

# 2020 Tax Credit Program

## Bulletin # 12

### FINAL BULLETIN

June 10, 2020

### Questions and Answers

1. **Question:** Are the application signature page and attorney opinion the only original wet signatures that are required for the applications, exhibits, and forms?

**Answer:** Photocopies or electronic signatures are acceptable, however, documents requiring attesting or notarization by notary publics must meet legal requirements imposed upon the notary. For example, in South Carolina, the notary signature must be a wet signature notarizing a wet signature.

2. **Question:** Can you please clarify the following from paragraph #5: “a likely outcome will be properties do not realize more equity, but the equity will be invested from more than one source”?

**Answer:** The amount of equity needed for feasibility does not change because a new source is available. Successful applicants are likely to receive less federal tax credits than in previous years since properties also will generate equity for the state tax credit. As a result, SC Housing hopefully will be able to make more awards overall.

3. **Question:** Can you please confirm that in order to meet the required development experience the proposed owner’s General Partner or Managing Member must have experience within the last 10 years in 2 LIHTC projects in SC or 4 LIHTC projects in other states? As part of this documentation, Exhibit K-1 must include at a minimum the number of properties stated above (2 LIHTC projects in SC or 4 LIHTC projects in other states)?

**Answer:** Per forms K and K-1, the dates are cited for which all LIHTC experience is to be disclosed. The forms specify the dates that they are required to detail all of their projects. The scenario described in the question does not meet the standard detailed in the forms.

4. **Question:** If a non-profit entity is a member of the ownership entity (25% owner) but the project is not being submitted as part of a non-profit set-aside, (1) please confirm Tab 4, Exhibit E is not required to be submitted, and (2) please confirm which items under Tab 7, if any, are required to be submitted. Tab 7 references a “non-profit sponsor”; however, the QAP does not include a definition of “non-profit sponsor.”

**Answer:** In the scenario described above Exhibit E is not required. Tab 7 is required if there is a non-profit sponsor or participant in the development team.

5. **Question:** For Exhibit BB SC Housing Accessibility Consultant Qualifications Package Checklist, do applicants have to include everything numbered 1 through 7 at application? Or can applicants get the form signed by a consultant and then provide the checklist items at a later date once the application receives a reservation of tax credits?

**Answer:** Yes, everything numbered 1 through 7 is required.

6. **Question:** For the 9% round, I know we need to submit one original in a three ring binder, one copy in a three ring binder, and one electronic copy on a USB flash drive. If we are requesting HOME funds, do we still need to include an additional copy as was done in prior years?

**Answer:** No additional HOME copy of the application is required for 2020.

7. **Question:** What is required for Procurement Policy (on the HOME Checklist) in the 9% applications if there is not an identity of interest between the developer and general contractor?

**Answer:** Applicants must provide a competitive sealed bid procurement policy that includes the efforts that will be undertaken to encourage the participation of Section 3 and MBE/WBE owned businesses. Additional information regarding procurement requirements will be provided to awarded applicants in the 2020 HOME/LIHTC Implementation Manual.