

2015
HUD
CORRESPONDENCE



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, D.C. 20410-0001

THE SECRETARY

January 13, 2016

Ms. Valarie Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300 Outlet Pointe Boulevard, Suite C
Columbia, SC 29210-5652

Dear Ms. Williams:

I am writing to share with you some research the U.S. Department of Housing and Urban Development recently released that examines the effectiveness of using Qualified Allocation Plans (QAPs) to achieve one of the goals of the Low-Income Housing Tax Credit (LIHTC): providing affordable housing in areas of lower poverty and greater opportunity. Given recent evidence on the long-term benefits for children of being raised in low-income neighborhoods, this is particularly important for developments serving families. HUD undertook this research in recognition of the LIHTC's critical role in the provision of affordable housing, and in hope that HUD's data and research could be used to help support States' efforts.

Simply put, the report finds evidence that QAPs matter. States that increased priorities for higher-opportunity areas saw significant increases in the share of allocated tax credits in low-poverty areas and decreases in the share in high-poverty areas. The report provides details of which States took what actions, which may be particularly useful as you consider your own State's priorities and QAPs. Of course, the LIHTC has many goals, and States differ in their own needs and priorities. Any individual development may primarily contribute to only a subset or one of these goals, but the report suggests how QAPs can be used to further one important housing goal.

Some specific findings caught HUD's attention. There is some evidence suggesting that stronger community notice and approval engagement measures may have the consequence of acting as a local veto on developments, resulting in higher average neighborhood poverty rates for tax credit developments. The report also finds that some States are now including definitions of "concerted community revitalization plans" in their QAPs, rather than prioritizing all developments in Qualified Census Tracts. This is an interesting development, perhaps helping States to better align with the Federal requirement for prioritization of developments that contribute to a concerted community revitalization plan, particularly in the absence of Federal guidance or definition.

I hope you find this information useful. If you have any questions about the report, feel free to reach out to Katherine M. O'Regan, Assistant Secretary for Policy Development and Research, at 202-708-1600 or katherine.m.oregan@hud.gov, whose office sponsored the report. She and other representatives from HUD attended National Council of State Housing Agencies' (NCSHA) annual conference in Nashville in September, and we greatly appreciate that invitation.

The Department greatly values its partnership with State housing agencies, across many programs and issues. I personally thank you for all of your work, and I look forward to continuing to work with you toward the provision of affordable, safe housing for all Americans.

Sincerely,

A handwritten signature in blue ink, appearing to be 'JC' with a flourish, positioned above the name Julián Castro.

Julián Castro

Enclosure



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Region IV – Office of Labor Standards and Enforcement, 4ASL
Five Points Plaza, 40 Marietta Street
Atlanta, Georgia 30303-2806

September 8, 2015

Valerie Williams, Program Manager
SC State Housing and Finance Authority
300-C Outlet Point Blvd.
Columbia, SC 29210

Subject: On Site Monitoring Review
SC State Housing and Finance Authority

Dear Ms. Williams:

This will transmit our compliance report that summarizes the on-site review performed August 3, 2015. The purpose of the review was to evaluate the administration and enforcement of Federal labor standards requirements by the SC State Housing and Finance Authority. The requirements of the Davis-Bacon Act and related labor provisions are applied to the CDBG program through Sec. 110 of Housing and Community Development Act of 1974 and the National Affordable Housing Act of 1990, Sec. 286a. A sample of construction contracts, payrolls, and on-site monitoring documents were examined and an exit conference summarizing the results of the review was held at the conclusion of the visit.

The enclosed monitoring report provides HUD's evaluation of the State's performance in the areas listed in the report. Based on the information reviewed, HUD, Office of Labor Standards and Enforcement. There is one concern noted in the report. If you disagree with any of the conclusions in this report, the proposed corrective actions or target completion dates, you should notify me in writing. Your response should explain what you disagree with and why, and provide evidence supporting your position. If appropriate, you should propose revised corrective action(s) and/or target completion date(s). I am available to provide technical assistance to resolve the findings noted in the report. If you have any questions concerning this review or other matters pertaining to Federal labor standards, please contact me at (678) 732-2045 or email Melanie.Dalton@hud.gov.

Sincerely,

A handwritten signature in blue ink that reads "Melanie R. Dalton".

Melanie R. Dalton
Labor Relations Specialist

Enclosure

Create strong, sustainable, inclusive communities and quality, affordable homes for all

www.hud.gov • espanol.hud.gov

FEDERAL LABOR STANDARDS MONITORING REPORT

SC State Housing and Finance Authority Home Program August 20, 2015

Summary

On August 20, 2015, the Atlanta Office of Labor Relations reviewed the administration and enforcement of Federal labor standards requirements by the SC State Housing and Finance Authority, pursuant to the CDBG program through Sec. 110 of Housing and Community Development Act of 1974. Construction contracts, payrolls, and on-site monitoring documentation were examined for the projects identified below.

The following work activities were selected for the review as representative of current or recent activity to which Federal labor standards are applicable:

Project Name	Amount	Description Work	% Complete or Completion Date
Coleman Apts.	\$ 1,801,200.00	New Apts.	
Longleaf Senior Village	\$ 4,918,958.00	New Construction	100%
Serenity Place	\$ 4,463,075.00	Construction	100%
Hampton Apts.	\$ 634,301.90	New Construction	10%

Based on the results of our review, the HUD Office of Labor Relations has concluded the SC State Housing and Finance Authority's administration and enforcement of Federal labor standards is adequate. There is one concern.

Concern: Employee Interviews

The HUD11s were not completed properly. The most important part of the HUD11 is "Duties Observed". This field was vague or not completed on some of interviews. Without observing the actual work being performed and recording it on the HUD11, you cannot ensure employees are paid properly.

The interview process is a critical tool in verifying the accuracy of payrolls being submitted. Failure to conduct employee interviews and compare them to the certified payrolls

may result in some employees being misclassified and underpaid. If the agency does not implement a procedure to target interviews, record observations of duties performed and compare them to payrolls, the agency is at risk of being financially responsible for restitution due employees.



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

July 24, 2015

Ms. Valerie Williams
Executive Director
SC State Housing Finance & Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

SUBJECT: 5-Year and Annual Public Housing Agency Plan Approval

This letter is to inform you that the SC State Housing Finance & Development Authority Housing Authority's 5-Year and Annual Plan (PHA Plan) submission (SC911v02) that began July 1, 2015, is approved. Approval of this Plan does not constitute an endorsement of the strategies and policies outlined in the Plan.

In providing assistance to families under programs covered by this Plan, the GHA will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other applicable regulations. Your approved Plan and all required attachments and documents must be made available for review and inspection at the principal office of SC State Housing Finance & Development Authority during normal business hours.

If you have any questions regarding your PHA Plan or the information in this letter, please contact Rose M. Pendelton, Public Housing Revitalization Specialist, at (803) 253-3550 or Rose_M._Pendelton @hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Bickley".

Eric Bickley
Director

Public Housing Program Center



U. S. Department of Housing and Urban Development

Columbia Field Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480
www.hud.gov

April 30, 2015

Valarie Williams, Executive Director
South Carolina State Housing Finance and
Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Ms. Williams:

Subject: FY2015 HOME Program Allocation Increase

This letter shall serve as notification that the State of South Carolina's FY 2015 HOME allocation will be increased by \$691,969. This increase is due to the newly formed Lancaster County HOME Consortium's decision to decline their FY 2015 HOME program allocation. The State's revised allocation is now \$4,028,520. Please be advised that the State must submit a revised 2015 Annual Action Plan and SF-424 reflecting the additional funds.

If you have any questions or need additional information, please contact me at 803-765-5344 or Felita Guy, Community Planning and Development Representative, at 803-253-3369.

Sincerely,

A handwritten signature in blue ink that reads "Bradley S. Evatt".

Bradley S. Evatt, Director
Community Planning and Development

cc: Steve Willis, County Administrator
Lancaster County
P.O. Box 1809
Lancaster, SC 29721

Randy Imler, Director, Catawba COG
Grazier Rhea
Cathy Rose Hicklin



U. S. Department of Housing and Urban Development

South Carolina State Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

May 21, 2015

Ms. Valarie Williams
Executive Director
SC State Housing Finance & Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

SUBJECT: 5-Year and Annual Public Housing Agency Plan

Dear Ms. Williams:

We have reviewed the Five Year and Annual Public Housing Agency (PHA) Plan submission (SC911v01) for the SC State Housing Finance & Development Authority for the fiscal year beginning July 1, 2015. As required by Section 511 of the 1998 Public Housing Reform Act and the implementing regulations at 24 CFR Part 903, your Plan was reviewed for: (1) **Completeness** of required information; (2) **Consistency** with the information and data available to HUD, including your jurisdiction(s) consolidated plan; and (3) **Compliance** with the provisions of the public housing reform act or other applicable Federal law.

Based upon the review, we are unable to approve the submitted PHA Plan because it contains a substantive deficiency with regards to meeting the statutory and/or regulatory requirement of the Violence Against Women's Act (VAWA). Substantive deficiencies are defined as errors that materially change the information provided to the public or the Resident Advisory Board (RAB) regarding policies and activities. Failure to attach the Violence Against Women's Act (VAWA) goals and objectives constitutes a substantive deficiency.

A PHA Plan that has a substantive deficiency requires consultation with the RAB and a public hearing (in accordance with 24 CFR Part 903.17). Resubmission of plans disapproved on substantive grounds must be developed with, and reviewed by the RAB prior to submission, and any comments received must also be included with the resubmitted plan.

The following deficiencies must be remedied in order for your plan to be approved:

Substantive Deficiency No. 1: Violence Against Women Act (VAWA) Requirements

In accordance with PIH Notice 2008-41, specific requirements are that a PHA's Five Year and Annual Plan must include a description of: (a) any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to children or adult victims of domestic violence, dating violence, sexual assault, or stalking; (b) any activities,

services or programs provided or offered by a public housing agency that helps children and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and (c) any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Suggested Remedy:

Please provide required VAWA information.

Resubmission

The plan contains a substantive deficiency; therefore SC State Housing Finance & Development Authority is required to conduct additional public hearings and/or Resident Advisory Board (RAB) consultations prior to resubmitting the Five Year PHA Plan in order to correct the deficiency. Please resubmit your Plan immediately after your 45 day public hearing notice and/or your consultations with the RAB. If this has already taken place, please submit the additional RAB comments that were generated at the meeting, as an attachment to the resubmitted 5-Year and Annual PHA Plan.

Please resubmit your PHA Plan no later than July 15, 2015. Please advise us in writing immediately if you are unable to meet the submission deadline. If you have any questions, please contact Rose Pendelton, Public Housing Revitalization Specialist, at (803) 253-3550 or Rose.M.Pendelton@hud.gov.

Sincerely,



Eric Bickley
Director
Public Housing Program Center



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-6000

ASSISTANT SECRETARY FOR
POLICY DEVELOPMENT AND RESEARCH

Ms. Valarie Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300 Outlet Pointe Boulevard
Columbia, SC 29210-5652

Dear Ms. Williams:

Over the past five years, the U.S. Department of Housing and Urban Development (HUD) has worked with your agency to collect and submit information on households residing in Low-Income Housing Tax Credit (LIHTC)-financed units as required by the Housing and Economic Recovery Act (HERA) of 2008. I would like to thank you and your agency's staff for the valuable work over the previous years. Based on this information, HUD proudly released the first state-by-state report on tenants served by the LIHTC program, which can be downloaded from HUDUser.org¹.

At this time, we are now requesting the next annual submission to comply with this mandate. Similar to the previous years, there are two parts to this data collection: tenant-specific information and property-specific information. The elements of each part are identical to last year's request. The collection of tenant data will cover all tenants residing in rent-restricted/income-qualifying units as of December 31, 2014². The property-specific information is required for all properties placed into service in 2014 and others not previously reported to HUD under this collection. HUD will soon release the update with properties placed in service through 2013³. Reviewing this information will help identify omissions and errors. Please also identify properties in the database that are no longer monitored by your agency for LIHTC program compliance.

The property and tenant data may be submitted anytime between now and September 30, 2015. In order to avoid processing delays which typically occur near the submission deadline, HUD requests that your agency submit according to the schedule below. HUD encourages submissions as early as possible in order to solve any unexpected issues prior to the deadline.

States beginning with: A - H: Week of Sept 1
I - M: Week of Sept 7
N - P: Week of Sept 14
R - W: Week of Sept 21

As with last year's collection, the data must be submitted according to HUD's data

¹ The full tenant report is available from http://www.huduser.org/portal/publications/hsgfin/understanding_LIHTC.html.

² Units vacant on this date should be marked as indicated on the form.

³ The LIHTC Properties Placed in Service Database is available at <http://lihtc.huduser.org/>.

standards and XML guidelines. The data standards, submission guidelines and documents explaining technical changes from last year's collection are posted on the upload site⁴. Any of your staff who previously registered for access to this site remain registered. Additional staff may be added if needed.

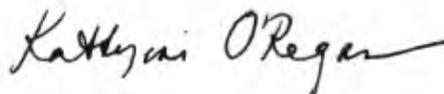
Finally, HUD understands the burden this collection places on each HFA and property manager within the LIHTC program. In order to ease this burden, HUD will again provide technical assistance to assist where possible. In past years, this assistance has proved useful to many HFAs.

If your agency has general questions regarding the data collection or would like to request assistance, please contact Michael Hollar of my staff.

Michael Hollar
U.S. Department of Housing and Urban Development
451 7th Street, SW, Room 8216
Washington, DC 20410
Phone: (202) 402-5878
michael.k.hollar@hud.gov

Thank you for your cooperation in this effort. The Department looks forward to working with you again to make this a successful effort.

Sincerely,



Katherine M. O'Regan, Ph.D.
Assistant Secretary for Policy
Development and Research

cc: Carl Bowen
Reginald Mack
Donna Fletcher
Craig Sears
Mark Phipps

⁴ The web address of the upload site is: <http://www.huduser.org/portal/LIHTCxmlUpload.html>.



U.S. DEPARTMENT OF THE TREASURY

Office of Financial Stability

Washington, D.C. 20220

April 27, 2015

Valarie Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300 C Outlet Pointe Blvd
Columbia, SC 29210

Re: South Carolina State Housing Finance and Development Authority – 2015 Hardest Hit Fund Program Compliance Review

Dear Ms. Williams:

The Office of Compliance within the Office of Financial Stability (OFS-Compliance) will conduct a compliance review of South Carolina State Housing Finance and Development Authority's (SCSHFDA) Hardest Hit Fund (HHF) Program activities during the week of June 22, 2015. We anticipate concluding our fieldwork on June 26, 2015.

The scope of the compliance review will include an assessment of SCSHFDA's compliance with the Housing Participation Agreement (HPA) and follow-up of responses to the previously completed HHF compliance reviews. In addition, the compliance review will cover SCSHFDA's HHF programs and requirements set forth in the program term sheets, internal control documentation, and policies and procedures. The compliance review will include processes and procedures related to the following:

- HPA Agreement and Amendments
- HFA Internal Controls Program
- HFA Quarterly Performance and Financial Reports submitted to Treasury
- HFA Annual Financial Statements submitted to Treasury
- Responses to previous HHF Compliance Review Report

During our review, we will conduct testing of transactions as well as review the work of your internal monitoring and oversight processes such as QC, QA, and Internal Audit, as applicable.

While I will be on-site during this time, the review will be led by Brian Hiles. Our team will also include individuals from Ernst & Young.

While every effort will be made to minimize disruption, OFS-Compliance will need to conduct interviews, select samples for testing, and request information. I would appreciate it if you could let your team know about the upcoming review. As a logistical matter, it would also be beneficial if space to accommodate as many as ten people could be reserved for the duration of our review.

In addition to daily status meetings, we will conduct an exit conference at the end of our fieldwork, and will issue a report to you within approximately 30 days of our review. We will request your responses to any observations in our report within 30 days of receipt.

If you have any questions, please do not hesitate to contact me at michael.triau@treasury.gov or 202.622.2061, or Brian at brian.hiles@treasury.gov or 202.927.9580.

