

2021 Tax Credit Program

Bulletin #1

January 7, 2021

SC Housing is amending the sections of the 2021 Qualified Allocation Plan cited below:

Page 16- Item 7, Annual Operating Expenses:

Currently:

All applications must submit projected annual operating expenses between \$3,000 and \$3,500 per unit per year, excluding reserves, property taxes, and the annual compliance monitoring fees.

For the 2021 application cycle, this section will read as follows:

All applications must submit projected annual operating expenses between \$3,000 and \$3,800 per unit per year, excluding reserves, property taxes, and the annual compliance monitoring fees.

Page E-7, Annual Operating Expenses:

Currently:

Projected annual operating expenses must be between \$3,000 and \$3,500 per unit per year, excluding reserves.

For the 2021 application cycle, this section has been removed.

Questions and Answers

1. **Question:** If our site is less than 2,500 feet from an airport (~2,350ft straight-line) but we are not in Runway Clearzone or Protection Zone, would it be automatically disqualified because of the distance being <2,500ft boundary line to boundary line?

Answer: A site is ineligible if it is within 2,500 feet of a civil airport. The Runway Clearzone or Protection or Accident Potential Zone limitation applies only if within 15,000 feet of a military airport.

2. **Question:** Can you provide a list of what will be required for an initial application?

Answer: The Preliminary Application and Checklist are now on our website.

3. **Question:** Page 14, Item M. 1. a. states that for new construction family developments the development must have 10% of the units as one bedroom units. Page B-22 of the Mandatory Design Criteria, Item S. 3. a. states that townhouses must contain a minimum of two bedrooms. Please provide clarification as to which criteria is to be followed when proposing a townhouse development.

Answer: The bedroom requirement for townhouses does not apply to the 10% of one bedroom units.

4. **Question:** The website for job data has been updated with 2018 information. When the draft QAP came out, only the 2017 data was available. The final version of the QAP still references 2017 job data, but if 2018 is now available on the website, should we use that information?

Answer: The Authority will review applications based on the 2017 job data.

5. **Question:** Please clarify if sites within 1,000 feet of a railroad will be automatically disqualified based on a railroad being within 1,000 feet of the site.

Answer: Sites located within 1,000 feet of a railroad will not automatically be disqualified.

6. **Question:** If we have a current development that will allow for an additional phase, can we remove the additional land from the previous LIHTC development? If so, will I need to amend the covenants?

Answer: The Authority may allow removing land from covenants to build another LIHTC development. The amendment will take place when the covenants for the new award are recorded. The application may not include any cost for the land (was already paid for with Authority resources).

7. **Question:** For rehab applications, if the unit does not have a laundry room, will one need to be provided?

Answer: A laundry room does not need to be added to the individual units on rehab applications

8. **Question:** For rehab applications, does the QAP require the developer to add additional parking to meet the requirement in Section IV(C)(6)?

Answer: Adding additional parking spaces is not a requirement for rehab applications.

9. **Question:** For rehab applications, does the QAP require the building slab to be 24" above the base flood elevation?

Answer: This is not required on rehab applications.

10. **Question:** For rehab applications, will you allow the tub and show to be a 3 piece unit?

Answer: Yes, 3 piece units are allowed on rehab applications.