SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY

SC HOUSING

Financing Housing. Building SC.

S.C. Housing Trust Fund
Housing Preservation Initiative (HPI)

Who is the HTF team?

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Housing Trust Fund
Home Repair Programs

Program	FY 2025	FY 2026	Change
Applications Received	137	148	7.5%
Withdrawn/Denied	20	18	-10%
Homes Completed	91	113	24%
Homes Under Construction	22	17	- 22%
Amount Awarded	$2,310,572.23	$2,653,729.05	15%

Program challenges:

- Back and forth on applications
- Back and forth on work write-ups (WWUs)
- Contractors required at multiple on-site assessments before approval
- Communication gaps
- Essential Properties Checklist requirements
- Determining when a home is beyond repair
- LURA threshold ($15,000)

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What's new:

Housing Preservation Initiative – HPI

SC Housing is introducing HPI - a streamlined home repair program which combines the former:

- Critical Home Repair Program
- Home Repair Program

Key Improvements:

- One program manual
- One application for all repairs

Tier system

New Tier Structure

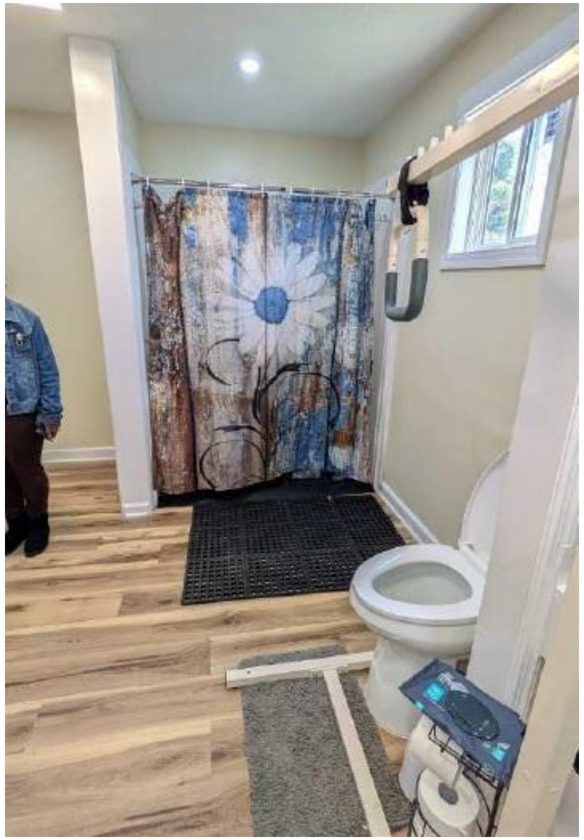
- **Tier 1:** Repairs up to $30,000
  (formerly Critical Home Repair)
- **Tier 2:** $30,001 in repairs up to $75,000
  (formerly Home Repair)

Flexibility:

- Applications can move from Tier 1 to Tier 2 (with approval)
- No need to submit a new application

Additional features:

- Minimum assistance reduced to **$2,000**
- Accessibility modifications eligible in Tier 1
- Interior repairs allowed in Tier 1
- SC Housing inspectors can assist with WWUs (upon request)
- Inspectors may meet on-site with sponsor and contractor
- Essential Properties Checklist no longer required



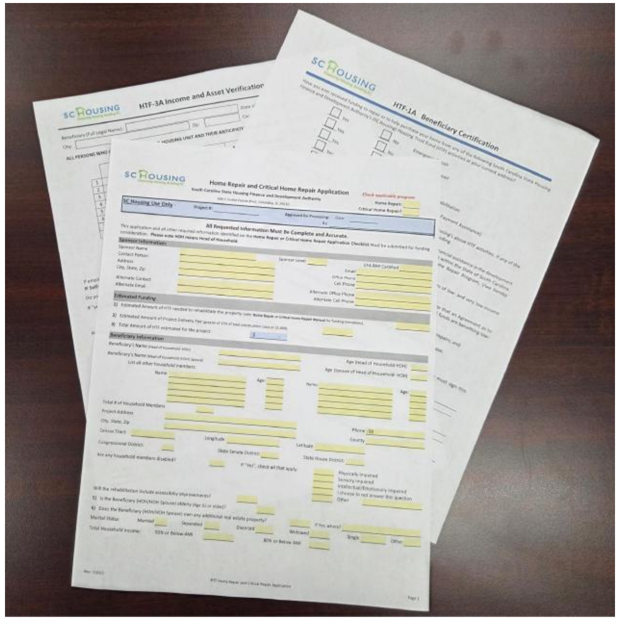
What hasn't changed:

