

## 2020 Tax Credit Program

# Bulletin #6

April 27, 2020

Due to recent disruptions in municipal operations caused by COVID-19, SC Housing is amending the section of the 2020 Qualified Allocation Plan cited below:

### Changes:

#### 2020 QAP:

#### Page 13- Item I, Previous Year's Development Completion Status:

#### Currently Reads:

If any member of the Development Team was awarded in South Carolina's immediately preceding LIHTC cycle, the land for such development must have been purchased and the construction loan must have closed in order to be eligible to receive an award in 2020. Each member of the Development Team awarded in the preceding funding cycle must submit an executed Exhibit B and evidence of the construction loan closing and the recorded warranty or fee simple deed not later than June 3, 2020.

**For the 2020 application cycle, applicants will not need to submit proof of this item to be eligible to receive an award in 2020. As to the 2019 application cycle, awarded projects must provide an email or written explanation indicating the date that the construction loan is expected to be closed and the date the recorded deed is expected.**

### Questions and Answers

1. **Question:** The website [www.factfinder.census.gov](http://www.factfinder.census.gov) that is referenced in the QAP is no longer a valid address. Can you please provide new instructions on how to access the minority concentration requirement for HOME funds?

**Answer:** American FactFinder was decommissioned by the U.S. Census Bureau as of March 31, 2020. To access this information going forward, please use the following steps:

- a. Go to <https://www.ffiec.gov/census/default.aspx>.
- b. Scroll down the list of states, select "45 – SOUTH CAROLINA (SC)," then click "RETRIEVE BY COUNTY."
- c. Scroll down the list of counties, select the county in which your site is located, then click "GET TRACT LIST."
- d. Scroll down the list of tracts, select the tract in which your site is located, then click "GET CENSUS DEMOGRAPHIC."
- e. Under the header labeled "Data Report Links," click the word "Population."

Separately, with respect to low-income census tract designation, the same portal can be used. Please use the following steps:

- a. Go to <https://www.ffiec.gov/census/default.aspx>.
  - b. Scroll down the list of states, select “45 – SOUTH CAROLINA (SC),” then click “RETRIEVE BY COUNTY.”
  - c. Scroll down the list of counties, select the county in which your site is located, then click “GET TRACT LIST.”
  - d. Scroll down the list of tracts, select the tract in which your site is located, then click “GET CENSUS DEMOGRAPHIC.”
  - e. Select “Income” which provides a variable called “Tract Median Family Income %.” If this is less than 80, then a majority of households earn less than 80% AMI and the condition is met.
2. **Question:** On page C-29 of the 2020 SC QAP, the instructions for items 7 (number of high paying jobs) state to use the address of the site or the nearest known address to obtain the relevant number of jobs. We are evaluating a site where using the site address to run this report returns a coordinate that is not within the site boundaries and returns fewer jobs than if the report is run using GPS coordinates clearly within the site boundaries. Will the Authority use Applicant provided GPS coordinates to generate this report during the scoring review process if the Applicant provides:
- The GPS coordinates
  - Documentation for the Authority to verify those GPS coordinates are clearly within the site boundaries
  - Applicant generated report showing the jobs generated so the Authority may re-run and verify the Applicant generated report

**Answer:** For purposes of subsection VI(A)(7) of the 2020 QAP, SC Housing will accept an estimate of middle-wage jobs from the OnTheMap portal that relies on geographic coordinates rather than an address. This must be measured from the centroid of the proposed development site as provided in the tax credit application. As part of the electronic submission, in a folder labeled “LEHD,” the applicant should supply the files that are to be used within the OnTheMap portal (.shp, .shx, and .prj) that will allow SC Housing staff to verify the custom geography and associated employment count.

3. **Question:** Item 3h states: 3. Site and Civil plans using a scale of 1” = 30’ or 40’ with a north arrow that includes: item (h) “Existing elevations and proposed elevations.”

Please clarify that the definition of a **full survey** is “a full Topographic survey prepared by a registered land surveyor” to meet the requirement of 3h of the QAP.

**Answer:** A full survey that includes topographic data is required.

As per Bulletin #5, Question #13: In the past, our engineer has used county/city GIS mapping software and their topo overlays for our site plans and the architect has provided front, rear and side elevations of all buildings. However, after consulting with a few developers, there is conflicting opinion on whether this new language means a full survey. That would be upwards of \$20k cost for pre-application. Please clarify what you expect to see for 3h. **Answer:** A full survey is required to meet the stated requirement of the QAP.

4. **Question:** When we sent out our notification letters last month we had three letters that were returned as undeliverable. They were the letters that we sent to the Senators. Has this come up with any other developers? Should we attempt to redeliver?

**Answer:** Please attempt to deliver the notification to the appropriate recipients that were unable to receive on the initial attempt. Documentation of the initial attempt must be submitted evidencing that the initial

delivery was 1) sent with the correct address; and 2) attempted in order to meet the date requirement for the legislative notification but undeliverable.

5. **Question:** We respectfully request that you review and address the following questions/comments with regard to Section P, item 16 of Bulletin #4 QAP Appendix B first mentioned as Question 47 of Tax Credit Bulletin #4:

Was this requirement included in the Mandatory Design Criteria in response to, or as part of, the requirements of one of the code standards detailed in Question 47 of Tax Credit Bulletin #4?

**Answer:** Safe Drinking Water is a federal requirement and therefore part of our mandatory design criteria.

6. **Question:** Provide further guidance regarding QAP section IV.C. on page 6 related to the “Projects Serving Persons with Disabilities or Targeted Populations.” How/where in the tax credit application do we officially indicate our intention to serve this population? We saw a couple of places in the excel application itself (Tab 1 cells K29 and K31), and then we would assume relevant letters/memos would belong behind TAB 20 (Targeting) of the 3 ring binder. Please confirm or offer other guidance.

**Answer:** Consider this confirmation that TC Application Tab 1, cells K29 and K31, as well as Tab 20 – Targeting for the MOU/letters/etc, should be utilized to indicate a project is serving persons with disabilities or targeted populations.

7. Is there an expectation for Service Providers to be paid for their services?

**Answer:** There is no requirement for Service Providers to be paid for their services.

8. **Question:** In the Revised Appendix B, Section II, F Building Exterior it states in item 2.f that “Vinyl Soffits must have a .046” thickness or greater and be installed per manufacturer’s requirements to achieve at least a 30 year warranty.” Please clarify/confirm that .046” thickness is a typo and that vinyl soffits should have a .044” thickness.

**Answer:** Section II, F, 2, f, is updated as follows. Vinyl Soffit must have a .040” thickness or greater and be installed per manufacturer’s requirements to achieve at least a 30 year warranty.

9. **Question:** Can Trane Trace 700 software be used to provide load calculation exports for review rather than Manuals J, S and D’s?

**Answer:** HVAC manufacturer’s J, S and D software can be utilized to provide the required manuals as long as that manufacturer’s equipment is being installed. For example, if Trane Trace 700 software is used to provide load calculation exports for review, a Trane HVAC must be installed.