

June 13, 2016

Robert D. Johnson Jr.  
208 Leaning Oak Court,  
Chapin, South Carolina 29036  
803-518-1930  
[rdjohnsonusa@netscape.net](mailto:rdjohnsonusa@netscape.net)

The Honorable Nikki R. Haley  
Office of the Governor  
1205 Pendleton Street  
Columbia, South Carolina 29201

Enclosures: My letter to Representatives Chip Huggins, Nathan Ballentine and Senator Ronnie Cromer. Huggins and Cromer's response, and their letter to South Carolina Housing Finance and Development Authority.

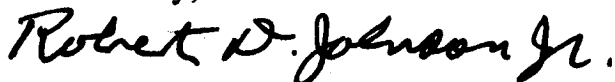
Dear Governor Haley:

I am writing to request that your staff express your opposition to the grant application, submitted to the S.C. Housing Finance and Development Authority, by The Resource Housing Group. The application and proposal is for a proposed low income housing in Chapin, S.C.

My enclosed letter contains some research I did relating to the alleged "not for profit" Resource Housing Group. In effect they are a Non Governmental Organization, facilitating and implementing they fundamental transformation of our community. I am sure that your staff is familiar with the recent HUD rule changes which tie Federal grants to the acceptance of low income housing, whether needed or wanted, in a community chosen by HUD.

Please encourage the S.C. Housing Finance and Development Authority to award grants to applicants from communities that have the need and infrastructure to support the housing.

Yours truly,

A handwritten signature in black ink that reads "Robert D. Johnson Jr." with a stylized, cursive script.

Robert D. Johnson Jr.

May 19, 2016

Robert D. Johnson Jr.  
208 Leaning Oak Court,  
Chapin, South Carolina 29036

The Honorable Ronnie Cromer  
Senate District No. 18,  
Gressette Bldg., Room 311,  
Columbia, South Carolina 29201

Representative Chip Huggins  
Blatt Bldg., Room 323B;  
Columbia, South Carolina 29201

Representative Nathan Ballentine  
320 B, Blatt Bldg.,  
Columbia, South Carolina 29201

Re: 2016 Proposed Tax Credit Developments.

Dear Sirs,

I recently learned of this, in the local media, and later reviewed the entire video of the City of Chapin facilitated meeting, in which. Resource Housing Group Vice President Chase Northcutt presented his proposed development to concerned residents. Mr. Northcutt indicated that his company is a, "not for profit corporation, with a mission to provide affordable housing". He further stated that his corporation's decision to build in Chapin, SC was based on a HUD study that did not determine that Chapin had a **need** for the housing, but Chapin lacked a diversity of affordable housing. His presentation was universally opposed by residents in attendance. This proposed development and the county's support of high density housing is destroying the character of our community and devaluing property.

The fact that Mr. Northcutt's corporation is a not for profit sounds admirable, but a 45-minute internet and public records search determined that the not for profit is associated with other not for profits, LLC's, for profit corporation, and limited partnerships, in the states of Pennsylvania, Virginia, North Carolina, South Carolina, Georgia, Florida, Louisiana, and Arizona. It appears that the not

for profits apply for the grants and affiliated, for profit corporations, are vendors managing and providing support service.

A quick review of the Resource Group corporations indicate that they are in the development of healthcare facilities, convalescence homes, elderly housing, student housing, housing for the disabled. All admirable intentions, but it appears to me that the corporate mission is to chase grants and fundamentally transform our quiet rural community. The Resource Housing Group application indicates that they are applying for two grants and anticipate approximately \$698,000 per year (I assume for the fifteen-year life of the grant cycle). I was also dumbfounded to learn, from Mr. Northcutt, that there is a secondary market to sell the fifteen-year revenue stream from the grant, to investors.

I would request that you verify that residents strongly oppose this unneeded and unwanted development, and indicate so to the South Carolina State Housing Finance and Development Authority.

