

## Harmon, Amy 6-8713

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**From:** Nicholson, Laura 6-9190  
**Sent:** Tuesday, August 28, 2018 6:39 PM  
**To:** Harmon, Amy 6-8713  
**Subject:** FW: 2019 QAP comments

Please add to the 2019 QAP Comments section of the web. Thanks.



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**From:** Taylor Davis [<mailto:tdavis@nhe-inc.com>]  
**Sent:** Tuesday, August 28, 2018 6:46 AM  
**To:** Nicholson, Laura 6-9190  
**Subject:** 2019 QAP comments

We would like to submit the following comments/proposals for the 2019 South Carolina QAP:

1. Move the maximum cap of 2 new construction per county to 3 new construction per county for the top 3 most populous counties in the state, Greenville, Richland, Charleston, where population growth and housing demand is the greatest.
2. Make the % poverty of the census tract either the 1st or 2nd tiebreaker. SC Housing could post a simple pdf/excel table downloaded from the American Community Survey (US Census) listing all of the census tracts in SC with their current % poverty. North Carolina has this as their 1<sup>st</sup> tiebreaker and it incentivizes developers to go into areas of opportunity.
3. Add ½ point to site score for falling within a Metro area as defined by USDA. This will help balance metro areas (where population growth is highest and housing is needed most) against rural areas (where population growth is low and housing is needed least). Metro areas include many medium sized towns such as Sumter, Florence, Rock Hill, Easley, Anderson, Greenwood, Aiken, Hilton Head and many others.
4. Reduce the 3,000' distance from a railroad line that triggers a noise study to a more moderate 500 or 1,000 feet. The noise studies add third party costs to the developments, as well as potential costs for insulation, windows, walls, etc. Often the noise studies can report increased decibel volume from non-railroad sources (such as a road) which then unnecessarily trigger additional costs. For many towns and cities in SC, most scoring sites are within 3,000' of a railroad.

Thank you for your consideration.

Taylor Davis  
President

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