

2026 Anticipated 4% Tax-Exempt Bond (TEB) Program Schedule

SC Housing requires all applications and application documentation be submitted through the Secure File Exchange located at <https://www.schousing.com/Home/PartnerLogin> by the date and time deadline published on the website. Applications and application documentation submitted through any other method will not be accepted. SC Housing will not be responsible for late delivery of applications and application documentation due to high volume of activity on the website at deadlines. Please note applications and application documentation can be large in size, can take a longer delivery time and the entire application must be received prior to the application deadline. SC Housing will not be liable for delays or other technical issues that may be encountered during application submission.

January, 2026 - The 4% TEB Preliminary Application will be published on SC Housing's website at schousing.sc.gov.

Week of February 16, 2026 - SC Housing Multifamily Development staff will provide information on the 2026 Tax Credit Program and review the 2026 4% TEB Preliminary Application procedures. Additional information and an online registration for the virtual Preliminary Application Workshop will be published on SC Housing's [website](#).

Tuesday, March 17, 2026 - Last day SC Housing will accept waiver requests.

Monday, April 13, 2026 – Friday, April 17, 2026 – 2026 4% TEB Preliminary Applications are due by 5:00 p.m. (ET) along with the application fees, as detailed in the 2026 Qualified Allocation Plan (QAP).

Friday, May 8, 2026 –SC Housing will publish preliminary ranking for the 4% TEB Preliminary Applications received on SC Housing's [website](#).

Thursday, May 21, 2026 - SC Housing Multifamily Development staff will host a virtual workshop reviewing the 2026 4% TEB Full Application and process. Additional information and an online registration for the workshop will be published on SC Housing's [website](#).

Monday, July 13, 2026 – Friday, July 17, 2026 – 2026 4% TEB Full Applications are due by 5:00 p.m. (ET) along with the Application fees, as detailed in the 2026 Qualified Allocation Plan (QAP).

Wednesday, September 30, 2026 - SC Housing will publish final ranking for the 4% TEB Full Applications received on SC Housing's [website](#).

Tuesday, November 17, 2026 - Preliminary Resolution drafts submitted to SC Housing's Legal Team.

Wednesday, December 2, 2026 - Preliminary Resolution brought before the SC Housing Bond Committee Meeting. Members from the Development Team and Bond Counsel will need to be in attendance. If approved, SC Housing will forward 42(m) Letter and State Tax Credit (STC) Preliminary Determination Letter.

January, 2027 – Complete Bond package due to State Fiscal Accountability Authority (SFAA).

February, 2027 - Approval from SFAA. Members from the Development Team and Bond Counsel will need to be in attendance.

Tuesday, February 16, 2027 – Final Resolution drafts submitted to SC Housing's Legal Team.

Wednesday, March 3, 2027 - Recommendation from SC Housing Bond Committee to receive Final Resolution from SC Housing Board of Commissioners. Members from the Development Team and Bond Counsel will need to be in attendance.

Wednesday, March 17, 2027 - Receive Final Resolution from SC Housing Board of Commissioners. Members from the Development Team and Bond Counsel will need to be in attendance.

Thursday, September 30, 2027 – Bond Closing must be complete.

November 30, 2027 – Construction and Post Closing documents are due

- Final Plans and Specs
- Geotechnical Soil report
- Recorded Deed and/or Land Lease
- Executed Construction Contract
- Recorded Construction Mortgage
- Executed Binding Commitment for Syndication