Sincerely,

Michael Triau
Supervisory Compliance Specialist, HHF Compliance



U. S. Department of Housing and Urban Development

South Carolina Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

January 15, 2015

Ms. Valarie Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

Subject: IPA Audit Finding

Per our telephone conversation with Mr. Richard Hutto of your staff, we reviewed the Independent Audit Report for fiscal year ending June 30, 2014 and found that 2013-1 Finding was closed by the Auditor. This action satisfies our office.

Thank you for your efforts in clearing this finding. If you have any questions in relation to this matter, please contact Rose Pendelton, Public Housing Revitalization Specialist, at (803) 253-3550 or Rose.M.Pendelton@hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Bickley".

Eric Bickley
Director
Public Housing Program Center

2015
INCOMING
LEGISLATIVE
CORRESPONDENCE



State of South Carolina
Agency Head Salary Commission

1200 Senate Street
6th Floor-Wade Hampton Office Building
Columbia, South Carolina 29201
(803) 734-2320

Senator Hugh K. Leatherman, Sr.
Chairman

November 30, 2015

Mr. Donald R. Tomlin, Jr.
Board Chairman
SC State Housing Finance and Development Authority
300-C Outlet Point Blvd.
Columbia, SC 29210

Dear Mr. Tomlin:

Your request to the Agency Head Salary Commission for a performance increase for Ms. Valarie Williams was carried over at the Commission's meeting this morning pending consideration of all agency head performance evaluations in January/February 2016.

Please call Donna Foster at (803) 737-0901 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "HKL, sr".

Hugh K. Leatherman, Sr.
Chairman

COUNTIES:
AIKEN
BARNWELL
LEXINGTON
ORANGEBURG*
RICHLAND*
(*PARTS OF)

JOE WILSON
2ND DISTRICT, SOUTH CAROLINA
ASSISTANT MAJORITY WHIP
COMMITTEES:
ARMED SERVICES
CHAIRMAN, PERSONNEL SUBCOMMITTEE
FOREIGN AFFAIRS
EDUCATION AND THE WORKFORCE
HOUSE REPUBLICAN POLICY

Congress of the United States
House of Representatives

December 3, 2015

Mr. Carl E. Bowen
Director of Rental Assistance and Compliance
S.C. State Housing Finance and Development Authority
300 Outlet Pointe Boulevard, Suite C
Columbia, South Carolina 29210-5652

Re: Ms. Ashley Hatcher
247-61-5163

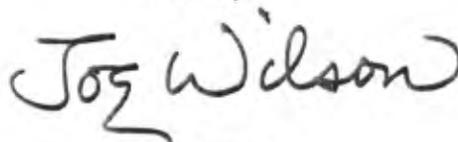
Dear Mr. Bowen,

I am writing to you on behalf of a constituent who has contacted me regarding an issue involving Section 8 housing. A copy of the correspondence is enclosed for your convenience.

Your kind assistance would be greatly appreciated. Please respond to Ms. Laura Batey at our Midlands District Office at 1700 Sunset Blvd., Suite 1, West Columbia, South Carolina 29169, or laura.batey@mail.house.gov. The phone number is 803-939-0041.

It is an honor to represent the people of the Second Congressional District of South Carolina, and I value your input. If I may ever be of assistance to you, please do not hesitate to contact me.

Sincerely,



JOE WILSON
Member of Congress

JW/lb

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 939-0041
FAX: (803) 939-0078

2229 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4002
(202) 225-2452
FAX: (202) 225-2455
www.joewilson.house.gov

AIKEN OFFICE:
1930 UNIVERSITY PARKWAY, SUITE 1600
AIKEN, SC 29801
(803) 642-6416
FAX: (803) 642-6418



CONGRESSMAN JOE WILSON

Second District of South Carolina

Privacy Release

Consent for Release of Personal Records by Executive Agencies

To Whom It May Concern:

I have sought assistance from the Office of Congressman Joe Wilson on a matter that may require the release of information maintained by your agency, and which may be prohibited from dissemination under the Privacy Act of 1974. I hereby authorize you to release all relevant portions of my records or to discuss information involved in this case with Congressman Wilson or any authorized member of his staff until the matter is resolved.

Name of Agency:

SC Housing Authority

Ashley Jean Branham Hatcher 2/18/83

Name (please print)

Date of Birth

313 Neelywingard Rd. Gilbert SC 29054

Address

City

Zip

207-41-5103

Social Security Number

(803) 487-2400

E-mail Address

mumcell(803)457-5494

Telephone Number - Home

Telephone Number - Cell

Ashley Jean Hatcher 12/2/15

Signature

Today's Date

Please briefly explain your concern (use the back if necessary):

trying to get section 8 i have 6 kids and low income and the place lies just got me in dues except ~~section 8~~ section 8.

Shropshire, Bonita 6-9005

From: Don Tomlin <dt@mailsouth.net>
Sent: Thursday, November 19, 2015 3:10 PM
To: Shropshire, Bonita 6-9005
Subject: Re: Here's the Enclosure...
Attachments: image001.jpg

Go with it pls sign

From: Bonita Shropshire <Bonita.Shropshire@schousing.com>
Date: Thursday, November 19, 2015 at 3:06 PM
To: Donald Tomlin <dt@mailsouth.net>
Cc: Mischelle Strickland <mstrickland@mailsouth.net>
Subject: Here's the Enclosure...



Bonita Holly Shropshire Executive Assistant to Valarie M. Williams
300-C Outlet Pointe Blvd. Columbia, SC 29210 803.896.9005
www.SCHousing.com

This email has been scanned for spam and viruses by Proofpoint Essentials cloud email security - click [here](#) to report this email as spam.



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831

SCHousing.com

Donald R. Tomlin, Jr.
Chairman

Valarie M. Williams
Executive Director

November 19, 2015

The Honorable Hugh K. Leatherman
Agency Head Salary Commission Chairman
1200 Senate Street
6th Floor-Wade Hampton Office Building
Columbia, South Carolina 29201

Dear Senator Leatherman:

On behalf of the Board of Commissioners for the SC State Housing Finance and Development Authority (SC Housing) I am requesting the Agency Head Salary Commission's approval of a 10 percent equity salary increase for the agency's Executive Director, Valarie M. Williams.

In her role as Executive Director, Ms. Williams is responsible for ensuring the agency realizes its mission of creating affordable housing opportunities for the citizens of South Carolina. As a collective group, we are concerned that her compensation is not commensurate with the scope and responsibility of her position, or the effectiveness by which she has performed her duties:

- The knowledge, skills and abilities required to effectively and efficiently deliver the same level of service across the agency is not easily replaced. We must remain competitive to retain quality leadership and the salary of the executive is an indicator to our commitment to that goal.
- Ms. Williams continues to lead a team of innovative professionals capable of managing programs valued in the billions of dollars. The current salary level is undervalued for the overall measurable impact to the citizens of State.
- Failure to adjust Ms. Williams' compensation will continue to exacerbate the salary gap and make corrections in the future more difficult.

To further support this request I have attached an analysis showing Ms. Williams' salary is 38 percent below the average State Housing Agency Executive Director in the Southeast that represents more than a \$45,000 gap. Ms. Williams' salary is eight percent below the average salary of regional Public Housing Authority Executive Director's within the state of South Carolina. Finally, I provided a summary of SC Housing's direct impact to the State and qualitative examples resulting from her leadership.

Senator Leatherman
November 19, 2015
Page Two

I hope you will ask your staff or consultants to contact me should you have any questions regarding this request or the supporting documentation and look forward to your consideration of Ms. Williams' salary increase.

Sincerely,

Donald R. Tomlin, Jr.
Board Chairman

Enclosures



SC Housing: Creating Affordable Housing Opportunities for South Carolinians

For over forty years, the South Carolina State Housing Finance and Development Authority (SC Housing) has created quality affordable housing opportunities for the citizens of South Carolina. The agency's vision is that all residents have the opportunity to live in safe, decent and affordable housing. **SC Housing is self-sustaining and receives no state appropriations.** It is largely supported through interest earned on mortgage loans purchased with proceeds from the issuance of mortgage bonds and other fees.

Major accomplishments:

- **Sound Financial Administration:** SC Housing maintains a bond rating of Aaa.
- **Total Investments:** More than **\$3.1 billion** invested into affordable housing initiatives over the past decade.
- **Homeownership:** Over **\$2.54 billion** in loans to help more than **40,000** homebuyers.
- **Palmetto Heroes:** Invested **\$123 million** to directly support **1,100** teachers, nurses, law enforcement, first responders, and veterans with homeownership
- **SC HELP:** Helped over **10,000** responsible homeowners avoid foreclosure by providing **\$215 million** in assistance.
- **Rental Housing:** Added or improved more than **20,000 units** over the past decade.
- **HUD Funding:** Administers nearly **\$755 million** in assistance to more than **20,000** eligible families.



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831

SCHousing.com

Donald R. Tomlin, Jr.
Chairman

Valarie M. Williams
Executive Director

November 19, 2015

The Honorable Hugh K. Leatherman
Agency Head Salary Commission Chairman
1200 Senate Street
6th Floor-Wade Hampton Office Building
Columbia, South Carolina 29201

Dear Senator Leatherman:

On behalf of the Board of Commissioners for the SC State Housing Finance and Development Authority (SC Housing) I am requesting the Agency Head Salary Commission's approval of a 10 percent equity salary increase for the agency's Executive Director, Valarie M. Williams.

In her role as Executive Director, Ms. Williams is responsible for ensuring the agency realizes its mission of creating affordable housing opportunities for the citizens of South Carolina. As a collective group, we are concerned that her compensation is not commensurate with the scope and responsibility of her position, or the effectiveness by which she has performed her duties:

- The knowledge, skills and abilities required to effectively and efficiently deliver the same level of service across the agency is not easily replaced. We must remain competitive to retain quality leadership and the salary of the executive is an indicator to our commitment to that goal.
- Ms. Williams continues to lead a team of innovative professionals capable of managing programs valued in the billions of dollars. The current salary level is undervalued for the overall measurable impact to the citizens of State.
- Failure to adjust Ms. Williams' compensation will continue to exacerbate the salary gap and make corrections in the future more difficult.

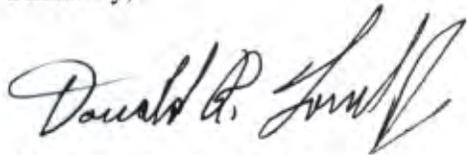
To further support this request I have attached an analysis showing Ms. Williams' salary is 38 percent below the average State Housing Agency Executive Director in the Southeast that represents more than a \$45,000 gap. Ms. Williams' salary is eight percent below the average salary of regional Public Housing Authority Executive Director's within the state of South Carolina. Finally, I provided a

Senator Leatherman
November 19, 2015
Page Two

summary of SC Housing's direct impact to the State and qualitative examples resulting from her leadership.

I hope you will ask your staff or consultants to contact me should you have any questions regarding this request or the supporting documentation and look forward to your consideration of Ms. Williams' salary increase.

Sincerely,

A handwritten signature in black ink, appearing to read "Donald R. Tomlin, Jr.", written in a cursive style.

Donald R. Tomlin, Jr.
Board Chairman

Enclosures



SC Housing: Creating Affordable Housing Opportunities for South Carolinians

For over forty years, the South Carolina State Housing Finance and Development Authority (SC Housing) has created quality affordable housing opportunities for the citizens of South Carolina. The agency's vision is that all residents have the opportunity to live in safe, decent and affordable housing. **SC Housing is self-sustaining and receives no state appropriations.** It is largely supported through interest earned on mortgage loans purchased with proceeds from the issuance of mortgage bonds and other fees.

Major accomplishments:

- **Sound Financial Administration:** SC Housing maintains a bond rating of Aaa.
- **Total Investments:** More than **\$3.1 billion** invested into affordable housing initiatives over the past decade.
- **Homeownership:** Over **\$2.54 billion** in loans to help more than **40,000** homebuyers.
- **Palmetto Heroes:** Invested **\$123 million** to directly support **1,100** teachers, nurses, law enforcement, first responders, and veterans with homeownership
- **SC HELP:** Helped over **10,000** responsible homeowners avoid foreclosure by providing **\$215 million** in assistance.
- **Rental Housing:** Added or improved more than **20,000 units** over the past decade.
- **HUD Funding:** Administers nearly **\$755 million** in assistance to more than **20,000** eligible families.

JOE WILSON
2ND DISTRICT, SOUTH CAROLINA
ASSISTANT MAJORITY WHIP
COMMITTEES:
ARMED SERVICES
CHAIRMAN, PERSONNEL SUBCOMMITTEE
FOREIGN AFFAIRS
EDUCATION AND THE WORKFORCE
HOUSE REPUBLICAN POLICY

COUNTIES:
AIKEN
BARNWELL
LEXINGTON
ORANGEBURG*
RICHLAND*
(*PARTS OF)

Congress of the United States House of Representatives

September 10, 2015

Ms. Valerie Williams
Executive Director
South Carolina State Housing Finance Development Agency
300 Outlet Pointe Boulevard, Suite C
Columbia, South Carolina 29210-5652

Re: Ms. Virginia Hurley
1941 Rosemary Drive, Cayce, SC 29033

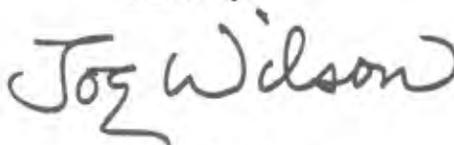
Dear Ms. Williams,

I am writing to you on behalf of a constituent who has contacted me regarding an issue involving SC Help. A copy of the correspondence is enclosed for your convenience.

Your kind assistance would be greatly appreciated. Please respond to Ms. Laura Batey at our Midlands District Office at 1700 Sunset Blvd., Suite 1, West Columbia, South Carolina 29169, or laura.batey@mail.house.gov. The phone number is 803-939-0041.

It is an honor to represent the people of the Second Congressional District of South Carolina, and I value your input. If I may ever be of assistance to you, please do not hesitate to contact me.

Sincerely,



JOE WILSON
Member of Congress

JW/lb

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 939-0041
FAX: (803) 939-0078

2229 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4002
(202) 225-2452
FAX: (202) 225-2455
www.joewilson.house.gov

AIKEN OFFICE:
1930 UNIVERSITY PARKWAY, SUITE 1600
AIKEN, SC 29801
(803) 642-6416
FAX: (803) 642-6418



CONGRESSMAN JOE WILSON

Second District of South Carolina

Privacy Release

Consent for Release of Personal Records by Executive Agencies

To Whom It May Concern:

I have sought assistance from the Office of Congressman Joe Wilson on a matter that may require the release of information maintained by your agency, and which may be prohibited from dissemination under the Privacy Act of 1974. I hereby authorize you to release all relevant portions of my records or to discuss information involved in this case with Congressman Wilson or any authorized member of his staff until the matter is resolved.

Name of Agency: SCHHELP

Virginia Hurley
Name (please print)

01/03/1939
Date of Birth

1941 ROSEMARY DR.
Address

CAYCE, S.C. 29033
City Zip

441-38-8698
Social Security Number

ginnyluv1@att.net
E-mail Address

803-223-9540
Telephone Number - Home

803-319-4305
Telephone Number - Cell

Virginia Hurley
Signature

09/08/2015
Today's Date

Please briefly explain your concern (use the back if necessary): _____

* HAS APPEALED SCHHELP DENIAL - SEEKING
ANY HELP POSSIBLE!

