



SC HOUSING

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# HOUSING TAX CREDIT

2025 QAP Developer Roundtable

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# Agenda

## **Morning Session**

Agency Updates, Underwriting Reminders,  
QAP & TEB Ranking

## **Lunch**

## **Afternoon Session**

QAP & TEB Ranking

# Agency Updates

- Secure File Exchange
- Construction Inspection Forms
- 2025 QAP Timeline
- 2025 9% Application Timeline
- 2024 TEB Application Timeline
- Underwriting Reminders

# 2025 QAP Timeline

- Post Draft – 7/11
- Review Draft (Zoom) – 7/18
- SC Housing Board Approval – 10/16/2024

# 2025 9% Timeline

- Prelim Application – 2/3 – 2/7
- Post Prelim App Scores – 2/28
- Full Applications – 5/19 – 5/23
- Final Scores – mid July 2025

# 2024 TEB Timeline

- Applications due – 10/21 – 10/25
- Final Ranking – 12/2024
- SC Housing Board -1/2025
- SFAA Meeting – 3/2025

# Underwriting Reminders

- Ensure that the square footages between the application, Exhibit G, Form Q, Rent Roll, and PIS Cost Certification J-2
- On form J-2 please do not include non-residential heated square feet
- Ensure the application is submitted in both Excel and PDF formats
- Please confirm all required signatures are completed to include the tax attorney on Tax Exempt Bond application



# Underwriting Reminders

- At PIS, please follow the template for the letter associated with Exhibit J-1 that is completed by the CPA
- Be aware that underwriting criteria is applicable at both initial award and at placed in service which may result in the reduction of the expected award.

# QAP Topics

- Additional Point Criteria
- Regrouping Set-Asides
- Public Housing Authority Set-Aside
- TEB Ranking
- Rehab Tie Breaker
- Cash flow per unit
- Expense ranges

# Reminder

- How does this change benefit affordable housing?
- Does your suggestion have support from fellow developers?
- Be specific and provide examples
- Be realistic and recognize the limitations of the agency or the program
- Be patient, some changes take additional time and research