



Fox Ridge Trace

An Affordable Workforce Community

Introduction

Fox Ridge Trace is a proposed 192-unit affordable workforce housing community located on Rutland Drive in Aiken, South Carolina. The community is being developed by Greenville, NC-based Taft-Mills Group, LLC, a proven leader in high-quality, service-enriched affordable housing throughout the Southeast. The proposed development site—currently vacant land—sits just outside the SC-118 loop and offers excellent access to jobs, schools, healthcare, shopping, and services.

With housing costs on the rise, Fox Ridge Trace is designed to directly address a critical and growing need for high-quality, income-restricted rental housing for Aiken’s essential workers, families, and individuals. Upon completion, the development will represent a private investment of more than \$45 million in the City of Aiken—bringing with it long-term economic benefits, social stability, and enhanced quality of life for residents.

Owner/Developer Overview

Taft-Mills Group (“TMG”) was formed in 2014 by former NC State Senator Thomas F. Taft, Sr. and Dustin Mills with a mission to develop, own, and operate exceptional affordable housing communities across the Mid-Atlantic and Southeast. TMG focuses exclusively on workforce and affordable housing, having developed over 1,750 units through the Low-Income Housing Tax Credit (LIHTC) program and other funding sources.

TMG’s principals—Dustin T. Mills and C.J. Tyree—bring over 45 years of combined experience and have overseen the development of more than 100 communities comprising over 4,800 affordable apartments and over \$850 million in total development costs. TMG is an affiliate of Taft Family Ventures, a vertically integrated real estate firm with deep financial capacity and a robust history of residential and commercial development across the region.

In 2023, *Affordable Housing Finance Magazine* recognized TMG as the 33rd largest affordable housing developer in the United States, affirming the firm’s reputation for delivering well-managed, high-quality communities that stand the test of time.



Location Overview

The Fox Ridge Trace site encompasses approximately 19 acres along Rutland Drive near the intersection with Dupont Drive, near Aiken High School. The area is currently zoned Planned Residential (PR) to allow for a multifamily community that incorporates significant open space, thoughtful design, and community-serving amenities.

The surrounding area is a well-established suburban corridor with strong infrastructure and a growing population. Within a short drive are a variety of major employers, including Aiken Regional Medical Centers, USC-Aiken, Savannah River Site, and retail employers along Whiskey Road. The site is also near grocery stores, pharmacies, schools, and healthcare facilities—making it ideal for workforce housing residents who require both affordability and convenience.

The development aligns with Aiken’s Comprehensive Plan goals of encouraging diverse housing options for residents of all ages, abilities, and incomes, as well as fostering balanced growth and land use throughout the city.

Development Overview and Community Benefits

Fox Ridge Trace is designed as a vibrant residential community with 192 apartment homes distributed across eight three-story buildings. The community will feature a mix of 1, 2, and 3-bedroom units to serve a variety of household sizes.

All apartments will be energy-efficient and thoughtfully designed to maximize comfort and livability. Each apartment will include modern finishes, high-speed internet wiring, in-unit laundry, and private balconies or patios.

Residents will also have access to a centrally located clubhouse that includes:

- An on-site management office
- Fitness center
- Community room
- Technology lab with computers
- Laundry facilities
- Outdoor patio and mail center

Additional on-site amenities include:

- A playground and tot lot



- Dog park
- Walking trails
- Covered pavilion with seating
- Over 11 acres of landscaped open space (exceeding city requirements)

The site will include two access points for smooth ingress/egress and emergency vehicle circulation. A regional stormwater facility will manage runoff responsibly, and landscape buffers will provide a natural transition to adjacent residential neighborhoods.