

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Data Entry Instructions:

This workbook has been password protected to prevent the user from overwriting questions, labels, and calculations.

PLEASE READ BEFORE DATA ENTRY

- 1) All data entry should be input in the sections that are shaded with a pale yellow background.
(the protection of the workbook should prevent data entry in other areas)
- 2) For data fields that require a check mark next to the description, please type an "x" in the box.
- 3) Some data fields contain a drop down "data list". You can select from this list or type in the data as long as the typed data matches a selection contained in the list. These data lists serve to check the validity of the entry when there are limited possible answers.

SC Housing requires all applications and application documentation be submitted through the Secure File Exchange located at <https://www.schousing.com/Home/PartnerLogin> by the date and time posted on the website. Applications and application documentation submitted through any other method will not be accepted. SC Housing will not be responsible for late delivery of applications and application documentation due to high volume of activity on the website at deadlines. Please note applications and application documentation can be large in size, can take a longer delivery time and the entire application must be received prior to the application deadline. SC Housing will not be liable for delays or other technical issues that may be encountered during application submission.

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Should you have any concerns or find any problems or errors with this workbook, please contact:

For the Tax Credit Application:
taxcreditquestions@schousing.com

South Carolina State Housing Finance & Development Authority
Low-Income Housing Tax Credit / Tax Exempt Bond Application

Development ID #
(for Authority use only)

Development Name: **Kennedy Street Apartments**

Date: **5/19/2025**

Application Type: **Initial Application**

Application Information:

☒ 9% Tax Credit

☒ New Construction

☒

This Application includes a notarized letter affirming a knowing and voluntary waiver of the right to request a qualified contract for the duration of the extended use period. **Include notarized letter behind this page.**

☐ 4% Tax Credit

☐ Rehabilitation

☒ State Tax Credits

☐ Acq/Rehabilitation

☐

Public Housing Authority

☐ Adaptive Reuse

Total # of **Low-Income** Units:

48

Designed for Families Units:

48

Transitional Units:

0

Total # Market Rate Units:

0

Older Persons (55+) Units:

0

Homeless Units:

0

Employee Units:

0

Elderly Persons (62+) Units:

0

3+ Bedroom Units:

0

Total # of Units:

48

Single Room Occupancy

0

Supportive Housing Units:

5

Applicant Information:

Development Name: **Kennedy Street Apartments**

County: **Spartanburg**

Group: **A**

Street Address: **120 East Kennedy Street**

County Code: **42**

City: **Spartanburg**

Congressional District #: **4**

State: **SC**

Zip: **29306**

Est. Start Date: **12/1/2025**

☒ Limited Partnership

Entity Name: **Kennedy Street Owner, LP**

☐ Limited Liability Company

Street Address: **2 Office Park Ct., Ste 103**

☐ Non-Profit

City: **Columbia**

State: **SC**

Zip: **29223**

☐ Other - Identify below

Fed ID #: **99-1113820**

Contact Person: **Jon Enos**

Telephone: **(703) 537-5289**

Email: **jje@scqdevelopment.com**

How many applications will the principals of this development be associated with?

1

Including all associated developments, approximately how much in tax credits will be applied for by said Principal(s)?

1,429,116.00

List each member of the development team with his/her associated developments: (attach additional pages if necessary)

SCG Development Partners - John Nelson, Benjamin Mottola, Stephen Wilson, Kyle Wolff - Kennedy Street Apartments

Good Wall Kennedy, LLC - Bogue Wallin, Edwin Good - Kennedy Street Apartments

Davis Affordable Housing, LLC - Taylor Davis - Kennedy Street Apartments

Villas Affordable Housing, LLC - Robinson Villa - Kennedy Street Apartments

Kennedy Street Owner, LP


Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

RE: Kennedy Street Apartments
Corner of Converse and Kennedy streets
Spartanburg, SC 29306
Kennedy Street Owner, LP

To whom it may concern:

This letter shall serve as affirmation by Kennedy Street Owner, LP (proposed owner) of a knowing and voluntary waiver of the right to request a qualified contract from South Carolina State Housing Finance and Development Authority for the duration of the extended use period.


Witness 1


Witness 2

Owner:


Kennedy Street Owner, LP
a South Carolina limited partnership

By Its General Partner:

Kennedy Street GP, LLC
a South Carolina limited liability company

By Its Managing Member:

SCG Development SPE, LLC
a Delaware limited liability company

By: 
Stephen Wilson, Manager

State of Virginia

County of Fairfax

I, Christa Baker, a Notary Public for the County and State aforesaid, certify that STEPHEN WILSON, either personally known by me or proven by satisfactory evidence, personally appeared before me this day and acknowledged that he is the Manager of SCG Development SPE, LLC, a Delaware limited liability company, the Managing Member of Kennedy Street GP, LLC, a South Carolina limited liability company, the General Partner of Kennedy Street Owner, LP, a South Carolina limited partnership, and being duly exercised to do so, voluntarily executed the forgoing instrument for the purposes stated therein.

Witness my hand and official seal this 20 day of May 2025.



My commission expires: 03/31/29



May 15, 2025

Kennedy Street Owner LP
325 Rocky Slope Road, Suite 301
Greenville, SC 29607

RE: PBV Conditional Award of Cammie Clagett Courts CAT 1A – Kennedy Street

Dear Kennedy Street Owner LP:

Thank you for submitting an application for project-based vouchers for the Kennedy Street Apartments. Your application for 10 project-based vouchers has been conditionally approved. A total of 10 vouchers are awarded.

The following rents are tentatively approved, subject to the conditions below:

Unit Size	Quantity	Rent	Utility Allowance	Total
1-bedroom	5	\$744	\$107	\$851
2-bedroom	5	\$869	\$140	\$1009

The approval is contingent upon the following occurring prior to the submission of the Subsidy Layering review:

- Proof of a firm commitment of all funding.

The approval is contingent upon the following occurring prior to the execution of the AHAP:

- Successful Completion of a Subsidy Layering Review by HUD or a HUD designated entity.
- A review of the detailed building construction plans and specifications to confirm the units will comply with HQS upon completion of construction.
- Proof of completion of the environmental review process.
- Verification no party listed on the revised HUD 2880 is debarred from participation in HUD funded programs.
- Approval by HUD the proposed units are approved as replacement units to the former Cammie Clagett Courts SC003000060 property as designated by the Converted Awaiting Transfer (CAT).

The approval is contingent upon the following occurring prior to the execution of the HAP Contract:

- A final determination that the proposed rents are reasonable, as supported by the market study, and are within 110% of the HUD published FMR.
- All units passing an HQS, or other program required inspection protocol.

If the AHAP has not been executed within two years of the date of this letter, this award will expire, unless otherwise extended by Spartanburg Housing (SH).

Any specific questions regarding the project-based voucher program can be directed to Joseph Jackson, 864-598-6052.

Sincerely,



Shaunte Evans
Chief Executive Officer
Spartanburg Housing

Kennedy Street Apartments

5/19/2025

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Kennedy Street Housing GP, LLC	0.0100%	(703) 537-5289
SCG Development Partners SPE, LLC	99.9900%	(703) 537-5289

Developer Name:	SCG Development Partners SPE, LLC	Non-profit <input type="checkbox"/>	For-profit <input checked="" type="checkbox"/>
Street Address:	8245 Boone Blvd., Ste 640	Contact Name:	Stephen Wilson
City:	Tysons	Telephone # :	(703) 537-5289
State:	Virginia	Fax # :	
Zip:	22182	Email Address:	spw@scgdevelopment.com

Co-Developer:	Good Wall Kennedy, LLC	Non-profit <input type="checkbox"/>	For-profit <input checked="" type="checkbox"/>
Street Address:	233 N. Main Street, Ste 200	Contact Name:	Bogue Wallin
City:	Greenville	Telephone # :	(864) 918-3402
State:	South Carolina	Fax # :	
Zip:	29601	Email Address:	bogue.wallin@bluewallre.com

Management Entity:	NHE, Inc.	Non-profit <input type="checkbox"/>	For-profit <input checked="" type="checkbox"/>
Street Address:	325 Rocky Slope Road, Ste 301	Contact Name:	Patricia Sherman
City:	Greenville	Telephone # :	(803) 260-3000
State:	South Carolina	Fax # :	
Zip:	29607	Email Address:	psherman@nhe-inc.com

Consultant:		Contact Name:	
Street Address:		Telephone # :	
City:		Fax # :	
State:		Email Address:	
Zip:			

Tax Attorney:	Brockman Law	Contact Name:	Todd Brockmann
Street Address:	9729 Harrisburg Road	Telephone # :	(980) 247-3014
City:	Indian Land	Fax # :	
State:	South Carolina	Email Address:	Todd@brockmann.law
Zip:	29707		

CPA Company:	Dauby, O'Connor & Zaleski, LLC	Contact Name:	Nancy Morton
Street Address:	9025 N. River Road, Ste 400	Telephone # :	(317) 819-6141
City:	Indianapolis	Fax # :	
State:	Indiana	Email Address:	nmorton@doz.net
Zip:	46240		

Architect Company:	Johnston Design Group	Architect License #:	01025
Street Address:	411 University Ridge, Ste D	Contact Name:	Scott Johnston
City:	Greenville	Telephone # :	(864) 250-0701
State:	South Carolina	Fax # :	
Zip:	29601	Email Address:	scott@johnstondesigngroup.us

General Contractor:	Creative Builder's	GC License #:	CLG.12710
Street Address:	200 E Broad St., Ste 150	Contact Name:	Will McAuley
City:	Greenville	Telephone # :	(864) 233-1631
State:	SC	Fax # :	
Zip:	29601	Email Address:	will@creativebuilders.net

Kennedy Street Apartments

5/16/2025

Applicant Information (cont.):

Name of Partner / Shareholder	% of Ownership	Telephone #
Kennedy Street Housing GP, LLC	0.0100%	(703) 537-5289
SCG Development Partners SPE, LLC	99.9900%	(703) 537-5289

Developer Name:	Davis Affordable Housing, LLC	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	325 Rocky Slope Rd., Ste. 301	Contact Name:	Taylor Davis		
City:	Greenville	Telephone # :	(864) 438-5093		
State:	SC	Fax # :			
Zip:	29607	Email Address:	tdavis@nhe-inc.com		

Co-Developer:	Villa Affordable Housing, LLC	Non-profit	<input type="checkbox"/>	For-profit	<input checked="" type="checkbox"/>
Street Address:	325 Rocky Slope Rd., Ste. 301	Contact Name:			
City:	Greenville	Telephone # :	(864) 323-5792		
State:	SC	Fax # :			
Zip:	29607	Email Address:	rvilla@nhe-inc.com		

