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By entering and/or participating in the 2022 Preliminary Application Workshop via Zoom, you attest that you have read this notice and fully understand its contents.

SC Housing.com

# 2022 9% Low Income Housing Tax Credits

## Preliminary Application Workshop

January 20, 2022

# Upcoming Dates

- February 21<sup>st</sup> – 25<sup>th</sup> - Prelim. Applications Due
- March 14<sup>th</sup> – Preliminary Scores Posted
- *March 17<sup>th</sup> – Final Application Workshop (tentative)*
- May 23<sup>rd</sup> – 27<sup>th</sup> – Final Applications Due
- Late July – Final Scores Posted



# 2022 9% LIHTC Information

Our website always reflects the most current information for the 9% LIHTC program.

[Qualified Allocation Plan \(QAP\) & 2022 Program Information](#)

[2022 QAP - 01/11/2022](#)

[Certification of Approval – 2022 QAP](#)

[2022 Appendix A - Market Study Criteria](#)

[2022 Appendix B - Development Design Criteria](#)

[2022 Appendix C - POI](#)

[Palmetto Opportunity Index - Excel](#)

[2022 Appendix E - Tax Credit Manual](#)

[2022 Tax Credit Schedule](#)

[2022 Preliminary Application](#)

[2022 Preliminary Application Checklist](#)



# Threshold Items – Prelim. Application

- Developer information
- Site Control



## Steps to complete and submit 9% Preliminary Applications -

- Complete Prelim. Application & Application Checklist
- Upload application, checklist and required documentation
- Overnight/Hand Deliver/Wire Prelim. Application Fee

***All applications and fees must be submitted/delivered by 5:00 PM EST on February 25, 2022.***



# Application

## 2022 Low-Income Housing Tax Credit Preliminary Application

### Data Entry Instructions:

This workbook has been password protected to prevent the user from overwriting questions, labels, and calculations

### PLEASE READ BEFORE DATA ENTRY

- 1) All data entry should be input in the sections that are shaded with a pale yellow background.  
(the protection of the workbook should prevent data entry in other areas)
- 2) For data fields that require a check mark next to the description, please type an "x" in the box.

Should you have any concerns or find any problems or errors with this workbook, please contact:

**Kim Wilbourne**  
(803) 896-9083  
[taxcreditquestions@schousing.com](mailto:taxcreditquestions@schousing.com)



# Application – Tab 1

South Carolina State Housing Finance & Development Authority 2022 Low-Income Housing Tax Credit Preliminary Application			
Development ID # (for Authority use only)	Development Name:		Date:
<b>Application Type:</b>			
<input type="checkbox"/> New Construction	# Designed for Families:	<input type="checkbox"/>	Requesting STC
<input type="checkbox"/> Acquisition/Rehabilitation	# Older Persons (55+):	<input type="checkbox"/>	Requesting consideration for Innovation Set-Aside
<input type="checkbox"/> Adaptive Reuse	# Elderly Persons (62+):	<input type="checkbox"/>	
<b>Development Information:</b>			
Development Name:	0	County:	Group:
Street Address:		County Code:	
City:		Congressional District # :	
State:	SC	Zip:	
<b>Applicant Information:</b>			
Applicant Name:			
Contact Person:		Email:	
Telephone:			





# Application – Tab 2

Site:					
Development located within city limits?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Congressional District # : <input type="text" value="0"/>
Listed on National Register of Historic Places?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	State Senate District # : <input type="text"/>
Located in an Opportunity Zone?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	State House District # : <input type="text"/>
Located in a Qualified Census Tract?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Census Tract # : <input type="text"/>
Located in a Difficult Development Area?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Was the land donated?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Is the site zoned for your development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Do any detrimental site characteristics exist?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
<b>If yes, please list:</b>	<input type="text"/>				



# Application – Tab 2 cont'd

Site Control (Parcel 1):					
<input type="checkbox"/>	Deed			Expiration Date:	<input type="text"/>
<input type="checkbox"/>	Option/Purchase Contract			Total Cost of Land:	<input type="text"/>
<input type="checkbox"/>	>50-Year Land Lease/Option			# of Acres:	<input type="text"/>
Seller(s) - this name must be on current recorded deed:				<input type="text"/>	
Address:			City:		
State:		Zip:			
Is there a common ownership interest between the purchaser and seller?				Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, provide attorney opinion on whether the proposal qualifies for acquisition tax credits.					
<b>Latitude and Longitude information:</b> Fill out the table below with coordinates of the parcel to the 5th decimal place. Use additional sheets if required. Repeat for 2nd parcel if applicable.					
	Latitude	Longitude		Latitude	Longitude
For Main Entrance	<input type="text"/>	<input type="text"/>	For Centroid	<input type="text"/>	<input type="text"/>



