

**Nicholson, Laura 6-9190**

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**To:** Harmon, Amy 6-8713  
**Subject:** Comments concerning HA Pool

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**From:** Dewayne Alford [<mailto:dalford@rhha.org>]  
**Sent:** Monday, August 20, 2018 12:44 PM  
**To:** Harmon, Amy 6-8713  
**Subject:** RE: SC Housing Tax Credit Roundtable Reminder

Good Afternoon Amy! Hope you are doing well. I am unable to make the roundtable discussion but I did want to offer up the following suggestion. Local Housing Authorities are working to modernize and preserve their public housing portfolios using HUD's Rental Assistance Demonstration (RAD) program. How about instituting a Housing Authority Pool similar to what Virginia does where PHAs compete in their own pool. I lifted the language from Virginia's QAP, see below:

**2. Local Housing Authority ("LHA") Pool 15.00%**

Each development sponsored by local housing authorities or industrial development authorities (from localities that do not have a local housing authority), as sole general partner or managing member (either directly or through a wholly-owned subsidiary) or as landlord or seller of the land to the tax credit applicant, in the jurisdiction of the local housing authority or industrial development authority will compete in this pool only. Provided, however, that if (i) the local housing authority or industrial development authority is the landlord or seller of the land to the tax credit applicant but is not a principal in the applicant (the landlord or seller being the grantee of a right of first refusal or purchase option, with no ownership interest in the applicant, shall not make the landlord or seller a principal in the applicant) and (ii) no more than the greater of 5 units or 10% of the units have project-based subsidy provided by the local housing authority or industrial development authority, the development will not compete in this pool. Each development competing in this pool will be scored according to the rent burdened population characteristics of the geographic pool to which such development would be assigned if it did not compete in this pool. Developments not funded in this pool do not move to any other pool.

Thanks for all that you all do for us here in South Carolina. Let me know your thoughts.

Sincerely,

Dewayne Alford  
Executive Director  
Housing Authority of Rock Hill  
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