

2022 SRDP Program Application Workshop FAQ

April 14, 2022

Question 1: Our team intends to apply for the SRDP 2022 application round. We are looking at several sites and several counties, but as the draft SRDP 2022 manual has only been out for a few weeks, we have not yet fully vetted any one specific site or obtained site control. Our intention is to have full site control and a specific site chosen in time to submit the Tier 1 application in May. For the “Intent to Apply” preliminary application, there are several cells that ask for site specific information. Does our team need to have a specific identified site by April 1st to reference in the “Intent to Apply” application? Can we submit the “Intent to Apply” application with blanks for anything site specific?

Response 1: You do not have to have your site identified with the Intent to Apply; however, we do need to know the number of units you will be proposing and whether it will be single family or multi-family buildings. That way we will be able to determine whether or not you meet the threshold requirements (found on page 20 of the 2022 SRDP Application Manual). You may leave site specific cells blank in the Intent to Apply Application.

Question 2: If an applicant is proposing scattered site single-family dwellings, is it correct to assume there is no multi-family zoning requirement? The proposed sites are zoned to allow for single family dwelling construction. There is no distinction in the zoning as to whether the single-family dwelling is for homeownership or rental.

Response 2: For the Tier II application you need to provide a letter from the municipality that states that the site(s) are currently zoned for the type of development proposed in the application. This is to verify the proposed development meets existing zoning requirements and/or land use restrictions, if applicable. This is usually in regards to use, such as commercial, residential, industrial, etc., not whether the property will be homeownership or rental.

Question 3: Per page 20 of the Application Manual, applications for new construction developments located within one mile of a development funding in a previous LIHTC, Tax Exempt Bond, or SRDP cycle that have not placed in service and achieved 90% physical occupancy as of the application Tier I deadline are ineligible projects. Can a waiver be requested if the previously funded development is owned by the 2022 SRDP applicant?

Response 3: Yes, a waiver may be requested with the Tier I application.

Question 4: Can you please provide a list of the items that are commonly missing and/or incomplete on the plan and specification submissions with the Tier II applications?

Response 4: The items below are examples of the most common deficiencies noted during the Tier II application evaluations.

Reports:

- Soil reports not being completed as required per the SRDP manual.

Civils:

- Marking of mobility and audio-visual units.
- All utilities underground and to the unit; electric, telecommunications, gas are what is missing.
- Dumpster pad and Herbie Curbie enclosures, Mail Kiosk, Gazebos and fencing.
- Right of ways.
- Photo metrics for site lighting.

Architectural:

- Heated and unheated square footage.
- Room square footages.
- Furniture and equipment layouts.
- Code summary incomplete.

Although not a requirement of Tier II plan submission, the following accessibility issues seen at submittal of Tier II plans can drastically effect plans from preliminary to final including the unit's total square footage and cost. While planning and designing all accessibility requirements should be considered and incorporated into the preliminary plans.

Accessibility:

- ANSI 117.1 2017 requirements not being used.
- Hearing and Sight Impaired units Type B require zero threshold accessibility into the home just as a Type A unit.
- Sidewalks at 2% and 5%.
- Mailbox not on accessible route and or no turning radius provided.
- ADA parking at dumpsters and or mail kiosk.
- Dumpster area and mail kiosk not accessible.
- Accessible aisle at ADA parking.
- Accessible route to the unit on shortest route possible. Please note on new construction there are no barriers as everything is new.
- Accessible route through development as required.
- Accessible route through home/ unit (shaded).
- 67" Turning space overlapping walls, toilets, showers, cabinets etc. with no room for framing errors.
- Work station next to stove missing and or not 30" wide.
- Cabinets above work station @ 48" above FF to top of side of bottom shelf.
- Storage area not accessible.
- Porches, patios not accessible.

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Question 5: We cannot get a warranty deed for our site, but we can get title insurance. Can a waiver for this site be requested?

Response 5: A waiver can be requested to not have a warranty deed for the Tier I application; however, if the application qualifies for a conditional commitment of funds, SC Housing will require you to go through a quiet title process prior to the issuance of award agreements. The costs necessary to go through the quiet title process are eligible expenses and must be included the development budget. Should the quiet title process not be successful, SC Housing would not move forward with awarding the project.