

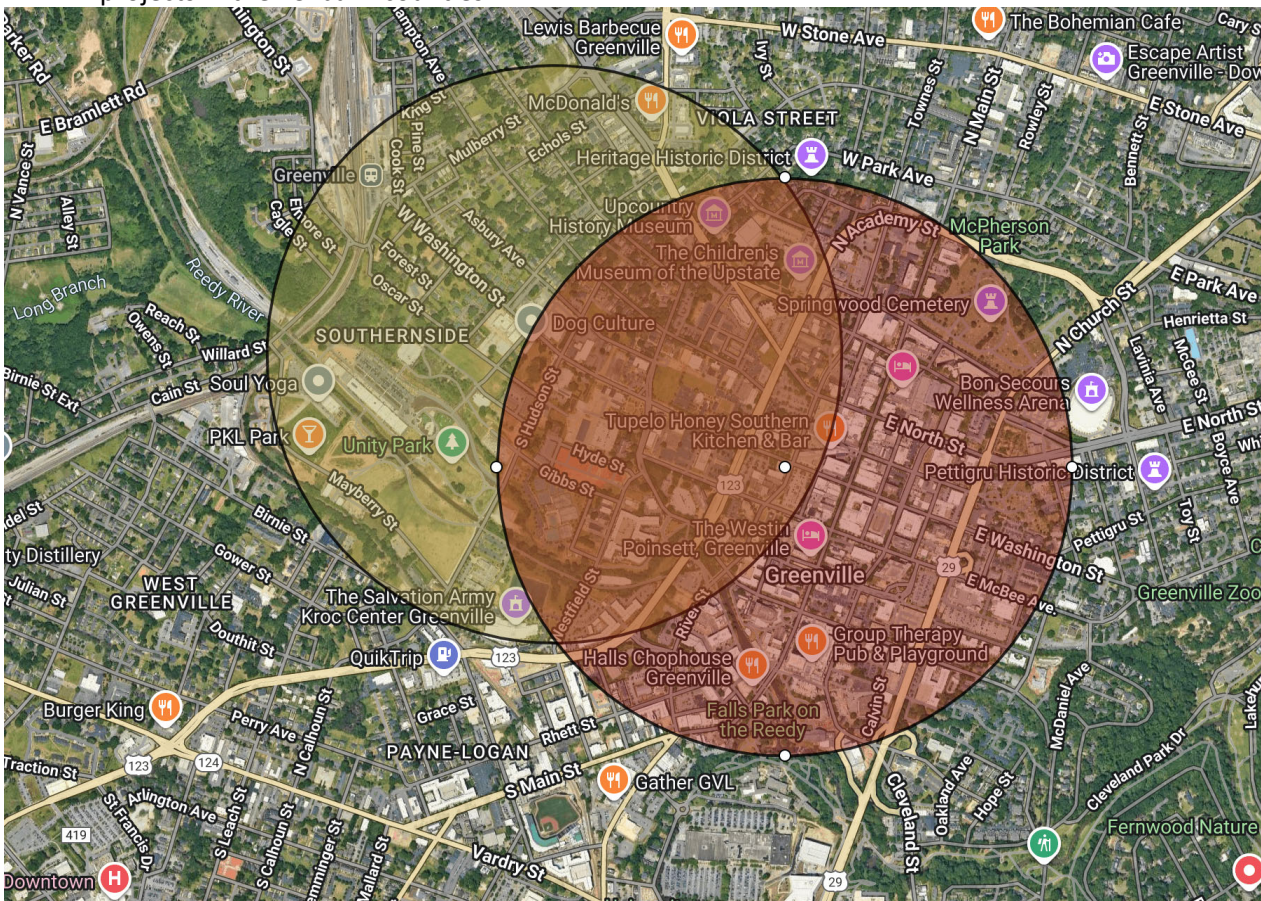
Wilbourne, Kim 9083

From: Joe Eddy [REDACTED]
Sent: Tuesday, September 23, 2025 3:31 PM
To: Taxcreditquestions
Subject: FW: [External] 2026 Draft Qualified Allocation Plan

To whom it may concern:

We have the following comments:

- 1) The QAP (Page 12, Section IV.L.3) doesn't allow projects within ½ mile for two application cycles. This essentially only allows affordable housing in urban areas every three years. Please see the areas currently excluded in Greenville due to deals previously funded by SC Housing. Please consider removing this requirement for projects in the "Urban" counties.



- 2) In Appendix C1 under B.1. please consider increasing the \$1,450,000 limit back to \$1,750,000 for "Urban" counties. In the 2025 round only 3 out of the 14 full applications in the "Urban" category would have qualified using the proposed limit.
- 3) The state LIHTC discourages "Urban" counties from applying for the SLC since "Applications listing STC as a source will be ineligible if there is an insufficient amount of STC remaining." This sentence could be reworded to: 9% Federal LIHTC awardees will receive preference in a separate pool.
- 4) USDA points should not apply to "Urban" county groups since they are urban counties.

- 5) In Appendix-B III.B.1, please consider amending the sentence “No more than 20% of the total number of residential units may be Studio units” by adding the caveat “unless it is an Older Person development.” Older Person developments routinely have more than 20% of their units as studios, especially in urban areas.

Thanks,

Joseph Eddy

From: SC Housing <development@schousing.com>

Sent: Wednesday, September 10, 2025 12:21 PM

To: Joe Eddy [REDACTED]

Subject: 2026 Draft Qualified Allocation Plan



September 10, 2025

Housing Tax Credit (LIHTC) Program

Multifamily Tax-Exempt Bond (TEB)

2026 Draft QAP

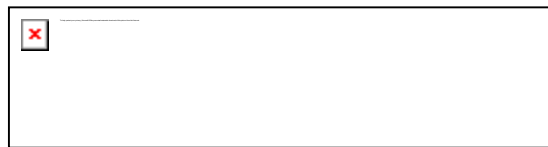
SC Housing has published a second draft of the 2026 Qualified Allocation Plan (QAP) along with Appendices on SC Housing's Tax Credit (LIHTC) [website](#). Changes from the previous QAP Draft published on July 22, 2025 are highlighted in yellow.

To review the highlighted changes to the 2026 Draft Qualified Allocation Plan (QAP), please click below.

Written comments about the 2026 Draft QAP will be accepted beginning today, Wednesday, September 10th through Tuesday, September 23, 2025, at 5:00 p.m. (ET). Comments should be submitted in writing to the South Carolina State Housing Finance and Development Authority (SC Housing), Attn: Kim Wilbourne, Multifamily Director, 300-C Outlet Pointe Blvd, Columbia, South Carolina, 29210, or via email to taxcreditquestions@schousing.com.

For updated program information, visit our website at schousing.sc.gov.

Click Here to View the 2026 Draft QAP



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