

Worley Senior – State Tax Credit Support

Per Exhibit C Section I (A) (4) the owner is to provide a report to SC Housing detailing the following:

- How the STC will benefit the tenants (including, but not limited to, reduced rent) The STC will benefit the tenants by allowing for the development of high quality, elevator served senior housing. The STC allows the community to move forward with deeper targeting of individuals and families earning 20% of the Area Median Income. This deeper targeting would not be possible without the State Tax Credit.
- Why the STC is essential for the financial feasibility of the project Without the State Tax Credit, Worley Senior would not have adequate sources of funding to make the project financially feasible. The total shortfall without the state tax credit would be \$6,523,695. This amount would exceed the total developer fee.
- Evidence of Local Support Please see the support letter from The City of Greenville and a City Council Member.



City Manager's Office

May 13, 2026

Ms. Kim Wilbourne
LIHTC Manager
SC Housing
300-C-Outlet Pointe Blvd.
Columbia, SC 21210

RE: Letter of Support for Worley Road Senior Housing LIHTC Project

Dear Ms. Wilbourne,

I am pleased to support the Fitch Irick SC, LLC application for 2026 9% State and Federal Low Income Housing Tax Credit Financing from SC Housing for the proposed Worley Road senior housing project in Greenville.

The project concept proposed by Fitch Irick SC, LLC is 58 senior apartments in a single elevator-served building, with 38 one-bedroom units and 20 two-bedroom units.

Rents will range from 20% - 70% AMI, with the majority being 60% AMI. Amenities will include full-time onsite management and maintenance, a fitness center, a computer room, multi-purpose rooms, and a laundry facility.

Sincerely,

Shannon Lavrin
City Manager

April 17, 2026

Ms. Kim Wilbourne
LIHTC Manager
SC Housing
300-C-Outlet Pointe Blvd.
Columbia, SC 21210

RE: Letter of Support for Worley Road Senior Housing LIHTC Project

Dear Ms. Wilbourne,

I am pleased to support the Fitch Irick SC, LLC application for 2026 9% State and Federal Low Income Housing Tax Credit Financing from SC Housing for the proposed Worley Road senior housing project, Greenville, SC.

Fitch Irick SC, LLC has proposed the following project concept:

- 58 senior apartments in a single elevator-served building including:
 - 38 one-bedroom units,
 - 20 two-bedroom units.
 - Rents will range from 20 percent AMI to 70 percent AMI with the majority being at 60 percent AMI.

Amenities will include full-time onsite management and maintenance, a fitness center, computer room, multi-purpose rooms, and a laundry facility.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tina Belge', with a long horizontal flourish extending to the right.

Tina Belge
At-Large Representative
Greenville City Council