

**2021 Tax Credit Program**  
**Bulletin #8**  
**May 3, 2021**

Please note the Construction Cost Addendum tab on the 2021 Tax Credit application reflects the incorrect QAP, the addendum should read 2021 QAP.

**Questions and Answers:**

1. **Question:** For purposes of calculating the size of the “community multi-purpose room” requirement on page B-7 of the QAP, is the square footage of the computer center and fitness room included as part of the multi-purpose room?  
**Answer:** No.
2. **Question:** The 2021 QAP does not have mandatory amenity requirements for older persons (only family). Are there mandatory requirements for older persons if the development is existing and is a rehab?  
**Answer:** For rehab applications, the QAP does not have a mandatory amenity requirement for older persons.
3. **Question:** The bottom sentence of Leveraging references all sources to be a loan with interest. We assume this only applies to the top 2 bulleted items that require such loans. The 3rd bullet is a grant and the 4th bullet is a land lease. We assume the bottom 2 bullet points do not require a loan?  
**Answer:** Correct, only the first 2 bulleted items would be a loan.
4. **Question:** Will the waiver of permits, building fees, tap or impact fees documented by the local government count for the leveraging points?  
**Answer:** Yes, any waiver of such fees will count dollar-for-dollar as leveraged funds. Documentation must be provided to verify any such claims. A signed letter from the local government (or other public entity) granting the waiver itemizing the waived fees and an affirmation that these fees would have been charged in the absence of the documented arrangement would be considered sufficient for this purpose.
5. **Question:** What is SC Housing’s definition of a high-rise building?  
**Answer:** A multifamily building containing stacked layouts or combination stacked / townhome layouts two stories tall and up. This does not apply to “Townhouses” as defined by the 2018 IRC.
6. **Question:** In One Bedroom, Two Bedroom, and Three Bedroom units can the living room, dining room, and kitchen be contained in the same space (similar to studio apartment definition) or does each room need to have a full wall separation from the others? We typically design kitchens and dining rooms with partial openness to the living room area with waist-high knee/pony wall separations to define each room but want to make sure this would be compatible with SC Housing’s design requirements.  
**Answer:** The living room, dining room and kitchen do not have to be separated by a wall, cased opening or door. These “rooms” can be separated by simple architectural separations. For example a living room and dining room area can be separated by the location of a ceiling light for the dining table and a window directly across from that light fixture thus making this area the dining room. Please keep in mind the square footage requirements for the living room.