09/08/15

To: Congressman Joe Wilson/LB

1700 Sunset Blvd. Suite 1

West Columbia, SC 29169

From: Virginia Hurley

1941 Rosemary Dr.

Cayce, SC 29033

Sir:

I am 76yrs old. I retired from the VA Hospital in 2013. I only worked there for 9 yrs so my retirement was not much. I kept my health insurance so it really takes most of my retirement. My annual income went from \$49,000 a yrs to about \$21,000 a yrs. I had some lump sums coming from thrift savings and that kept me afloat for a while. I am 2months behind on my mortgage, my outgoing funds exceed my incoming and I have been terrified of losing my house. I have taken in two renters and my son helps me all he can. I was advised to get in touch with SCHelp. I was told that they help people like me. I don't want them to pay my mortgage, I only asked for help catching up because I feel like with my renters and my sons help I can take care of things. SCHelp kept requesting more and more documents and I complied with each request. Not once during that process did they tell me I was ineligible because I was on a fixed income. They received all

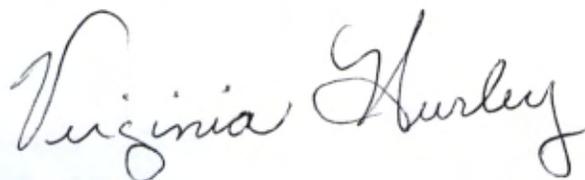
of my information, my bank acct #'s, my monthly income, what I owe, my retirement info from the VA, my dd214, my property registration and property taxes, everything. On the 1st of Sept I was notified that I was denied. I have applied to my bank 3 times for modification (thinking that would lower my payment) and 3 times I was denied? I am simply trying to find someone to help me catch up the two payments that I am behind, and some way to lower my payments. I am trying to gather the 30 CEU's it would take to reactivate my Respiratory License but need to be working to get free ones, or have the money to pay for them. I will be going this week to see if I can get a job at one of the Assist Living Homes long enough to reactivate my license so that I can go back to work. I feel like SCHelp was deceptive in allowing me to go through their process, gathering all my information, taking 6 wks to tell me that I was ineligible due to the fact that I am on a fixed income, and that the decrease in my income did not qualify me for a hardship loan? I feel that they need to notify those applying that if they are on a fixed income they need not go through the process. It seems to me they are there for people who are working, and those like me have no options with them and I feel they should let people know that up front.

I don't know if you can help me, but I am kinda at the end of my rope, I feel like you are one of the very few honest people out there and I thought maybe you could give me some direction or somehow help me.

Thank you for taking the time to read my letter and for any help you can afford me. Maybe you can see that people are aware of what exactly SCVHelp does do and who they do help. I felt like I had hit a

brick wall when they denied my request for help, I really hate to see seniors like me go through what I did.

Thank you,

A handwritten signature in cursive script that reads "Virginia Hurley". The ink is dark and the handwriting is fluid and personal.

Virginia Hurley



JOSEPH P. RILEY, JR.
MAYOR

GEONA SHAW JOHNSON
DIRECTOR

City of Charleston

South Carolina

Department of Housing and Community Development

July 29, 2015

South Carolina State Housing Finance and Development Authority
Ms. Jennifer Cogan, Awards Manager and
Ms. Patricia Simmons, Development Financial Analyst II
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Jennifer and Patricia:

Re: **Monitoring Response: The development of property constructed at
25 Sans Souci Street by the Palmetto CAP, formerly known as the Human Services Commission**

Thank you for the clarity provided in the correspondence dated July 20, 2015, regarding the use of program income in the amount of \$9,123.40.

Please find attached a Change Order document; executed by the contractor and the executive director, correspondence from the licensed Architect, Kevin Hoertdoerfer, advising to what is required to institute the required modifications to address noise attenuation and a copy of the check issued to Montgomery General Contracting Inc., in the amount of \$10,000. The City of Charleston, Palmetto CAP, formerly the Human Services Commission, nor S.C. Community Loan Fund have an amount that totals \$9,123.40 in its records and are having difficulty determining how this total was derived. However, the amount for which documentation is provided represents the amount of the Change Order that was instituted to address the noise attenuation issue at this newly constructed home. We trust that this information will address the matter at hand. Please advise if you determine differently.

Sincerely,

Geona Shaw Johnson, Director
Department of Housing and Community Development

Enclosure: As Stated:

✓ Valerie Williams
Ed Knight
Laura Nicholson
Michelle Mapp
Arnold Collins
Florence Peters

Change Order

Montgomery General Contracting Inc.

P.O. Box 388

Santee, South Carolina 29142

803-747-0837

Date: 02/04/2011

Owner: CCHSC

Contractor: MGC, Inc

Project name: 25 Sans Souci Street

Change order number: 01 Modified

Original contract date: 12/01/2010

You are directed to make the following changes in this contract:

Install additional layer of 1/2" drywall on all exterior walls to include "Green Glue" compound application between the drywall. Such will include modification of all electrical outlet boxes and switches on exterior walls to be extended for receptacles and plate cover.

Credit of \$1,000.00 will be used to apply felt paper to exterior walls for sound barrier.

The above application has been approved by Architect, Kevan Hoerdoerfer and City of Charleston Development Director.

Total Cost \$10,000.00

This change order must be paid in advance of application.

The original contract sum was: \$149,000.00

Net amount of previous change orders: \$0.00

Total original contract amount plus or minus net change orders: \$0.00

Total amount of this change order: \$10,000.00

The new contract amount including this change order will be: \$159,000.00

The contract time will be changed by the following number of days: (14) Days

The date of completion as of the date of this change order is: _____

Contractor:

Montgomery General Contractor, Inc

Company name

P.O Box 388

Address

Santee, SC 29142

City, State, Zip

Owner:

CCHSC, Arnold Collins

Name

1069 King Street

Address

Charleston, SC 29413

City, State, Zip

Date: 02/04/2011

Signature

Date: 02/04/2011

Signature

kevan hoertdoerfer architects

556 King Street, Charleston, SC 29403
P: 843.724.6002 F: 843.724.6004
www.hoertdoerferarchitects.com

Charleston County Human Services Commission
1069 King Street
Charleston, SC 29403
843-724-6760

Re: *25 Sans Souci Street*
Charleston, South Carolina

Date: 27 January 2011

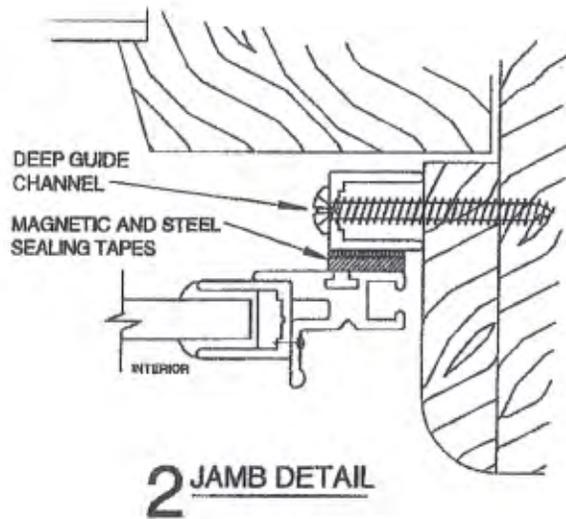
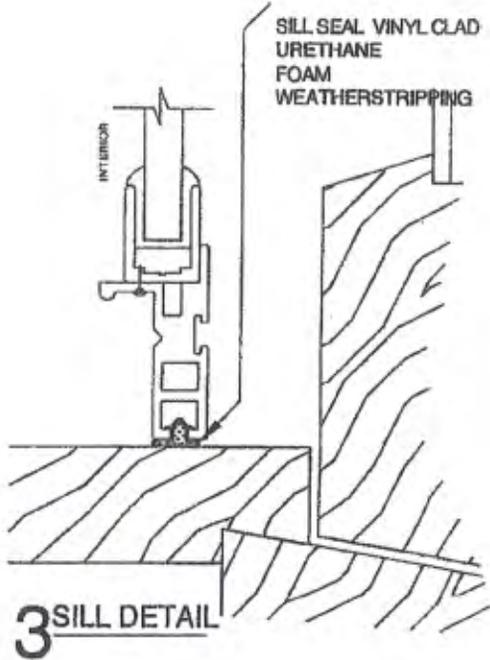
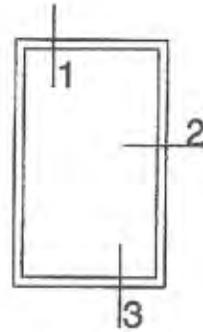
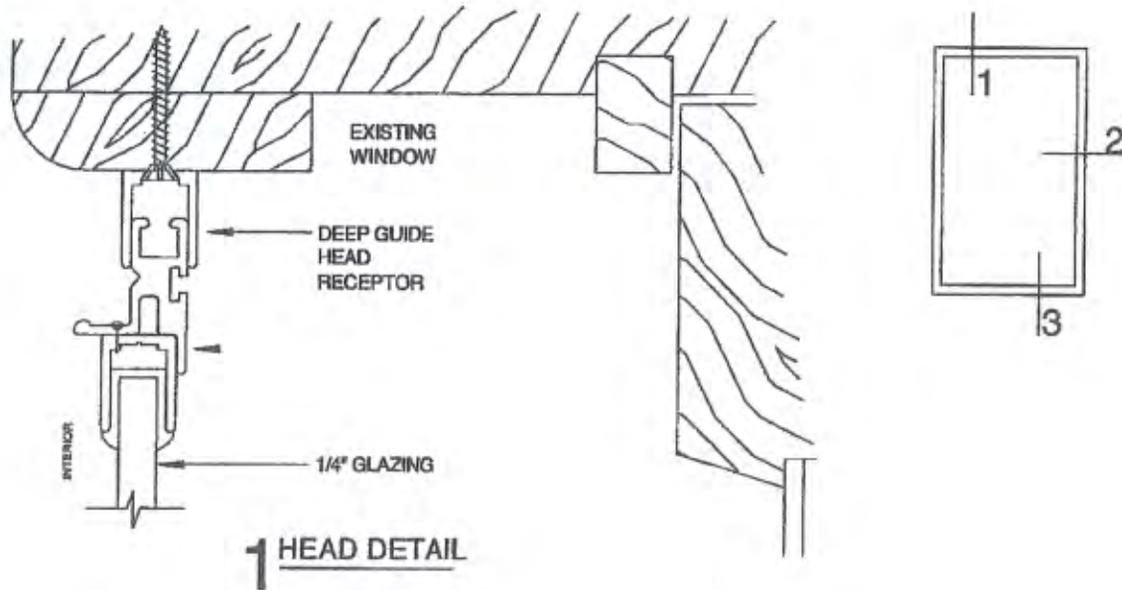
Willi Glee:

Our recommendation for noise reduction is to install #30 felt over the exterior plywood sheathing prior to installation of the cement board siding.

By our estimate this would increase the STC rating by 3 to 5 points or an 8 to 12 percent increase.

Sincerely,


Kevan Hoertdoerfer

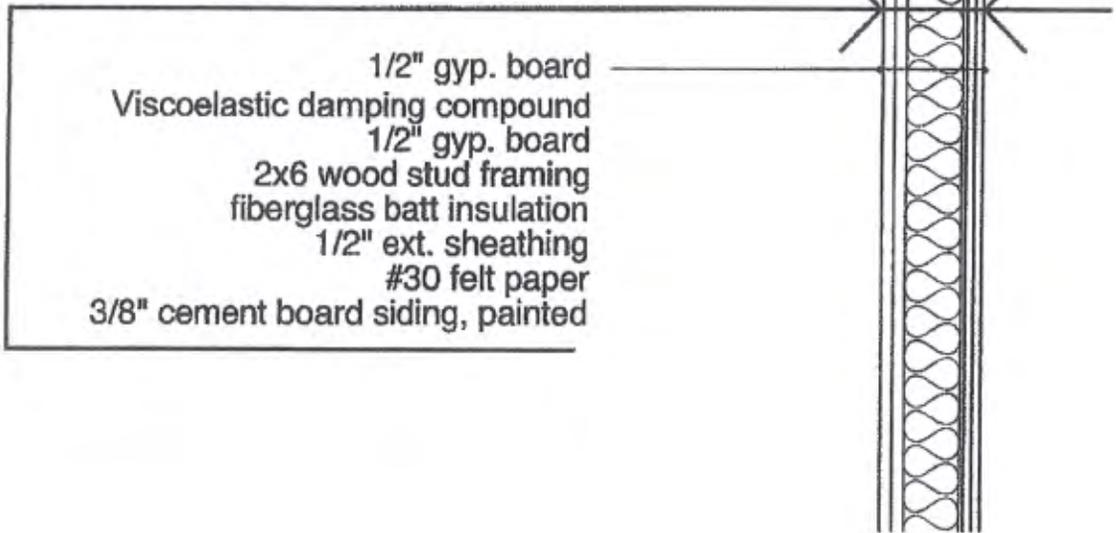


TITLE: TYPICAL STORM WINDOW INSTALLATION
 Scale: NA
 Comment

1008
 Charleston, S.C.
 February 4, 2011
 SK-401

Kevan
Boertdoerfer
Architects
 565 King Street
 Charleston, SC 29403
 Tel: 803 726 6002
 Fax: 803 726 6004
 www.boertdoerferarchitects.com

TYPICAL WOOD STUD WALL



1/2" gyp. board
Viscoelastic damping compound
1/2" gyp. board
2x6 wood stud framing
fiberglass batt insulation
1/2" ext. sheathing
#30 felt paper
3/8" cement board siding, painted

TITLE: TYPICAL WALL TYPE

Scale: NA

Comment

1008

Charleston, S.C.
February 4, 2011

SK-400

Kevan

Zoertdoerfer

Architects

366 King Street
Charleston, SC 29403

tel 843 724 6002
fax 843 724 6004

www.zoertdoerferarchitects.com

2/15/2011

To: MONTGOMERY GENERAL CONTRA
1090 SANOREE DRIVE
SANTEE,, SC 29412

2-14-2011-10000 2/4/2011 FOR CHANGE ORDER

	\$10,000.00	\$0.00	\$10,000.00
Totals:	\$10,000.00	\$0.00	\$10,000.00

2/15/2011 4429

Ten thousand and 00/100 Dollars

\$** 10,000.00

MONTGOMERY GENERAL CONTRACTORS INC
1090 SANOREE DRIVE
SANTEE,, SC 29412



STATE OF SOUTH CAROLINA
LIEUTENANT GOVERNOR'S OFFICE ON AGING

HENRY McMASTER
LIEUTENANT GOVERNOR

JOHN YANCEY MCGILL
STATE DIRECTOR

April 9, 2015

Ms. Valerie M. Williams, Executive Director
South Carolina State Housing and Development Authority
300-C Outlet Pointe Boulevard
Columbia, S.C. 29210

Dear Ms. Williams:

On behalf of the Lieutenant Governor's Office on Aging, I am hereby requesting additional funding in the amount of \$100,000 to fund the Emergency Rental Assistance Program through the end of this fiscal year. Due to high demand, our office has already extinguished funds that were allocated through June 30.

As you may be aware, this program provides much-needed assistance to those seniors who experience a one-time event which dramatically impacts their financial stability. In those instances, this emergency assistance funding we receive through your agency enables these senior citizens to pay their rent and stay in their homes despite this temporary setback.

Your assistance in approving these additional funds will be greatly appreciated.

Sincerely,

A handwritten signature in blue ink that reads "John Yancey McGill".

John Yancey McGill
State Director

JYM/mw



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

August 21, 2014

The Honorable J. Yancey McGill
Lieutenant Governor of South Carolina
State House, 1st Floor
Post Office Box 142
Columbia, South Carolina 29201

Re: Office on Aging Memorandum of Agreement

Dear Senator McGill:

Enclosed please find two copies of the Memorandum of Agreement (MOA) between the Office on Aging and S.C. State Housing, Finance and Development Authority. If everything appears in order, please direct the Office on Aging to execute and return one copy to my attention. Upon receipt, I will have our staff begin the process.

We look forward to the continued partnership with the Office on Aging in an effort to achieve our mission of safe, decent and affordable housing for all S.C. citizens. If I can be of any assistance on this or any other matter, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams", is written over the typed name.

Valarie M. Williams
Executive Director

**Memorandum of Agreement
Between
South Carolina Lieutenant Governor's Office on Aging
and the
South Carolina State Housing Finance and Development Authority**

This Memorandum of Agreement is effective as of the 1st day of August 2014, by and between the South Carolina Lieutenant Governor's Office on Aging (hereinafter the "Office on Aging") and the South Carolina State Housing Finance and Development Authority (hereinafter, the "Authority").

The parties to this Agreement agree as follows:

A. Scope of Service

The purpose of this agreement is to provide \$250,000 to the Office on Aging to assist with housing programs as described in this Agreement.

The Agreement establishes mutually agreed upon guidelines for disbursement and implementation.

