

2021 Tax Credit Program
Bulletin #3
February 10, 2021

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

Page 8 – Item 4, Physical Needs Assessment Report (PNA) for Rehabilitation

Currently:

The PNA provider must inspect one hundred percent (100%) of the project units and provide information unit by unit.

For the 2021 application cycle, this change has been made:

The PNA provider must inspect 100% of the then-vacant units and obtain a list from the property management company stating repairs needed. The Authority will require inspection of every unit at a later date.

Questions and Answers

1. **Question:** Will a site automatically be disqualified if it is within 500 ft of a commercial junkyard or salvage yard?
Answer: QAP Section V(K)(3) states the Authority “may” disqualify sites fitting the description in clauses (a) through (d).
2. **Question:** Will SC Housing allow underwriting to reflect below the max LIHTC rents?
Answer: Yes, within reason.
3. **Question:** What are the requirements for a junior developer?
Answer: This information can be found on Page 2 – Item E and Page 10 – Item F.