



# NATIONAL LAND ADVISORY GROUP

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October 23, 2018

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

RE: 2019 QAP Comments

Dear Ms. Nicholson:

As we know, affordable housing is an essential element in revitalization or viability of a neighborhood. In doing work all over the country we see this as vital entry point for housing. Good rental product in a healthy neighborhood generates a constant flow of foot traffic to support nearby retailers, services, restaurants, and other businesses. It is extremely encouraging for the residents who live in these communities to see concentrated areas and mixes of retail, office, and entertainment. This has been foundation we use to determine variables for success within previous South Carolina market studies. The basis has been an environment within “½ mile” of most daily activities.

All communities typically need (and are prospective tenants) teachers, firefighters, police officers, municipal employees, health care workers, contractors, landscapers, and retail salespersons, to list just a few essential service workers. Unfortunately, many communities fail to ensure that such workers have safe, affordable housing opportunities within a reasonable distance from their work.

First, we would like to recommend that the **Positive Site Characteristics** section remain the same as the 2017-2018 QAP and include the “½ mile” scoring criteria. Not only does this assist the resident, but it makes for great real estate. Secondly, we would like to recommend that the first tie break in the Tie Breaker Criteria section, “**Development with the highest site scores**”, remain the same as the 2017 – 2018 QAP. Again, these two items provide the residents with options that some don't consider when developing housing. This is especially important for those residents in affordable housing communities who do not own transportation.

If you or someone in your agency would like to discuss these comments, please feel free to contact me personally.

Sincerely,

Richard Barnett  
President