

Connelly Development LLC  
125 Old Chapin Road  
Lexington, SC 29072

May 1, 2025

Kim Wilbourne, Tax Credit Manager  
SC State Housing Finance  
300-C Outlet Pointe Blvd  
Columbia, SC 29210

RE: Stillwater Ridge  
2025 TEB Bond Proposal

Dear Ms. Wilbourne:

The 2025 QAP, page 11, Section J. Mandatory Site Requirements, Item #1b states; *"Water and Sewer utility tie-ins are accessible and within 500 feet of the parcel line as verified by a letter from the City/County official or utility provider."*

We are providing a letter from the Spartanburg Sanitary Sewer District stating there is a sewer line located within 690 feet of the site and that sewer service can be made available if the developer extends the sewer line to the property. Extending the sewer line will not be an issue, therefore, we are requesting a waiver for having a sewer line within 500 feet of the parcel line.

On page 16, Section P. Financial Underwriting, Item #6 Annual Operating Expenses states; *"All applications must submit projected annual operating expenses between \$3,500 and \$5,000 per unit per year, excluding reserves, property taxes, insurance and the annual compliance monitoring fees. The Authority may consider waivers on this operating expense range if special circumstance apply."*

We have run various cost scenarios and based on the calculations the operating expenses are below the \$3,500 floor. In addition, the operating expenses for our existing and operational 228-unit Lawsons Ridge bond development in Spartanburg, SC, are running below the \$3,500 floor. Since the existing Lawsons Ridge development and the proposed Stillwater Ridge development will be very similar developments from a location, size, cost and operational stand point, we are requesting a waiver to allow operating expenses to be less than the \$3,500 floor for the proposed Stillwater Ridge bond development.

Your consideration of these waivers is appreciated and the applicable \$1,000 per waiver request is enclosed. Should you have any questions, please call me at 803-513-1056.

Sincerely,



T. Kevin Connelly  
President

COMMISSIONERS OF PUBLIC WORKS  
OF THE CITY OF SPARTANBURG,  
SOUTH CAROLINA

Horace C. Littlejohn, Jr.  
John D. Montgomery  
Angela M. Viney

Guy F. Boyle, Chief Executive Officer  
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SPARTANBURG SANITARY SEWER  
DISTRICT, SOUTH CAROLINA

Barbara J. Barnes  
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John D. Montgomery  
Jerome Rice, Jr.  
Angela M. Viney  
Woody Willard

April 9, 2025

Field Goodlett  
Connelly Development LLC  
125 Old Chapin Road  
Lexington, SC 29072

RE: Sewer Availability for TMS# 2-50-00-094.15; -094.03; and -016.01

Dear Field:

We have been asked to verify the availability of sewer service at the above referenced property for a potential multifamily residential development.

The Spartanburg Sanitary Sewer District (SSSD) has an existing 8-inch gravity sewer located in an easement on parcel 2-50-00-094.09 that is nearest to the referenced property, within approximately 690-ft. This existing gravity sewer main and others that are in the vicinity are shown on the attached map, represented by green dashed lines. Sewer service can be made available to the referenced property with a developer-led sewer extension subject to the developer's compliance with SSSD's current policies, regulations, and design criteria for the proposed type of connection. For more information on obtaining sewer service at this location, please contact me at [jreome@sws-sssd.org](mailto:jreome@sws-sssd.org) or (864) 580-5670.