B. Implementation

1. The Authority will provide the Office on Aging with \$250,000 within thirty (30) days of execution of this Agreement.
2. The funds use is limited to paying rent, security deposits, utilities, or home modifications for health and safety reasons for Eligible Households. All expenditures shall be reasonable.
3. Eligible Households are defined as aged 60 and above with an income up to 150% of the federal poverty level. In special circumstances, the Office on Aging may make exceptions to the age limitation; however, in no circumstance shall the Eligible Household age limitation fall below 55.
4. The maximum payment that may be provided to an Eligible Household will be \$1500 in any twelve month period. The Office on Aging may allow a second round of assistance to Eligible Households within the twelve month period only in special circumstances.
5. Up to 10% of the \$250,000 may be used to provide administrative support for the program.
6. Office on Aging agrees to follow all Authority guidelines in the conduct of this service.
7. The Office on Aging shall not expend any funds provided hereunder for any purpose in violation of any federal, state or local law or regulation. The Office on Aging furthermore shall not expend any funds provided hereunder for any purpose which the Authority could not expend the funds.

C. Documentation and Compliance

1. No later than every July 31st, the Office on Aging shall provide the Authority with a report showing the number of clients served and the dollar amount disbursed per category for the prior fiscal year. Upon full expenditure of funds, the Office of Aging shall provide the Authority with a final report and accounting not later than thirty days following full expenditure.
2. The Office on Aging agrees to provide, upon request of the Authority, other reasonable and relevant documentation detailing expenditures of the funds.
3. The Office on Aging will create all program manuals, requirements, or requests for proposals associated with the proposed expenditures and will ensure compliance with such requirements and any applicable state, federal, or local requirements.
4. If the Office on Aging is unable to demonstrate compliance or provide documentation to the Authority upon request, in conjunction with a report or upon the expiration of the thirty days following the end of the term of this Agreement, the Office on Aging will have a 90 day cure period in which to demonstrate compliance. If the Office on Aging fails to demonstrate compliance within the 90 day cure period, any funds which have not yet been expended shall be returned to the Authority and this Agreement will terminate as to any further action by the Authority.

D. Time of Performance

This agreement shall be in effect from August 1, 2014 until all funds are expended unless terminated sooner by the terms of this Agreement or by written notification of either party.

E. Method of Payment

1. The Authority agrees to provide funds for this Agreement in the amount of Two Hundred Fifty Thousand Dollars (\$250,000). The Authority further agrees to disburse within thirty (30) days of this Agreement. Any alteration of this amount will be negotiated by both parties.

F. Terms and Conditions

1. Any modifications to this Agreement, mutually agreed upon by the Office on Aging and the Authority, shall be incorporated by written amendment to this Agreement.
2. In the event of the desire on the part of either party to terminate this Agreement, the party terminating the Agreement shall give notice of such termination in writing to the other party. Notice of such termination shall be sent by certified mail, with return receipt requested, and shall be effective thirty (30) days after the date of the receipt, unless otherwise posted by law. Any funds which have not yet been expended at the time of termination shall be returned to Authority. If such termination is by the Office on Aging, the notice of termination shall contain a final accounting of funds disbursed.

3. The Office on Aging agrees to reimburse the Authority for funds which are improperly disbursed as determined by the Authority and in accordance with this Agreement and all applicable laws and regulations.

IN WITNESS WHEREOF, the Office on Aging and the Authority, by their authorized agents, in consideration of the mutual promises, covenants and conditions exchanged between them, have executed this Agreement to be effective as of the 1st day of August 2014.

**SOUTH CAROLINA LIEUTENANT
GOVERNOR'S OFFICE ON AGING**

Jessie M. Christ
Witness

Ruchelle W. Ell
Witness

By: [Signature]

Name: Tony KESTER

Title: DIRECTOR LSQA

**SOUTH CAROLINA STATE
HOUSING FINANCE AND
DEVELOPMENT AUTHORITY**

Bonita Sharpshire
Witness

Stacey C. Easton
Witness

By: [Signature]

Valarie M. Williams
Executive Director

2014 ERA PROGRAM SPREADSHEET

Managor: Pamela Grant

Last Name	First Name	DOB	Sex	Race	Veteran	Disabled	County	Type	Date Signed	Date Received	Requested Amt.	Approved Amt.	Hardship Reason	Check Number
Adams	Morna	4/16/1941	F	AA	N	N	Richland	Rent	10/15/2014	10/23/2014	\$500.00	\$500.00	Bills	141264070
Alldridge-Riggell	Joann	2/18/1951	F	AA	N	Y	Richland	Rent	10/17/2014	10/20/2014	\$1,019.00	\$1,019.00	Utility Bill	141264073
Anthony	John	7/21/1959	M	AA	N	Y	Richland	Rent	10/3/2014	10/6/2014	\$1,500.00	\$1,500.00	Hospital Bills	141255481
Arrington	Laura	10/21/1950	F	AA	N	Y	Lancaster	Rent	10/22/2014	10/30/2014	\$1,485.00	\$1,485.00	Utility Bills	141276584
Bracco	Thomas	11/14/1958	F	AA	N	Y	Richland	Rent	10/2/2014	10/2/2014	\$1,500.00	\$1,500.00	Car	141232556
Brockington	Thomas	12/3/1958	M	AA	N	Y	Richland	Rent	10/17/2014	10/20/2014	\$880.00	\$880.00	Income	141264065
Brown	Mary	8/19/1951	F	AA	N	Y	Florence	Rent	9/30/2014	10/2/2014	\$575.00	\$575.00	Income	1412289
Chalson	Pansy	7/10/1952	F	AA	N	Y	Marion	Rent	9/26/2014	10/30/2014	\$1,131.00	\$1,131.00	Behind in bills	141274650
Chavis	Joseph	4/8/1959	M	AA	N	Y	Richland	Rent	10/27/2014	10/31/2014	\$639.00	\$639.00	Health reason	141278261
Chisholm	Ernestine	2/2/1952	F	AA	N	Y	Richland	Rent	10/2/2014	10/28/2014	\$1,300.00	\$1,300.00	Utility	141274651
Chisholm	Marilyn	1/31/1957	F	AA	N	Y	Richland	Rent	10/7/2014	10/23/2014	\$1,350.00	\$1,350.00	Behind in bills	141264071
Geer	Connie	12/29/1948	F	AA	N	Y	Richland	Rent	10/6/2014	10/9/2014	\$747.00	\$747.00	Utilities	141261467
Hagedorn	Delorah	2/23/1954	F	W	N	Y	Lexington	Rent	10/10/2014	10/28/2014	\$301.00	\$301.00	Income	141261467
Hallums	Frances	1/23/1947	F	AA	N	Y	Greenville	Rent	10/21/2014	10/23/2014	\$885.00	\$885.00	Raising Grandkids	141264064
Harrison	Larry	5/30/1951	M	AA	N	Y	Richland	Rent	10/1/2014	10/2/2014	\$1,100.00	\$1,100.00	No work	10002903 (Direct deposit)
Harrison	Eddie	3/11/1952	M	AA	N	Y	Clarendon	Rent	10/20/2014	10/30/2014	\$375.00	\$375.00	Cancer	141271967
Henderson	Linda	4/19/1952	F	W	N	Y	Berkley	Rent	10/20/2014	10/23/2014	\$1,200.00	\$1,200.00	Medication Costs	141271967
Henderson	Johnnie Mae	3/14/1949	F	AA	N	N	Lancaster	Rent	10/22/2014	10/27/2014	\$500.00	\$500.00	Car Repairs	141271964
Hood	Clara	4/22/1937	F	AA	N	N	Anderson	Rent	10/8/2014	10/20/2014	\$1,311.00	\$1,311.00	Bills	141264068
Jackson	John	1/17/1949	M	AA	N	N	Greenville	Rent	10/8/2014	10/20/2014	\$1,100.00	\$1,100.00	Limited Income	141264064
Jones	Annie	3/12/1959	F	AA	N	Y	Keeshaw	Rent	10/3/2014	10/28/2014	\$800.00	\$800.00	Work reduced	141276585
Kong	Libeth	6/1/1955	F	O	N	Y	Berkley	Rent	10/2/2014	10/8/2014	\$880.00	\$1,000.00	Work reduced	141239247
Lane	Sherry	9/19/1950	F	W	N	Y	Alken	Rent	10/23/2014	10/27/2014	\$648.90	\$648.90	Income	141271962
Looper	Wille	3/9/1949	M	AA	N	Y	Greenville	Rent	10/8/2014	10/23/2014	\$475.00	\$475.00	Medical Bills	141264062
Lovely	Patricia	9/26/1953	F	AA	N	N	Richland	Rent	10/16/2014	10/23/2014	\$1,500.00	\$1,500.00	Bills	141264062
Mason	Joyce	7/2/1952	F	AA	N	Y	Richland	Rent	10/24/2014	10/31/2014	\$350.00	\$350.00	employed during Sumr	141278264
Mattson	Jeffrey	3/31/1953	M	W	N	Y	Greenville	Rent	10/28/2014	10/31/2014	\$490.00	\$490.00	Unemployed during Sumr	141285409
Maurer	Howard	3/28/1954	M	W	N	Y	Alken	Rent	10/17/2014	10/20/2014	\$621.68	\$621.68	Limited Income	141271968
McCollum	Daniel	12/15/1953	M	W	N	Y	Greenville	Rent	10/21/2014	10/31/2014	\$675.00	\$675.00	Health reason	141278265
McGuffin	Susan	12/3/1950	F	W	N	Y	Anderson	Rent	10/2/2014	10/23/2014	\$1,347.00	\$1,347.00	Car Repairs	141264077
Miller	Jenny	3/4/1951	F	W	N	Y	Lancaster	Rent	10/10/2014	10/27/2014	\$1,200.00	\$1,200.00	No Heat	141264075
Miller	Lula	7/20/1953	F	AA	N	Y	Greenwood	Rent	10/8/2014	10/29/2014	\$800.00	\$800.00	Behind in bills	141271965
Motley	Charbon	9/11/1950	M	W	N	Y	Lexington	Rent	10/20/2014	10/23/2014	\$1,500.00	\$1,500.00	Car Repair	141264074
Oyer	Mildred	12/3/2020	F	W	N	N	Spartanburg	Rent	10/24/2014	10/31/2014	\$1,500.00	\$1,500.00	Husband died	141278266
Plummer	Barbara	7/18/1948	F	AA	N	N	Richland	Rent	9/11/2014	10/15/2014	\$1,274.00	\$1,274.00	Bills	141261463
Reaves	Edward	5/4/1947	M	AA	N	N	Orangeburg	Rent	10/6/2014	10/15/2014	\$200.00	\$200.00	Utility	141261463
Roid	Geraldine	4/28/1942	F	AA	N	N	Lancaster	Rent	10/17/2014	10/20/2014	\$1,500.00	\$1,500.00	Behind in bills	141264074
Rhodes	Wyman	11/2/1959	M	AA	N	Y	Richland	New Res.	10/24/2014	10/30/2014	\$988.00	\$988.00	Behind in bills	141276582
Richardson	Vincent	2/28/1952	M	AA	N	Y	Richland	Rent	10/22/2014	10/30/2014	\$900.00	\$900.00	ed out of Apt by Room	141276582
Richardson	Jerry	4/15/1953	M	AA	N	N	Greenville	Rent	10/17/2014	10/20/2014	\$730.00	\$730.00	Employment	141264080
Richardson	Jeanette	11/12/1946	F	AA	N	Y	Richland	Rent	10/21/2014	10/27/2014	\$1,138.00	\$1,138.00	Car Repairs	141271969
Rogers	Leo	5/31/1952	M	AA	N	Y	Richland	Rent	10/3/2014	10/10/2014	\$1,485.00	\$1,485.00	Eviction	141261465
Scheffler	Nancy	9/10/1943	F	W	N	Y	Charleston	Rent	4/7/2014	10/27/2014	\$1,300.00	\$1,300.00	Income	141274651
Seigler	Virginia	3/15/1943	F	W	N	Y	Alken	Rent	10/27/2014	10/31/2014	\$978.00	\$978.00	Behind in bills	141278260
Shannon	Frank	9/28/1945	M	AA	N	N	Lancaster	Rent	10/17/2014	10/20/2014	\$1,000.00	\$1,000.00	Lost Job	141264072
Simmons	Betty	4/14/1953	F	AA	N	N	Richland	Rent	10/3/2014	10/8/2014	\$1,400.00	\$1,400.00	Layoff	141241483
Singleton	Charlene	5/26/1951	F	AA	N	N	Charleston	Rent	10/27/2014	10/30/2014	\$850.00	\$850.00	Scammed	141276583
Smith	Dorthe	10/5/1958	F	AA	N	Y	Richland	Rent	10/5/2014	10/6/2014	\$1,265.00	\$1,265.00	Utility	141274652
Spears	Rosa	7/6/1948	F	AA	N	N	Florence	Rent	10/18/2014	10/28/2014	\$1,500.00	\$1,500.00	Behind in bills	141274652
Stroman	Lula	12/25/1950	F	AA	N	N	Richland	Rent	10/6/2014	10/8/2014	\$672.90	\$672.90	Work reduced	141241487
Sullivan	Katherine	6/5/1943	F	AA	N	N	Greenville	Rent	10/17/2014	10/20/2014	\$1,320.00	\$1,320.00	Medical Bills	141264079
Thomas	Linda	10/9/1951	F	W	N	Y	Alken	Rent	10/15/2014	10/24/2014	\$595.00	\$595.00	Lack of Support	141266604
Thomas	Darrilla	9/28/1956	F	AA	N	Y	Richland	Rent	10/18/2014	10/27/2014	\$1,450.00	\$1,450.00	Kidney Disease	141271966
Tuttle	Judy	12/17/1948	F	W	N	Y	Greenville	Rent	10/1/2014	10/8/2014	\$1,450.00	\$1,450.00	Eviction	141241486
Waldrop	Ruby	11/29/1936	F	W	N	N	Pickens	Rent	10/17/2014	10/20/2014	\$1,347.00	\$1,347.00	Medical Bills	141264073
Williams	William	11/8/1947	M	AA	N	N	Richland	Rent	10/8/2014	10/10/2014	\$650.00	\$821.00	Income	141261462
Wise	Susie	12/4/1952	F	AA	N	N	Richland	Rent	10/14/2014	10/28/2014	\$1,138.00	\$1,138.00	Bills	141271961
Wright	George	11/23/1941	M	AA	N	Y	Lancaster	Rent	10/7/2014	10/23/2014	\$385.00	\$385.00	Food Cost	141264078

Ending Total From
 Previous Month \$227,500.00
 Total Approved Amount \$57,132.48
 Amount Remaining \$170,367.52