- LURA required for repairs over **$20,000** (Regulatory Requirement)
- Private home inspection required for work exceeding **$30,000**
- Income Verification streamlined
- Sponsor qualification criteria unchanged
- Contractor requirements unchanged
- Project delivery fee remains unchanged

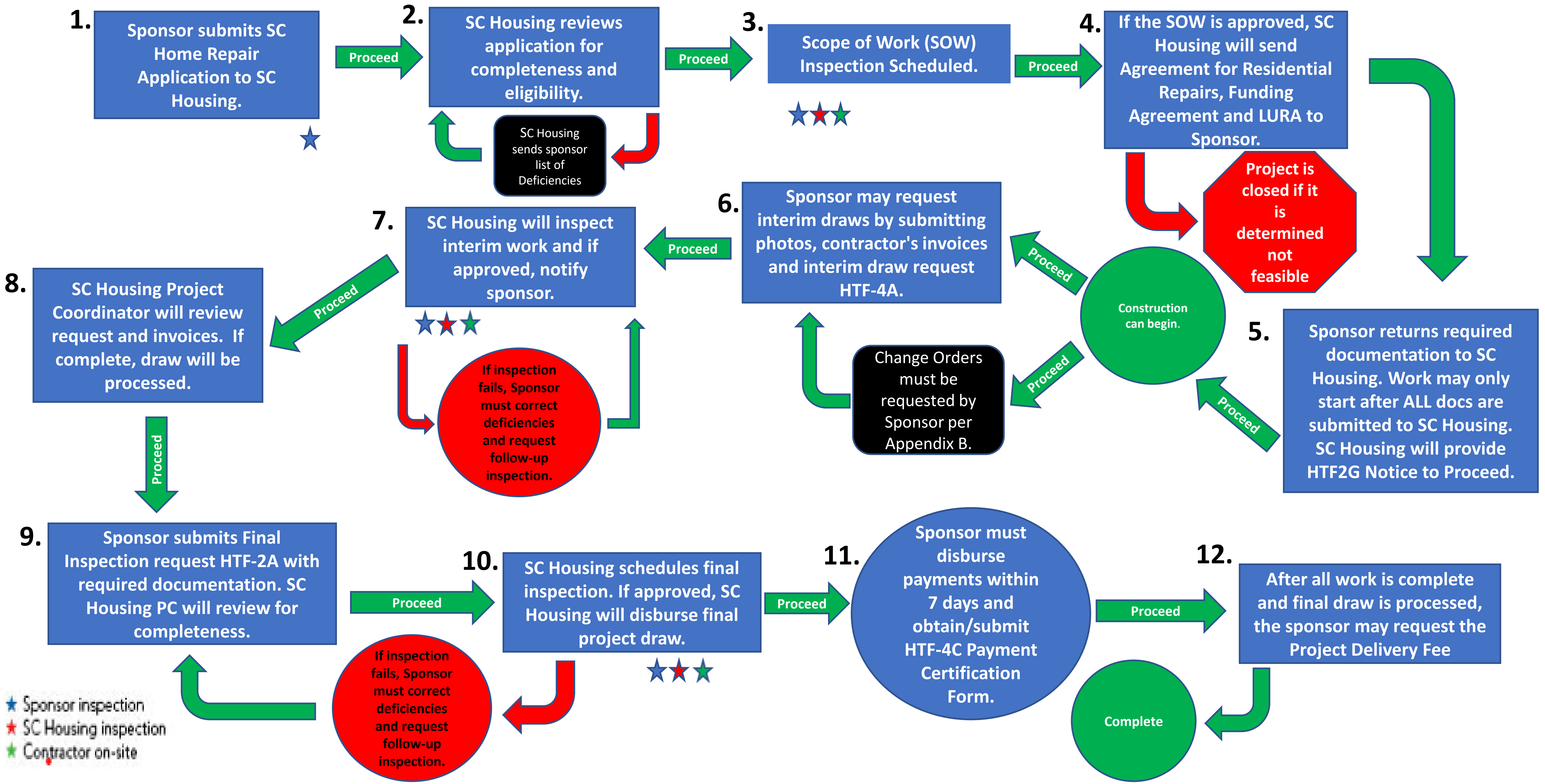
Documentation and compliance:

Why Documentation Matters

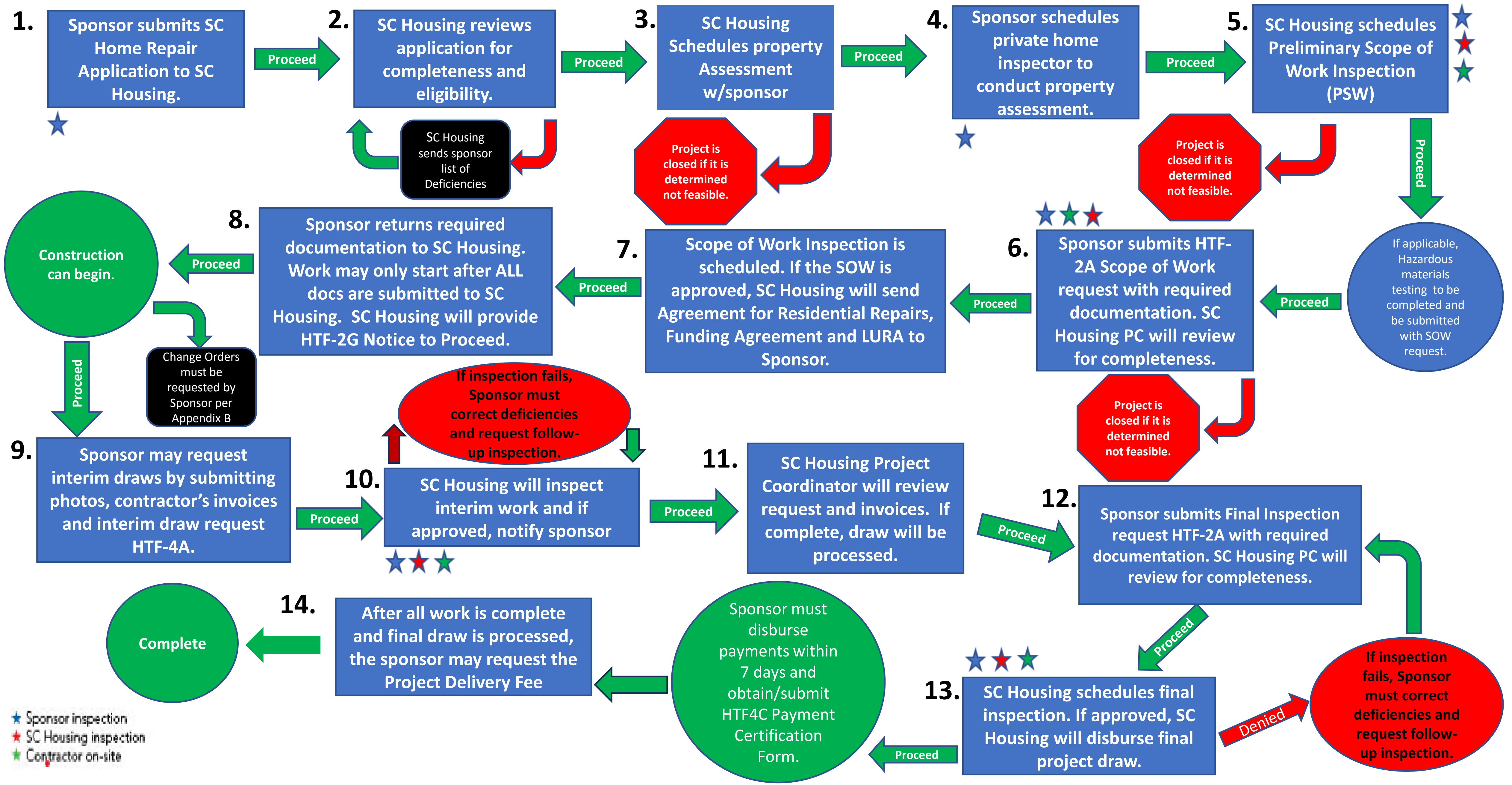
- Ensures complete and accurate applications
- Supports clear and detailed work write-ups (WWUs)
- Helps prevent delays and rework
- Ensures proper monitoring of work in progress
- Income Verification – all information <u>MUST</u> be prepared within 3 months of the application



Home Repair Tier 1



Home Repair Tier 2



Other Considerations:

- **Saying “no” is hard, but necessary at times.**
- **SC Housing Inspectors are here to help, but each requested visit uses staff time and SC Housing resources.**
- **Sponsors <u>must</u> make initial assessments.**
- **Please do not refer homeowners to SC Housing Program Coordinators for complaints and questions.**

Thank you! Questions?

How to learn more about SC Housing:

- Visit www.schousing.sc.gov