Sincerely,

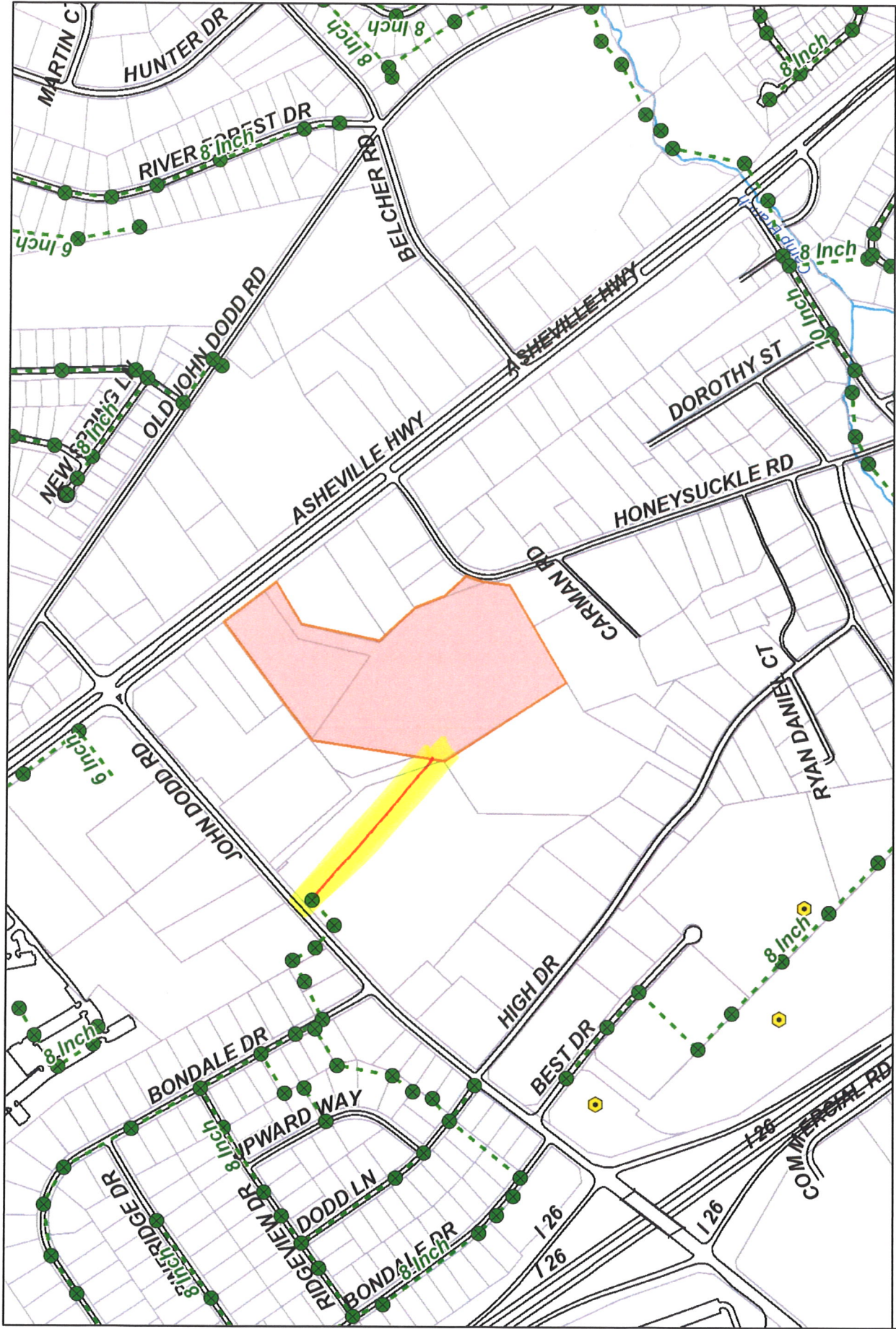
SPARTANBURG WATER

A handwritten signature in dark ink, appearing to read "Jacob Reome", written over a light blue horizontal line.

Jacob Reome  
Project Engineer

Enclosure





# 2-50-00-094.15; -094.03; -016.01 Sewer Map

Disclaimer: Neither the Spartanburg Water System-Spartanburg Sanitary Sewer District (collectively known as "Spartanburg Water"), nor any agent, officer, elected official or employee of Spartanburg Water warrants the accuracy, reliability or timeliness of any information provided with the data herein. Spartanburg Water shall not be liable for any losses caused by such reliance on the accuracy, reliability or timeliness of such information, including but not limited to, incidental damages. This data is provided "as is" without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability, fitness for a particular purpose or non-infringement. Spartanburg Water maintains all immunities as provided in the South Carolina Tort Claims Act.

