit.com
April 15-16, 2026

From: Brenna Paul <brennap@brinshore.com>
Sent: Wednesday, April 1, 2026 12:15 PM
To: Taxcreditquestions <taxcreditquestions@schousing.com>
Cc: Sarah Jones-Anderson <sarahj@brinshore.com>; Lucinda Herrera <cherrera@columbiahousingsc.org>
Subject: [External] Questions - Fernwood at Five Points 9% LIHTC Application

Good afternoon,

Brinshore Development and the Columbia Housing Authority have partnered to redevelop an existing CHA property through the Section 18 program. We submitted a preliminary application under the urban new construction set aside as the project involves a substantial reconfiguration of the units. Can you clarify if our full application should include any documentation in Tab 12, Tab 14, or any other checklist requirement for rehabs? Please let me know if I can provide any more information about the project.

Thank you,

Brenna Paul
Assistant Development Manager
Email: brennap@brinshore.com **Direct:** 773.255.9991
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