

Made It Home! Program Homebuilder FAQ

Applications Open Aug. 22, 2025

Application Deadline Sept. 30, 2025



What is the Made It Home! Program?

A new initiative by SC Housing to increase the supply of affordable single-family homes across South Carolina by offering cost subsidies to qualified builders and down payment assistance to homebuyers.

Who is eligible to apply?

Licensed builders in South Carolina with recent experience and proven ability to construct, market, and sell single-family homes.

What are the program tiers and home requirements?

Tier 1:

2 Bed / 2 Bath, 1,000+ sq. ft. — max sale price: \$175,000

Tier 2:

3 Bed / 2 Bath, 1,200+ sq. ft. — max sale price: \$200,000

What financial incentives are offered?

- Builders: Up to \$12,500 per completed/sold home (Cost Offset Subsidy)
- Homebuyers: Up to \$25,000 in forgivable down payment/closing cost assistance

How many homes can a builder propose?

- Tier 1: 10 to 30 units
- Tier 2: 10 to 50 units
- Total homes selected across all builders will not exceed 130.

How do I submit an application?

- Submit a PDF application by 3:00 p.m., Sept. 30, 2025, via one of two methods:
 - SC Housing's secure ShareBase upload (link provided in RFA)
 - Thumb drive delivered or mailed to:
 - SC Housing, 300-C Outlet Pointe Blvd., Columbia, SC 29210

Who can I contact with questions?

- Email madeithome@schousing.com by 3:00 p.m., Sept. 5, 2025.
- Responses will be posted at <https://schousing.sc.gov/> by Sept. 12, 2025.

Made It Home! Program Homebuyer FAQ

Q: What assistance is available for homebuyers?

Eligible buyers can receive up to \$25,000 in forgivable down payment and closing cost assistance, structured as a zero-interest at closing second mortgage forgiven after ten years.

Q: Can homebuyers use other mortgage options or do they have to go through SC Housing?

Homebuyers do not have to use SC Housing's homebuyer program, but they must use one of the agency's many approved lending partners throughout the state. Approved lending partners can be found at <https://schousing.sc.gov/homebuyers/find-lender>

Q: Who qualifies for the program?

- Use the home as a primary residence
- Have annual income $\leq$ \$135,000
- Finance through SC Housing-approved lenders
- Meet first-time homebuyer requirements (if using SC Homebuyer Bond program)

Q: What does SC Housing hope to achieve through this program?

The program seeks to demonstrate the viability of building smaller, affordable homes to increase the state's affordable housing stock and address challenges caused by rising costs and underbuilding.

Q: Who benefits from this program?

The program is designed to provide housing for individuals and families earning 150 percent of the area median income (\$135,000), helping families achieve homeownership.

Q: Can buyers purchase homes before they are completed?

No, homes must be finished before purchase. However, contracts can be placed while homes are under construction, similar to other new construction properties.

Q: I'm interested in buying one of the Made It Home! Program homes with the \$25,000 down payment assistance, how do I apply?

SC Housing has to find qualified builders interested in participating and building the homes. Once SC Housing completes the application process and finds those builders, the homes will have to be built and sold. The location (in South Carolina) for the first homes will be determined by where the participating builders locate the projects.

Q: If I use SC Housing's bond program to buy one of the Made It Home! Program homes, can I use both the \$10,000 and \$25,000 (for a total of \$35,000) in down payment assistance?

Unfortunately, the Made It Home! Program cannot be combined with other SC Housing down payment assistance. Maximum down payment assistance is \$25,000. However, homebuyers may want take advantage of more favorable financing options with our SC Housing Bond No Down Payment Assistance Option.

Q: How does the program encourage collaboration?

SC Housing is inviting builders, lenders, local governments and others to address housing needs through innovative solutions.