



## COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilmember William Roddey

PO Box 66

York, SC 29745

Via: USPS Certified Mail Dear Councilman Roddey:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Rock Hill, SC. Funding for the development will consist of both federal and state tax credits.

Development: The Ridge at Rock Hill  
1867 W. Main Street  
Rock Hill, SC 29732

Construction Type: New Construction

# of Units: 60 Units

Acreage: 9.87 acres

Targeting: Elderly

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (608) 216-4535.

Sincerely,

*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America

The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
Middleton, WI 53562



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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilman Jim Reno

PO Box 11706

Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Councilman Reno:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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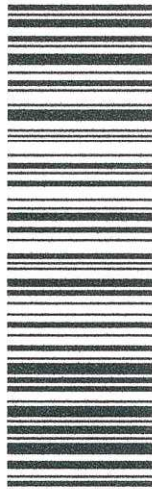
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



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2501 Parmenter St, Ste 300B  
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Councilman Jim Reno  
PO Box 11706  
Rock Hill SC 29731

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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilman Perry Sutton  
PO Box 11706  
Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Councilman Sutton:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Sincerely,

*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
Middleton, WI 53562

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Councilman Perry Sutton  
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Rock Hill, SC 29731

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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilman Derrick Lindsay  
PO Box 11706  
Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Councilman Lindsay:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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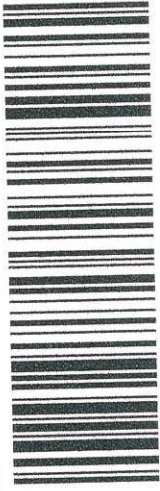
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America

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2501 Parmenter St., Suite 300B

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[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilman John A. Black III  
PO Box 11706  
Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Councilman Black III:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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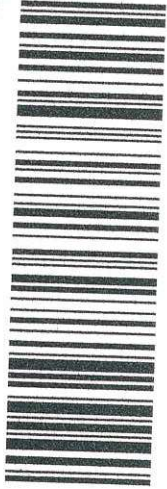
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
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Councilman John A. Black III  
PO Box 11706  
Rock Hill, SC 29731

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May 19, 2025

Councilman Brent Faulkenberry

PO Box 11706

Rock Hill, SC 29731

Via: USPS Certified Mail

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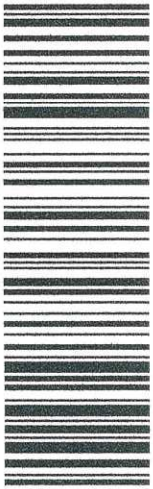
*Daniel DiFrancesco*

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Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Senator Wes Climer  
South Carolina State Senate District 15  
404 Gressette Bldg.  
Columbia, SC 29201

Via: USPS Certified Mail Dear Senator Climer:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Development: The Ridge at Rock Hill  
1867 W. Main Street  
Rock Hill, SC 29732

Construction Type: New Construction

# of Units: 60 Units

Acreage: 9.87 acres

Targeting: Elderly

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (608) 216-4535.

Sincerely,

*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America





The Commonwealth Companies  
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Middleton, WI 53562

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South Carolina State Senate District  
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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilmember Tommy Adkins

PO Box 66

York, SC 29745

Via: USPS Certified Mail

Dear Councilman Adkins:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Acreage: 9.87 acres

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Sincerely,

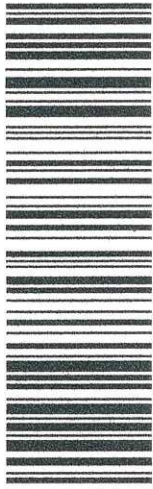
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America

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Middleton, WI 53562



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Councilman Tommy Adkins  
PO Box 66  
York, SC 29745

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York SC 29745

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Postage	\$0.73
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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilmember Andy Litten

PO Box 66

York, SC 29745

Via: USPS Certified Mail

Dear Councilman Litten:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Sincerely,

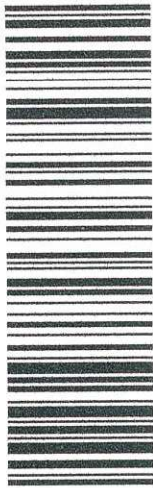
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



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Councilmember Andy Litten  
PO Box 660  
York, SC 29745

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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilmember A. Watts Huckabee, Sr.

