



South Carolina  
**STATE HOUSING**  
Finance and Development Authority

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## Memorandum

**Date:** December 19, 2011  
**To:** All Tax Credit Development Partners  
**From:** Laura Nicholson, Development Director  
**Subject:** Revised Executed Final 2012 Qualified Allocation Plan (QAP)

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The Authority has received the executed 2012 QAP. The Proposed Final 2012 QAP originally sent to Governor Haley, dated 11/8/11 and posted on the Authority's webpage, has been changed. The changed items are as follows:

1. Additional Tie Breaker Item #4- Owners (which include individual(s), corporation(s), or in the case of a limited partnership, the general partners(s)) who have previously developed a minimum of one LIHTC development in South Carolina. LIHTC development (to include 4% and 9% Tax Credits, TCAP and Exchange funded developments) means, coordinating the development team from the planning, financing and construction of a development through the receipt of Certificates of Occupancy and issuance of 8609s. Applicants **must** have a current ownership interest in the development.
2. Deleted from the Point Criteria section is Sites located in the Community Revitalization Development Plan (CRDP) area. Added as an additional Tie Breaker, Item #5- Sites located in a Community Revitalization Development Plan (CRDP) area will receive points. The CRDP must have been adopted not later than November 15, 2011. Evidence of such must be verified in writing by a City and/or County official and submitted with the application. The proposed development must be part of an existing and ongoing revitalization for the area that promotes affordable housing including single and multifamily housing developments. Evidence of past, current and planned revitalization efforts must be documented using photographs and specific addresses. Consolidated Plans for a County alone do not count as CRDP targeted areas.