



May 5, 2025

South Carolina State Housing Finance and Development Authority  
300-C Outlet Pointe Boulevard  
Columbia, SC 29210

RE: Fee Waiver Commitment Letter – The Ridge at Rock Hill

To Whom It May Concern:

I am writing to confirm that the proposed affordable housing development, The Ridge at Rock Hill, located at 1867 West Main Street, Rock Hill, SC, qualifies for fee reimbursements under the City of Rock Hill's Growth Management Incentive (GMI) program.

The Ridge at Rock Hill meets eligibility requirements outlined in the GMI criteria. The project is located within an area designated by the City as targeted for strategic growth and revitalization, and its development aligns with local planning objectives, including the provision of quality affordable housing.

As such, the City of Rock Hill has approved the reimbursement of certain development-related fees, consistent with the incentives offered under the GMI program. This reimbursement supports the project's application for points under SC Housing's Qualified Allocation Plan (QAP), and in accordance with Section III. F. (Leveraging) of Appendix C1 – 9% LIHTC manual, specifically those related to local financial support through fee reductions, waivers or reimbursements.

Commonwealth submitted its GMI Application on March 31, 2025, to the City of Rock Hill. The GMI application was presented and approved by Rock Hill City Council on April 28<sup>th</sup>, 2025. The GMI application approved was for fee reimbursements of \$302,152 which can be found in the attached memo for reference.

Please feel free to contact me at 803-326-3827 or the City of Rock Hill's Planning & Development Department for any further verification or documentation needed.

Sincerely,

David Lawrence  
Economic Development Generalist

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CITY OF ROCK HILL  
155 JOHNSTON STREET, P.O. BOX 11706  
ROCK HILL, SC 29731-1706, 803-329-7000

