

Connelly Development, LLC
125 Old Chapin Road
Lexington, SC 29072

January 2, 2025

Kim Wilbourne, Tax Credit Manager
SC State Housing Finance
300-C Outlet Pointe Blvd
Columbia, SC 29210

RE: Request for Waiver – 2025 LIHTC Funding Cycle
Proposed Site 9850 Two Notch Rd, Columbia, SC
Distance to Railroad

Dear Ms. Wilbourne:

On page 12 of the 2025 QAP, Item J. Mandatory Site Requirements, #3 states:

The Authority may disqualify new construction applications based on the following. Distances indicated are the shortest straight line between the boundary or property lines. The Authority may waive any of these disqualifications based on well documented extenuating circumstances presented no less than 30 days prior to application:

(a) Sites where a nearby active railroad causes excessive noise and vibration. The application should include a map showing the distance to any railroad tracks within 1,000 feet. Demonstrating an acceptable noise level, as defined by HUD, can be the basis for waiver.

As you can see from the attached map, the site boundary line is located less than 400 feet from a railroad. We have prepared a noise study, which is included with the waiver request, which has measured the noise level at the site to be between 61 and 64 dB/DLN, see page 9 of the study, which is within HUD's acceptable noise limits. Based on this information we request a waiver for being within 1,000 feet of a railroad.

Your review and consideration of this waiver is greatly appreciated. If you have any questions, please call me at 803-513-1056.

Sincerely,


T. Kevin Connelly
President

Attachments