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HARMONY HOUSING
AFFORDABLE DEVELOPMENT

SC Housing
Attn: Ms. Kim Wilbourne
300-C Outlet Pointe Blvd.
Columbia, SC 29210

September 25, 2026

RE: 2027 QAP Comments

Dear Ms. Wilbourne:

Below, please find our suggestions and comments to SC Housing's upcoming QAP. Thank you in advance for your time and consideration.

Appendix E: Section VI. B.

Does the Agency mean rent increases above 5% are considered, or is this restricting the maximum increase to no more than 5%? We suggest that rent increases in excess of 5% annually may be approved if adequate support is provided, evidencing an increase in operating expenses to justify the new proposed increased rents.

Appendix C-1: Section III. A. 2

We feel the current distance to public transportation of 0.3 is rather arbitrary and think this should be extended to 0.5 miles, as is common in other state's QAPs. We also feel that in Rural counties specifically, it is very difficult to meet the requirement for bus service 5 days a week for 10 consecutive hours. We'd encourage for Rural and Suburban counties that the bus service requirements are changed to at least 3 days a week for 8 hours.

QAP Section M. 1.a

Consider allowing the number of 4-bedroom units be up to 10%, increasing from the current 5%. Specific bedroom types are often stacked on top of each other. Limiting it to 5% could create an unnecessary design challenge that in some instances could be solved by just adding an additional 4-bedroom unit, but is currently being prevented in situations where that would put the total slightly over 5%.

Sincerely,

Harmony Housing Affordable Development Inc

Michael Healy

Michael Healy
Senior Business Development Analyst