2026 Tax-Exempt Bond Program
Bulletin #4

June 1, 2026

Update

SC Housing plans to allocate approximately $305,782,341 ($300,000,000 original amount plus $5,782,341 returned bond ceiling) along with any additional returned 2024 and 2025 allocated bond ceiling, in carry-forward for bond issuances. The submission week for Full Tax-Exempt Bond (TEB) Applications begins Monday, July 13, 2026 and the application period will close Friday, July 17, 2026 at 5 pm (ET).

In the event a set-aside has unused bond ceiling, the unused amount will be allocated to the next partially funded development in each of the remaining set-asides, then will be allocated in the following order New Construction, Rehabilitation and Public Housing Authority.

Clarification - Five Percent (5%) Variance Threshold Requirements

SC Housing has received several questions regarding the interpretation of the following language contained in the 2026 Qualified Allocation Plan (QAP):

> "At full application the Total Development Costs, Permanent Financing Sources, State Resource Request and Total Square Footage may not vary more than five percent (5%) from preliminary application. The targeting (family, older persons or elderly), unit count and unit mix (bedroom and bathroom count) may not change from preliminary application."

The purpose of this bulletin is to clarify how SC Housing will interpret and apply these variance limitations during the review of Full Applications.

1. State Resources Request – For purposes of the five percent (5%) variance limitation, Total State Resources consists of the following components
   - Tax-Exempt Bond Allocation Request – Application Tab 10, Cell M34
   - 10-Years State Tax Credit Amount – Application Tab 11, Cell N9 * 10
   - 10-Years Other State Tax Credit Amount – Application Tab 8, Cells C13 – C16, divided by the Equity Factor

   The five percent (5%) variance limitation applies separately to each individual component listed above.

   In addition, the combined total of the Bond Allocation Request + ten (10) years of Annual State Tax Credits + ten (10) years of Annual Other State Tax Credits ("Total State Resources") may not increase or decrease by more than five percent (5%) from the amount submitted at Preliminary Application.

Accordingly:

a. The Tax-Exempt Bond Allocation Request may not increase or decrease by more than five percent (5%) from the amount submitted at Preliminary Application.

30	**Tax Exempt Bond Information:**			
32	**Initial Application Information (Bond amount is updated at placed in service):**			
34	Is Tax-Exempt Bond Financing Used?	(Y/N)	**If yes,** what is the Amount?	
36	Affordability Term (Year)		Rent Restriction History:	
38	If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?			
40	**Placed in Service Information (Update Bond amount above):**			
42	Issue:	Year:	Original Issuance Date:	
44	Inducement Date:	TEFRA Date:	Refunding Date (if applicable):	
46	TEB 10% Occupancy Date:		TEB 50% Occupancy Date:	

b. The Annual State Tax Credit Amount may not increase or decrease by more than five percent (5%) from the amount submitted at Preliminary Application.

Anticipated Annual Federal Tax Credit Amount:	
Syndication Value Per Federal Tax Credit Dollar:	-
State Anticipated Annual State Tax Credit Amount:	
Syndication Value Per State Tax Credit Dollar:	-

c. The Annual Other State Tax Credit Amount may not increase or decrease by more than five percent (5%) from the amount submitted at Preliminary Application.

Section 1 - Tax Credit Funding, Deferred De			
Source Name	Amount	Designation	Equity Factor
Federal Tax Credit Equity		Federal	
State Tax Credit Equity		State	
Historic Tax Credit		Federal	
Certified Historic Structure Credit		State	
Textile Rehabilitation Credit		State	
Abandoned Building Credit		State	
Brownfields Cleanup Credit		State	

2. Total Development Costs – Application Tab 9, Cell D110

a. The five percent (5%) limitation for Total Development Costs applies to the overall Total Development Cost presented in the application. Applicants may adjust individual line items within the development budget between Preliminary and Full Application; however, the overall Total Development Cost may not increase or decrease by more than five percent (5%) from the amount submitted at Preliminary Application.

	A	B	C	D
101		77	Other (Specify)	-
102				-
103			**Project Reserves**	
104		78	Operating Reserves	-
105		79	Other (Specify)	-
106				-
108		80	**COLUMN TOTALS**	13,600.00
110		81	**TOTAL DEVELOPMENT COST**	13,600.00
111		82	**TOTAL ELIGIBLE BASIS**	-
112		83	**TOTAL INELIGIBLE COSTS**	13,600.00
114			For year: 2026	
115				

3. Permanent Financing Sources – Application Tab 8, Cell C27
   a. The five percent (5%) limitation for Permanent Financing Sources applies to the overall total amount of permanent financing sources collectively, not to each individual financing source separately. SC Housing recognizes that financing structures may evolve between Preliminary and Full Application due to underwriting, market conditions, lender requirements, or changes in subsidy availability.

21	**Section 2 - Permanent Financing (Not Contruction or Bridge Loans)**						
22	Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source
23							
24							
25							
26							
27	**Section 2 Total =**	0.00	0.00				

4. Total Square Footage – Application Tab 7, Cell J52
   a. The five percent (5%) limitation for Total Square Footage applies to the overall gross residential square footage presented at Preliminary Application.

42	15								
43	16								
44	17								
45	18								
46	19								
47	20								
48				**0**					
50	*This column will be the reference for annual rental income calculation Tab 7 for LI and/o								
52	Total Bedrooms:	0			Total Residential Sqft:	0.00			

5. Minimum Set-Aside Requirements – Application Tab 6, Cells C8 – C14
   a. The election made at Preliminary Application cannot change.

Development Targeting

Minimum Set-Aside Requirements - Irrevocable Election (Check One)

- [ ] At least **20%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **50%** or less of Area Median Income.
- [ ] At least **40%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **60%** or less of Area Median Income.
- [ ] Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.