

Wednesday, May 21, 2025 at 15:16:40 Eastern Daylight Time

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**Subject:** RE: [External] Two UAs for same app, calculation issue with Tab 6  
**Date:** Monday, May 12, 2025 at 4:37:00 PM Eastern Daylight Time  
**From:** Tronco, Zachary 6-4144  
**To:** Holly Douglas, Drew Schaumber  
**CC:** Wilbourne, Kim 6-9083  
**Attachments:** image001.png, Tab 4 - Utility Allowances.xlsx

Hey Holly,

Thank you for bringing this to my attention. I think possibly the best thing would be to complete a separate Page 4 just for the PBV Utility Allowances.

List all of the units on the Page 6 like normal but separate out the PBV bedrooms from the LIHTC bedrooms and for Assistance Type, be sure to select "Section 8 Assisted." Complete the attached document for the PBV units only and include it in the Excel submission as well as the PDF submission behind the original Page 4. We will correct the utility allowances in our underwriting workbook for the PBV bedrooms.

We were getting too many applications that were being submitted with the utility allowances from Page 4 not matching the Utility Allowances listed on Page 6 so I tried to mitigate that by having it auto connect over, in doing so, I failed to think about when there are LIHTC and PBRA units with the same bedroom size. I will work on thinking of something different in future years.

Thanks!

Zach

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**From:** Holly Douglas <[holly@hollidaydev.com](mailto:holly@hollidaydev.com)>  
**Sent:** Monday, May 12, 2025 4:02 PM  
**To:** Wilbourne, Kim 6-9083 <[kim.wilbourne@schousing.com](mailto:kim.wilbourne@schousing.com)>  
**Cc:** Drew Schaumber ([drew@schaumberdevelopment.com](mailto:drew@schaumberdevelopment.com)) <[drew@schaumberdevelopment.com](mailto:drew@schaumberdevelopment.com)>  
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Hi Kim,

We have a PBV commitment for a portion of the units in our application, and the HA dictates that we use their local allowance for the PBRA units. We are using the SC Housing green energy allowance for the non-PBV units. When we've done this before, we generally slipsheet the 2nd allowance into the app for reference and include a copy of both schedules elsewhere in the submission under the UA tab (ex. The Riley, The Savoy, Villas at Swansgate). However, the UA total is now being pulled over from Tab 4 in the application and used to calculate the gross rent on tab 6. I was planning on breaking out the units by PBV and non PBV on this tab, but how do I use two separate allowances here?

I cant hard code the UA on tab 6...so it's throwing off the gross rent number for the PBV units (I entered the UA schedule for the non-PBV units on tab 4)....I cant see that it's messing up the math on tab 7....it looks like the gross rent total is a function of my hard code into proposed monthly rent column...but I just wanted to point this out to see if I'm supposed to be doing something different here.

Pls let me know, thanks