Management Entity:		Non-profit	<input type="checkbox"/>	For-profit	<input type="checkbox"/>
Street Address:		Contact Name:			
City:		Telephone # :			
State:		Fax # :			
Zip:		Email Address:			

Consultant:		Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

Tax Attorney:		Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

CPA Company:		Contact Name:			
Street Address:		Telephone # :			
City:		Fax # :			
State:		Email Address:			
Zip:					

Architect Company:		Architect License #:			
Street Address:		Contact Name:			
City:		Telephone # :			
State:		Fax # :			
Zip:		Email Address:			

General Contractor:		GC License #:			
Street Address:		Contact Name:			
City:		Telephone # :			
State:		Fax # :			
Zip:		Email Address:			

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Kennedy Street Apartments

5/19/2025

Site:

Development located within city limits?	Y/N	<input type="text" value="Y"/>	Congressional District # :	<input type="text" value="4"/>
USDA Eligible Area? Search Here	Y/N	<input type="text" value="N"/>	State Senate District # :	<input type="text" value="11"/>
Located in a Flood Plain?	Y/N	<input type="text" value="N"/>	State House District # :	<input type="text" value="31"/>
Listed on National Register of Historic Places?	Y/N	<input type="text" value="N"/>	Census Tract # :	<input type="text" value="212"/>
Located in an Opportunity Zone?	Y/N	<input type="text" value="N"/>		
Located in a Qualified Census Tract?	Y/N	<input type="text" value="N"/>	Was the land donated?	Y/N <input type="text" value="Y"/>
Located in a Difficult Development Area?	Y/N	<input type="text" value="N"/>		
Is the site zoned for your development?	Y/N	<input type="text" value="Y"/>	Coordinates for development centroid to the 5th decimal	
Do any detrimental site characteristics exist?	Y/N	<input type="text" value="N"/>	Latitude: <input type="text" value="34.94859"/>	Longitude: <input type="text" value="-81.92762"/>

If yes, please list:

Do any wetlands (jurisdictional or nonjurisdictional) exist on the site?	Y/N	<input type="text" value="N"/>	If yes, what %?	<input type="text"/>
Overall, is at least 80% of the site buildable?	Y/N	<input type="text" value="Y"/>		

If no, attach an explanation behind this page of the application. Include any setback requirements.

Site Control (Parcel 1):

Control:	<input type="text" value="Purchase Option"/>	Expiration Date:	<input type="text" value="12/31/2025"/>	If Land Lease, how much annual debt?
Acres:	<input type="text" value="0.25"/>	Total Cost of Land:	<input type="text" value="4,500"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text" value="City of Spartanburg"/>		
Address:	<input type="text" value="145 W. Broad Street"/>		City:	<input type="text" value="Spartanburg"/>
State:	<input type="text" value="South Carolina"/>	Zip:	<input type="text" value="29306"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text" value="N"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 2, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Site Control (Parcel 3, if needed):

Control:	<input type="text"/>	Expiration Date:	<input type="text"/>	If Land Lease, how much annual debt?
Acres:	<input type="text"/>	Total Cost of Land:	<input type="text"/>	<input type="text"/>
Seller(s) - this name must be on current recorded deed:		<input type="text"/>		
Address:	<input type="text"/>		City:	<input type="text"/>
State:	<input type="text"/>	Zip:	<input type="text"/>	
Is there a common ownership interest between the purchaser and seller?		Y/N	<input type="text"/>	

If yes, provide attorney opinion on whether the proposal qualifies for tax credits on acquisition costs.

Development:Are the residential units available to the general public? Y/N Is this proposed development intended for occupancy by Individuals with Children? Y/N Does the marketing plan give preference to persons on a Public Housing Waiting List? Y/N **Placed-In-Service Application Only** --> On what page of the marketing plan is this preference/outreach described? Will all low-income units be comparable in terms of construction quality and amenities when compared to market rate units in the development? Y, N, N/A Will this development convert to Tenant Ownership? Y/N Proposal will meet green and energy efficiency sustainable building requirements? Y/N

Which certification?

 Enterprise's Enterprise Green Communities US Green Building Council's LEED for Homes Home Innovation Research Lab's National Green Building Standard - Bronze level or higher? Southface Energy Institute and Greater Atlanta Home Builders Association's Earthcraft High Performance Building Council of the BIA of Central SC, Certified High Performance (CHiP) HOME Program

<input type="text" value=""/> Garden Apartment	<input type="text" value=""/> Triplex/Quadplex	<input type="text" value=""/> Detached Clubhouse
<input type="text" value=""/> Single Family House (Detached)	<input checked="" type="text" value="X"/> Other Describe Below	<input checked="" type="text" value="X"/> Elevator
<input type="text" value=""/> Townhouse/Rowhouse	<input type="text" value=""/> Single building with exterior corridors and an elevator	Foundation Type: <input type="text" value=""/> Slab on Grade
<input type="text" value=""/> Duplex		Number of stories in tallest building: <input type="text" value=""/> 6

Parking# of Units (1 BR or less) = 31 x 1 = 31 # of required parking spaces = 56.5# of Units (2 BR) = 17 x 1.5 = 25.5 # of planned parking spaces = 57# of Units (3 BR or more) = x 2 = 0 excess/(deficit) = 1Will **any** tenants pay parking fees? Y/N N If yes, explain the charges: Local jurisdiction requires less? Y/N Y**Utility Allowance Information**Source of Utility Allowance Calculation: State Housing Authority Energy Star? Y/N YUnit Type(s): 1st type: Larger Apartment Bldgs. (5+ units) 2nd type:

Utility Allowance (round total of these up to the nearest dollar): (if applicable)

Utilities	Type	Utilities paid by:	Enter allowances by Bedroom Size					
			0-BR	1-BR	2-BR	3-BR	4-BR	5-BR
Heating	Electric Resistance	Tenant Paid	11.00	13.00	15.00			
Cooking	Electric	Tenant Paid	4.00	5.00	8.00			
Other Electric	Electric	Tenant Paid	17.00	20.00	27.00			
Air Conditioning	Electric	Tenant Paid	7.00	8.00	12.00			
Water Heating	Electric	Tenant Paid	11.00	13.00	16.00			
Water		Development Paid						
Sewer		Development Paid						
Trash		Development Paid						
Electric and/or Natural Gas Base Charge		12.00	12.00	12.00	12.00	-	-	-
Total Utility Allowance for Units:			62.00	71.00	90.00	-	-	-
Total Utility Allowance (rounded Up to the nearest dollar):			62.00	71.00	90.00	-	-	-

Utility Allowance Schedule

See Public Reporting and Instructions on back.

U.S. Department of Housing and Urban
Development

Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp. 04/30/2026)

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA Spartanburg Housing, SC		Unit Type: Multi-Family (Apartment)				Date (mm/dd/yyyy) 1/01/2025	
Utility of Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$19.00	\$22.00	\$26.00	\$28.00	\$31.00	\$35.00
	Bottle Gas	\$64.00	\$79.00	\$90.00	\$98.00	\$109.00	\$124.00
	Electric	\$19.00	\$23.00	\$30.00	\$36.00	\$43.00	\$50.00
	Electric Heat Pump	\$17.00	\$20.00	\$24.00	\$27.00	\$30.00	\$32.00
	Fuel Oil	\$48.00	\$55.00	\$66.00	\$73.00	\$80.00	\$87.00
Cooking	Natural Gas	\$3.00	\$3.00	\$6.00	\$7.00	\$9.00	\$10.00
	Bottle Gas	\$11.00	\$11.00	\$19.00	\$26.00	\$34.00	\$38.00
	Electric	\$7.00	\$8.00	\$12.00	\$16.00	\$20.00	\$24.00
Other Electric		\$27.00	\$32.00	\$45.00	\$57.00	\$70.00	\$82.00
Air Conditioning		\$11.00	\$13.00	\$19.00	\$24.00	\$29.00	\$34.00
Water Heating	Natural Gas	\$7.00	\$8.00	\$12.00	\$16.00	\$19.00	\$22.00
	Bottle Gas	\$26.00	\$30.00	\$45.00	\$56.00	\$71.00	\$83.00
	Electric	\$17.00	\$20.00	\$26.00	\$31.00	\$37.00	\$43.00
	Fuel Oil	\$17.00	\$21.00	\$31.00	\$42.00	\$52.00	\$59.00
Water		\$23.00	\$24.00	\$30.00	\$36.00	\$43.00	\$49.00
Sewer		\$50.00	\$51.00	\$69.00	\$88.00	\$106.00	\$124.00
Trash Collection		N/A	N/A	N/A	N/A	N/A	N/A
Other specify: Electric Charge \$13.74		\$14.00	\$14.00	\$14.00	\$14.00	\$14.00	\$14.00
Other specify: Natural Gas Charge \$9.36		\$9.00	\$9.00	\$9.00	\$9.00	\$9.00	\$9.00
Range /Microwave		\$11.00	\$11.00	\$11.00	\$11.00	\$11.00	\$11.00
Refrigerator		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Actual Family Allowances -May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance	Allowance	
					Heating		
Head of Household Name					Cooking		
					Other Electric		
					Air Conditioning		
Unit Address					Water Heating		
					Water		
					Sewer		
					Trash Collection		
					Other		
Number of Bedrooms					Range/Microwave		
					Refrigerator		
					Total		



adapted from form HUD-52667
(04/2023)

Utility Allowance Schedule

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0169

Office of Public and Indian Housing

The following allowances are used to determine the total cost of tenant-furnished utilities and appliances.

