

October 22, 2024

Christopher French
KCG Development, LLC
1121 Park West Boulevard, Suite B136
Mt. Pleasant, South Carolina 29466

Dear Christopher:

Thank you for KCG Development's interest in Hartsville. On behalf of the City of Hartsville, I am pleased to support the application for the East Washington Street development known as Camelia Ridge Apartments for consideration by the CS Housing Finance and Development Authority. If provided, this development will offer 180 new affordable housing units for Hartsville residents.

One of the primary missions of the City of Hartsville includes the improvement of the quality of housing for individuals and families with low to moderate incomes. Camelia Ridge Apartments will help support this mission and the citizens of Hartsville.

The City of Hartsville currently offers incentives for affordable housing under our Strategic Investment Zone Incentive Program (program overview attached). The types of incentives applicable to the proposed development project include:

- Up to 100% of the applicable tap fees collected by the City.
- Up to 50% of the building permit fees collected by the City.

In support of this development, the City may agree, upon a future vote of Council, to allow reimbursement of the listed fees. These costs would be incurred by the project in the absence of the support offered by the City of Hartsville.

We look forward to working with you on this worthwhile endeavor.

Sincerely,



Daniel Moore
City Manager

STRATEGIC INVESTMENT ZONE INCENTIVE PROGRAM OVERVIEW

Purpose:

This program has been developed to provide decent, safe and affordable housing to persons of low to moderate income in areas where new housing construction opportunities have been overlooked. These areas are identified in the **Strategic Investment Zone (SIZ)** map. These parcels of land in the SIZ have been underutilized and challenged.

Types of housing accommodated: single family detached, single family attached, mixed use, duplexes, condominiums, and townhouses

Incentives:

You can receive **multiple incentives**. However, the value of the benefits accrued by the City and residents must be greater than the financial value of the incentives received.

Incentives will be given in the form of reimbursements and refunds of fees and taxes that have been paid to the City. There will be **no upfront abatements**.

Types of incentives include:

- Up to 100% of the applicable tap fees collected by the City.
- Up to 50% of the building permit fees collected by the City.
- Assistance with demolition when funds are available through the demolition program on parcels to be redeveloped.
- Donation of city owned property or purchase of parcels within the SIZ.

Application and Eligibility:

The provisions of this program apply to all parcels that meet the eligibility criteria within the SIZ on the official zoning map (included in this packet).

All land uses and development (buildings, driveways, parking areas, streets, buffers, tree protection/landscaping, and pedestrian/bicycle ways) should be located and in accordance with the provisions of the zoning ordinance and land development regulations (see architectural guidelines included in this packet).

In order to receive benefits, developers should comply with all application procedures and guidelines set up by the program's ordinance. **Council will approve based on the following criteria:**

- The parcel is within the SIZ.
- The proposed development can and will be served by urban services (public water and sewer service) at the time of final plat or development approval.
- The development is consistent with the Hartsville 2020 Comprehensive Plan, the Master Plan, and the South Hartsville Revitalization Plan.
- Absent the provision of Incentives, the development would be unlikely to occur or unlikely to occur at the level or scale contemplated by the developer.