2014 ERA PROGRAM SPREADSHEET

Navigator: Pamela Grant

Last Name	First Name	DOB	Sex	Race	Veteran	Disabled	County	Type	Date Signed	Date Received	Requested Amt.	Approved Amt.	Hardship Reason	Check Number
Aiken	Betty	9/3/1948	F	AA	N	Y	Orangeburg	Rent	10/13/2014	11/17/2014	\$1,350.00	\$1,350.00	Mold in Home/Moved	141300647
Alexander	Alice	8/18/1945	F	AA	N	Y	Anderson	Rent	10/2/2014	11/13/2014	\$536.00	\$536.00	Employment	141294919
Anderson	Mary	1/19/1953	F	AA	N	Y	Richland	Rent	11/13/2014	11/25/2014	\$1,145.00	\$1,145.00	Cancer	141321458
Ashford	Jessie	8/8/1952	F	AA	N	Y	Richland	Rent	10/13/2014	11/24/2014	\$890.00	\$890.00	Prevent Eviction	141341251
Baker	Della	4/2/1946	F	W	N	N	Lancaster	Rent	11/10/2014	11/24/2014	\$400.00	\$400.00	Car Repairs	141313885
Barkorn	William	3/25/1954	M	W	N	N	Horry	Rent	11/20/2014	11/25/2014	\$850.00	\$850.00	Employment	141317062
Brown	Millie	12/31/1943	F	AA	N	N	Richland	Rent	10/27/2014	11/17/2014	\$1,342.60	\$1,342.60	Unexpected Bill	141300648
Dozier	Gladys	6/4/1949	M	AA	N	N	Lexington	Rent	11/5/2014	11/13/2014	\$500.00	\$500.00	Utilities	141294923
Ford	Martha	6/12/1950	F	B	N	Y	Charleston	Rent	10/21/2014	11/24/2014	\$300.00	\$300.00	Funds	141313881
Grady	Brenda	10/1/1951	F	AA	N	Y	Charleston	Rent	11/5/2014	11/19/2014	\$1,040.00	\$1,040.00	Emergency	141294921
Greene	Harold	9/19/1955	M	AA	N	Y	Richland	Rent	10/30/2014	11/19/2014	\$825.00	\$825.00	Employment	141306150
Hagedorn	Deborah	2/21/1954	F	W	N	Y	Lexington	Rent	11/17/2014	11/24/2014	\$300.00	\$300.00	Bills	141313879
Hart	Edwina	12/3/1947	F	AA	N	N	Richland	Rent	11/12/2014	11/24/2014	\$1,500.00	\$1,500.00	Utilities	141313884
Holiday	Francis	12/1/1949	M	W	N	N	Lancaster	Rent	10/27/2014	11/6/2014	\$850.00	\$850.00	Utilities	141313884
Hudson	Mark	8/26/1951	M	AA	N	N	Georgetown	Rent	11/4/2014	11/13/2014	\$400.00	\$400.00	Behind in Bills	141285408
Jefferson	Shirley	6/27/552	F	AA	N	Y	Richland	Rent	10/15/2014	11/24/2014	\$735.28	\$735.28	Raising grandkids	141294920
Johnson	Virginia	12/20/1940	F	AA	N	N	Dorchester	Rent	11/3/2014	11/17/2014	\$1,106.16	\$1,106.16	Behind in Bills	141294927
Mason	Joyce	7/2/1952	F	AA	N	N	Richland	Rent	10/24/2014	11/13/2014	\$1,000.00	\$1,000.00	Behind in Bills	141294927
McCraw-Wright	Cynthia	2/6/1951	F	AA	N	N	Greenville	Rent	10/18/2014	11/13/2014	\$1,280.00	\$1,280.00	Utilities	141294915
Ogleby	Mary	5/22/1943	F	AA	N	N	Anderson	Rent	10/27/2014	11/7/2014	\$615.00	\$615.00	Adoption	141294928
Phillips	Shirley	12/16/1947	F	AA	N	Y	Greenville	Rent	11/4/2014	11/3/2014	\$1,236.60	\$1,236.60	Grandkids	141290091
Price	Sandra	12/14/1952	F	AA	N	Y	Charleston	Rent	10/31/2014	11/3/2014	\$495.00	\$495.00	Utilities	141285407
Primus	Ann	12/27/1945	F	AA	N	Y	Greenville	Rent	11/3/2014	11/19/2014	\$932.00	\$932.00	Bills	Direct Deposit
Robinson	Sandra	3/6/1951	F	W	N	N	Lancaster	Rent	11/17/2014	11/24/2014	\$450.00	\$450.00	Utilities	141313880
Rodriguez	Robert	12/4/1955	M	H	N	N	Lancaster	Rent	11/17/2014	11/24/2014	\$1,500.00	\$1,500.00	Eviction	141294926
Shabdeen	Kairun	9/14/1959	F	AA	N	Y	Richland	Rent	11/3/2014	11/13/2014	\$1,500.00	\$1,500.00	Prevent Eviction	141313886
Slight-Clark	Alecia	12/15/1965	F	AA	N	Y	Horry	Rent	10/8/2014	11/24/2014	\$500.00	\$500.00	Medication Costs	141308574
Smith	Sara	5/12/2022	F	AA	N	Y	Newberry	Rent	10/13/2014	11/20/2014	\$620.00	\$620.00	Behind in Bills	141308574
Stover	Betty	6/29/1944	F	AA	N	N	Charleston	Rent	10/31/2014	11/3/2014	\$735.00	\$735.00	Loss Job	141300646
Thompson	Levon	7/24/1950	M	AA	N	Y	Richland	Rent	11/12/2014	11/17/2014	\$1,500.00	\$1,500.00	Moved for health reason	141294925
Thompson	Nathaniel	8/15/1952	M	B	N	Y	Richland	Rent	11/3/2014	11/13/2014	\$1,447.00	\$1,447.00	Son's Death	141294929
Thompson	Charles	7/22/1958	F	AA	N	Y	Richland	Rent	11/12/2014	11/17/2014	\$1,100.00	\$1,100.00	Utilities	141300645
Thompson	Elizabeth	3/12/1942	F	AA	N	Y	Lancaster	Rent	10/13/2014	11/21/2014	\$1,365.00	\$1,365.00	Bills	141311800
Washington	Mary	5/20/1945	F	AA	N	Y	Charleston	Rent	10/31/2014	11/3/2014	\$593.00	\$593.00	Bills	141285407
White	Shirley	4/19/1953	F	AA	N	Y	Anderson	Rent	10/28/2014	11/13/2014	\$950.00	\$950.00	Behind in bills	141294972
Wilson	Patrick	6/18/1959	M	AA	N	Y	Richland	Rent	11/3/2014	11/13/2014	\$1,500.00	\$1,500.00	Eviction	141294914
Wilson	John	10/16/1938	M	W	Y	N	Charleston	Rent	11/6/2014	11/13/2014	\$1,424.50	\$1,424.50	Injury prevented work	141294912

Ending Total from Previous Month \$170,367.52
 Total Approved Amount \$34,813.14
 Remaining Amount \$135,554.38

2014 ERA PROGRAM SPREADSHEET

Manager: Pamela Grant
December - Week of

Last Name	First Name	DOB	Sex	Race	Veteran	Disabled	County	Type	Date Signed	Date Received	Requested Amt.	Approved Amt.	Handship Reason	Check Number
Austin	Peggy	6/26/1948	F	AA	N	N	Greenville	Rent	11/13/2014	12/11/2014	\$1,000.00	\$1,000.00	Medical Bills	1413352255
Balls	Loretta	11/5/2014	F	AA	N	Y	Lancaster	Rent	11/5/2014	12/11/2014	\$150.00	\$150.00	Medical Bills	1413321457
Boone	Linda	12/11/1948	F	W	N	Y	Lancaster	Rent	10/14/2014	12/16/2014	\$1,075.00	\$1,075.00	Car Repairs	1413489853
Brown	Mary		F	AA	N	Y	Charleston	Rent	11/21/2014	12/11/2014	\$1,500.00	\$1,500.00	Utility Bills	1413413147
Bryant	Daretha	7/16/1955	F	AA	N	Y	Richland	Rent	11/19/2014	12/5/2014	\$1,058.00	\$1,058.00	Employment	141332466
Cain	Darryl	7/31/1960	F	AA	N	Y	Richland	Rent	11/20/2014	12/12/2014	\$1,100.00	\$1,100.00	Robbed	141344379
Cameron	Lula	8/29/1937	F	AA	N	Y	Charleston	New Res.	10/22/2014	12/11/2014	\$1,450.00	\$1,450.00	Homeless	141321464
Chaisson	Joseph	4/8/1959	M	AA	N	Y	Richland	Rent	11/16/2014	12/5/2014	\$639.00	\$639.00	Medical Bills	141332468
Chappell	Melvin	10/30/1949	M	AA	N	Y	Fairfield	Rent	11/7/2014	12/16/2014	\$600.00	\$600.00	Income	141348951
Cunningham	Mary	9/7/1947	F	AA	N	Y	Lancaster	Rent	11/14/2014	12/5/2014	\$1,350.00	\$1,350.00	Hospital	141332472
Edwards	Linda	8/2/1946	F	W	N	Y	Greenville	Rent	12/11/2014	12/19/2014	\$350.00	\$350.00	Surgery	141357559
Goodman	Bobbe	6/30/1939	F	AA	N	Y	Lancaster	Rent	12/8/2014	12/16/2014	\$450.00	\$450.00	Medical Bills	141348949
Garriss	Bobbe	1/4/1955	F	AA	N	Y	Richland	Rent	10/13/2014	12/11/2014	\$495.00	\$495.00	Medical Bills	141321459
Graham	James	6/20/1954	M	AA	N	Y	Florence	Rent	11/10/2014	12/11/2014	\$1,100.00	\$1,100.00	Utility Bills	1413321461
Green	Leroy	3/18/1954	M	AA	N	Y	Richland	Rent	11/11/2014	12/11/2014	\$700.00	\$700.00	Employment	141321463
Hamilton	Beverly	4/12/1953	F	AA	N	Y	Richland	Rent	12/8/2014	12/12/2014	\$1,500.00	\$1,500.00	Social Security	141344373
Haskins	Helen	7/17/1953	F	AA	N	Y	Greenville	Rent	12/4/2014	12/12/2014	\$1,050.00	\$1,050.00	Utility Bills	141344380
Hendon	Patsy	10/4/1950	F	AA	N	N	Alken	Rent	10/4/2014	12/5/2014	\$1,040.00	\$1,040.00	Medical Bills	141332465
Hill	Lougenia	8/2/1948	F	AA	N	N	Richland	New Res.	11/20/2014	12/11/2014	\$1,490.00	\$1,490.00	Relocated	141341349
Holmes	Carl	3/23/1950	M	AA	N	Y	Greenville	Rent	11/12/2014	12/15/2014	\$600.00	\$600.00	Medical Bills	1413332473
Huss	Judy	8/29/1953	F	AA	N	Y	Berkley	Rent	12/4/2014	12/16/2014	\$1,350.00	\$1,350.00	Medical Bills	141348955
James	Alma	8/21/1946	F	AA	N	Y	Lexington	Rent	12/4/2014	12/11/2014	\$1,500.00	\$1,500.00	Surgery	141341350
James	Alison	1/11/1959	F	AA	N	Y	Richland	Rent	11/23/2014	12/12/2014	\$700.00	\$700.00	Medical Bills	141341350
Johnson	Anthony	6/19/1960	M	W	N	Y	Charleston	Rent	12/9/2014	12/16/2014	\$732.00	\$732.00	Death	Direct Expense
Kelley	Larry	4/26/1958	F	AA	N	Y	Richland	Rent	11/17/2014	12/11/2014	\$753.00	\$753.00	Medical Bills	141348948
Kilgore	Elaire	11/12/1945	F	AA	N	N	Greenville	Rent	12/8/2014	12/16/2014	\$728.00	\$728.00	Medical Bills	141341345
Manjo	Margie	9/28/1946	F	AA	N	Y	Lancaster	Rent	11/19/2014	12/10/2014	\$300.00	\$300.00	Car Repairs	141348956
Marshall	Clara	2/27/1931	F	AA	N	Y	Berkley	Rent	12/4/2014	12/19/2014	\$930.00	\$930.00	Doctor Bill	141338871
McConnell	Samra	2/17/1953	F	W	N	Y	Charleston	Rent	12/8/2014	12/16/2014	\$624.00	\$624.00	Medical Bills	1413357561
Mobley	Willie	10/26/1947	M	AA	N	Y	Lancaster	Rent	11/12/2014	12/12/2014	\$1,500.00	\$1,500.00	Employment	141344377
Murphy	Bernice	3/8/1953	F	AA	N	N	Richland	Rent	11/7/2014	12/16/2014	\$1,500.00	\$1,500.00	Employment	141348954
Parker	Herbert	3/10/1952	M	AA	N	Y	Richland	Rent	11/24/2014	12/19/2014	\$1,500.00	\$1,500.00	VA Stopped Funds	141357564
Perry	Norman	12/11/1952	M	AA	N	Y	Charleston	Rent	11/18/2014	12/10/2014	\$450.00	\$450.00	Medical Bills	1413388370
Ray	Lennie	7/19/1954	F	W	N	Y	Lancaster	Rent	12/9/2014	12/16/2014	\$1,090.00	\$1,090.00	Home Broken In	141350845
Rause	Karlun	10/21/1958	M	AA	N	Y	Richland	Rent	11/26/2014	12/11/2014	\$552.00	\$552.00	Employment	141341348
Shabdeen	Diane	9/14/1959	F	AA	N	N	Horry	Rent	12/11/2014	12/15/2014	\$500.00	\$500.00	Rental	141332471
Singleton	Julia	4/15/1949	F	AA	N	N	Richland	Rent	12/15/2014	12/19/2014	\$820.00	\$820.00	Employment	1413357565
Smallis	Julia	5/6/1952	F	AA	N	Y	Colleton	Rent	11/20/2014	12/12/2014	\$905.00	\$905.00	Utility Bills	141344378
Smith	Tia	7/12/1938	F	AA	N	Y	Charleston	New Res.	11/25/2014	12/10/2014	\$1,300.00	\$1,300.00	Lived with Sister	141338369
Thomas	Linda	10/9/1951	F	AA	N	Y	Richland	Rent	12/5/2014	12/12/2014	\$688.00	\$688.00	Social Security	141344372
Thompson	Queen	2/20/1951	F	AA	N	Y	Alken	Rent	11/7/2014	12/12/2014	\$905.00	\$905.00	Allimony	141344374
Tracy	Rogers	10/1/1947	M	AA	N	Y	Lancaster	Rent	12/4/2014	12/15/2014	\$1,370.00	\$1,370.00	Employment	141332470
Tucker	David	10/3/1952	M	AA	N	Y	Richland	Rent	12/11/2014	12/11/2014	\$803.50	\$803.50	Utility Bills	141341344
Turnio	Mitchell	5/25/1953	M	AA	N	Y	Richland	Rent	12/13/2014	12/19/2014	\$1,300.00	\$1,300.00	Utility Bills	141357562
Turtlet	Judy	12/17/1948	F	W	N	Y	Marion	New Res.	12/11/2014	12/19/2014	\$1,500.00	\$1,500.00	Homeless	141357563
Williams	Joyce	6/8/1952	F	AA	N	Y	Greenville	Rent	11/25/2014	12/4/2014	\$310.00	\$310.00	Social Security	141327701
							Pickens	Rent	11/4/2014	12/11/2014	\$944.00	\$944.00	Medical Bills	141321462

Ending Total from
Previous Month \$135,554.38
Total Approved Amount \$44,251.50
Amount Remaining \$91,302.88

