

April 14, 2026

SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Re: Gaffney Mill Apartments – Utility Fee Offset Documentation for III.F. Leveraging Points
Project: Gaffney Mill Apartments (60 Units)

Dear Sir or Madam:

The Gaffney Board of Public Works (GBPW) has agreed to provide significantly reduced water, sewer, and utility connection/impact fees for the Gaffney Mill Apartments project, a 60-unit affordable housing development. This arrangement represents a substantial cost reduction that directly benefits the financial feasibility of this affordable housing project.

The following table summarizes the standard fees that would typically be assessed for a 60-unit residential development compared to the reduced fees that GBPW has agreed to charge based off of a three inch master meter. Fees are subject to change based off of meter size:

Fee Category	Standard Fees (60 Units)	Projected Reduced Fees	Fee Offset / Savings
Water & Sewer Impact Fees	\$300,000.00	\$79,000.00	\$221,000.00
Water Connection Fees	\$120,000.00	\$18,500.00	\$101,500.00
Sewer Connection Fees	\$120,000.00	\$36,750.00	\$83,250.00
Electric Service (\$1,000/unit)	\$60,000.00	\$60,000.00	\$0.00
Transformer	\$30,000.00	\$30,000.00	\$0.00
TOTAL	\$630,000.00	\$224,250.00	\$405,750.00



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As shown above, the total fee offset provided by the Gaffney Board of Public Works amounts to \$405,750.00. This represents a 64.4% reduction from the standard utility fees that would otherwise be assessed for a 60-unit residential development. The water and sewer impact fee reduction alone accounts for \$221,000.00, while the connection fee reductions contribute an additional \$184,750.00 in savings.

These reduced fees are being provided by the Gaffney Board of Public Works, a local government utility authority, in recognition of the community benefit that the Gaffney Mill Apartments project will bring to the City of Gaffney.

Should you require any additional information or documentation regarding these fee offsets, please do not hesitate to contact our office.

Sincerely,

Adam Harris
Operations Engineer