

American Community Developers, Inc.

20250 Harper
Detroit, MI 48225

(313) 881-8150
Fax (313) 884-0722

May 19, 2025

Shirley Clopton
Town of Duncan - Mayor
153 W. Main Street
Duncan, SC 29334

Dear Mayor Clopton:

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 Duncan, SC. Funding for the development may consist of both federal and state tax credits.

Development:	Duncan Village Apartments 100 Duncan St. Duncan, SC 29334
Construction Type:	Rehabilitation
# of Units:	50
Acreage:	9.63
Targeting:	Family

I would be happy to meet with you to discuss this proposed development, I can be reached by phone at (313) 881-8150.

Sincerely,



Chad Nelson
Development Partner
(313) 881-8150
chadn@acdmail.com

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May 19, 2025

Robert J. Harris
South Carolina House of Representatives
434D Blatt Bldg.
Columbia, SC 29201

Dear Representative Harris:

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 Duncan, SC. Funding for the development may consist of both federal and state tax credits.

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Roger Nutt
South Carolina Senate
501 Gressette Bldg.
Columbia, SC 29201

Dear Senator Nutt:

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 Duncan, SC. Funding for the development may consist of both federal and state tax credits.

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Cameron Fant
Town of Duncan – City Administrator
153 W. Main Street
Duncan, SC 29334

Dear Administrator Fant:

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 Duncan, SC. Funding for the development may consist of both federal and state tax credits.

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Alicia Fulghum
Town of Duncan – Town Council
153 W. Main Street
Duncan, SC 29334

Dear Councilmember Fulghum:

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 Duncan, SC. Funding for the development may consist of both federal and state tax credits.

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Calvin Cowen
Town of Duncan – Town Council
153 W. Main Street
Duncan, SC 29334

Dear Councilmember Cowen:

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Greg Rensberger
Town of Duncan – Town Council
153 W. Main Street
Duncan, SC 29334

Dear Councilmember Rensberger:

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Todd Fowler
Town of Duncan – Town Council
153 W. Main Street
Duncan, SC 29334

Dear Councilmember Fowler:

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