2014 ERA PROGRAM SPREADSHEET

February -- Week of

Manager: Pamela Grant

Last Name	First Name	DOB	Sex	Race	Veteran	Disabled	County	Type	Date Signed	Date Received	Requested Amt.	Approved Amt.	Hardship Reason	Check Number
Archer	Laurie	8/8/1956	F	W	N	Y	Aliken	Rent	2/4/2015	2/9/2015	\$908.00	\$908.00	Medical Bills	141431749
Balleger	Willie	3/23/1957	M	AA	Y	Y	Richland	Rent	1/30/2015	2/5/2015	\$817.00	\$817.00	Medical Bills	141425511
Bell	Hattie Mae	5/14/1941	F	AA	N	Y	Sunter	Rent	1/26/2015	2/2/2015	\$1,260.00	\$1,260.00	Utilities	141418091
Campbell	Gloria	11/24/1952	F	AA	N	N	Charleston	Rent	2/18/2015	2/24/2015	\$685.00	\$685.00	Employment	141456449
Cills	Gloria	10/29/1949	F	AA	N	N	Richland	Rent	2/4/2015	2/12/2015	\$1,224.00	\$1,224.00	Medical Bills	141439229
Dudley	Dennis	12/29/1951	M	AA	N	N	Richland	Rent	1/29/2015	2/2/2015	\$1,364.40	\$1,364.40	Medical Bills	141418093
Felder	James	5/15/1953	M	AA	N	N	Charleston	Rent	2/3/2015	2/5/2015	\$1,245.00	\$1,245.00	Employment	141425616
Goodwin	Estelle	11/15/1946	F	AA	N	Y	Richland	Rent	1/29/2015	2/2/2015	\$733.00	\$733.00	Stolen	141418090
Grant	Eddie	4/30/1937	M	AA	Y	Y	Charleston	Rent	2/3/2015	2/5/2015	\$445.00	\$445.00	Bankrupt	141425612
Hallums	Frances	1/23/1947	F	AA	N	N	Greenville	Rent	2/11/2015	2/12/2015	\$645.00	\$645.00	Medical	141439231
Hawkins	Cathy	8/14/1956	F	W	N	Y	Greenville	New Res.	1/20/2015	2/2/2015	\$1,350.00	\$1,350.00	Homeless	141418092
Johnson	Virginia	12/21/1940	F	AA	N	Y	Richland	Rent	2/2/2015	2/2/2015	\$592.00	\$592.00	Car Repairs	141425620
Kershaw	Evelyn	9/29/1951	F	AA	N	Y	Richland	Rent	2/4/2015	2/12/2015	\$900.00	\$900.00	Death	141439230
King	Jennifer	5/7/1959	F	AA	Y	N	Richland	Rent	2/12/2015	12/13/2015	\$1,500.00	\$1,500.00	Medical	141441246
Klawer	Raymond	10/11/1943	M	W	N	Y	Richland	Rent	2/18/2015	2/24/2015	\$344.00	\$344.00	Medical Bills	141456454
Lindop	Luana	12/26/1948	F	W	N	N	Aliken	Rent	2/23/2015	2/27/2015	\$978.00	\$978.00	Medical Bills	141436136
Lumpkin	Mary	12/21/1944	F	W	N	N	Charleston	Rent	1/28/2015	2/11/2015	\$1,500.00	\$1,500.00	Medical Bills	141425619
Maurer	Howard	3/28/1954	M	W	N	N	Aliken	Rent	1/31/2015	2/5/2015	\$255.72	\$255.72	Medical Bills	141431750
Pate	Melevne	3/3/1951	F	AA	N	Y	Richland	Rent	2/4/2015	2/9/2015	\$1,500.00	\$1,500.00	Car Repairs	141431753
Perry	Willie M.	11/19/1943	F	AA	N	Y	Lancaster	Rent	2/4/2015	2/9/2015	\$420.00	\$420.00	Medical Bills	141431750
Porter	Ruth	3/5/1930	F	AA	N	Y	Lancaster	Rent	2/5/2015	2/9/2015	\$490.00	\$490.00	Medical Bills	141431750
Rice	Frances	3/31/1950	F	AA	N	N	Anderson	Rent	1/30/2015	2/5/2015	\$1,400.00	\$1,400.00	Medical Bills	141425621
Riley	Linda	11/6/1954	F	W	N	Y	Lancaster	Rent	2/3/2015	2/5/2015	\$925.00	\$925.00	Medical Bills	141425618
Roberts	Eli	10/28/1951	M	AA	N	Y	Richland	Rent	2/1/2015	2/12/2015	\$760.00	\$760.00	Medical Bills	141439234
Robinson	Joann	8/25/1957	F	W	N	Y	Richland	Rent	2/4/2015	2/9/2015	\$1,386.00	\$1,386.00	Medical Bills	141433252
Sanders	Bobby	10/29/1937	M	W	N	Y	Richland	Rent	1/21/2015	2/4/2015	\$1,500.00	\$1,500.00	Medical Bills	141423011
Smalls	Ellen	6/15/1954	F	AA	N	Y	Berkley	Rent	1/30/2015	2/6/2015	\$950.00	\$950.00	Employment	141428872
Smith	Florence	7/22/1954	F	AA	N	Y	Richland	Rent	2/4/2015	2/9/2015	\$500.00	\$500.00	Dental	141433249
Smith	Tia	7/12/1938	F	AA	N	Y	Lancaster	Rent	2/4/2015	2/9/2015	\$688.00	\$688.00	SSI Check Error	141433251
Trammell	Geraldine	6/23/1954	F	AA	N	Y	Richland	Rent	2/12/2015	2/24/2015	\$345.00	\$345.00	Death	141456450
Truesdale	Elaine	5/11/1954	F	W	N	N	Greenville	Rent	2/6/2015	2/12/2015	\$1,400.00	\$1,400.00	Employment	141445556
Williams	Carrie	10/1/1958	F	AA	N	Y	Lancaster	Rent	2/5/2015	2/27/2015	\$355.00	\$355.00	Utilities	141439232
Wood	Richard	2/21/1957	M	W	N	Y	Aliken	Rent	2/9/2015	2/12/2015	\$1,035.00	\$1,035.00	Medical	141465990
Wood	Booker	1/15/1953	M	AA	Y	N	Richland	Rent	2/11/2015	2/27/2015	\$650.00	\$650.00	Utilities	141465990
Wright	Larry	12/17/1952	M	AA	N	Y	Richland	Rent	2/4/2015	2/9/2015	\$1,500.00	\$1,500.00	Medical Bills	141433250

Ending Total from Previous Month \$36,238.93
 Total Approved Amount \$32,550.12
 Amount Remaining \$5,688.81



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

April 14, 2015

The Honorable Nikki R. Haley
Governor of South Carolina
P.O. Box 12267
Columbia, South Carolina 29211

Re: National Housing Trust Fund

Dear Governor Haley:

As I am sure you are aware, the Housing and Economic Recovery Act of 2008 as signed by President Bush established the National Housing Trust Fund. Funding for the National Housing Trust Fund is not subject to the annual federal appropriations process and does not require any matching funds from the state.

The National Housing Trust Fund's purpose is to increase and preserve rental housing and homeownership opportunities for extremely low-income (30% or less of area median income) and very low-income (50% or less of area median income) households.

The National Housing Trust Fund is administered by the Department of Housing and Urban Development; however, each state will have to designate a state administering agency.

At its meeting on February 16, 2010, the agency's Board of Commissioners voted to request that then Governor Sanford appoint the Authority as the administering agency. On April 23, 2010, Governor Sanford appointed the Authority as the administering agency. (See attached letter.)

The National Housing Trust Fund has had little to no movement since that time. Recently, the Department of Housing and Urban Development released a Housing Trust Fund Interim Rule. The Department of Housing and Urban Development anticipates funding the National Housing Trust Fund in 2016. The interim rule borrows much of its requirements from the HOME Investment Partnerships Program (HOME) which the Authority currently administers for the State. The Authority has been successful in its administration of the HOME program and expects to be equally successful in the administration of the National Housing Trust Fund.

We would respectfully request that you affirm the previous appointment so the Authority may submit both designations to the Department of Housing and Urban Development to show that the Authority was appointed as South Carolina's administering agency for the National Housing

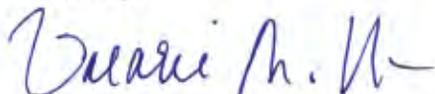
Governor Haley - NHTF

April 14, 2015

Page Two

Trust Fund and continues to be appointed as such under the State's new administration. We are excited about this new program and look forward to developing the program parameters for South Carolina.

Sincerely,

A handwritten signature in blue ink that reads "Valarie M. Williams". The signature is written in a cursive style with a long horizontal flourish at the end.

Valarie M. Williams

Executive Director

cc: Mr. Christopher Union, Board Chairman

Enclosures: April 23, 2010 Letter from Governor Mark Sanford

South Carolina State House
Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Receipt for
4/29/15

1205 Pennington St
29201

The Honorable Nikki R. Haley
Governor of South Carolina
P.O. Box 12267
Columbia, Sou

29210@5652
29211226757

COLUMBIA,
SC 290
14 APR '15
PM 3:11



U.S. POSTAGE
PITNEY BOWES
ZIP 29210 \$000.48⁰
02 1M
0001383124 APR 14 2015

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 29210565275 *2554-03305-14-35

Dwight A. Loftis
Greenville County – District No. 19
P. O. Box 14784
Greenville, SC 29610
Tel. (864) 834-5760

Committees:

Rules, Vice Chairman
Ways and Means



House of Representatives
State of South Carolina

Columbia Address:
522-C Blatt Building
Columbia, SC 29201
Tel. (803) 734-3101

April 16, 2015

Ms. Valarie Williams
Executive Director
South Carolina State Housing Authority
300 C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Ms. Williams:

I am requesting a copy of the South Carolina State Housing Authority's Scorecard for evaluating an application for low income housing. Please forward this written criteria to me as soon as possible so that I may review it.

Your immediate attention to this request would be greatly appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dwight A. Loftis". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Representative Dwight A. Loftis
District 19 - Greenville County

Cordia Blathy - Tom Scott's
Office
Horry County Housing Authority
843-727-4525
-Condemned Apartment-
24 hours to leave/mentally
Challenged

Senator Tim Scott
City Hall Lane 3rd Floor Suite
North Charleston, SC 29406

February 19, 2015

Dear Senator Tim Scott

I'm writing to tell you concerning my daughter Erika Holmstrom's housing situation. Without making this letter too long, I'm going to try to give some insight of what Erika has to deal with in her life so far. We are originally from Long Island, New York and Erika has been living in South Carolina for the past 9-10yrs. sharing an apartment with a friend she came down here with. Because Erika doesn't have a vehicle, she has been riding her bike back and forth to work in the rain, heat, and sometimes in the middle of the night, when she is given the night shift. She does this for a twenty hour a week job. The reason Erika only works so little is because she is mentally challenged and has been all her life. When she was younger (she is now 40) I would drive her wherever she needed to go. Now that my husband and I are retired and living down here, I help Erika as much as I can. Before I came down to South Carolina 2 yrs ago Erika met someone and the two of them have been sharing an apartment together. I come to find out that he also has mental challenges too. So, now they are living in this apartment in Garden City for the last 2 ½ yrs. paying rent on time and any other bills they may have. February 2nd or 3rd Erika tells me that they got a notice, from some contractors telling them not to use their front door so they can repair the steps going up to the apartment above them. Next thing I hear from Erika is that they are evicted from their apartment. Erika tells me that that they said the building was condemned. Horry County code enforcement officials had deemed the building in Cambridge Apartments complex to be unfit for occupancy, meanwhile Erika and her roommate have been paying rent to the landlord Tim Treon for the last 2 ½ yrs. The construction people told them they had 24 hours to get their stuff out. My first thought was we're they going to go? Then I thought, they wouldn't have been able to find someone to help move their stuff in such short notice. By the time she let me know about what was happening it was too late they had boarded up the apartment. Erika stayed for a week at an apartment in the next building that wasn't affected. But now she has all her important papers in the condemned apartment. All her possessions to include clothing, kitchen wares, furniture, bedding, and nobody will help her get them out. At the time of the eviction, Erika stated that her medication was in the apartment. The officials there told her she would get arrested if they enter the building. The official then said, "Go to the pharmacy and get some more." I'm trying to help her, so I made some phone calls to The State of South Carolina Dept of Social Services in Horry County, The Housing Authority, The Sheriff Dept, and I told Erika to call the Surfside Beach Magistrate Office, but that didn't help. Nobody seemed to show us any interest in helping at all. All of Erika's life I was there for her and I would try my best to help her with situations that came up, but this is hard for me because I don't know who to contact. To get their security and February's rent refunded, they were told to write a letter to the landlord, which they did. But the landlord, Tim Treon, refuses to answer his phone therefore, they can't get his address. I would really appreciate your help. Thank-you

Sincerely, Leontine Holmstrom
26 Summerlight Dr.
Murrells Inlet, Sc 29576
or cgjholmstrom@gmail.com
843-446-0085



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831

SCHousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

The Honorable Joe Wilson
Member of Congress
1930 University Parkway, Suite 1600
Aiken, SC 29801

Dear Congressman Wilson:

Thank you for your letter to the South Carolina State Housing Finance and Development Authority (the Authority) dated February 9, 2015 concerning Ms. Patricia Causey.

The Authority's inquiry with both the management of Horse Creek Senior Apartments and the Aiken Housing Authority revealed that Ms. Causey had applied for a subsidized apartment under a Project-Based Voucher Program (rental subsidy). At the time of the initial determination of Ms. Causey's eligibility to receive the rental subsidy, using Department of Housing and Urban Development (HUD) guidelines, the Housing Authority determined that the apartments made available under the agreement were not affordable based on Ms. Causey's income and the maximum allowable subsidy. Basically, the program does not permit a Public Housing Agency to assist a family in a unit when the family's portion of the rent and cost of utilities for which they are responsible, would exceed forty percent (40%) of their adjusted monthly income. Therefore, Ms. Causey was informed by the Housing Authority that she could not receive rental subsidy for the apartment. She was also informed by the apartment management that, without the subsidy, she would be required to pay the full rent amount.

The issue of "legality" was raised based on comments made by Ms. Causey about her ability to pay the difference between the maximum allowable subsidy and the amount making the unit unaffordable, which is prohibited by HUD regulations.

However, based on our inquiry, it was determined by both parties that Ms. Causey is in fact eligible to receive subsidy at Horse Creek Senior Apartments and both parties have indicated that they would contact her and invite her to return to the Housing Authority to complete any remaining requirements.

With respect to the ladies not divulging the amount of rent they pay and while it is not clear as to the basis for their not sharing that information, most program participants do not openly provide such information for privacy reasons and do not want others to know they are receiving rental assistance.

Congressman Joe Wilson
February 12, 2015
Page Two

Although the Horse Creek Senior Apartments is a Low Income Housing Tax Credit (LIHTC) property, the contract rent amounts are established under federal guidelines applicable to that program and are not subsidized by the property itself. This is done only through other federal rental subsidy programs such as the Project-Based Voucher and Housing Choice Voucher Programs.

Thank you for your continued concern for the welfare of the citizens of South Carolina. If I can be of further assistance, please do not hesitate to contact me at (803) 896-9005.

Sincerely,



Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001

Fax: (803) 896-8583

TTY: (803) 896-8831

Christopher Union
Chairman

Valarie M. Williams
Executive Director

January 28, 2015

VIA FACSIMILE

The Honorable Lindsey Graham
Midlands Regional Office
508 Hampton Street, Suite 202
Columbia, SC 29202

Re: Debra Davis

Dear Senator Graham:

Thank you for your inquiry on behalf of Ms. Debra Davis. Ms. Davis has requested a release of the mortgage lien from SC Housing Corp pending the sale of her home. Unfortunately, we are unable to release the mortgage lien on her home. Under the Program guidelines assistance is forgiven at a rate of 20% each year.

We provided mortgage assistance from February 2012 to January 2014. At this time Ms. Davis is responsible for 60% of the total assistance paid to Everhome Mortgage on her behalf which is currently \$11,206.05.

It is our desire to help all South Carolinians avoid foreclosure of their property; however we must do so within the guidelines of the U.S. Department of Treasury, under which the SC HELP program is governed. I sincerely regret that we are unable to grant Ms. Davis' request.

Please feel free to contact me should you have further questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams", is written over the typed name.

Valarie M. Williams
Executive Director

Shropshire, Bonita 6-9005

From: Wilbourne, Kim 6-9083
Sent: Friday, January 23, 2015 4:40 PM
To: Shropshire, Bonita 6-9005
Subject: Customer Complaint - Davis, Debra

FYI -

We have a customer that is very upset and claims she is going all the way to the top with her complaint.

Ms. Davis received assistance totaling \$18,668.42 (current payoff \$11,206.05). She is now selling her home and netting \$16,323.44. She is demanding that we release our lien without being paid off. I explained to her our policy regarding lien releases, but she does not care.

Kim



Kim Wilbourne, *Operations Manager*

300-C Outlet Pointe Blvd. | Columbia, SC 29210 | 803.896.9083

SCHELP.gov



Senator Graham's office
Send a hardship letter

LINDSEY O. GRAHAM
SOUTH CAROLINA



200 SENATE SENATOR OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-6822

UNITED STATES SENATE AUTHORIZATION FORM

By providing the information below and signing this form, I hereby authorize the appropriate agency to furnish the office of U.S. Senator Lindsey Graham information pertaining to my claim or request. This authorization is in accordance with the Privacy Act of 1974.

Name: Debra Via (Davis) Phone: (803) 394-5601

Address: 2037 Legrand Rd

City: Columbia State: SC Zip: 29223

Social Security Number: 251-80-1921 VA Number (if applicable): _____

In the space below, briefly describe the problems that you are experiencing and explain exactly what you would like Senator Graham to do on your behalf. Without this information, it will be impossible for Senator Graham to adequately assist you. (If you need more space, please use the back of the form).

When I received the assistance from SC Help, I didn't realize it was a loan. I have struggled to make my mortgage payments that is why I'm selling my house now or I will lose it. I would like Senator Graham's assistance in persuading SC Help to forgive my remaining balance.

