

Tab 22.2 – Number of Buildings and Shared Amenities

Chester Townhouses I has multiple site amenities that are shared with Chester Townhouses II, two (2) of which include the office and laundry facility. These two amenities are currently located in the residential building J that is allocated to Chester Townhouses II. The total count of residential buildings for Chester Townhouses I will remain nine (9) and total count of non-residential buildings will remain zero (0).

Additionally, the existing playground, shared by both Chester Townhouses I and II, is physically located at Chester Townhouses I but is at the center point of both properties combined and clearly visible from the office. The existing shared playground renovation has been added to Chester Townhouses II rehab SOW.

Attached is approval from SC Housing for use of these shared amenities. If awarded, an access easement and shared use agreement (delineating how costs will be shared between the two phases) would be recorded at closing of the acquisition of the property.

Chris Etheredge

From: Wilbourne, Kim 9083 <kim.wilbourne@schousing.com>
Sent: Wednesday, May 6, 2026 9:11 AM
To: Chris Etheredge
Subject: RE: 2026 9% LIHTC Application: Chester Townhouses Phase I - Amenities

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Chris.

SC Housing is okay with them not being included since they are being completed with Chester II.

Thanks,
Kim

From: Chris Etheredge <cetheredge@cahecpproperties.com>
Sent: Tuesday, May 5, 2026 4:22 PM
To: Wilbourne, Kim 9083 <kim.wilbourne@schousing.com>
Subject: [External] 2026 9% LIHTC Application: Chester Townhouses Phase I - Amenities

Kim,

Our proposed 2026 9% LIHTC project, Chester Townhouses I, has multiple site amenities that CPC is set to rehab during our upcoming 2025 9% LIHTC Rehab project at Chester Townhouses II (leasing office, community room and laundry facility, mail kiosk, and playground). SC Housing recognized these amenities as “shared” in the 2025 application process. Does SC Housing have an issue with CPC not including these items in the 2026 9% LIHTC Application SOW for Chester Townhouses I?

Thank you,
Chris



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