



COUNTY ADMINISTRATOR
Harold Young

COUNCIL MEMBERS
Johnnie Wright, Sr. Chairman
Johnny Ravenell, Vice Chairman
Janie Cooper-Smith
Deloris Frazier
Joseph Garvin
Kenneth McCaster
Latisha Walker

South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

RE: Community Revitalization Plan Certification for Proposed LIHTC Development at 1771 St. Matthews Road, Orangeburg, SC

To Whom It May Concern,

This letter is provided at the request of Taft Mills Group, the developer of the proposed Riverbend Trace apartment development located at 1771 St. Matthews Road, Orangeburg, South Carolina. The development will contribute to the Plan by spurring economic growth in a priority area of the County. Currently, there is a considerable shortage of affordable housing in Orangeburg and this community would provide affordable housing opportunities for residents to live and work in the area.

Based on our review and jurisdictional authority, Orangeburg County certifies the following:

1. The 2018 Orangeburg County Comprehensive Plan, formally adopted by Orangeburg County Council, is a government-adopted plan that identifies a defined geographic area encompassing the proposed development site. The Plan explicitly discusses revitalization and economic development along the St. Matthews Road (US-601) corridor, highlighting it as a critical area for infrastructure and commercial improvement efforts.
2. No Principal associated with the proposed development, including Taft Mills Group or its affiliates, initiated or influenced the adoption of the 2018 Orangeburg County Comprehensive Plan. The plan was developed by the County in coordination with a third-party planning consultant.
3. The proposed development advances several goals of the adopted plan, including:
 - Expanding affordable housing opportunities (p. 58)
 - Promoting infill development in urban corridors (p. 167), and
 - Supporting redevelopment of existing infrastructure and underutilized properties (p.58).
4. Orangeburg County has made or is committed to making specific non-housing investments in the defined area, including road improvements, commercial corridor planning, and utility infrastructure upgrades along the St. Matthews Road/US-601 corridor. These include:
 - Construction of the Orangeburg DSS Building at 2570 St. Matthews Road (p. 129).
 - Additional investments in utilities, sidewalks, and broadband infrastructure as described on pages 169–170 of the Comprehensive Plan.

Please consider this letter as official confirmation that the area surrounding 1771 St. Matthews Road qualifies under the LIHTC Qualified Allocation Plan as being subject to a Community Revitalization Plan.

Sincerely,



Stewart W. Haig
Community Development Director
Orangeburg County
1437 Amelia Street
Orangeburg, SC 29115