PO Box 66

York, SC 29745

Via: USPS Certified Mail

Dear Councilman Huckabee, Sr.:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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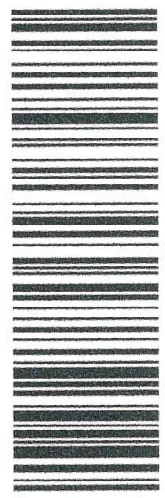
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
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Councilmember A. Watts Huckabee, Sr.  
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York, SC 29745

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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Council Chairwoman Christi Cox  
PO Box 66  
York, SC 29745

Via: USPS Certified Mail

Dear Council Chairwoman Cox:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Acreage: 9.87 acres

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Sincerely,

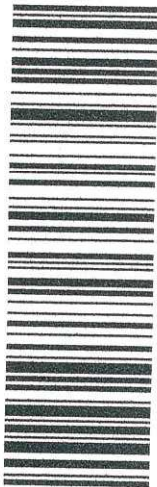
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
Middleton, WI 53562

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Council chairwoman Christi  
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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Mayor John Gettys

PO Box 11706

Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Mayor Gettys:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
Middleton, WI 53562

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Mayor John Gettys  
PO Box 11706  
Rock Hill, SC 29731

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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.73
<b>Total Postage and Fees</b>	<b>\$5.58</b>

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**Mayor John Gettys**  
Street and Apt. No., or PO Box No.  
**PO Box 11700**  
City, State, ZIP+4<sup>®</sup>  
**Rock Hill, SC 29731**

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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilmember Debi Cloninger

PO Box 66

York, SC 29745

Via: USPS Certified Mail

Dear Councilwoman Cloninger:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Rock Hill, SC. Funding for the development will consist of both federal and state tax credits.

Development: The Ridge at Rock Hill  
1867 W. Main Street  
Rock Hill, SC 29732

Construction Type: New Construction

# of Units: 60 Units

Acreage: 9.87 acres

Targeting: Elderly

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (608) 216-4535.

Sincerely,

*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St, Ste 300B  
Middleton, WI 53562

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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Council Vice-Chairman Tom Audette  
PO Box 66  
York, SC 29745

Via: USPS Certified Mail

Dear Council Vice-Chairman Audette:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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*Daniel DiFrancesco*

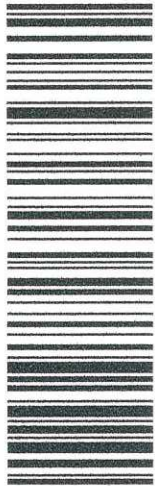
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Commonwealth Development Corporation of America





The Commonwealth Companies  
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**COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA**

2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Councilman Kevin Sutton  
PO Box 11706  
Rock Hill, SC 29731

Via: USPS Certified Mail

Dear Councilman Sutton:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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Sincerely,

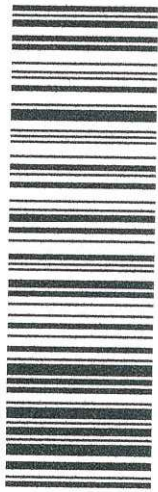
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



The Commonwealth Companies  
2501 Parmenter St., Ste 300B  
Middleton, WI 53562

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Councilman Kevin Sutton  
PO Box 11700  
Rock Hill SC 29731

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2501 Parmenter St., Suite 300B

Middleton, WI 53562

[www.commonwealthco.net](http://www.commonwealthco.net)

May 19, 2025

Representative John Richard C. King South Carolina House of Representatives District 49  
309B Blatt Bldg.  
Columbia, SC 29201

Via: USPS Certified Mail

Dear Representative King:

Commonwealth Development Corporation of America ([www.commonwealthco.net](http://www.commonwealthco.net)) plans to submit a 9% affordable housing tax credit application in your community to South Carolina State Housing Finance and Development Authority on May 23rd, 2025. The Ridge at Rock Hill would develop 60 units of new construction age-restricted (55+) and affordable/income-restricted housing targeting seniors (55+) at 20%, 50%, and 60% of the Area Median Income.

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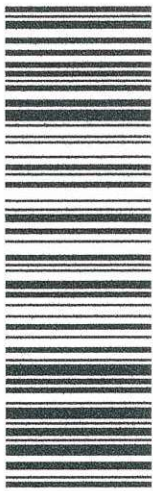
*Daniel DiFrancesco*

Daniel DiFrancesco, Vice President of Development  
Commonwealth Development Corporation of America



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2501 Parmenter St, Ste 300B  
Middleton, WI 53562

## CERTIFIED MAIL®



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Representative John Richard C. King  
304B Blatt Bldg.  
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