



South Carolina

Low Income Housing Preservation in 2010

Low Income Housing Tax Credits (9% Tax Credits)

In the 2011-2012 QAP, the South Carolina State Housing Finance and Development Authority (SHFDA) reserved up to \$1,200,00 (down from \$1,275,00) for preservation projects. This set-aside is for 100% rehabilitation developments only. SHFDA reserves up to \$700,000 of the state LIHTC ceiling for the exclusive use of eligible Rural Housing Service (RHS) developments. HOME funds will be provided to the set-asides as follows: Rehabilitation - \$780,000; RHS - \$390,000. Rehabilitation properties applying for 9% tax credits must have at least \$15,000 in hard constructions costs per unit, with at 50% of the costs attributable to interior unit costs.

Projects can receive 5 points for extending the committment period an additional 5 years. The eligible basis boost is directed toward QCTs, DDAs, 100% elderly projects, 100% special needs housing, and projects for older persons or families.

Allocations (2003-2009)

Properties Preserved: 37

Apartments Preserved: 2,416

Private Activity Bonds with 4% Tax Credits

Allocations (2003-2009)

Properties Preserved: 58

Apartments Preserved: 4,389

Additional Info: In 2008, none of South Carolina's 4% tax credits were allocated to preservation projects, but in 2009 a full 82% were.

Housing Trust Funds

South Carolina legislation expressly allows the creation of local housing trust funds.

PLEASE NOTE: *Some of the information on housing trust funds included in this report was generously provided by the Center for Community Change (Housing Trust Fund Project).*

Green Multifamily Preservation Initiatives

Green Incentives in State Tax Credit Allocation Plan

South Carolina's 2011-2012 QAP offers points for Energy Star rated appliances and systems, including 15 points for Version Two Energy Star Certification. Additionally, some Energy Star points are available only to rehabilitation developments.

South Carolina's QAP includes mandatory design criteria that requires a 14 SEER rating for any replacement HVAC units, as well as Energy Star rated reffridgerators, water heaters and overhead lighting. All projects must meet the 2006 International Energy Conservation Code. There are separate design criteria for rehabilitation and new construction projects.

The Authority also encourages high-quality, energy-efficient construction materials and building practices in its Tier Two Review. The QAP encourages drought-resistant plants and the incorporation of trees for shade and recreation.

Other Green Incentives Relevant to Preservation

Incentives include an income tax credit for the installation of solar heating and cooling systems.

WAP funds in South Carolina are currently being use for single-family projects, though staff indicates that they are working on multifamily projects. For complete information on SC's weatherization program see: <http://www.waptac.org/grantee-contacts.aspx>.

For additional information on green initiatives, visit www.aceee.org for more on policies related to energy efficiency or www.dsireusa.org for programs that may be available to developers to incentivize renewable energy or energy efficiency.

Sustainable Communities & Transit-Oriented Development Incentives

According to the 2011-2012 QAP, in the event of a tie, the sixth tie-breaker will award credits to a development that is part of a concerted Community Revitalization and Development Plan.