Larry C. Toomer
Mayor
Fred Hamilton
Mayor Pro Tempore
Stephen Steese
Town Manager

Council Members
Bridgette Frazier
Dan Wood
Emily Burden
Marcia Hunter
Town Clerk

September 22, 2026

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210
ATTN: Kim Wilbourne, Multi-Family Director

VIA EMAIL: taxcreditquestions@schousing.com

RE: 2027 Qualified Action Plan ("QAP") Comments

Ms. Wilbourn,

Thank you for allowing municipalities to weigh in with comments to SC Housing's proposed amendments to the 2027 QAP.

Of primary importance to the Town of Bluffton is the amelioration of Brownfields sites. Oftentimes, these Brownfield sites are located in otherwise highly desirable areas which, when properly mitigated, offer potential future residents centrally located housing choices. At a time when the Town of Bluffton and greater Beaufort County are facing two simultaneously critical concerns – a lack of affordable and workforce housing and pressures to slow further development to preserve what remains of rural corridors – the need to remediate brownfields is great.

The brownfields cleanup option is exactly analogous to credits for rehabilitating textiles facilities or revitalizing abandoned buildings, yet brownfields only qualifies for two points and the other options qualify for five points. Past QAPs did qualify brownfields cleanup for five points and we respectfully request that it be restored.

Thank you again for your consideration.

Sincerely,

Stephen Steese
Town Manager

Theodore D. Washington Municipal Building
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