
FW: SC Housing 2025 9% LIHTC Full Application Waiver Timeline

From Chris Etheredge <cetheredge@cahecpproperties.com>

Date Mon 4/7/2025 2:06 PM

To Andrea Wolford <AWolford@cahecpproperties.com>; George Baker <GBaker@cahecpproperties.com>

Cc Maile Miller <MMiller@cahecpproperties.com>; Matt Verboon <mverboon@cahecpproperties.com>; Sarah Swartz <:sswartz@cahecpproperties.com>



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From: Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Sent: Monday, April 7, 2025 2:05 PM

To: Chris Etheredge <cetheredge@cahecpproperties.com>

Subject: RE: SC Housing 2025 9% LIHTC Full Application Waiver Timeline

[This email is from an external sender]

Chris,

It was good to catch up with you as well. Waiver requests for the 2025 rehab applications will take place after award and when the plans are submitted. Any waivers granted in 2024 for Chester Townhouses II, will be granted for the 2025 application as well.

Thanks,
Kim

From: Chris Etheredge <cetheredge@cahecpproperties.com>

Sent: Monday, April 7, 2025 1:14 PM

To: Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Subject: [External] SC Housing 2025 9% LIHTC Full Application Waiver Timeline

Kim,

It was so good to catch up with you last week! I just wanted to follow up regarding the 2025 QAP Rehab waiver protocol. It is my understanding that per our conversation, Rehab projects are not required to submit waiver requests until after project is selected for award and

comprehensive site inspection/evaluation is performed, in-person, with SC Housing. At this time, we do intend to resubmit the same requests as submitted in the 2024 9% LIHTC application round. I've attached those previously review and approved waiver items for your review to make sure that we are good to proceed with modeling our Rehab project similarly to the 2024 submission.

Thank you,
Chris



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Tab 22.2 – Number of Buildings and Shared Amenities

Chester Townhouses II has multiple site amenities that are shared with Chester Townhouses I, two (2) of which include the office and laundry facility. These two amenities are currently located in the residential building J that is allocated to Chester Townhouses II. The total count of residential buildings for Chester Townhouses II will remain seven (7) and total count of non-residential buildings will remain zero (0).

Additionally, the existing playground, shared by both Chester Townhouses I and II, is physically located at Chester Townhouses I but is at the center point of both properties combined and clearly visible from the office. The existing shared playground renovation has been added to Chester Townhouses II rehab SOW.

Attached is approval from SC Housing for use of these shared amenities. If awarded, an access easement and shared use agreement (delineating how costs will be shared between the two phases) would be recorded at closing of the acquisition of the property.

Fwd: [External]RE: Chester Townhouses Phase II - Amenities

Chris Etheredge <cetheredge@cahecpproperties.com>

Wed 5/22/2024 8:45 AM

To:Maile Miller <MMiller@cahecpproperties.com>;Andrea Wolford <AWolford@cahecpproperties.com>;George Baker <gbaker@cahec.com>;Matt Verboon <mverboon@cahecpproperties.com>
Cc:Sarah Swartz <:sswartz@cahecpproperties.com>


 2 attachments (4 KB)

image004.png; image003.jpg;

Please see Kim's approval email below.

Thank you,
Chris



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From: Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Sent: Tuesday, May 21, 2024 5:12 PM

To: Chris Etheredge <cetheredge@cahecpproperties.com>

Subject: [External]RE: Chester Townhouses Phase II - Amenities

[This email is from an external sender]

SC Housing would not have an issue with renovating the amenities from Phase I in the Phase II application since the amenities are shared.

From: Chris Etheredge <cetheredge@cahecpproperties.com>

Sent: Friday, May 17, 2024 3:03 PM

To: Wilbourne, Kim 6-9083 <kim.wilbourne@schousing.com>

Subject: [External] Chester Townhouses Phase II - Amenities

Kim,

Our proposed 2024 9% LIHTC project, Chester Townhouses II, has multiple site amenities that were identified as belonging to Chester Townhouses I in a previous LIHTC acquisition/rehabilitation that placed in service on January 1, 2007. The current leasing office, community room and laundry facility are currently allocated to Chester Townhouses Phase I, while physically attached to residential building J that is part of Chester Townhouses Phase II. We would like to include the renovations to these amenities in the

Chester Townhouses II rehab SOW and include them as shared amenities for the two phases. Similarly, the existing playground, shared by both phases, is physically located at Chester Townhouses Phase I. It is located at the center point of both properties combined and clearly visible from the leasing office. We would like to include the existing shared playground renovation to the Chester Townhouses II rehab SOW.

Thank you,
Chris



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