

May 22, 2025

SC Housing
300 Outlet Pointe Blvd C
Columbia, SC 29210

RE: Victoria Arms and Northgate Manor

To Whom it May Concern –

Greer Housing Authority (GHA) is the current owner/manager of two public housing properties, Victoria Arms and Northgate Manor, which operate as public housing. The two properties contain 120 units which are the subject of our application for Four Percent Low Income Housing Tax Credits.

On January 8, 2024, the board of GHA passed resolution #1301 authorizing the conversion of public housing units via the Rental Assistance Demonstration (RAD) Program. GHA applied for and received a Commitment to enter into a Housing Assistance Payment Contract (CHAP) effective March 20, 2024.

H-2019-09 PIH-2019-23 (HA), Rental Assistance Demonstration REV-4 – Final Implementation, dated September 15, 2019 (“RAD Notice”), establishes HUD authority to allow a PHA to combine RAD and Section 18 towards the long-term preservation of a project. When permitted, a PHA submits a RAD application for all units in a project. Once HUD confirms that the PHA is eligible to combine RAD with Section 18, HUD will offer the PHA a streamlined process for receiving HUD approval for the units eligible for Section 18 concurrently with its RAD conversion. This program is known as the RAD/Section 18 Small PHA Blend.

Pursuant to Section 3.A.2.e of the HUD issued PIH Notice 2021-07 of January 19, 2021, the RAD/Section 18 Small PHA Blend is reserved for PHAs with 250 or fewer public housing units which up to 90% of the PHA's units in a RAD converting project may be disposed of through Section 18. As GHA is currently eligible to utilize this program, it is our intention to dispose of 90% (108 units) of the 120 units through a Section 18 Project Based Voucher (PBV) Contract. The RAD rents are confirmed in the CHAP and the initial rents for non-RAD PBV contracts are determined by the PHA. Thus, GHA will determine the applicable rents given that they are consistent with the guidelines set forth by HUD.

Under the current guidelines set forth by HUD, the rents cannot exceed:

- (i) An amount determined by the PHA, not to exceed 110% of the applicable fair market rent for the unit bedroom size minus an utility allowance.
- (ii) The reasonable rent.
- (iii) The rent requested by the owner.

The applicable FY2024 Fair Market Rents are as follows:

Greenville, SC MSA		
One-Bedroom	Two-Bedroom	Three-Bedroom
\$1,074	\$1,206	\$1,500

Based on a rent reasonableness study commissioned by GHA, we have determined that the Section 18 PBV rents for 90% (108 project units) of the total units will be set at 110% of the FY2024 Fair Market Rents minus the utility allowance.

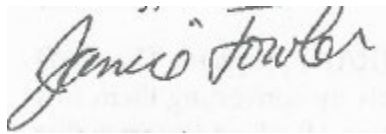
Section 18 PBV Rents				
Bedroom	Units	Net Rent	Utility Allowance	Gross Rent
1^	74	\$1,181	\$0	\$1,181
1*	12	\$1,097	\$84	\$1,181
2*	20	\$1,224	\$102	\$1,326
3*	2	\$1,533	\$117	\$1,650

^ Victoria Arms

* Norgate Manor

Please contact me with any questions or concerns at 864-877-5471 or jfowler@greerha.com.

Sincerely,



Janice Fowler
Executive Director
Greer Housing Authority