

From: [Barry Baker](#)
To: [Development](#)
Subject: Re: [External] 2025 QAP Developer Roundtable Workshop
Date: Wednesday, June 19, 2024 1:27:44 PM

Maybe you could address this tomorrow:

We are planning a 312-unit family development in North Charleston. Here is the problem. The QAP and the Tax-Exempt Bond appendix seem to be in conflict:

2024 QAP

M. Targeting. For a Family Development, the number of units with three (3) or four (4) bedrooms must be 25% of the total property unit count (25% * 312 units = Min. of 78 units)

2024 Appendix C2 – Tax Exempt Bonds

4. TARGETING REQUIREMENTS. For New Construction family developments, the following are applicable:

- Twenty-five percent (25%) of the total property unit count must be three (3) or four (4) bedroom units.
- The maximum amount of three (3) and four (4) bedroom units cannot exceed thirty-five (35) units.

This implies that the maximum unit count can be no greater than 140 units (Max of 35 units / Min. of 25% = max. of 140 total units).

--

Barry Baker
LIHTC Developer - South Carolina
Atlantic Housing Foundation, Inc.



On Wed, Jun 19, 2024 at 12:37 PM SC Housing <development@schousing.com> wrote:



June 19, 2024

Housing Tax Credit (LIHTC) Program 2025 QAP Developers Roundtable Workshop

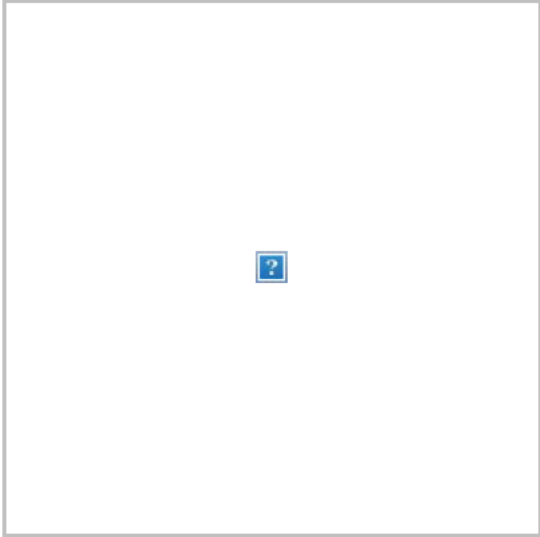
The **2025 QAP Developer Roundtable** will be held on **Thursday, June 20, 2024** at The Hall at Senate's End, Columbia, South Carolina. This workshop is being offered in person with a virtual option to view via Zoomgov.com (online participants will only be able to view and post chats during the meeting).

The purpose of this event is to engage in a productive discussion of the 2025 QAP. While any topic is welcome, SC Housing would also like for your input on the following **topics**:

- Additional Point Criteria
- Regrouping Set-Asides
- Public Housing Authority Set-Aside
- Tax-Exempt Bond Ranking
- Rehabilitation Tie Breaker

- Cash Flow per Unit
- Expense Ranges

[Click Here to Register for Virtual Attendance](#)



803.896.9372 || SCHousing.com



SC Housing | 300-C Outlet Pointe Boulevard | Columbia, SC 29210 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



--





www.atlantichousing.org



This e-mail, together with any files transmitted with it, is confidential and intended solely for the use of the individual(s) or entity(ies) to which it is addressed. If you have received this e-mail in error please notify the sender immediately. Please note that any views or opinions presented in this e-mail are solely those of the author and do not necessarily represent those of the company. Finally, the recipient should check this e-mail and any attachments for the presence of viruses or other malware. The company accepts no liability for any damage caused by any virus or malware transmitted with this e-mail.

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.