

May 23, 2025

Senator Everett Stubbs
SC Senate District 17
506 Gressette Bldg.
Columbia, SC 29201

Dear Senator Everett Stubbs:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for Federal 9% Low Income Housing Tax Credits. No state tax credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Representative Annie E. McDaniel
SC House District 41
330C Blatt Bldg.
Columbia, SC 29201

Dear Representative Annie E. McDaniel:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for Federal 9% Low Income Housing Tax Credits. No state tax credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Brian Hester
County Administrator of the County of Chester
P.O. Box 580
Chester, SC 29706

Dear County Administrator Brian Hester:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for Federal 9% Low Income Housing Tax Credits. No state tax credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Kristie Donaldson
Clerk to Council of the County of Chester
P.O. Box 580
Chester, SC 29706

Dear Clerk to Council Kristie Donaldson:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

John Agee
Council Member of the County of Chester
P.O. Box 9
Richburg, SC 29729

Dear Council Member John Agee:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Michael Vaughn
Council Member of the County of Chester
115 Chester Avenue
Great Falls, SC 29055

Dear Council Member Michael Vaughn:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Bobby Raines
Council Member of the County of Chester
1945 Boyd Road
Blackstock, SC 29014

Dear Council Member Bobby Raines:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Pete Wilson
Chairman of the County of Chester
2547 Lowrys Highway
Chester, SC 29706

Dear Chairman Pete Wilson:

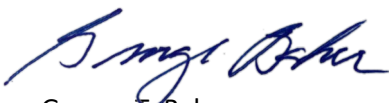
In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Corey Guy
Council Member of the County of Chester
314 Center Street
Chester, SC 29706

Dear Council Member Corey Guy:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

William Killian
Council Member of the County of Chester District 6
110 Walker Street
Chester, SC 29706

Dear Council Member William Killian:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC

May 23, 2025

Erin Mosley
Vice Chairman of the County of Chester
2832 E. Pinewood Road
Chester, SC 29706

Dear Vice Chairman Erin Mosley:

In accordance with the 2025 Qualified Action Plan of the South Carolina State Housing Finance and Development Authority, this letter is to provide you with information regarding a proposed development using Low Income Housing Tax Credits (LIHTC) in Chester, SC. Funding for the development may consist of both federal and state tax credits.

New Chester Townhouses II of SC, LLC, the proposed owner/applicant of Chester Townhouses II, plans to acquire and rehabilitate the existing apartment community. The proposed project includes renovations to the existing structures with no change to the number of apartment units or buildings on the property (7 total buildings, all residential). The property currently has 39 units of Section 521 project based rental assistance provided by USDA, Rural Development, and that assistance is expected to continue post-rehab.

Proposed Owner:	New Chester Townhouses II of SC, LLC George Baker 7700 Trenholm Road Extension Columbia, SC 29223 (919) 348-8695
Development:	Chester Townhouses II 628 Lancaster Highway Chester, SC 29706
Construction Type:	Rehabilitation
# of Units:	52
Acreage:	4.92
Targeting:	Family
Funding:	The project is applying for an allocation of Federal 9% Low Income Housing Tax Credits. No State Low Income Housing Tax Credits will be used for this project.

I would be happy to meet with you to discuss this proposed development or I can be reached by phone at (919) 348-8695.

Sincerely,



George T. Baker
Authorized Representative of the Managing Member of New Chester Townhouses II of SC, LLC