

APPLICATION INFORMATION

The Authority evaluates applications based on the following characteristics:

- ◆ Site/Location
- ◆ Development
- ◆ Applicant/Development Team
- ◆ Targeting/Extended Use
- ◆ Financial

The Authority is required to allocate tax credits giving preference to proposals that:

- ▶ Serve the lowest income tenants;
- ▶ Serve qualified tenants for the longest periods;
- ▶ Contribute to a concerted Community Revitalization Plan;
- ▶ Are intended for eventual tenant ownership;
- ▶ Are intended to serve individuals with children;
- ▶ To those on public housing lists.

“Housing South Carolina Is Our Business”

RULES AND REGULATIONS

Owners who receive an allocation of credits must abide by the IRS rules and regulations that govern the program. The Authority has incorporated these regulations and rules in its Housing Tax Credit program.

The Authority requires the owners of each development to provide certain reports to the Authority and maintain certain records for the Authority’s review.

The Authority will monitor at least 20 percent of the low income units in a development. Monitoring includes actual physical inspections of housing units as well as a review of tenant certifications.

***Note:** The Housing Tax Credit program operates under a Qualified Allocation Plan (QAP) which is amended annually and is typically available on the Authority website in December of each year.*

Additional information may be requested by contacting the Authority at:



**South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210
(803) 896-9001
TTY - 896-8831**

AN INCENTIVE FOR PROVIDING AFFORDABLE HOUSING



South Carolina Housing Tax Credit Program

South Carolina State Housing
Finance & Development Authority

WHAT IS THE HOUSING TAX CREDIT PROGRAM?

The Housing Tax Credit Program is designed to provide an incentive to owners developing multifamily rental housing for households whose incomes do not exceed 60 percent of the county median income. The program is a U.S. Department of Treasury program administered by the South Carolina State Housing Finance and Development Authority.

Owners of and investors in qualifying developments can use the credit as a dollar-for-dollar reduction in federal income tax liability.

Owners can take the credit for the allocation for up to ten years if the rental property remains in compliance with occupancy and rent restrictions for 30 years.



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www.schousing.com



HOW THE TAX CREDIT PROGRAM WORKS

- Each year the Authority sponsors a Developers Roundtable to discuss the previous years' program;
- The Authority develops a Qualified Allocation Plan (QAP) which is submitted to the Governor for approval;
- In December of each year, the QAP and all accompanying documentation are posted to the Authority's website;
- In January or February of each year, a workshop is held for those interested in participating in the annual competition;
- Tier One Applications are submitted for site and market review;
- Applicants are invited to submit Tier Two applications;
- Applications are underwritten to determine financial feasibility;
- Reservations of Tax Credits are offered typically in August or September of each year.

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ELIGIBILITY

Developments that may qualify for credits include new construction, acquisition with rehabilitation, rehabilitation, or adaptive reuse.

All units within a development must be available for occupancy by the general public. Additionally, all units must adhere to accessibility, health, safety, and building codes.

Individuals occupying qualified units must meet the income requirements for their household size at the applicable percentage of the median income established for the county of residence.

Owners must set-aside at least 20 percent of the units for occupants whose incomes are at or below 50 percent of the county median income or at least 40 percent of the units for occupants whose incomes are at or below 60 percent of the county median income.

**For additional information contact:
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