Signed: [Signature] Date: 1-26-2015

NOTE: Those requesting assistance from Senator Graham should note that if they are represented by an attorney, that attorney must contact the Senator's office by letter or telephone before action can proceed. This is to eliminate any confusion and it is in the best interest of the client.

If represented by an attorney, please give attorney's name _____

Please return form to:
U.S. Senator Lindsey O. Graham
508 Hampton Street, Suite 202
Columbia, South Carolina 29201
Phone: (803) 933-0112
Fax: (803) 933-0957

508 HAMPTON STREET
SUITE 202
COLUMBIA, SC 29201
(803) 933-0112

411 WEST SUMNER STREET
SUITE 111
FLORENCE, SC 29501
(803) 688-4506

130 SCOTT MASS STREET
SUITE 700
GREENVILLE, SC 29601
(864) 382-1417

100 JIMMIE DAVIS BOULEVARD
SUITE 202
MOUNT PLEASANT, SC 29504
(843) 948-3827

238 EAST MAIN STREET
SUITE 100
ROCK HILL, SC 29730
(803) 388-0838

124 CINCINNATI STREET
SUITE A
FLORENCE, SC 29506
(803) 648-4098



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

October 31, 2014

The Honorable Tim Scott
U.S. Senator
2500 City Hall Lane
North Charleston, SC 29406

Re: Connie L. Windham

Dear Senator Scott:

Thank you for your inquiry on behalf of Mrs. Connie L. Windham. Mrs. Windham applied for mortgage loan assistance through SC HELP on August 20, 2014 and was unfortunately denied for benefits. We accepted her letter to you dated September 9, 2014 as her request for an appeal. After further review of the Windham's base pay income our SC HELP staff has determined still that there is sufficient income to support the monthly mortgage payment.

Mrs. Windham has been advised of this determination and encouraged to let the SC HELP staff know if there has been any change in her husband's monthly income or if she has been approved for disability income through the Social Security Administration.

It is our desire to help all South Carolinians avoid foreclosure of their property; however we must do so within the guidelines of the U.S. Department of Treasury, under which the SC HELP program is governed. I hope you will not hesitate to let me know if you have any other questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams".

Valarie M. Williams



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 16, 2015

The Honorable Thomas Alexander
S.C. State Senate
313 Gressette Building
Columbia, SC 29201

Dear Senator Alexander:

The South Carolina State Housing Finance and Development Authority (SC Housing) is hosting its annual Palmetto Affordable Housing Forum ("Forum") April 21 through April 22 at the Columbia Metropolitan Convention Center located at 1101 Lincoln Street in Columbia, South Carolina.

For 20 years, the Forum has been recognized as a leading state resource. The Forum provides the best platform for housing-related professionals to collaborate on ways to expand housing choices in South Carolina. Host to over 600 individuals from around the state, the Forum offers an excellent opportunity to network and collaborate with a wide-range of housing industry professionals to share ideas and build relationships that will improve and create housing choices for all South Carolinians.

I would like to invite you to serve as a panelist at our Legislative Panel Session on Tuesday, April 21st at 3:45 PM. I feel that your perspective regarding assuring quality affordable housing for South Carolina's workforce will serve as a benefit to attendees of the Forum and it would be an honor to have you. Mr. Reggie Bell, Director of Marketing and Communications for SC Housing will follow-up with your staff on your availability. Thank you for every consideration.

Sincerely,

A handwritten signature in blue ink that reads "Valarie M. Williams".

Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 16, 2015

The Honorable Joel Lourie
S.C. State Senate
601 Gressette Building
Columbia, SC 29201

Dear Senator Lourie:

The South Carolina State Housing Finance and Development Authority (SC Housing) is hosting its annual Palmetto Affordable Housing Forum ("Forum") April 21 through April 22 at the Columbia Metropolitan Convention Center located at 1101 Lincoln Street in Columbia, South Carolina.

For 20 years, the Forum has been recognized as a leading state resource. The Forum provides the best platform for housing-related professionals to collaborate on ways to expand housing choices in South Carolina. Host to over 600 individuals from around the state, the Forum offers an excellent opportunity to network and collaborate with a wide-range of housing industry professionals to share ideas and build relationships that will improve and create housing choices for all South Carolinians.

I would like to invite you to serve as a panelist at our Legislative Panel Session on Tuesday, April 21st at 3:45 PM. I feel that your perspective regarding assuring quality affordable housing for South Carolina's workforce will serve as a benefit to attendees of the Forum and it would be an honor to have you. Mr. Reggie Bell, Director of Marketing and Communications for SC Housing will follow-up with your staff on your availability. Thank you for every consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 16, 2015

The Honorable Clementa Pinckney
S.C. State Senate
512 Gressette Building
Columbia, SC 29201

Dear Senator Pinckney:

The South Carolina State Housing Finance and Development Authority (SC Housing) is hosting its annual Palmetto Affordable Housing Forum ("Forum") April 21 through April 22 at the Columbia Metropolitan Convention Center located at 1101 Lincoln Street in Columbia, South Carolina.

For 20 years, the Forum has been recognized as a leading state resource. The Forum provides the best platform for housing-related professionals to collaborate on ways to expand housing choices in South Carolina. Host to over 600 individuals from around the state, the Forum offers an excellent opportunity to network and collaborate with a wide-range of housing industry professionals to share ideas and build relationships that will improve and create housing choices for all South Carolinians.

I would like to invite you to serve as a panelist at our Legislative Panel Session on Tuesday, April 21st at 3:45 PM. I feel that your perspective regarding assuring quality affordable housing for South Carolina's workforce will serve as a benefit to attendees of the Forum and it would be an honor to have you. Mr. Reggie Bell, Director of Marketing and Communications for SC Housing will follow-up with your staff on your availability. Thank you for every consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 16, 2015

The Honorable Gilda Cobb-Hunter
S.C. House of Representatives
309 C Blatt Building
Columbia, SC 29201

Dear Representative Cobb-Hunter:

The South Carolina State Housing Finance and Development Authority (SC Housing) is hosting its annual Palmetto Affordable Housing Forum ("Forum") April 21 through April 22 at the Columbia Metropolitan Convention Center located at 1101 Lincoln Street in Columbia, South Carolina.

For 20 years, the Forum has been recognized as a leading state resource. The Forum provides the best platform for housing-related professionals to collaborate on ways to expand housing choices in South Carolina. Host to over 600 individuals from around the state, the Forum offers an excellent opportunity to network and collaborate with a wide-range of housing industry professionals to share ideas and build relationships that will improve and create housing choices for all South Carolinians.

I would like to invite you to serve as a panelist at our Legislative Panel Session on Tuesday, April 21st at 3:45 PM. I feel that your perspective regarding assuring quality affordable housing for South Carolina's workforce will serve as a benefit to attendees of the Forum and it would be an honor to have you. Mr. Reggie Bell, Director of Marketing and Communications for SC Housing will follow-up with your staff on your availability. Thank you for every consideration.

Sincerely,

A handwritten signature in blue ink that reads "Valarie M. Williams".

Valarie M. Williams
Executive Director



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-9001 TTY: (803) 896-8831
www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 16, 2015

The Honorable William Sandifer
S.C. House of Representatives
407 Blatt Building
Columbia, SC 29201

Dear Representative Sandifer:

The South Carolina State Housing Finance and Development Authority (SC Housing) is hosting its annual Palmetto Affordable Housing Forum ("Forum") April 21 through April 22 at the Columbia Metropolitan Convention Center located at 1101 Lincoln Street in Columbia, South Carolina.

For 20 years, the Forum has been recognized as a leading state resource. The Forum provides the best platform for housing-related professionals to collaborate on ways to expand housing choices in South Carolina. Host to over 600 individuals from around the state, the Forum offers an excellent opportunity to network and collaborate with a wide-range of housing industry professionals to share ideas and build relationships that will improve and create housing choices for all South Carolinians.

I would like to invite you to serve as a panelist at our Legislative Panel Session on Tuesday, April 21st at 3:45 PM. I feel that your perspective regarding assuring quality affordable housing for South Carolina's workforce will serve as a benefit to attendees of the Forum and it would be an honor to have you. Mr. Reggie Bell, Director of Marketing and Communications for SC Housing will follow-up with your staff on your availability. Thank you for every consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Valarie M. Williams".

Valarie M. Williams
Executive Director

Leanne Johnson
Wes Bldg Construction (Closed Down)

Can not reapply
because it's a mobile
home.



Bonita Holly Shropshire [Executive Assistant to Valarie M. Williams](#)
300-C Outlet Pointe Blvd. | Columbia, SC 29210 | 803.896.9005
[SCHousing.com](#)

From: Kathy Sprayberry [<mailto:KathySprayberry@scsenate.gov>]
Sent: Thursday, January 08, 2015 5:13 PM
To: Shropshire, Bonita 6-9005
Subject: RE: Roofing Problem

No, he just said Lynn at the Housing Authority.

From: Shropshire, Bonita 6-9005 [<mailto:Bonita.Shropshire@schousing.com>]
Sent: Thursday, January 08, 2015 5:11 PM
To: Kathy Sprayberry
Subject: RE: Roofing Problem

Got it 😊.

Did he send in any information to you all stating what agency his mother went through to obtain the home repairs?

From: Kathy Sprayberry [<mailto:KathySprayberry@scsenate.gov>]
Sent: Thursday, January 08, 2015 5:09 PM
To: Shropshire, Bonita 6-9005
Subject: Roofing Problem

6/5/07 22 years

Thursday, January 08, 2015

Bonita-

Per our conversation regarding the roof that was put on Mr. Frye's mother's house 6 years ago. The roof is falling in and the company is out of business. The address is has follows:

~~Jack~~ Frye
6846 Platt Springs Rd.
Lexington, SC 29073
(803) 894-7512

12/15

Lelia Mae Frye

Work done 6 years ago.

Have been waiting for about 6 months.

Thank you for your attention to this inquiry.

2008

2
This won't cover because a pitch
is not out on the

Kathy Sprayberry for Senator Katrina F. Shealy

South Carolina Senate
P.O. Box 142
502 Gressette Bldg.
Columbia, SC 29202

803-212-6108 (office)
803-212-6299 (fax)

KathySprayberry@scsenate.gov (email)
www.scstatehouse.gov (website)

This email has been scanned for spam and viruses by Proofpoint Essentials cloud email security - click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials cloud email security - click [here](#) to report this email as spam.

This email has been scanned for spam and viruses by Proofpoint Essentials cloud email security - click [here](#) to report this email as spam.

Shropshire, Bonita 6-9005

From: Kathy Sprayberry <KathySprayberry@scsenate.gov>
Sent: Thursday, January 15, 2015 2:49 PM
To: Shropshire, Bonita 6-9005
Subject: FW: Roofing Problem

I just spoke with Mr. Frye.

Mother - Ms. Frye
6848 Platt Springs Road
Lexington, SC

6850 Platt Springs Road
Lexington, SC

Per our conversation.

From: Kathy Sprayberry
Sent: Thursday, January 15, 2015 1:34 PM
To: 'Bonta Shropshire (Bonita.Shropshire@schousing.com)'
Subject: FW: Roofing Problem

From: Kathy Sprayberry
Sent: Monday, January 12, 2015 2:45 PM
To: 'Shropshire, Bonita 6-9005'
Subject: RE: Roofing Problem

No, I have not, but if so I will let you know.

Kathy

From: Shropshire, Bonita 6-9005 [<mailto:Bonita.Shropshire@schousing.com>]
Sent: Monday, January 12, 2015 12:30 PM
To: Kathy Sprayberry
Subject: RE: Roofing Problem

Kathy, have you all received any other phone call from Mr. Frye?

I called the number provided on Friday and again this morning and no one answers and there was not an answering machine. If they happen to call back to your office please feel free to give them my name and our number here (803) 896-9005.

Thank you.

2015
MISC
CORRESPONDENCE

Shropshire, Bonita 6-9005

From: Shropshire, Bonita 6-9005
Sent: Sunday, July 12, 2015 10:32 AM
To: 'doug@newpaths.net'
Subject: RE: Follow up...

Confirmed.

We are located at 300-C Outlet Pointe Boulevard, Columbia 29210

You will be meeting with Ms. Williams' Deputy Director of Programs – Mr. Ed Knight and his development division Director, Ms. Laura Nicholson.

So that they can have the latest information on your project, please send us an updated Project Summary.

Thank you and we look forward to your meeting.

From: doug@newpaths.net [mailto:doug@newpaths.net]
Sent: Friday, July 10, 2015 10:05 AM
To: Shropshire, Bonita 6-9005
Subject: Re: Follow up...

Ms. Shropshire, my team would like to schedule 3pm on July 20th. Please confirm.

Douglas Page

Sent from Windows Mail

From: [Shropshire, Bonita 6-9005](#)
Sent: Tuesday, July 7, 2015 11:13 AM
To: [Douglas Page](#)

Good morning again Sir,

As follow up to your conversation with Ms. Williams, I have already checked our Deputy Director of Program's schedule and he will be in the office on Monday, July 20th. I will be happy to get you scheduled. I typically like to offer a 11:00 a.m. or 3:00 p.m. meeting time. Please let me know if either of those time work for your schedule.

You can also send your updated project summary through me.

Shropshire, Bonita 6-9005

From: Williams, Valarie 6-9005
Sent: Friday, June 19, 2015 5:20 PM
To: Shropshire, Bonita 6-9005
Subject: FW: New Paths Development & Consulting: Ridgewood Community Townhome Development
Attachments: Woodbrier Narrative 2015.pdf; Woodbrier Project Summary 2015.pdf

Did we get this forwarded out to someone yet?

From: Shropshire, Bonita 6-9005
Sent: Wednesday, June 03, 2015 2:31 PM
To: Williams, Valarie 6-9005
Subject: FW: New Paths Development & Consulting: Ridgewood Community Townhome Development

From: John J. Lewis III [<mailto:John@NewPaths.Net>]
Sent: Wednesday, June 03, 2015 1:10 PM
To: Shropshire, Bonita 6-9005
Cc: Doug@NewPaths.Net; Sonmi@NewPaths.Net
Subject: New Paths Development & Consulting: Ridgewood Community Townhome Development

Ms. Williams,

Our firm, New Paths Development and Consulting, has been retained to plan, develop, & build a for-sale townhome development of approximately 36 units in the Ridgewood Community of Columbia. We have sight control of approximately 4 acres currently.

In fact in our conversation regarding the project with Elder Jennifer and Pastor Aaron Bishop of Grace Christian Church, your name surfaced as a person we needed to meet and share with also.

Attached is a project narrative and site plan for your review. Our team would like to meet with you to share more information about our project and also determine what assistance might be available through your organization. We are planning to be in Columbia again on June 9th and have availability in the afternoon. Please let us know if you have any availability on this date.

Thanks,

John J. Lewis III
336-601-8284 ofc
336-207-7546 cell

New Paths Development & Consulting
1400 Battleground Avenue
Suite 118

I left msg for this gentleman



New Paths Development & Consulting, LLC
1400 Battleground Avenue, Suite 118
Greensboro, NC 27408

Woodbrier St. Project Summary

New Paths Development & Consulting, LLC (**New Paths**) is a commercial real estate development and financial consulting firm that specializes in providing development & financial solutions and services for our clients.

On behalf of our client, Amare Hanna Group, LLC, we are excited about the opportunity to develop and construct forty eight (48) for-sale townhouse units with 3 bedrooms & 2.5 baths for Work Force Housing owners in Columbia, South Carolina. This location in the Ridgewood Community is in a highly distressed census tract.

The proposed site fronts on Woodbrier Street and includes ten (10) lots totaling 6.15 acres that will be subdivided. The assemblage of those ten lots will create a site to allow six (6) eight unit buildings to be constructed. All of the required property is currently owned or will be acquired by Inez Martin Hicks family members and will be deeded to the project owners Amare Hanna Group, LLC.

The project budget is projected to be \$5 million with unit sales prices estimated at \$129,900. The project will be financed via a commercial construction/development loan and anticipated partnership investment from local, state, and federal government.

Construction will begin in the fall of 2015 with completion projected by the end of 2016, the Construction period will be 18 months.

We will support community and public involvement. Additionally, we will implement and execute a very active Section 3 program to provide opportunities for small minority businesses and contractors to receive job training and career development in major construction projects.

