**Wilbourne, Kim 9083**

**From:** Amber Stewart [redacted]
**Sent:** Friday, September 25, 2026 4:52 PM
**To:** Taxcreditquestions
**Cc:** Libba King; Deborah McKetty
**Subject:** [External] GHF 2027 QAP Public Comments

Good afternoon,

Thank you for the opportunity to submit public comments on the draft Qualified Allocation Plan (QAP). Please accept the following suggested revisions.

1. Allow a waiver for developments in Urban counties that propose new construction within one-half mile of existing tenant populations. In established urban areas, appropriate development sites can be limited, and opportunities to develop new affordable housing are often constrained by existing land uses, zoning, infrastructure, and land availability. Allowing a waiver would enable SC Housing to evaluate the circumstances of an individual site and determine whether the proposed development appropriately contributes to the goals of increasing housing density and expanding affordable housing opportunities in established urban areas, rather than automatically eliminating otherwise viable developments based solely on a geographic requirement.
2. We appreciate the recently added language addressing sites near active railroads.
3. We recommend that consignment stores be recognized as a valid shopping option under the scoring criteria. Consignment stores can provide clothing, shoes, and other necessities at affordable prices. Excluding this may limit the types of shopping opportunities in a geographic area.
4. Thank you for removing the language “Stores must have affordable products.”
5. We request an explanation for why hair salons, barber shops, and nail salons are not currently allowed as an acceptable retail option, as these are common, everyday services used by residents.
6. We recommend that Urban counties be permitted to receive up to two awards per year, rather than being capped at one award if the county received two awards in the prior year. This change would allow well-positioned counties, who are experiencing the highest job and growth rate, to continue meeting housing needs without an artificial year-over-year restriction.
7. Allow square footage of units to be able to flex up to less than 100 square feet per bedroom type than is currently allowed to allow for more efficient development.

Thank you for considering these comments. We appreciate SC Housing's continued efforts to strengthen the QAP and would welcome the opportunity to discuss any of these points further.

Thank you,
Amber

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