



Office of the Mayor

October 22, 2018

Ms. Laura Nicholson
Development Director
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Laura:

On behalf of the City of Greenville, I would like to share suggested revisions to the 2019-2020 Qualified Allocation Plan (QAP). Both the City of Greenville and the Upstate Region are experiencing unprecedented growth, a by-product of which is increased market pressure to provide affordable housing. In 2016, the City of Greenville embarked on a year-long study to identify the gaps in the affordable housing needs in our community. The Balancing Prosperity and Housing Affordability report identified the need for 2,500 units for families earning \$20,000 or less which equates to the minimum hourly rate. The Low-Income Housing Tax Credit Program (LIHTCP) is one of the best tools available to address housing affordability needs in Greenville and across the state.

- Increasing property values combined with the high cost of construction makes it difficult for developers to meet per-unit cost caps included in the QAP. We request an increase in the cap, or removal of these cost caps, in order to meet the increasing cost of development statewide.
- We appreciate that the City of Greenville has been included in the large population set-aside. Please consider increasing the amount reserved for this set-aside to encourage more applications and more development in these areas.
- We support the tie-breaker criteria for developments located in Qualified Census Tract that contribute to a Concerted Revitalization Plan (CRP). In addition to providing additional affordable housing options, the LIHTCP also supports the revitalization of neighborhoods and commercial corridors.
- The City is embarking on the development of a new regional park, known as Unity Park. A Norfolk Southern Railroad corridor is within close proximity to several vacant sites that the City owns and has reserved for affordable housing. In addition, Duke Energy has a substation that is also located within the park boundaries and nearby to this City-owned property. The scoring system which penalizes these proximities makes it particularly challenging to redevelop these high-quality sites in our geographically dense urban area as it continues to undergo revitalization. We request that special consideration be given to removing these "detrimental characteristics" when in proximity to amenities such as public parks and transportation infrastructure. Our view is these later attributes reflect a double-bonus and not a detriment to residents.



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Thank you for the support that the SC State Housing Finance and Development Authority has provided to creating quality affordable housing options in Greenville. We look forward to continuing to work in collaboration with you and your staff in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Knox H. White".

Knox H. White
Mayor
City of Greenville, SC