# Application- Tab 2 cont'd

Site Control (Parcel 2, if needed):					
<input type="checkbox"/>	Deed			Expiration Date:	<input type="text"/>
<input type="checkbox"/>	Option/Purchase Contract			Total Cost of Land:	<input type="text"/>
<input type="checkbox"/>	>50-Year Land Lease/Option			# of Acres:	<input type="text"/>
Seller(s) - this name must be on current recorded deed:				<input type="text"/>	
Address:			City:		
State:		Zip:			
Is there a common ownership interest between the purchaser and seller?				Yes <input type="checkbox"/>	No <input type="checkbox"/>
If yes, provide attorney opinion on whether the proposal qualifies for acquisition tax credits.					
	Latitude	Longitude		Latitude	Longitude
For Main Entrance	<input type="text"/>	<input type="text"/>	For Centroid	<input type="text"/>	<input type="text"/>
<input type="text"/>					



# Application – Scoring Template

POINTS for 2022 Preliminary Tax Credit Competition		1/0/1900	
Name	0		
County	0	Appl Type:	
City	0	Pool: 0	
<b>Preliminary Application</b>			
<b>New Construction Only Scoring Criteria</b>			
<b>A. POSITIVE SITE CHARACTERISTICS</b>		<b>Tract #</b>	<b>POI</b>
1	Palmetto Opportunity Index	45063020602	181
		<b>Points</b>	
2	Number of Jobs Paying between \$1,251 and \$3,333 within mile/Group A or 2 miles/Group B & C	up to 10	0
4	Project located entirely within a Qualified Opportunity Zone (QOZ)	5	0
5	Not Located in a Racially or Ethnically Concentrated Area of Poverty (R/ECAP)	5	0
<b>B. LAND DONATION</b>			
1	Local Government owns the proposed real estate at prelim app and has prior to July 31, 2021	5	0
<b>D. AFFORDABLE HOUSING SHORTAGE</b>			
1	County where property is located	up to 10	9
2	Property located in Allendale, Barnwell, Calhoun, Cherokee, Chester, Colleton, Dillon, Dorchester, Edgefield, Hampton, Jasper, Lee, Marion, Marlboro, McCormick, Newberry, Oconee, Orangeburg, Saluda, or Union	5	0



# Application Checklist

## South Carolina State Housing Finance and Development Authority 2022 LIHTC Preliminary Application Checklist

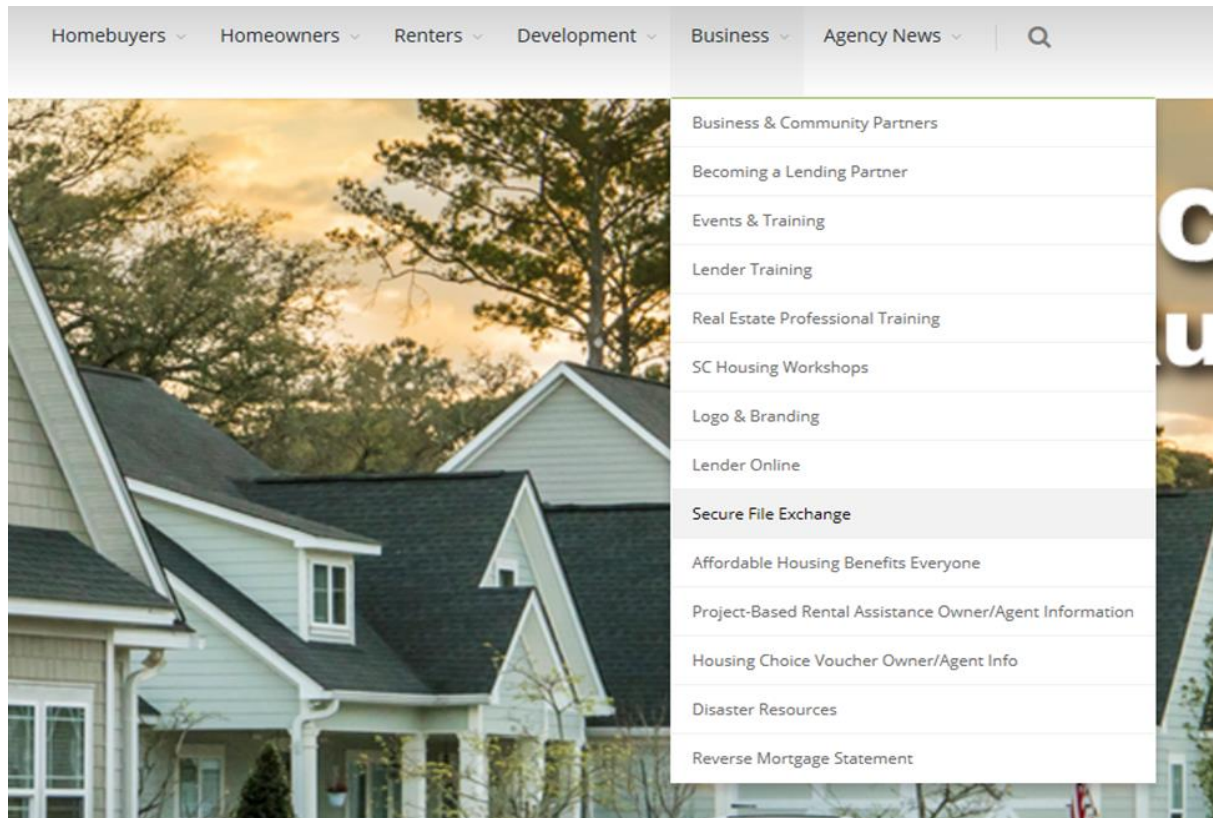
Development Name: \_\_\_\_\_ County: \_\_\_\_\_

