

2021 Tax Credit Program
Bulletin #4
February 17, 2021

Due to inclement weather this week, SC Housing will accept a wire for the Preliminary Application Fee. There will be a \$35.00 wire fee that will need to be added to the Preliminary Application Fee and you will be required to send the Federal Reference number to taxcreditquestions@schousing.com prior to 5:00 pm EST on Friday, February 19, 2021. If you are interested in using this service, please send an email to taxcreditquestions@schousing.com requesting the wiring information. If sending the Preliminary Application Fee by wire, please note the electronic application accordingly.

Questions and Answers

1. **Question:** What type of guidance will you give regarding the minimum 10% vacancy rate in the market areas?
Answer: The market analyst should provide textual discussion for any property with a vacancy rate of 10% or higher.

2. **Question:** On a rehab of an existing development, are frost free exterior faucets required?
Answer: Yes, frost free exterior faucets are required.

3. **Question:** The site has a jurisdictional wetlands line running through the middle. Please clarify that as long our building footprint does not encroach over the Jurisdictional Wetland Line and we have a fill permit by the time of our application we will be eligible to receive a 9% award?
Answer: The QAP specifies the regulatory effects of certain site conditions. There are no additional limitations, requirements, or other policies.

Tentative Market Rate Survey Results –

Based on of the survey performed by SC Housing, the tentative federal 9% LIHTC syndication rates for the 2021 applications are below. Applications would need to reflect amounts within the range for its county. These amounts are subject to change based on new information. A final announcement setting the syndication rates will be posted at a later date.

Group A	.85 - .88
Group B	.82 - .85
Group C	.82 - .85