Locality/PHA SC State Housing Finance & Development Agency Upstate Region South Carolina		Green Discount ENERGY STAR		Unit Type Larger Apartment Bldgs. (5+ units)			Date (mm/dd/yyyy) 01/28/2025
Utility or Service	Fuel Type	0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	Natural Gas	\$17	\$20	\$22	\$25	\$28	\$31
	Bottled Gas	\$51	\$60	\$69	\$77	\$85	\$93
	Electric Resistance	\$12	\$14	\$19	\$23	\$28	\$33
	Electric Heat Pump	\$11	\$13	\$15	\$17	\$19	\$21
	Fuel Oil	\$40	\$47	\$53	\$60	\$66	\$73
Cooking	Natural Gas	\$3	\$3	\$5	\$6	\$7	\$9
	Bottled Gas	\$9	\$10	\$14	\$19	\$23	\$28
	Electric	\$4	\$5	\$8	\$10	\$12	\$15
	Other						
Other Electric	Electric	\$17	\$20	\$27	\$35	\$43	\$51
Air Conditioning	Electric	\$7	\$8	\$12	\$15	\$18	\$22
Water Heating	Natural Gas	\$6	\$7	\$10	\$13	\$17	\$20
	Bottled Gas	\$19	\$22	\$32	\$42	\$52	\$62
	Electric	\$11	\$13	\$16	\$19	\$23	\$26
	Fuel Oil	\$15	\$18	\$25	\$33	\$41	\$49
Water		\$24	\$25	\$35	\$53	\$72	\$95
Sewer		\$43	\$46	\$65	\$93	\$120	\$148
Trash Collection		\$19	\$19	\$19	\$19	\$19	\$19
Other - Specify							
Range/Microwave		\$19	\$19	\$19	\$19	\$19	\$19
Refrigerator		\$18	\$18	\$18	\$18	\$18	\$18
Electric Base Charge		\$12	\$12	\$12	\$12	\$12	\$12
Natural Gas Base Charge		\$9	\$9	\$9	\$9	\$9	\$9
Actual Family Allowances-May be used by the family to compute allowance while searching for a unit.					Utility/Service/Appliance		Allowance
					Heating		
Head of Household Name					Cooking		
					Other Electric		
Unit Address					Air Conditioning		
					Water Heating		
					Water		
					Sewer		
					Trash Collection		
Number of Bedrooms					Other		
					Range/Microwave		
					Refrigerator		
					Total		

Previous versions are obsolete.

Spreadsheet (ver14) based on Form HUD-52667 (04/2023).
ref. Handbook 7420.8

Kennedy Street Apartments

5/19/2025

Development (cont.):Has the proposed development received a prior award of LIHTCs? Previous ID # Y/N If yes, what was the date of allocation? If yes, is the development still under the initial LIHTC compliance period? Y/N Has the proposed development received a prior award of Tax-Exempt Bonds? ID # Y/N If yes, what was the date of the bond issuance? If yes, is the development still under the initial Tax-Exempt Bond compliance period? Y/N # of Residential Buildings: # of Non Residential Buildings: Total Buildings: If development is more than one building: Owned by the same entity for Federal Income Tax Purposes? Y/N Located on the same tract of land? Y/N Financed pursuant to a common plan of financing? Y/N List commercial facilities other than tenant use: Are all of the buildings currently under control? Y/N If no, how many buildings are under control? When will the rest of the buildings be under control? How many buildings will be acquired? Building(s) acquired or to be acquired from: Building(s) acquired/to be acquired from a Related Party, determined with reference to: **If acquisition from a government agency:**Name of Agency: Date: Amount: Has or will a waiver of the 10-year holding requirement be requested from the Department of Treasury? Y/N Does the development preserve assisted low-income housing that due to mortgage prepayments, foreclosure, or expiring rental assistance would otherwise convert to market rate use? Y/N

If yes, attach documentation to this page of the application as to conversion to market rate.

Has or will the development be acquired from an insured depository institution in default or from a receiver or conservator of such an institution? Y/N

If yes, attach documentation to this page of the application.

Attach a **separate sheet to this page of the application** listing the (a) building address, (b) type of control, (c) number of units, (d) expiration date of control, (e) acquisition cost for all buildings under control, (f) the date each building was placed-in-service, (g) the date of the last nonqualified substantial improvement, and (h) the number of years between the date the building was placed-in-service and date of acquisition. If a separate sheet is not attached, this application will be considered incomplete.

Is there currently any **project-based** rental assistance on the development? Y/N

If yes, what type of project-based rental assistance?

 Project Based Section 8 HUD rental assistance. ID HUD type: RDA rental assistance Other: Identify "Other": If yes, how many units have project-based rental assistance? % of units: # of years assistance provided: Will there be any **project-based** rental assistance if the proposed development is awarded tax credits? Y/N

If yes, identify the type of project-based rental assistance:

Spartanburg Housing Authority has provided a commitment for a total of 10 PBV units including 5 one bedroom and 5 two bedroom units. The PBV units will be RAD units.

Is HUD Approval for Transfer of Physical Assets Required? Y/N

If yes, attach documentation to this page of the application.

Does this development involve any relocation of low-income tenants? Y/N If yes, will the tenants be **Temporarily** relocated? Y/N If yes, what percentage? Will any low-income tenants be **Permanently** relocated? Y/N If yes, what percentage?

Development Targeting**Minimum Set-Aside Requirements - Irrevocable Election** (Check One)

☐ At least **20%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **50%** or less of Area Median Income.

☐ At least **40%** of the rental units in this development will be rent restricted and occupied by individuals whose income is **60%** or less of Area Median Income.

☒ Income averaging option as defined in Section 42(g)(1)(C) of the Internal Revenue Code.

The Authority will allow the applicant to petition the Authority on the fifth anniversary date of the placed-in-service date and every five years thereafter, to waive the special targeting of 50% of median income and increase the targeting to 60% of median income (provided the owner/applicant chose the 40/60 election) if (a) the development has had at least a two year history of vacancies averaging at least 20% which can be evidenced to the Authority through project audits and/or (b) the Applicant can demonstrate that other conditions exist which threaten the economic viability of the development. **The Authority may grant or refuse any waiver requested in its sole discretion.**

Unit Details and Proposed Development Income:

What's the effective date of the maximum allowable rents?

LIHTC: **5/7/2025**HOME: **Units Rent and Income**

	Type	Unit Utility Type	# of Units	Beds	Baths	Square Footage	Proposed Monthly Rent*	Utility Allowance	Gross Rent	Maximum Allowable Rent	% AMGI	Assistance Type
1	LI	Apartment	1	0	1.0	571	225	62	287	287	20	
2	LI	Apartment	2	0	1.0	571	656	62	718	718	50	
3	LI	Apartment	5	0	1.0	571	800	62	862	862	60	
4	LI	Apartment	2	0	1.0	571	944	62	1,006	1,006	70	
5	LI	Apartment	1	1	1.0	825	744	71	815	744	20	Section 8 Assisted
6	LI	Apartment	3	1	1.0	825	699	71	770	770	50	
7	LI	Apartment	4	1	1.0	825	744	71	815	744	50	Section 8 Assisted
8	LI	Apartment	10	1	1.0	825	853	71	924	924	60	
9	LI	Apartment	3	1	1.0	825	1,007	71	1,078	1,078	70	
10	LI	Apartment	3	2	2.0	999	869	90	959	869	20	Section 8 Assisted
11	LI	Apartment	2	2	2.0	999	869	90	959	869	50	Section 8 Assisted
12	LI	Apartment	7	2	2.0	999	1,018	90	1,108	1,108	60	
13	LI	Apartment	5	2	2.0	999	1,203	90	1,293	1,293	70	
14												
15												
16												
17												
18												
19												
20												
			48									

*This column will be the reference for annual rental income calculation Tab 7 for LI and/or MR units.

Total bedrooms =	55	Total Residential Sqft =	40,017	Total Annual Income =	507,348
Total LI Units =	48	Total MR Units =	0	LI Unit Percentage =	100.000%
Total LI Sqft =	40,017	Total MR Sqft =	0	LI Sqft Percentage =	100.000%
Total Common Sqft:	1,256	Total Non-Heated Sqft:	15,360	Total Development Sqft =	56,633

Detail of Other Income (List each type of other income on a separate line)

	Type of Other Income	# Units	Annual \$ Amount	% of Units	Monthly \$ / Unit	Annual \$ / Unit
1	Laundry	48	9,893.29	100.00%	17.18	206.11
2	Late Fees	48	3,805.11	100.00%	6.61	79.27
3	Forfeited Deposits	48	1,522.04	100.00%	2.64	31.71
4				0.00%	-	-
5				0.00%	-	-
6				0.00%	-	-
7				0.00%	-	-
Totals:			15,220.44		26.42	317.09



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210
Telephone: 803.896.9001 TTY: 803.896.8831
SCHousing.com

May 1, 2025

Via email to: jje@scgdevelopment.com

Jon Enos
SCG Development

RE: Development Design Criteria Waiver Request – Kennedy Street

Dear Mr. Enos,

The Authority is in receipt of your waiver requests pursuant to the 2025 Qualified Allocation Plan, Appendix B – Mandatory Design Criteria. You have requested the Authority make a determination on the following requested items:

- Request – Unit Mix- 10 – 0BR/1BA, 21 – 1BR/1BA, and 17 - 2BR/2BA - *Waiver Granted*
- Request – Unit 006- No balcony due to design and site requirements – *Waiver Granted*

The Authority has reviewed your requests and has granted a waiver to your development team with respect to the above-referenced items. Please submit this letter in Tab 1 of the full application.

Sincerely,

Kim Wilbourne

Kim Wilbourne
LIHTC Manager

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Kennedy Street Apartments

5/19/2025

Proforma Income Statement:

Rental Income	
From Low Income Units	507,348.00
From Market Rate Units	-
Total Annual Rental Income	507,348.00
Other Income	15,220.44

*Vacancy% 7.00%

Vacancy Allowance = (36,579.79)
Effective Gross Income (EGI) = 485,989.00

Administrative Expenses	
Accounting/Audit	7,941.18
Advertising	5,000.00
Annual Compliance Fees	6,240.00
Legal	2,647.06
Licenses and Permits	1,588.24
Management Fees	34,019.21
Management Payroll	37,500.00
Management Payroll Taxes	12,514.29
Telephone	5,294.12
Office Supplies	3,705.88
Other Admin. Expenses (7-A)	5,823.53
Total Administrative	122,273.50
Percent of EGI	25.16%

Maintenance Expenses	
Clubhouse Maintenance	4,400.00
Decorating	0.00
Elevator	11,000.00
Extermination	2,000.00
Landscaping	7,500.00
Maintenance Payroll	22,500.00
Maintenance Payroll Taxes	7,485.71
Parking Lot Maintenance	0.00
Repairs	6,600.00
Supplies	4,400.00
Pool Maintenance	
Other Maintenance (7-A)	0.00
Total Maintenance	65,885.71
Percent of EGI	13.56%

Operating Expenses	
Fuel	
Electrical	9,000.00
Water and Sewer	24,000.00
Natural gas	
Trash	5,000.00
Security	1,250.00
Other Operating (7-A)	11,520.00
Total Operating	50,770.00
Percent of EGI	10.45%

Fixed Expenses	
Insurance	42,500.00
Real Estate Taxes	48,750.00
Other Taxes (7-A)	0.00
Total Fixed Expenses	91,250.00
Percent of EGI	18.78%

Total Annual Expenses 330,179.21

Replacement Reserves	14,400.00
Capital Replacement Reserves	
Total Reserves	14,400.00

Net Operating Income 141,410.00

Other Income / Rental Income = 3.00% must not exceed 3%

Do **not** include income and expenses on this form attributable to the provision of services other than housing.