Check off each category for which documents are being submitted. If a section is not applicable marked the section as N/A.

TAB	Document	Comments	Check Off
1	Application	Preliminary Application Checklist	<input type="checkbox"/>
		Preliminary Application - Tabs 1, 2 and Scoring Template are complete	<input type="checkbox"/>
2	Preliminary Application Fee	\$1,500 Preliminary Application Fee, wire or check must be received by 5:00 pm on Friday, February 25, 2022. Supply a copy of the check or Fed Reference number.	<input type="checkbox"/>
3	Site Control Documents (refer to pg 10 of the 2022 QAP)	a. Recorded Deed	<input type="checkbox"/>
		b. Purchase Option	<input type="checkbox"/>
		c. Purchase Contract	<input type="checkbox"/>
		d. Land Lease or option on a land lease	<input type="checkbox"/>
		e. Legally Valid Assignment of one of the above	<input type="checkbox"/>
4	Local Government Donation	Deed showing local government owned land prior to July 31, 2021.	<input type="checkbox"/>
5	Tax Map	Copy of County Tax Map showing property boundaries	<input type="checkbox"/>
6	PNA & Scope of Work (REHAB applications only)	Copy of the PNA and scope of work	<input type="checkbox"/>



# Application Submission



# Application Submission - Login

\* If you have already registered, you do not have to register again.

## Secure File Exchange Login

Email Address

Password

 Register New Account

Login

Review the [File Upload Instructions](#) for more information.



# Application Submission –Registration

## Secure File Exchange Registration

Email Address\*

Password\*

Confirm Password\*

Name\*

Company Name

Address


City

State

Zip Code

Phone Number\*

Fax Number

I'm not a robot  [Privacy](#) [Terms](#)





# Application Submission – File Upload

## Secure File Exchange Dashboard

Welcome, Kim Wilbourne!

Submit File

Logout



# Application Submission – File Upload

## Secure File Upload

Department

Development - Low-Income Housing Tax Credit

File

\\schfa.net\root\Users\wilbk\LIHTC\Test\Test\21000 - SC Housing Acres - Application.zip

Browse...

Maximim file size is 200 Megs.

Document Title

SC Housing Acres - Application

Note

ID Number (Contract/Customer/Loan/Project)

21000

Upload

Cancel



# Application Submission – File Upload

**Make sure to select - Development- Low Income Housing Tax Credit**

## Secure File Upload

Department

# Application Submission – File Upload

**Make sure to label your file with the Development Name.**

File

# Application Submission – Notification

## Secure File Exchange Dashboard

Welcome, Kim Wilbourne!

File SC Housing Acres - Preliminary Checklist - 20210113 0327.pdf (476,983 bytes) was successfully uploaded.

Submit File

Logout



# Submission – Email Notification

From: no-reply@schousing.com  
To: Wilbourne, Kim 6-9083  
Cc:  
Subject: New File Uploaded

Please keep this confirmation email for your file submission. You may use the confirmation number below in your communication with our staff. Thank you!

## Partner File Uploaded

A new file has been uploaded.

**Sender:** Kim Wilbourne  
**Company:** SC State Housing  
**Phone Number:** (803) 896-9083

**Title:** Preliminary Application Checklist  
**Filename:** SC Housing Acres - Preliminary Checklist - 20210115 0914.pdf  
**Size:** 476,983 bytes  
**Note:**  
**Contract Number:** SC Housing Acres

**Confirmation ID:** 24725



# Required Documentation

- Preliminary Application Checklist
- Application
- Application Fee
- Site Control
- Local Government Donation (if applicable)
- Tax Map

*\*All documents must be in Word, Excel or PDF format.*

- PNA & Scope of Work (REHAB applications only)



# Questions

Email: [TaxCreditQuestions@schousing.com](mailto:TaxCreditQuestions@schousing.com)

