

Broughton Senior – State Tax Credit Support

Per Exhibit C Section I (A) (4) the owner is to provide a report to SC Housing detailing the following:

- How the STC will benefit the tenants (including, but not limited to, reduced rent)
The STC will benefit the tenants by allowing for the development of high quality, elevator served senior housing. The STC allows the community to move forward with deeper targeting of individuals and families earning 20% of the Area Median Income. This deeper targeting would not be possible without the State Tax Credit.
- Why the STC is essential for the financial feasibility of the project
Without the State Tax Credit, Broughton Senior would not have adequate sources of funding to make the project financially feasible. The total shortfall without the state tax credit would be \$6,073,785. This amount would exceed the total developer fee.
- Evidence of Local Support
Please see the support letter from the City of Orangeburg.

MICHAEL C. BUTLER
MAYOR

ANNETTE DEES GREVIOUS
JERRY HANNAH
JORDAN E. HAWKINS
DR. KALU KALU
L. ZIMMERMAN KEITT
SANDRA P. KNOTTS
COUNCILMEMBERS



SIDNEY J. EVERING, II
CITY ADMINISTRATOR

THERESA WILLIAMS
ASSISTANT CITY
ADMINISTRATOR

Orangeburg

SOUTH CAROLINA

April 28, 2026

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

Re: Letter of Support – Broughton Senior Affordable Housing Development (1549 Broughton Street)

Dear Sir or Madam,

On behalf of the City of Orangeburg, I am pleased to offer this letter of strong support for the proposed Broughton Senior affordable housing development, to be located at 1549 Broughton Street and developed by Gill Development, LLC.

The City of Orangeburg recognizes the critical and growing need for quality, affordable housing options for our senior population. The Broughton Senior project represents a meaningful investment in addressing this need by providing 54 thoughtfully designed residential units within a three-story, elevator-serviced building. The development's focus on accessibility and aging in place aligns with the City's commitment to ensuring that residents of all ages can live safely, comfortably, and with dignity in our community.

We are particularly encouraged by the project's inclusion of amenities such as on-site management, a fitness center, computer room, and multipurpose spaces, all of which will enhance residents' quality of life and foster a strong sense of community. Developments like Broughton Senior not only provide essential housing but also contribute to neighborhood stability and the overall vitality of the City.

The City previously demonstrated its support for this initiative through City Council's approval of a resolution for abandoned building tax credits. We believe this project will continue to build upon that momentum by revitalizing the site and delivering long-term community benefits.

The City of Orangeburg fully supports Gill Development, LLC in its application for State Low-Income Housing Tax Credits through SC Housing. We are confident that Broughton Senior will be a valuable addition to our housing portfolio and a positive asset to the community.

Should you require any additional information, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to be 'SE', with a stylized flourish extending to the right.

Sidney Evering, II, Esq.
Orangeburg City Administrator