



Capstone at Greenwood Commons, LP

May 23, 2025

Mayor Brandon Smith
Mayor, City of Greenwood, SC
520 Monument Street
Greenwood, SC 29646

Dear Mayor Smith:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

Development: Capstone at Greenwood Commons
235 Mineral Avenue
Greenwood, SC 29646

Construction Type: New Construction
of Units: 60
Acreage: 3.09 acres
Targeting: Families

I would be happy to discuss this proposed development with you further. I can be reached by phone at (205) 623-6003 or by email at rcoats@tbf-inc.org.

Sincerely,

A handwritten signature in blue ink that reads "R.B. Coats, III". The signature is written in a cursive, flowing style.

R.B. Coats, III, Manager of the General Partner
Capstone at Greenwood Commons, LP
4509 Pine Tree Circle
Vestavia Hills, AL 35243



Capstone at Greenwood Commons, LP

May 23, 2025

Niki Hutto
Greenwood City Council – Ward 1
520 Monument Street
Greenwood, SC 29646

Dear Councilwoman Hutto:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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R.B. Coats, III, Manager of the General Partner
Capstone at Greenwood Commons, LP
4509 Pine Tree Circle
Vestavia Hills, AL 35243



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May 23, 2025

Robert Dean
Greenwood City Council – Ward 2
520 Monument Street
Greenwood, SC 29646

Dear Councilman Dean:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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R.B. Coats, III, Manager of the General Partner
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4509 Pine Tree Circle
Vestavia Hills, AL 35243



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May 23, 2025

Annette Edwards
Greenwood City Council – Ward 3
520 Monument Street
Greenwood, SC 29646

Dear Councilwoman Edwards:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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Johnathan Bass
Greenwood City Council – Ward 4
520 Monument Street
Greenwood, SC 29646

Dear Councilman Bass:

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R.B. Coats, III, Manager of the General Partner
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Vestavia Hills, AL 35243



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May 23, 2025

Matthew Miller
Greenwood City Council – Ward 5
520 Monument Street
Greenwood, SC 29646

Dear Councilman Miller:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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May 23, 2025

Ronnie Ables
Greenwood City Council – Ward 6
520 Monument Street
Greenwood, SC 29646

Dear Councilman Ables:

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May 23, 2025

Daniel Gibson
South Carolina State Representative
314D Blatt Building
Columbia, SC 29201

Dear Representative Gibson:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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May 23, 2025

Billy Garrett
South Carolina State Senator
604 Gressette Building
Columbia, SC 29201

Dear Senator Garrett:

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 Greenwood, SC. Funding for the development will consist of federal tax credits and conventional debt financing.

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