***If 5% vacancy rate is requested, the applicant must provide justification. The Authority will make the final determination of whether to utilize a five percent (5%) vacancy rate for underwriting.**

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Kennedy Street Apartments

5/19/2025

Other Expense Detail and Rationale:

Other Admin. Expenses	
Computer Expense	3,176.47
Bank Charges	794.12
Postage	529.41
Credit Reports	1,323.53
Total Other Admin. Expenses	5,823.53

Rationale:

Other Maintenance Expenses	
Total Other Maintenance Expenses	0.00

Rationale:

Other Operating Expenses	
Public Parking Fees	11,520.00
Total Other Operating Expenses	11,520.00

Rationale:

Other Fixed Expenses	
Total Other Fixed Expenses	0.00

Rationale:

Funding:

Attach a copy of the commitment letter, indicating the specific amount and purpose of its funding behind the appropriate Tab in the Application package.

Section 1 - Tax Credit Funding, Deferred Developer Fees, and Equity			
Source Name	Amount	Equity Factor	Equity Provider
Federal Tax Credit Equity	12,430,821.00	0.8700	Stratford Capital Group
State Tax Credit Equity	3,422,040.00	0.4500	Advantage Capital
Federal Historic Credits	-		
State Historic Credits	-		
Abandoned Tax Credits	-		
Deferred Developer Fee	17,193.83		
GP Equity			
Other (Specify)			
Other (Specify)			

Section 1 Total= 15,870,054.83

Section 2 - Permanent Financing (Not Construction or Bridge Loans)								
Lender Name	Amount	Debt Service	Interest Rate	Amort	Term	Financing Source	Financing Type	Lien Position
Centrant	950,000.00	81,907.46	7.780%	30	18	Conventional	Permanent Financing	1
Community Works Capital	500,000.00	30,472.46	4.520%	30	20	Local Government	Permanent Financing	2
		-						3
		-						4

Section 2 Total= 1,450,000.00 112,379.92

Section 1 & 2 Total = 17,320,054.83

This amount will be used to match development costs.

Section 3 - Construction Loans and Bridge Financing						
Lender Name	Amount	Interest Rate	Amort	Term	Financing Source	Financing Type
United	9,987,525.00	7.600%	N/A	N/A	Other	Construction Financing

Section 3 Subtotal= 9,987,525.00

Development Costs:

	Development Costs	4% Basis (30%) - Acquisition	4% (30%) / 9% (70%) - New / Rehab	Summary of Const Cost Addm.	Difference
Acquisition					
1 Land	4,500	-	-		
2 Existing Structures	-	-	-		
3 Other (Specify)	-	-	-		
	4,500	-	-		
Site Work					
4 On-Site Improvements	700,000	-	700,000		
5 Off-Site Improvements	-	-	-		
6 Demolition	-	-	-		
7 Improvements	-	-	-		
	700,000	-	700,000	700,000	- ok
Rehabilitation and New Construction					
8 New Construction	10,089,282	-	10,089,282		
9 Rehabilitation	-	-	-		
10 Accessory Structures	-	-	-		
11 Other Hard Construction Costs	-	-	-		
12 Furniture, Fixtures, & Equipment	200,000	-	200,000		
13 Contractor Contingency	549,464	-	549,464		
14 General Requirements	659,356	-	659,356		
15 Contractor Profit	231,785	-	231,785		
16 Contractor Overhead	647,356	-	647,356		
	12,377,243	-	12,377,243	12,377,243	- ok
Professional Fees					
17 Architect Fee Design	200,000	-	200,000		
18 Architect Fee Construction Supervision	50,000	-	50,000		
19 Engineering Fees	150,000	-	150,000		
20 Survey	14,000	-	14,000		
21 Real Estate Attorney Fees	125,000	-	125,000		
22 Tax Attorney Fees	45,000	-	-		
23 Accountant	15,000	-	15,000		
24 Green Certification	55,850	-	55,850		
25 Noise Study & Materials Testing	45,000	-	45,000		
	699,850	-	654,850		
Construction Financing					
26 Construction Loan Origination Fee	99,922	-	99,922		
27 Construction Loan Interest Paid	1,024,951	-	470,597		
28 Construction Loan Legal Fees	-	-	-		
29 Construction Loan Credit Report	20,000	-	-		
30 Construction Loan Title & Recording Costs	22,830	-	-		
31 Inspection Fees	-	-	-		
32 Other (Specify)	-	-	-		
	1,167,703	-	570,519		
Construction Interim Costs					
33 Construction Insurance	75,000	-	75,000		
34 Performance Bond Premium	123,278	-	123,278		
35 Construction Period Taxes	20,000	-	15,000		
36 Tap Fees and Impact Fees	45,200	-	45,200		
37 Permitting Fees	67,974	-	67,974		
38 Other (Specify)	-	-	-		
	331,452	-	326,452		
Permanent Financing					
39 Permanent Loan Origination Fee	24,500	-	-		
40 Bond Premium	-	-	-		
41 Credit Enhancement	-	-	-		
42 Permanent Loan Title & Recording	2,170	-	-		
43 Counsels Fee	-	-	-		
44 Lenders Counsel Fee	50,000	-	-		
46 Credit Report	-	-	-		
47 Mortgage Broker Fees	-	-	-		
48 Permanent Loan Closing	-	-	-		
49 Underwriter Discount	-	-	-		
50 Attorney / Legal Fees	-	-	-		
51 PBV Processing Fee	62,000	-	-		
	138,670	-	-		
Soft Costs					
52 Feasibility Study	-	-	-		
53 Environmental Study	15,000	-	15,000		
45 Appraisal Fees	5,000	-	5,000		
54 Market Study	5,000	-	5,000		
55 SC Housing Application Fee	6,000	-	-		
56 SC Housing Market Study	600	-	-		
57 SC Housing Plan/Spec/Site Review	6,600	-	-		
58 SC Housing Tax Credit Reservation (10%)	218,957	-	-		
59 SC Housing Bond Issuance (0.75%)	-	-	-		
60 Compliance Fees	-	-	-		
61 Cost Certification	15,000	-	15,000		
62 Tenant Relocation Costs	-	-	-		
63 Soil Testing	10,000	-	10,000		
64 Physical Needs Assessment	-	-	-		
65 Rent-Up Expenses	40,000	-	-		
64 Marketing	10,000	-	-		
65 Soft Cost Contingency	125,000	-	-		
	457,157	-	50,000		
Syndication Costs					
66 Organizational Expenses	15,000	-	-		
67 Tax Opinion	-	-	-		
68 Bridge Loan Fees	-	-	-		
69 Syndication Fees	-	-	-		
70 Other (Specify)	-	-	-		
	15,000	-	-		
Developer Fees					
71 Developer Overhead	-	-	-		
72 Developer Fee	1,200,000	-	1,200,000		
73 Project Consultant Fee	-	-	-		
74 Other (Specify)	-	-	-		
	1,200,000	-	1,200,000		
Project Reserves					
75 Operating Reserves	228,480	-	-		
76 Other (Specify)	-	-	-		
	228,480	-	-		
77 COLUMN TOTALS	17,320,055	-	15,879,064		
78 TOTAL DEVELOPMENT COST	17,320,055				
79 TOTAL ELIGIBLE BASIS	15,879,064				
80 TOTAL INELIGIBLE COSTS	1,440,991				

Kennedy Street Apartments

5/19/2025

Development Type:☐ 100% Supportive Housing (identify type below)

Development Type (if applicable)

Market Study Findings

Approved Market Study Analyst:

Real Property Research Group

Capture Rate:

2.10%

Market Advantage:

37.00%

Absorption/Lease-Up Period:

3-4 Months

Federal Funds Summary (Please select all that are applicable):

If a federal subsidy is included in the funding sources, please identify the type of federal subsidy:

☐ HOME Funds (State)☐ Other Federal Funding - Please identify:☐ HOME Funds (Local Participating Jurisdiction)☐ RHS Section 514, 515, or 516Are there any federal **grants** included in the funding sources?

Y/N

N

If yes, have the federal grants been removed from basis?

Y/N

Tax Exempt Bond Information:**Initial Application Information (Bond amount is updated at placed in service):**

Is Tax-Exempt Bond Financing Used?

(Y/N)

N

If yes, what is the Amount?

TEB Local or SC Housing?

Issuer:

Affordability Term (Year)

Rent Restriction History

If used, what is the percentage of Tax-Exempt Bond financing to the Aggregate Basis of the development?

Placed in Service Information (Update Bond amount above):

Issue:

Year:

Original Issuance Date:

Inducement Date:

TEFRA Date:

Refunding Date (if applicable):

TEB 10% Occupancy Date:

TEB 50% Occupancy Date:

Cost Summary:

Hard Construction Costs =

10,989,282.00

Hard Costs =

11,543,246.10

Hard Costs / Total Development Costs =

66.65%

Must be 65% or greater

Contractor Cost Limits:

General Requirements / Hard Construction Costs =

6.00%

Must be 6% or less

Contractor Profit and Overhead / Hard Construction Costs =

8.00%

Must be 8% or less

Contractor Contingency / Hard Construction Costs =

5.00%

Must be 5% or less for NC, 10% or less for A/R

Annual Operating Expense per Unit =

4,848.00

Must fall within \$3,500 - \$5,000. The Authority may consider waivers if special circumstances apply.

Hard Construction Costs per Unit =

228,943.00

Must be a minimum of \$50,000 per unit or the amount required by the Physical Needs Assessment, if greater. In addition, at least \$25,000 of this amount must be attributed to interior unit rehabilitation costs.

