2027 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://fileexchange.schousing.com/ 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, 2027 - The 4% TEB Preliminary Application will be published on SC Housing's website at schousing.sc.gov.

Week of February 15, 2027 - SC Housing will provide information on the 2027 Tax Credit Program and review the 2027 4% TEB Preliminary Application procedures.

Tuesday, March 2, 2027 - Last day SC Housing will accept waiver requests.

Monday, March 8, 2027 – SC Housing will post waiver requests and responses.

Monday, April 5, 2027 – Friday, April 9, 2027 – 2027 4% TEB Preliminary Applications are due by 5:00 p.m. (ET) along with the application fees, as detailed in the 2027 Qualified Allocation Plan (QAP).

Friday, May 7, 2027 –SC Housing will publish preliminary scores for the 4% TEB Preliminary Applications.

Week of May 17, 2027 - SC Housing will host a virtual workshop reviewing the 2027 4% TEB Full Application procedures (if needed).

Monday, July 12, 2027 – Friday, July 16, 2027 – 2027 4% TEB Full Applications are due by 5:00 p.m. (ET) along with the Application fees, as detailed in the 2027 Qualified Allocation Plan (QAP).

Tuesday, August 31, 2027 – SC Housing will publish initial scores for TEB Full Applications.

Thursday, September 30, 2027 - SC Housing will publish final scores for the 4% TEB Full Applications.

Tuesday, November 16, 2027 - Preliminary Resolution drafts submitted to SC Housing's Legal Team.

Wednesday, December 1, 2027 - 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, 2028 – Complete Bond package due to State Fiscal Accountability Authority (SFAA).

February, 2028 - Approval from SFAA. Members from the Development Team and Bond Counsel will need to be in attendance.

Tuesday, February 15, 2028 – Final Resolution drafts submitted to SC Housing's Legal Team.

Wednesday, March 1, 2028 - 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 15, 2028 - Receive Final Resolution from SC Housing Board of Commissioners. Members from the Development Team and Bond Counsel will need to be in attendance.

Wednesday, May 31, 2028 - State Tax Credit Fee and Plan Review/Construction Inspection Fee are due to SC Housing

Tuesday, October 31, 2028 – Bond Closing must be complete.