Sincerely,

A handwritten signature in black ink, appearing to read 'RDJ', with a stylized flourish at the end.

Robert D. Johnson Jr.

**Chip Huggins**  
District No. 85 - Lexington County  
308 Wayworth Court  
Columbia, SC 29212

**Committees:**  
Regulations and Administrative  
Procedures  
Ways and Means

**Subcommittees:**  
Sales and Income Tax, Chairman  
Transportation, Regulatory and  
Cultural



323-B Blatt Building  
Columbia, SC 29201

Tel. (803) 734-2971  
Fax (803) 734-0103

## House of Representatives

State of South Carolina

May 26, 2016

Mr. Robert D. Johnson, Jr.  
208 Leaning Oak Court  
Chapin, SC 29036

Dear Mr. Johnson:

I wanted to let you know that I received your letter regarding the 2016 Proposed Tax Credit Development known as the Peaks at Chapin. I appreciate you sharing this with me, and I have forwarded it to Laura Nicholson with the State Housing Authority.

I delivered a packet from Senator Cromer and I to the State Housing Authority on April 14, 2016, which was the date we were required to respond within the fifteen business day period that was given to us in our notification. Now it is their decision, but we shared our opposition and those of residents of the town of Chapin. It is my understanding that the answer will be reached either late July or August.

I will keep you informed on this matter. If I can ever be of service, please call me.

Sincerely,

  
Chip Huggins

CH/jhm/May/25/16/13

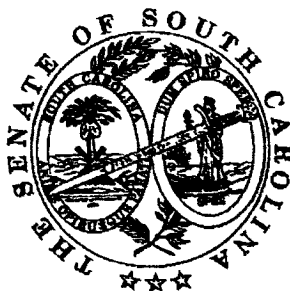
cc: The Honorable Nathan Ballentine, 320B Blatt Building, Columbia, SC 29201  
The Honorable Ronnie W. Cromer, 311 Gressette Building, Columbia, SC 29201

*FYI -  
this is a Federal  
Tax Credit Request -  
this may  
work for sharing  
you info.*

e-mail: [chiphuggins@schouse.gov](mailto:chiphuggins@schouse.gov)  
24-Hour Hotline (803) 331-8468

RONNIE CROMER  
SENATORIAL DISTRICT NO. 18

HOME ADDRESS:  
P.O. BOX 378  
PROSPERITY, SC 29127  
TELEPHONE: (803) 364-3950



OFFICE ADDRESS:  
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FAX (803) 212-6299  
EMAIL: RONNIECROMER@SCSENATE.GOV

April 12, 2016

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

Dear Ms. Nicholson:

We are writing in response to the letter received from your office requesting comment on an application for an affordable housing development in Chapin (**The Peaks at Chapin #16026**).

Representative Huggins and I have received numerous emails and calls from many citizens of the Chapin community expressing their grave concern for the proposed development. The Mayor of Chapin called a special public meeting to hear from the developer as well as to give residents an opportunity to publicly voice their concern. Close to 200 residents and business owners attended the meeting and overwhelming opposition was heard.

The concerns are legitimate. No economic study has been done to predict how this development will affect the town and its services to include; public safety, utilities, sewer capacity, traffic congestion, school capacities, public transportation, etc. The developer did not show any familiarity with the town's zoning and building requirements. In addition, there is much concern for the potential negative impact to our community often associated with low income housing developments such as; increased crime, loitering, and littering.

After hearing from local community elected officials and leaders, residents and business owners, we cannot in good conscious endorse the proposed development. You will find enclosed many of the responses received. If we can provide any other comments or information, please let us know.

With warm regards,

A handwritten signature in black ink, appearing to read "Ronnie W. Cromer".

Ronnie W. Cromer  
Senate District Eighteen

A handwritten signature in black ink, appearing to read "Chip Huggins".

Chip Huggins  
House District Eighty-Five