Low-Income Housing Tax Credit / Tax Exempt Bond Application

Kennedy Street Apartments

5/19/2025

Syndication Information:

Intend on syndicating tax credits for development? ☒ Y Y/N

Anticipated Annual Federal Tax Credit Amount: 1,429,116.00
Syndication Value Per Federal Tax Credit Dollar: 0.8700

Type of offering: Private

State Anticipated Annual State Tax Credit Amount: 760,453.00
Syndication Value Per State Tax Credit Dollar: 0.4500

Type of investors: Corporations

Expected Total Syndication Proceeds: 15,852,861.00

Federal Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Stratford Capital Group
Address: 100 Corporate Place, Ste 404
City: Peabody
State: Massachusetts Zip: 01960
Contact Name: Jared Rand
Email Address: jvr@stratfordcapitalgroup.com
Telephone #: (978) 535 - 5600

State Tax Credit Syndicator Information:

Name of Fund: TBD
Syndicator: Advantage Capital
Address: 7733 Forsyth Blvd, Suite 1400
City: St. Louis
State: Missouri Zip: 63105
Contact Name: William Fiederlein
Email Address: wfiederlein@advantagecap.com
Telephone #: (314) 725 - 0800

When will these funds be paid in? 20.0% at Closing; 10.0% at 50% Completion; 20.0% at 100% Completion; 45.0% at Final Closing/Qualified Occupancy; 5.00% at Stabilization/8609

Check **all** boxes that apply for this development:

- ☐ a) Newly constructed and federally subsidized
☒ b) Newly constructed and **not** federally subsidized
☐ c) Existing building
☐ d) Section 42(e) rehabilitation expenditures federally subsidized
☐ e) Section 42(e) rehabilitation expenditures **not** federally subsidized
☐ f) Not federally subsidized by reason of 40-50 rule under Sec. 42(i)(2)(E)
☐ g) Allocation counting toward the 10% nonprofit requirement under Sec. 42(h)(5)

Development Cost Summary:

Consult your **tax attorney** or **tax accountant** to determine which development costs should be included for tax credit purposes.

Itemized Costs	New Construction	Rehabilitation	Acquisition/Rehabilitation		Total
			Acquisition	Rehabilitation	
Total Development Cost	17,320,054.83	0.00	0.00		17,320,054.83
Less Ineligible Costs	1,440,990.62	0.00	0.00		1,440,990.62
Total Eligible Basis	15,879,064.21	0.00	0.00	0.00	15,879,064.21
Multiplied by Applicable Fraction	100%	100%	100%	100%	
QCT or DDA (basis boost)	100%	100%	100%	100%	
Total Qualified Basis	15,879,064.21	0.00	0.00	0.00	15,879,064.21

Kennedy Street Apartments

5/19/2025

Financial Summary:**Income and Expense Analysis:**

Total Annual Rental Income	507,348.00
Other Income	15,220.44
Vacancy Allowance	(36,579.79)
Effective Gross Income	485,989.00
Total Administrative Expenses	122,273.50
Total Operating Expenses	50,770.00
Total Maintenance Expenses	65,885.71
Total Fixed Expenses	91,250.00
Total Annual Expenses	330,179.00
Annual Replacement Reserves	14,400.00
Net Operating Income	141,410.00
Total Annual Debt Service	112,379.92
Net Cash Flow	29,030.08

Debt Coverage Ratio = **Uses of Funds:**

Acquisition	4,500.00	Operating Reserves	228,480
Site Work	700,000.00		
Rehabilitation and New Construction	12,377,243.10		
Professional Fees	699,850.00		
Construction Financing	1,167,702.77		
Construction Interim Costs	331,452.00		
Permanent Financing	138,670.50		
Soft Costs	457,156.90		
Syndication Costs	15,000.00		
Developer Fees	1,200,000.00		
Project Reserves	228,479.56		
Total Development Cost	17,320,054.83		

For any budgeted reserves in excess of the required amount, justification and support must be provided for the excess amounts (required by syndicators or lenders). If the justification and support is not provided or is insufficient, these reserves may be written down to the Authority requested amounts.

Sources of Funds:

1 Federal Tax Credit Equity	12,430,821.00
2 State Tax Credit Equity	3,422,040.00
3 Federal Historic Credits	-
4 Abandoned Tax Credits	-
5 #REF!	-
6 Deferred Developer Fee	17,193.83
7	
8	
9	
10 Centrant	950,000.00
11 Community Works Capital	500,000.00
12	
13	
**Total Sources of Funds	17,320,054.83

Section 3 - Construction Loans and Bridge Financing from page 8 are **NOT included in the calculation of the "Sources of Funds" section on this page.

Do Uses = Sources?

Acknowledgement and Agreements:

1. I certify that I have not been indicted, charged, convicted of or had a civil judgment rendered against me for a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property. I further certify that I have not been debarred, suspended, proposed for debarment or suspension, declared ineligible or voluntarily excluded from any transactions or construction developments involving the use of any governmental funds, including but not limited to CDBG, RHS, Federal Home Loan Bank, HOME, National HTF, LIHTC, any state's funds, etc.
2. I certify that neither the owner nor any of its related entities or its officers, principals, shareholders or partners owes the South Carolina State Housing Finance and Development Authority ("Authority") any unpaid fees or charges.
3. I am responsible for ensuring that the proposed development consists or will consist of a qualified low-income building(s) as defined in section 42 of the Internal Revenue Code, as amended, and will satisfy all applicable requirements of federal tax law in the acquisition, rehabilitation, or construction and operation of the development to receive the Low-Income Housing Credit ("Credit" or "Credits"). I understand and agree that the development will be affirmatively marketed, and will be made available for occupancy by all persons regardless of race, national origin, religion, creed or sex, age, and handicap. I understand and agree to minimize the involuntary displacement of Low-Income Households, if applicable.
4. I am responsible for all calculations and figures relating to the determination of the eligible basis of the building. I understand and agree that the amount of the Credit is calculated in reliance upon the figures that I submit as to eligible and qualified basis. I understand that my estimates and calculations as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period and the estimates and calculations made by the Authority as to the amount, if any, of Credit necessary for the development to achieve financial feasibility for the Credit period may reach different results. In the event of any disagreement as to the appropriate amount, if any, of Credit to be reserved or allocated to the development, I agree to be bound by the results of the estimates and calculations made by the Authority.
5. I understand that the actual amount of Credit allocated may vary from the amount initially reserved due to: (a) the determination by the Authority as to the amount of Credit necessary for the financial feasibility of the development and its viability as a qualified Low-Income Housing Development; (b) revisions in the calculations of eligible and qualified basis as finally determined; (c) fluctuations in the prevailing Credit percentage; (d) availability of the Credit.
6. I understand and agree that neither the Authority nor any of its individual directors, employees, members, officers or agents assumes any responsibility or makes any representations with respect to the feasibility or viability of the development, the availability of or the amount of the Credit, or the validity or propriety of the allocation of the Credit. Furthermore, neither the Authority nor any of its individual directors, employees, members, officers or agents makes any independent investigation as to the eligible and qualified basis and I understand and agree that any and all Credit awards or amounts are based solely on representations made by me.
7. I understand that the requirements regarding the making of applications for the Credits and the terms of any reservation or allocation are subject to change at any time by federal or State law, federal or State regulations, or Authority procedures. I understand that the Authority may not notify me as to any federal or state law or regulations promulgated or to be promulgated. I understand and agree that it is my responsibility to seek the advice of my attorney, accountant or other tax adviser to ensure present and future compliance with all laws, regulations, or procedures which may affect my development or the units contained therein.

Acknowledgement and Agreements (2nd page):

8. I understand that reservations of Credits are not transferable. I further understand that any change in the makeup of the owner entity (general partner(s), partnership, individuals, etc.) applying for an allocation of Credits or in the location of the development will void any application that I have made or any reservation that I may receive as a result of such application.
9. I certify that a true, exact, and complete copy of this application, including all supporting documentation enclosed herewith, has been provided to the tax attorney and tax accountant who provided the required attorney's opinions and accountant's opinions accompanying this application.
10. I understand that any changes to the development made following initial submission of an application concerning the number and type of units/buildings, the development budget, or financial arrangements may result in a withdrawal of any Credit reservation or allocation. I hereby certify that I will submit any revisions with evidence to support any modifications and obtain Authority consent prior to finalizing such modifications.
11. I understand and agree that, as a precondition to receiving an allocation of Credits, I shall meet certain conditions prior to allocation, shall pay all applicable fees, and shall impose restrictive covenants on the property in the form required by the Authority.
12. If I select to waive the Qualified Contract process, I am knowingly and voluntarily waiving the ability to request a Qualified Contract be presented to me at any time during the compliance period or extended use period.
13. I understand and agree that to the greatest extent feasible, opportunities for training and employment arising in connection with the planning and implementation of any development and contracts for work to be performed in connection with any development, including but not limited to, finance, planning, consulting, design architecture, marketing, building construction, property management or maintenance, will be made available and awarded to businesses which are owned in whole or in part by minority persons and/or women.
14. I agree to pay such monitoring fees as the Authority may determine necessary. I understand and agree that this fee may increase during the compliance period or extended use period. I understand and agree that the record keeping and record retention requirements of the Internal Revenue Service will be met and maintained in the manner prescribed by the Authority. I understand and agree that compliance requirements are detailed in the Compliance Monitoring manual, and I understand that these requirements may change and I agree to any changes that the Authority may deem necessary. I understand and agree that any and all forms or documents provided by the Authority must be used in the manner prescribed, and agree that exceptions or substitutions may not be made without the Authority's express written consent.
15. I understand and agree that my application for Credits, all attachments thereto, all correspondence relating to my application in particular or the Credit in general, Authority generated documents related to my application, and any and all information related to compliance or findings of noncompliance may be subject to a request for disclosure. I further understand and agree that my application for Credits and the attachments thereto may include taxpayer and return information as defined by the Internal Revenue Code and/or the Internal Revenue Service. I hereby expressly consent to the disclosure of such information. Furthermore, I expressly consent to the publication of my application, and all attachments thereto, on the Authority's website.
16. I understand and agree that the Authority, at its discretion, may prohibit me, the owner or any of its related entities, officers, principals, shareholders, or partners from further participation in any Program administered by the Authority, on a permanent or probationary basis. Such prohibition may include, but is not limited to, entities or representatives.
17. I understand and agree that the Authority (or a contracted party) may perform an inspection of the development location and nearby properties and a decision by the Authority to reject the application due to the presence of hazards, dangers, risks or negative characteristics that might render the site unsuitable is final and not subject to further review.

Acknowledgement and Agreements (3rd page):

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By: _____
(Signature)

Date: _____

Stephen Wilson
(Printed Name)

Its: General Partner of Kennedy Street Owner, LP

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

Application Workbook Disclaimer:

All automations/calculations in this workbook are provided to assist the applicant in the submission process. While Authority staff has taken steps to ensure the accuracy of the automations/calculations, the Authority does not guarantee the accuracy of these automations/calculations. It is the responsibility of the applicant to independently verify that the numbers and information in this application are accurate and properly represented. Authority staff will also perform calculations independent of the application to verify the accuracy of the submitted information.

Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:

I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated May 19, 2025 based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Todd C. Brockmann
Attorney Name


Brockmann Law
Firm Name

Todd C. Brockmann
Signature of Tax Attorney

Date: May 19, 2025

Acknowledgement and Agreements (3rd page):

18. I understand that if the above are determined to be false, I may be subject to immediate suspension from all Authority programs. I understand that any misrepresentations in my application or supporting documentation may result in withdrawal of Credits by the Authority, my suspension or debarment from future program participation, the suspension or debarment of any related entities or its officers, principals, shareholders or partners, and notification to the Internal Revenue Service. Additionally, in the event the Authority withdraws a reservation or allocation of Credits, I agree to execute any agreements to return Credits in accordance with federal or state law or regulation or Authority procedures in the manner and time prescribed by the Authority.

By: 
(Signature)

Date: 5/19/2025

Stephen Wilson
(Printed Name)

Its: General Partner of Kennedy Street Owner, LP

All pages of this application must be completed and the application certification page executed. All required signatures must be originals. Faxes will not be accepted. The Authority reserves the right to determine whether any omission on a page of this application is material or non-material for purposes of the satisfaction of required criteria.

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Attorney signature required for all application submissions EXCEPT TAX EXEMPT BOND INITIAL APPLICATION:

I hereby certify that I have reviewed this application and applicable documentation and have rendered the opinion letters dated _____ based on the information contained in this application and the applicable documentation. I further certify that this document is an original or true copy which has not been altered.

Attorney Name

Firm Name

Signature of Tax Attorney

Date: _____

AIA Document G702

A	B	C	D	E	F	G		H
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	PREVIOUS APPLICATIONS	WORK COMPLETED		COMPLETED AND STORED TO DATE (D+E+F)	COMPLETION % (G/C)	BALANCE TO FINISH (C-G)
				THIS APPLICATION				
				WORK IN PLACE	STORED (NOT IN D OR E)			
1	Site Work	700,000.00	-	-	-	-	0.00%	700,000.00
2	Landscaping & Amenities	150,000.00	-	-	-	-	0.00%	150,000.00
3	Concrete	900,000.00	-	-	-	-	0.00%	900,000.00
4	Masonry	800,000.00	-	-	-	-	0.00%	800,000.00
5	Metals	465,000.00	-	-	-	-	0.00%	465,000.00
6	Framing / Rough Carpentry	1,700,000.00	-	-	-	-	0.00%	1,700,000.00
7	Finish / Trim Carpentry	528,000.00	-	-	-	-	0.00%	528,000.00
8	Insulation	118,500.00	-	-	-	-	0.00%	118,500.00
9	Roofing & Gutters	302,000.00	-	-	-	-	0.00%	302,000.00
10	Siding / Soffit / Fascia	322,352.00	-	-	-	-	0.00%	322,352.00
11	Doors & Windows	354,400.00	-	-	-	-	0.00%	354,400.00
12	Drywall / Acoustics/Paint	1,285,000.00	-	-	-	-	0.00%	1,285,000.00
13	Flooring & Tile	127,750.00	-	-	-	-	0.00%	127,750.00
14	Hardware & Accessories	128,900.00	-	-	-	-	0.00%	128,900.00
15	Cabinets & Appliances	530,880.00	-	-	-	-	0.00%	530,880.00
16	Elevators/Lifts	247,000.00	-	-	-	-	0.00%	247,000.00
17	Plumbing	807,500.00	-	-	-	-	0.00%	807,500.00
18	HVAC	530,000.00	-	-	-	-	0.00%	530,000.00
19	Electrical / Lighting	720,000.00	-	-	-	-	0.00%	720,000.00
20	Low Voltage Systems	72,000.00	-	-	-	-	0.00%	72,000.00
21	Miscellaneous / Other items not included		-	-	-	-	#DIV/0!	-
22	Furniture, Fixtures, & Equipment	200,000.00	-	-	-	-	0.00%	200,000.00
	Total Construction	10,989,282.00	-	-	-	-	0.00%	10,989,282.00

Contingency (max 5% NC / 10% Acq/Rehab/Reuse)	549,464.10
General Requirements (max 6%)	659,356.00
Contractor Profit and Overhead (max 8%)	879,141.00

Total Project Development	13,077,243.10
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Total Project Development (less site work)	12,377,243.10
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Construction Cost Addendum Certification: I certify that to the best of my knowledge all known relevant factors affecting the cost of construction have been taken into consideration in the preparation of this construction cost addendum. I have been provided a copy of the 2024 Qualified Allocation Plan and the estimated costs necessary to build the project in accordance with the Development Design Criteria have been incorporated into the addendum. I have been provided and have reviewed the plans and specifications. I have been provided and have reviewed the geotechnical reports and the estimated costs for all recommendations have been incorporated into the addendum. If applicable, I have been provided and have reviewed the asbestos and/or lead-based paint assessment reports and taken into consideration the estimated costs necessary to remediate and/or abate these materials in accordance with federal and state regulations. If applicable, I have also taken into consideration the costs necessary to build the project in accordance with the sustainable building certification selected by the project owner.

The credentials of the preparer of the construction cost addendum must be submitted with the application.

Reviewed and approved for submission by:

Stacey Twehues, Director of Preconstruction
(Name & Title)

<--- to be completed by an
Estimator, Contractor, Architect,
or Engineer

(Signature)

5/19/2025
(Date)

Creative Builders, Inc.
(Company / Firm Name)

phone: 864-434-1609
fax: 864-235-1176
email: stacey@creativebuilders.net

VERIFY the **QUALIFYING PARTY** ("Qualifier") name(s) on this license is accurate. If a Qualifier ceases to serve this license, you must notify the board in writing (mail or email) within **15 business days** for your license to remain **Active**. Failure to notify the board of a qualifier loss will result in immediate **license cancellation** and disciplinary action.

THIS IS A 2-PART POCKETCARD - FOLD CARD IN HALF - DO NOT CUT OR TEAR CARD IN HALF
BOTH PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES

CCB 1076408

CCB 1076408

LICENSE#: CLG.12710

South Carolina Department of Labor, Licensing and Regulation
Contractor's Licensing Board

GENERAL CONTRACTOR

CREATIVE BUILDERS INC
200 E BROAD ST STE 150
GREENVILLE SC 29601

licensed to practice in the 2-letter Classification(s) and Group# listed below:
Building-BD5

LICENSE EXPIRATION DATE: 10/31/2026

(If this license has a "Limited Building-LB", work is limited to 3 stories in height)

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf.***

GENERAL CONTRACTOR

LICENSE#: CLG.12710 - EXPIRES: 10/31/2026

CREATIVE BUILDERS INC

Initial Issue Date: 01/01/1992 - Expiration Date: 10/31/2026

Qualifier(s): **WILLIAM H MCCAULEY III, ANTHONY PETERS JR,**
MATTHEW ERIC REEVES

Group Limitations Per Job/Project (i.e. BD2 = Group 2):

Group #1-\$100,000	Group #2-\$400,000
Group #3-\$1,000,000	Group #4-\$3,000,000
Group #5-\$Unlimited	

Meronica W. Fulton
Board Executive

DO NOT PEEL CARD FROM A CORNER

To remove card from backing

- Bend form back from the outside edge
- Pull card off backing

CCB 1076408

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.12710

LICENSE#: CLG.12710

CREATIVE BUILDERS INC
200 E BROAD ST STE 150
GREENVILLE SC 29601

Has been qualified by the laws of the State of South Carolina and is duly entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

Building-BD5

(If this license has "Limited Building-LB" classification, work is limited to 3 stories in height)

LICENSE NUMBER:CLG.12710
Initial License Date:01/01/1992
EXPIRATION DATE:10/31/2026

Group Limitations Per Job (i.e. BD2 = Group 2):

Group #1 - \$100,000	Group #3 - \$1,000,000
Group #2 - \$400,000	Group #4 - \$3,000,000
Group #5 - \$Unlimited	

Qualifying Party(s): **WILLIAM H MCCAULEY III, ANTHONY PETERS JR, MATTHEW ERIC REEVES**

Meronica W. Fulton
Board Executive

*** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business in their behalf.***

06/07/2024
US POSTAGE \$000.6

South Carolina Department of Labor, Licensing and Regulation
SC CONTRACTOR'S LICENSING BOARD
110 Centerview Drive
PO Box 11329
Columbia SC 29211-1329



ZIP 2921
011E12650

8/08/2024 PRST FOL

IMPORTANT DOCUMENT ENCLOSED

CREATIVE BUILDERS INC
200 E BROAD ST STE 150
GREENVILLE SC 29601

GYG-SMM 29601





CBI Qualifications Statement

May 15, 2025

Creative Builders, Inc.
200 East Broad Street, Ste. 150
Greenville, SC 29601
864.233.1631

www.creativebuilders.net



STACEY TWEHEUS

Director of Pre-Construction

With over 15 years in the construction industry, Stacey has served as a Project Engineer, Project Manager, and is now the Director of Pre-Construction, and has successfully estimated over \$500 Million in Multi-Family Projects. She understands all realms of the development process and has successfully estimated over \$500 Million in Multi-Family Projects.

FIRM

Creative Builders, Inc.

EDUCATION

Bachelor of Science in Construction Science Management from Clemson University

AFFILIATIONS & ACTIVITIES

CREW

Women in Construction Forum

USTA Tennis League at the Kroc

Hanging out with my 2 girls and Husband at the lake and playing tennis

Why Creative: CBI has become my second home. I've been with Creative for almost 10 years and have consistently grown in my knowledge of the construction industry and my career while being supported and encouraged by those I work with. CBI is not only a great place to work but it also holds itself as a company to a high standard. We want to produce successful projects and have clients who know we are the right builder time and time again. That is what CBI does!

RESPONSIBILITIES:

- Collecting all pertinent documents including property plans, technical drawings, and project specifications.
- Acquire an understanding of the requirements of the project/program at hand.
- Review all drawings and project scope/requirements.
- Prepare detailed reports or bids for submission to appropriate parties and material take-offs.
- Foster relationships with key vendors (trade partners, architects, etc.)
- Selection of subcontractors/trade partners and preparation of all documents for subcontractors/trade partners.
- Request and evaluate scope completeness or proposals from multiple trade bids from subcontractors/trade partners and then select the most suitable offers.
- Preparation of reviews and estimates.
- Create project estimates from analysis of subcontractors/trade partners and supplier bid estimates.
- Negotiating with service providers to secure better prices.
- Organize and maintain the Project Schedule.
- Drafting proposals that detail materials, costs, and time frames.
- Customer Service to Owners, Architects, Inspectors, etc.
- Understanding of required permits/utilities for new projects.
- Ensure compliance with corporate policies and federal/state laws and knowledge of OSHA rules and regulations.

