



June 27, 2025

SC State Senator Tom Young, Jr  
303 Gressette Bldg  
Columbia, SC 29201

Dear Senator Young:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

SC State Representative Bill Clyburn  
416C Blatt Bldg  
Columbia, SC 29201

Dear Representative Clyburn:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

City Manager Stuart Bedenbaugh  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Mr. Bedenbaugh:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Mayor Milner  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Mayor Milner:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Councilmember Brohl  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Brohl:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Councilmember Diggs  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Diggs:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Councilmember Girardeau  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Girardeau:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Councilmember Gregory  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Gregory:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', is written over a light blue horizontal line.

Nate Broman-Fulks  
Vice President of Development





June 27, 2025

Councilmember Price  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Price:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development



June 27, 2025

Councilmember Woltz  
City of Aiken  
111 Chesterfield St S  
Aiken, SC 29801

Dear Councilmember Woltz:

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

Development: Fox Ridge Trace  
Rutland Drive & Dupont Drive  
Aiken, SC 29801

Construction Type: New Construction  
# of Units: 192  
Acreage: 19.04 acres  
Targeting: Family

I would be happy to meet with you to discuss this proposed development. I can be reached by phone at (336) 870-0721.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nate Broman-Fulks', written in a cursive style.

Nate Broman-Fulks  
Vice President of Development