We strongly believe that there is a need for this type of project in the Ridgewood Community and that the impact to the community will be great. This project is in strong alignment with Richland County's already-established plans for revitalization of the entire Ridgewood community and will continue to build upon the foundation and investment that has already begun!

John J. Lewis III
New Paths Development & Consulting, LLC



P. O. Box 1623
Columbia, SC 29202
803-808-2980
info@affordablehousingsc.org
www.affordablehousingsc.org

February 19, 2015

Mr. Kenneth Ormand, Jr.
Commissioner, SCSHFDA
Ormand Law firm
625 Taylor Street,
Columbia, SC 29201

Dear Commissioner Ormand:

During the January 21, 2015 SCSHFDA Board meeting there was discussion regarding the 2015 Qualified Allocation Plan and the changes that had been submitted by the Governor's Office, specifically the appeals or reconsideration process. One of the Board members made comments questioning the need for such a process and asked direct questions regarding the Affordable Housing Coalition of South Carolina's interest in the appeals process. As was stated in the meeting the Coalition has supported an expanded appeals process. The Coalition would like to take this opportunity to clarify some misconceptions regarding our support of an expanded appeals process and to correct errors that were made in the QAP discussion.

First, it is important to understand the membership of the Coalition. The Coalition is comprised of members representing all aspects of the affordable housing industry working in South Carolina. That includes both in state and out of state for profit and non-profit developers. These developers are the backbone of the Low Income Housing Tax Credit production in the state. While they are competitors, they are also colleagues. Each understands that some years he/she may get a funded development and the next year it may be a competitor. There is no more jealousy between that group of professionals than there is with any other industry segment. Therefore, for a board member to make the statement that Coalition members wanted the expanded appeals process out of jealousy is completely inaccurate.

Second, the Coalition established a LIHTC Committee several years ago to thoroughly discuss, vet, and make recommendations regarding changes to the LIHTC program that will help to enhance the production of workforce/affordable housing in South Carolina. This committee is comprised of a broad range of developers and recommendations that are submitted to the committee are carefully analyzed to ensure that they benefit the LIHTC program and not a specific developer. Through the years, one recommendation that has been submitted by multiple committee members is an expanded appeals process.

The primary reason the Coalition's LIHTC Committee members are interested in an expanded appeals process is based upon their concerns that decisions are not always consistent regarding

LIHTC awards and the attitude that has been taken by SCSHFDA when developers requested clarification. The Coalition has information on numerous examples of these concerns. However, in the interest of brevity, below are two examples that occurred in the 2014 cycle.

Example 1: A developer submitted an application for a property that was 15 feet below road grade. As is stated in the 2014 QAP on Page 5: *The development entrance(s) should be at or above access road grade.*

The developer appealed his score and was awarded points based on his assertion that he would correct the problem. As is stated on page 17 of the 2014 QAP, *Only the application and documents then existing in the Authority's file will be considered. No additional documentation will be accepted by the Authority unless it explains previously submitted documentation. The burden is on the Applicant to demonstrate any errors in the review and/or point scoring process.*

Clearly, the decision to rule positively on the developers appeal is not in accordance with the information stated in the QAP. By allowing the developer to submit documentation to make the case that although the site was not in compliance with the QAP that it could be "fixed" was not a judgment that was not allowed by the QAP nor was the same opportunity offered to other developers in this LIHTC round or any other prior round.

Example 2: A developer submitted an application in 2014, 2013, 2012, and 2011 for the same site in Orangeburg County. The locations utilized for site services were the same each year. However, these applications received different scores based on distances to site services each year, even though they were evaluated by the same site reviewer. When the developer appealed his score based on this obvious error, his appeal was denied. When he requested clarification on why the same site, with the same services and the same evaluator would receive different scores in different years he was given no information, except a response that the appeal had been evaluated, denied, and that it was a closed matter. You can see the response on the attached email copy.

In addition to these two examples, there are numerous others that we can share with you if you are interested.

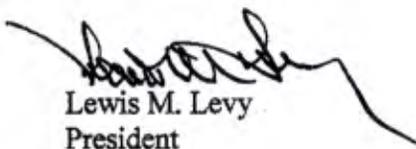
The lack of common customer/client service frustrates developers and leads them to believe that they are not a valued partner with SCSHFDA to produce affordable/workforce housing for the state. Several developers have expressed that they have lost confidence in SCSHFDA and its ability to manage the LIHTC program with integrity. Some have expressed that their level of frustration with the agency has reached the level that they no longer want to work with the agency or others that are demanding that a fair process be put in place. This will ultimately lead to less competition and could impact overall quality of affordable/workforce housing.

Ormand
February 19, 2015
Page 3

The Coalition's support of an expanded appeals/reconsideration process is not because developers are jealous or that they want to hold the process hostage to get what they want. Rather it is in an interest to reestablish a collaborative relationship with the agency and rebuild a process with integrity. The Coalition has actually discouraged some developers from going to the press with information that could be very damaging to the entire program, its administrators and applicants.

We hope this demonstrates for you the reasoning behind the Coalition's support of an expanded appeals/reconsideration process and corrects the erroneous information that was discussed at the January 21 Board meeting. We would happy to meet with the board at your convenience to further discuss any of these issues.

Sincerely,



Lewis M. Levy
President

Attachment

From: Bill Owen <owenbill@aol.com>

To: valarie.williams <valarie.williams@schousing.com>

Cc: Laura.Nicholson <Laura.Nicholson@schousing.com>; mod <mod@murrayduggins.com>

Subject: Response to appeal.

Date: Thu, Jul 3, 2014 10:54 am

Ms. Williams:

Attached are copies of letters sent to you regarding the site scoring of our Orangeburg Green application. You responded to the first letter with a denial, however, the second letter was sent on June 15 with additional documentation that the "third party" had erred in their measurement. I find their measurement completely unreliable as the application has been submitted four times and their measurement to the grocery store has been the following: 2011 0.5 miles, 2012 0.6 miles, 2013 0.5 miles, and 2014 0.7 miles. All done by B. Lowe whose name is shown on your Site Review Sheet.

In the second letter appealing the denial, satellite documentation was provided to further prove the error made by the "third party". I find it very disappointing that you would take the word of a company who cannot measure distances from one year to the next over a quality developer who has been in the affordable housing business since 1979. It is also disappointing that you have yet to reply to our second letter dated June 15.

Bill Owen
United Developers, Inc.
2939 Breezewood Avenue
Fayetteville, NC 28303
owenbill@aol.com
910-624-3523 (Cell)
910-483-4274 (Fax)



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: (803) 896-8001 TTY: (803) 896-8831
www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

July 3, 2014

United Developers
Attention: Murray O. Duggins
2939 Breezewood Avenue
Suite 201
Fayetteville, NC 28304

Re: 14026 – Orangeburg Green

Dear Mr. Duggins:

I am in receipt of your June 15, 2014 letter regarding the above-referenced development. The Executive Committee reviewed your May 27, 2014 request for reconsideration for this development and declined to make changes to the development's point score. Because the Executive Committee has already reviewed this request, I am declining to review it again and no changes will be made to the development's point score.

I again thank you for your participation in the Low-Income Housing Tax Credit Program and our efforts to create quality affordable housing opportunities for the citizens of South Carolina.

Sincerely,

A handwritten signature in black ink that reads "Valarie M. Williams".

Valarie M. Williams
Executive Director

From: Easton, Tracey 6-8771 <Tracey.Easton@schousing.com>
To: Bill Owen (owenbill@aol.com) <owenbill@aol.com>
Cc: Knight, Ed 6-8686 <Ed.Knight@schousing.com>; Hutto, Richard 6-8664 <Richard.Hutto@schousing.com>; John Roberts (jroberts@willoughbyhoefer.com) <jroberts@willoughbyhoefer.com>; Ben Mustian <BMustian@Willoughbyhoefer.com>
Subject: RE: Answer to Question
Date: Mon, Jul 21, 2014 3:09 pm

Mr. Owen,

I was forwarded the email you sent to Mr. Knight and Mr. Hutto subsequent to the email I sent you this morning. My email was the Authority's final response regarding this matter. The Authority considers this matter closed, and no further response will be forthcoming.

Tracey C. Easton *General Counsel*

tracey.easton@schousing.com

300-C Outlet Pointe Blvd. | Columbia, SC 29210 | 803.896.8771 | Fax 803.551.4878

SCHousing.com

From: Bill Owen [<mailto:owenbill@aol.com>]
Sent: Monday, July 21, 2014 11:46 AM
To: Knight, Ed 6-8686; Hutto, Richard 6-8664
Subject: Answer to Question

Gentlemen:

I am contacting you to try to get an answer to a simple question on the decision of the Executive Committee to not approve our appeal to the measurement for our Orangeburg Green 14026 application.

Please review the facts and advise me as I have been unable to get a direct answer from anyone else. here are the facts:

Orangeburg Grocery Store:



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: 803.896.9001 TTY: 803.896.8831
SCHousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

December 3, 2014

Mr. Lewis M. Levy, President
Affordable Housing Coalition of SC
P. O. Box 1623
Columbia, SC 29202

Re: 2015 Palmetto Affordable Housing
Forum

Dear Lewis:

I am receipt of your letter regarding the 2015 Palmetto Affordable Housing Forum and the reduced number of sessions allocated to the Coalition. As you are well aware, SC Housing handles the vast majority of the logistics for the Forum. In order to do so, it is imperative that we complete various milestones as outlined in an initial timetable shared with the Partners in August of this year. All other Partners have met agreed upon timeframes with quality sessions that will ultimately add to the richness of the Forum.

To keep on schedule, it was our plan to begin website registrations on next week inclusive of a full outline of session offerings. For your planning purposes, I will restore the two sessions for the Coalition's use, however, please know that we cannot move forward until the Coalition provides the needed information in a timely fashion. I trust that you will do whatever is necessary in order to facilitate and address SC Housing's urgency as noted. If you would email me to let me know when we can expect this information, I would certainly appreciate it.

In terms of the Sponsorship Agreement, I have no knowledge of what information has been relayed to the Executive Committee that would lead them to believe that SC Housing wishes to terminate that relationship. Not unlike other years, SC Housing seeks to negotiate the Agreement in order to produce desired results. I have reviewed the attached updated copy of the Agreement and submit it for your review. So that we do not encounter any further delays, let me suggest that we meet to discuss if the Agreement is still not acceptable to the Coalition.

SC Housing values our relationship with the Coalition and looks forward to a continued mutually enriching partnership.

Sincerely,

A handwritten signature in blue ink that reads "Valarie M. Williams".

Valarie M. Williams

Enclosure



P. O. Box 1623
Columbia, SC 29202
803-808-2980
info@affordablehousingsc.org
www.affordablehousingsc.org

July 3, 2014

Ms. Valarie M. Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

In follow up to our recent telephone conversation in which I discussed general concerns regarding the site analysis and scoring of 2014 QAP applications, I have additional information to share with you regarding specific concerns that have arisen and been communicated to the Affordable Housing Coalition of South Carolina.

The Coalition has recently learned that applications were awarded points for site services based on the 0.5 mile driving distance requirement as published in the 2014 Qualified Allocation Plan (QAP) approved by the Governor. However, the driving distances actually exceeded 0.5 miles in some cases. It is our understanding that the distance was increased to accept anything less than 0.6 miles. While the QAP allows for Agency discretion on certain scoring criteria, market demands and others factors, there should not be any ambiguity on the issue of distance. Developers competing for tax credits choose sites based strictly on these distance thresholds and follow the rules scrupulously. Since the 0.5 mile distance is not new to the QAP and we have previously seen the Authority treat the 0.5 mile threshold as 0.5 miles, we are concerned that staff may be unaware that applications were given full points for site service distances exceeding the 0.5 miles.

The 2014 Manual states that driving distances are to be measured using "*computer based mapping systems such as Google Maps or other similar distance calculating systems [and] Distances are subject to Authority verification and GPS verification.*" It is critical that the LIHTC program be administered equitably and in accordance with the rules and guidelines specifically outlined in the QAP. The majority of the LIHTC

development community sought out sites that were within 0.5 miles of as many site services as possible. However, other sites outside that distance seem to be reaping a greater benefit now that the Authority has expanded the distance.

With the submission of this letter, the Coalition is formally requesting that the Authority confirm and, if discovered, revisit the 0.5 mile distance criteria on any application where Google Maps and/or the consultant's automobile odometer reads 0.5 miles prior to completing the site service distance. As stewards of the program, the Coalition intends to check all distances of 2014 funded deals to confirm no erroneous award of credits are issued as a result of the 0.5 mile criteria.

As an example of the distance error, we have scouted one of the top four (4) scoring sites, Deercase Village -14012. Based on the overall score the application had to have received at a minimum 35 out of the 36 possible site scoring points. From our visit we have discovered the following issues which do not appear to be scored accurately:

- The proposed site has Site Entrance 1 and Site Entrance 2. Site Entrance 2 is located at least 4 feet below road grade and at least seven (7) of their site services are accessed from this Site Entrance 2 to achieve the maximum points. This Entrance should be a negative 2 points for being below road grade.
- The Walmart Grocery Store and Pharmacy are over 0.5 miles and there should have been a ½ point deducted for each of these services.
- The McDonalds is the closest restaurant and it is just over a 0.5 mile thus another ½ point deduction.
- From Site Entrance 1 the entertainment venue is in excess of 0.6 mile so the application should lose ½ point.
- The nearest medical facility is in excess of 0.7 miles and also should have lost ½ point.
- The fire station is located 0.7 mile from the site and another ½ point should have been lost. In addition, this is from Site Entrance 2, which is already established to be questionable.
- The closest bank appears to be the one located within Walmart and is over 0.5 miles resulting in the loss of another ½ point.
- We cannot find a public park within 2.0 miles. The neighboring property is a LIHTC development that represented the nearest park as being 2.3 miles on its 2012 LIHTC Application. We have confirmed with the City that there are no other public parks nearby. This should result in a 1.5 point reduction.

Valarie Williams
July 2, 2014
Page 3

Considering these specific examples, we fail to see how this Application has achieved the score currently reflected on the 2014 Tax Credit Development Final Point Scores sheet published by the Authority. We are concerned that this is not an isolated incident and that there could be additional site analysis errors on other properties. Rather than relying solely on the work of outside consultants, we strongly encourage the Authority to revisit these sites to ensure the distances to services are accurate and that detrimental criteria are correctly applied as determined by the standards published in the 2014 QAP and Manual. Based on the information stated above, it is evident to the Coalition that the accuracy of some analyses cannot be relied upon.

We are bringing this matter to your attention as a group because the Coalition's purpose and goal is to protect the integrity and longevity of the LIHTC program here in South Carolina. We want to work in partnership with you and the Authority to ensure the accuracy and integrity of a program to which we are all committed. Recently the Coalition was instrumental in helping to stop a resolution presented to the South Carolina General Assembly which, if passed, would have had far reaching negative impacts on affordable housing in Berkeley County and across the state. The language which had already passed the Senate and could have slipped through the General Assembly had we not taken action included the following:

Before Berkeley County, or any political subdivision within Berkeley County, may issue a building permit for a housing project that qualifies for, is approved, awarded, or issued credits from the South Carolina Housing Authority, the issuing entity must submit an economic impact study related to the project to the Berkeley County Legislative Delegation for review and comment.

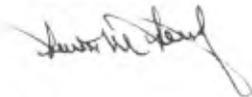
This resolution would have allowed the local jurisdiction to stall the issuance of building permits for an indefinite amount of time such that a developer could not meet requisite development benchmarks for new housing developments. If this legislation specific to Berkeley had been successful there would have been other counties and/or municipalities trying to craft similar legislation putting all affordable housing at risk.

The Affordable Housing Coalition of South Carolina serves as an advocate for the LIHTC program in our state and it is our goal is to protect the integrity of the tax credit program.

Valarie Williams
July 2, 2014
Page 4

As you move forward with the final 2014 awards, the Coalition is available to provide any information that you may need in reviewing these concerns. You may contact our office at 803-808-2980 to request additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lewis M. Levy". The signature is written in a cursive style with a large, sweeping flourish at the end.

Lewis M. Levy
President

CC: The Honorable Nikki Haley
Ms. Laura Nicholson