CONTACT INFO:

O: 864.233.1631

C: 864.434.1609

E: STACEYT@CREATIVEBUILDERS.NET



COMPLETED AS DIRECTOR OF PRECONSTRUCTION:

Magnolia Branch Apartments– 162 Units
 Peaks at Lexington Apartments– 78 Units
 The Magnolia Apartments – 60 Units
 Gateway Green Apartments – 72 Units
 Parkside at Butler - Phase II – 80 Units
 Havenwood Mathis Apartments – 48 Units
 Cherokee Landing Apartments – 128 Units
 Dogwood Senior Village Apartments – 48 Units

4000 Margaret Apartments – 312 Units
 Parkway East Apartments – 34 Units
 Waterleaf at Flat Rock Apartments – 262 Units
 Bridge Creek Pointe Apartments – 90 Units
 Selene at Sayebrook Apartments – 324 Units
 Aston Pointe Apartments – 90 Units
 The Streams at Battery Park – 252 Units
 Waterleaf at Foxbank Apartments – 318 Units





COMPLETED NEW CONSTRUCTION AS
PROJECT MANAGER:

Parkside at Butler – 72 Units
Affordable / 9% LIHTC
Multifamily in Maudlin, SC

Tribute at Verdae - 268 Units - Market Rate
Multifamily in Greenville, SC

Parkside at Hickory Grove - 80 Units
Affordable / NC LIHTC
Multifamily in Charlotte, NC

Pleasantburg Senior Apartments - 38 Units
Affordable / 9% LIHTC
Senior Living Apartments in Greenville, SC

Parkside at Main - 42 Units
Affordable / 9% LIHTC
Multifamily in Simpsonville, SC

Veranda at N. Main – 58 Units
Affordable / 9% LIHTC
Senior Living Apartments in Columbia, SC

Sola Station – 339 Units – Market Rate
Multifamily/Mixed Use in Columbia, SC





WILLIAM H. MCCAULEY, III
President

31 years of experience in commercial construction and property development. He also serves as President of Creative Builders, Inc., a 52-year-old general contracting company.



SHAWN RODWELL
CFO

35 years of experience in the construction industry.



TYLER CIVILS
VP of Multi-Family

21 years of experience in multi-family construction and project management.



RON POTTORFF
SVP of Field Operations & Safety

41 years experience in construction as superintendent and project management



MAC WILLIAMS
Vice President of Medical

38 years experience in construction and project management; specializing in Medical and Dental facilities.



DAVID HUGHS
VP of Commercial & Upfits

27 years experience in construction and project management; specializing in Upfit & Commercial projects.



170

COMPLETED & UNDER
CONSTRUCTION MULTI-FAMILY &
SENIOR LIVING PROJECTS

15,096

TOTAL MULTI-FAMILY & SENIOR
LIVING UNITS BUILT & UNDER
CONSTRUCTION

\$1.77B⁺

TOTAL MULTI-FAMILY & SENIOR LIVING
CONSTRUCTION DOLLARS

**136**

COMPLETED & UNDER
CONSTRUCTION AFFORDABLE
MULTI-FAMILY & SENIOR LIVING
PROJECTS

8,392

TOTAL AFFORDABLE MULTI-FAMILY
& SENIOR LIVING UNITS BUILT &
UNDER CONSTRUCTION

\$1.02B

TOTAL AFFORDABLE MULTI-FAMILY & SENIOR LIVING
CONSTRUCTION DOLLARS



OWNER:
200 East Broad Street, LLC

ARCHITECT:
Housing Studio, PA

PROJECT COMPLETION:
April 2016

PROJECT SIZE:
398,967 SF Class A - MF
Apartments/Mixed-Use with
Precast Parking Garage

PROJECT COSTS:
\$35-40MM+

SOUTH RIDGE APARTMENTS

823 S. CHURCH STREET, GREENVILLE, SC 29601

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 398,967 SF; 201 Units - 6 Buildings/4-7 Stories w/Podium, Commercial and Retail Space
 - Precast Parking Deck; 4 Levels, 384 Spaces
 - Amenities: Clubhouse, Pool, State of the Art Gym, Multiple Indoor & Outdoor Gathering Spaces, Dog Park
- Market Rate



OWNER:
Partans, LLC

ARCHITECT:
JHP Architecture

PROJECT COMPLETION:
July 2021

PROJECT SIZE:
81,604 GSF MF Apartments

PROJECT COSTS:
\$10-15MM+

500 NORTHSIDE STATION

500 HOWARD STREET, SPARTANBURG, SC 29303

Project Information:

- Design/Build and Value Engineering, Preconstruction, Site Preparation/Development, and Construction Services.
- New Construction of:
 - 81,604 GSF; 90 Units - 2 Wrap Buildings/4-5 Stories Commercial & Retail Space
 - Precast Parking Deck; 5 Levels; 388 Spaces
 - Amenities: Elevator, Business Center, Multi-Use Room, Bicycle Storage, Walking/Biking Trails, Courtyard, Laundry Facilities, Package Service & Controlled Access
- SCSHFDA - LIHTC - 4% Bond / TEB - #51802
MWBE & Section 3 & Davis Bacon



NORTHSIDE COMMONS & VCOM – PHASE I

220 COLLEGE ST. & 504 HOWARD ST., SPARTANBURG, SC 29303

Project Information:

- Preconstruction, Site Preparation/Development, and Construction Services & Tenant Upfits
- New Construction of:
 - 50,000 SF; 27 Units – 1 Buildings / 3 Stories & includes VCOM Medical School Space
- SCSHFDA - LIHTC 4% - #42109
Certified Payroll - Davis-Bacon, MWBE & Section 3

OWNER:

Northside Development Group

ARCHITECT:

JHP Architecture

PROJECT COMPLETION:

May 2020

PROJECT SIZE:

50,000 SF MF Apartments & Mixed Use

PROJECT COSTS:

\$10-15MM+



CBI CURRENT MULTI-FAMILY UNDER CONSTRUCTION & COMPLETED AFFORDABLE / TAX CREDIT MF PROJECTS

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
UNDER CONSTRUCTION				
Landings at Hardscrabble	Columbia, SC 29203	HUD # 054-35934 & SCSHFDA - LIHTC	288	2026
Southpointe Senior	Greenville, SC 29607	SCSHFDA - LIHTC - SECTION 8 VOUCHER PARTICIPANT - HUD/DAVIS BACON COMPLIANCE REQ'D	90	2025
Magnolia Branch	Charleston, SC 29456	SCSHFDA - LIHTC 4% - #42109	162	2025
Peaks at Lexington	Lexington, SC 29072	SCSHFDA - LIHTC 9% - #20017 - MWBE & Section 3	78	2025
The Magnolia	Aiken, SC 29803	SCSHFDA - LIHTC 9% - #21011	60	2025
Gateway Green Apartments	Greenville, SC 29607	SCSHFDA - LIHTC 9% - #21062	72	2025
Parkside at Butler - Phase II	Mauldin, SC 29607	SCSHFDA - LIHTC 9% - #22036	80	2025
Havenwood Mathis	Greenwood, SC 29649	SCSHFDA - LIHTC - 9% - #21022	48	2025
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Dogwood Senior Village	Greenwood, SC 29649	SCSHFDA - LIHTC - 9% - #21032	48	2024
Cherokee Landing	Greenville SC 29617	SCSHFDA - LIHTC 4% - #42109 - TEB #52418	128	2025
Parkway East Apartments	Greer, SC 29650	HOME Funds - M21-SG450280 NHTF Award # F21-SG450280 - MWBE & Section 3	34	2024
Bridge Creek Pointe Apartments	Spartanburg, SC 29301	SCSHFDA - LIHTC - 9% - #21055 - MWBE & Section 3	90	2024
Aston Pointe Apartments	Anderson SC, 29625	SCSHFDA - LIHTC - 9% - #21040 - MWBE & Section 3	90	2024
The Streams at Battery Park	Anderson, SC 29609	HUD# 054-35883	252	2024
James Lewis Jr. Eastside Apartments	Charleston, SC 29401	SCSHFDA - LIHTC/Section 3 / HUD & SCSHFDA LIHTC TEB - #51907	62	2024
The Vinings at Brushy Creek	Greer, SC 29650	Market Rate - Workforce Housing	120	2023
Colonel Bluffs Apartments	Columbia, SC	SCSHFDA - LIHTC - TEB - #52025	288	2023
The Parkway Apartments / Parkside at Verdade II	Greenville SC	SCSHFDA - LIHTC - 9% - #20018 - MWBE & Section 3	90	2023
Gentry Place Apartments	Pickens, SC	SCSHFDA - LIHTC - 9% - #20011 - MWBE & Section 3	60	2023
Brushy Creek Senior Living	Easley, SC	SCSHFDA - LIHTC - 9% - #20025 - MWBE & Section 3	60	2022
Parkside at Butler	Mauldin, SC	SCSHFDA - LIHTC - 9% - #20020	72	2023
Bulls Creek Apartments	Charleston, SC	SCSHFDA - LIHTC - 9% - #19032	57	2021
The Assembly - Phase II	Greenville, SC 29611	SCSHFDA - LIHTC - TEB - #52026	144	2022
Parkside at Hickory Grove	Charlotte, NC	NC LIHTC - #NC-19-115 - MWBE	80	2021
Renaissance Place Senior Apartments	Greenville, SC	SCSHFDA - LIHTC - 9% - #19026	57	2021
500 Northside Station	Spartanburg, SC	SCSHFDA - LIHTC - TEB - #51802 - MWBE & Section 3	90	2021
Parkside at Hudson	Gastonia, NC	NCHFA - LIHTC - M18-SG450209 - MWBE & Section 3	80	2020
Crescent Park - Phase II	Greer, SC	SCSHFDA - LIHTC	78	2020
Pleasantburg Senior Apartments	Greenville, SC	SCSHFDA - LIHTC #18032	38	2020
Preserve at Logan Park Senior Housing (Tower)	Greenville, SC	SCSHFDA - F16-SG450101 - LIHTC - TEB - #51605 - MWBE & Section 3	112	2020
Killian Terrace	Columbia, SC	SCSHFDA - LIHTC - TEB - #51801	288	2020
Preserve at Logan Park (Gardens)	Greenville, SC	NHTF Award #: F16-SC450101 - LIHTC TEB - #51604	90	2020
Linden Square	Gaffney, SC	Home Award (M) & SRD - SCSHFDA - LIHTC M18-SG450209 - F18-SG450209 - - MWBE & Section 3	24	2020
Northside Commons & VCOM	Spartanburg, SC	SCSHFDA - LIHTC - NMTC - MWBE & Section 3	27	2020
Parkside at Main	Simpsonville, SC	SCSHFDA - LIHTC - 9% - #18007	42	2020
Westridge Apartments	Greenville, SC	SCSHFDA - LIHTC - 9% - #17029	54	2019
Simpsonville Cotton Mill	Simpsonville, SC	SCSHFDA - LIHTC	144	2019
Veranda at North Main	Columbia, SC	SCSHFDA - LIHTC - 9% - #17003	58	2019
Parkside at Drayton	Spartanburg, SC	SCSHFDA - LIHTC - 9% - #17021 - HUD-Home Fund	41	2019



CBI CURRENT MULTI-FAMILY UNDER CONSTRUCTION & COMPLETED AFFORDABLE / TAX CREDIT MF PROJECTS

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Waterleaf at Murrells Inlet	Murrells Inlet, SC 29576	HUD No: 054-35844	240	2018
Parkside at Bethel	Clover, SC	SCSHFDA - LIHTC - 9% - #16010	42	2018
Irby Senior Village	Florence, SC	SCSHFDA - LIHTC - 9% - #16039	40	2018
Laurel Street Village - Phase II	Honea Path, SC	SCSHFDA - LIHTC - 9% - #16038	32	2018
The Assembly Apartments	Greenville, SC 29611	M15-SG450981 - HUD No: 053-35843 - MWBE & Section 3	240	2017
Mason Manor	Boiling Springs, SC	SCSHFDA - LIHTC - 9% - #16027	96	2017
Cedar Terrace Apartments	Hendersonville, NC 28700	NC Housing Finance Agency - LIHTC	80	2017
Peachtree Senior Village	Liberty, SC	SCSHFDA - LIHTC - 9% - #15035	40	2017
757 Patterson Ave. Apartments	Winston Salem, NC	NC Housing Finance Agency - LIHTC - MWBE	115	2017
Magnolia Senior Village	Hartsville, SC 29550	SCSHFDA - LIHTC 9% #15034 - M15-SG450993	32	2016
Harrison Terrace	Franklin, NC 28734	NC Housing Finance Agency - LIHTC	56	2016
Oakview Park Assisted Living	Greenville, SC	SCSHFDA - LIHTC - Senior Living	66	2016
Parkside at Boulevard	Orangeburg, SC 29115	HUD - 2516 - M14-SF50973 - SCSHFDA LIHTC - 9% - #14016 - MWBE & Section 3	52	2016
Laurel Street Village - Phase I	Honea Path, SC 29654	HUD No: 57-0559577 - M14-SG450962 SCSHFDA LIHTC -9% - #14036 - MWBE & Section 3	42	2016
Waterside Greene Apartments	Greenville, SC	SCSHFDA - LIHTC	72	2015
Parker at Cone II	Greenville, SC 29601	HUD No: 0524-35804 - SCSHFDA LIHTC TEB - #51202 - MWBE & Section 3	96	2014
Spring Park Assisted Living Facility	Travelers Rest, SC	HUD - 054-43084	66	2014
Loftin at Montcross	Belmont, NC	NC Housing Finance Agency - LIHTC	98	2014
Cottages at Brevard - Senior Apartments	Brevard, NC	Rural Development/Section 3 - NC Housing Finance Agency - LIHTC	40	2013
Pope Field Terrace	Easley, SC 29640	SCSHFDA LIHTC - 9% - #12059 - MWBE & Section 3	56	2013
Westgate Terrace	Franklin, NC 28734	NC Housing Finance Agency - LIHTC	60	2013
Pelham Village Apartments	Greenville, SC 29615	M-11-SG450938 - HUD 2516 - SCSHFDA LIHTC - 9% - #11047	60	2013
Cypress Lane Apartments	Andrews, SC 29510	M11-SG450931 - HUD 2516 - SCSHFDA LIHTC - 9% - #11031 - MWBE & Section 3	48	2012
Arcadia Park Apartments	Columbia, SC 29220	M11-SG450934 - HUD 2516 - SCSHFDA LIHTC - 9% - #11028 - MWBE & Section 3	60	2012
Parkside at Verdae I	Greenville, SC 29615	SCSHFDA LIHTC - 9% - #11052	56	2011
Augusta Heights Apartments	Greenville, SC 29605	M09-SG450892 - HUD 2516 - MWBE & Section 3 & Davis Bacon	37	2011
The Villas at Horizon Village - Senior Apartments	N. Charleston, SC 29405	SC16URD0571101\SC057000010 - SCSHFDA LIHTC - 9% - #09009 - MWBE & Section 3	72	2011
Broad River Terrace		NC Housing Finance Agency - LIHTC	62	2011
Parker at Cone I	Greenville, SC 29601	HUD No: 054-35804 - SCSHFDA LIHTC - 9% - #10037	64	2011
Curtis Lane Apartments	Fayetteville, NC 28302	NC19URD0091107 / Housing Authority of Fayetteville - MWBE & Section 3	184	2011
Clark Street Commons	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #07015 - MWBE	96	2010
Alfred Street Apartments	Fayetteville, NC 28302	NC19URD0091107 / Housing Authority of Fayetteville - MWBE & Section 3	36	2010
Nicholstown Green Apartments	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #07016 - MWBE	96	2009
Forestview Apartments	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #06008 - MWBE	72	2008
Madison Station Apartments	Columbia, SC	SCSHFDA LIHTC - 9% - #10063	42	2008
Brookstone Apartments	N. Augusta, SC	SCSHFDA HUD #M06-SG450100 - 9% - #06034	48	2008



CBI CURRENT MULTI-FAMILY UNDER CONSTRUCTION & COMPLETED AFFORDABLE / TAX CREDIT MF PROJECTS

PROJECT	CITY, STATE	MARKET RATE or HUD / TAX CREDIT #	NO. OF UNITS	COMPLETION YEAR
CONSTRUCTION COMPLETE - AFFORDABLE/ TAX CREDIT PROJECTS				
Fern Hall Crossing	Lexington, SC	SCSHFDA LIHTC - 9% - #06042	48	2008
Mulberry Court Apartments	Greenville, SC 29601	SCSHFDA LIHTC - 9% - #05024	42	2007
Charleston Place Senior Apartments	Greenville, SC 29607	SCSHFDA LIHTC - 9% - #05007 - Section 3	40	2007
Magnolia Place II Apartments	Greenville, SC	SCSHFDA LIHTC	54	2006
Fountain Hill Apartments	Fountain Inn, SC 29644	SCSHFDA LIHTC - 9% - #04032	48	2006
Avalon Apartments	Greenville, SC 29605	SCSHFDA LIHTC - 9% - #03001	72	2005
North Central Apartments	Charleston, SC	HUD #SC16B20002 - SCSHFDA LIHTC - 9% - #02041	36	2004
Oak Place Apartments	Anderson, SC	SCSHFDA LIHTC - 9% - #02015	56	2004
Sea Island Apartments	Charleston, SC 29403	HUD #SC16B20001 - SCSHFDA LIHTC - 9% - #02040	48	2004
Poinsett House Senior Apartments	Greenville, SC 29609	HUD#054-EE049-WAH-S011-001	24	2004
Park West Apartments	Easley, SC	SCSHFDA LIHTC 9% - #01019	56	2003
McDaniel Green Condominiums	Greenville, SC	SCSHFDA LIHTC	46	2002
Magnolia Place Apartments	Greenville, SC	SCSHFDA LIHTC 9% - #00021	46	2002
Rutledge Place - Senior Apartments	Charleston, SC	SCSHFDA LIHTC 9% - #99013	41	2002
Laurel Oaks Senior Apartments	Greenville, SC	SCSHFDA LIHTC 9% - #00020	62	2002
Gateway Apartments	Greenville, SC	HUD # 054-HD003-CMI/SC16-Q911-003	20	2001
Browning Development Inc.	Greenville, SC	HUD # 054-HD044-WDD-CA	9	1996
Mountain Springs Apartments	Asheville, NC	NCHFA - M94-SC-37-0607	48	1995
retarded	Greer and Greenville SC	HUD # 054-H0004-WWD-SC16-0911-004	4	1994
Hillcrest Apartments	Simpsonville, SC	HUD # 054-EH017-CMI-CH/SC16-Q911-0117	12	1994
Landwood Ridge Apartments	Greenville, SC	SCSHFDA LIHTC # - SC16E004019	48	1994
Georgia Manor	Woodruff, SC	HUD # 054-Eh155-WAHL8	48	1993
Nunan Street Apartments (Senior Housing)	Charleston, SC	SCSHFDA LIHTC	20	1992
MR Development	Fountain Inn, SC & Greenville, SC	HUD # 054-HH003-WDD-L8	16	1991
Property West Inc.	Greenville, SC	HUD # 054-EH140-WDD-L8	16	1991
Sixty-Two Plaza	Central, SC	HUD # 054-EH142-WAH-L8	24	1991
Laurens County Specialty Housing	Laurens & Clinton, SC	HUD # 054-EH118-WDD-L8	16	1990
Overlook Apartments (Senior Housing)	Asheville, NC	NC Housing Finance Agency - LIHTC	48	1990
Mental Health Assoc - Shelby	Shelby, NC	HUD# NC19-T861-063053-EH447	11	1989
Bayside Apartments at Georgetown	Georgetown, SC	SCSHFDA LIHTC	32	1989
King Street Apartments (Senior Housing)	Charleston, SC	SCSHFDA LIHTC	40	1989
Buncombe Place Apartments (Gateway)	Greenville, SC	SCSHFDA LIHTC	20	1989
Harbor View Apartments	Johns Island, SC	SCSHFDA LIHTC	48	1989
Snow Street Apartments (Senior Housing)	Greer, SC	SCSHFDA LIHTC	48	1989
The Portals, Inc.	Greenville, SC	HUD# 054-EH112-WDD-L8	20	1989
Woodside Park Comfort Station/Picnic Shelter	Fountain Inn, SC	HUD # NC19-T861-063053-EH447	32	1989
Piedmont Properties Greenville Association	Greenville, SC	HUD # 054-EH048-WW-L8	80	1988
Brockwood Senior Housing	Greenville, SC	HUD #3054-EH088-WAH-L8	32	1988
Hartsville Special Housing	Hartsville, SC	HUD # 054-EH092-WDD-L8	30	1987
Town and County Apartments	Gaffney, SC	HUD # 054-EH097-WAH-L8	16	1987
Woodstream Apartments	Wellford, SC	FmHA# 46-04-200268597-01	24	1985
Pickens Apartments	Pickens, SC	FmHA# 46-039-00-26853701	24	1985
Wildwood Apartments	Honea Path, SC	FmHA# 46-01-26854801	30	1985
Oakcrest Apartments	Travelers Rest, SC	FmHA# 46-23-26856801	40	1985

