

## FAQ: SC Housing's Workforce Housing Pilot Program

**Q: What is the purpose of the Workforce Housing Pilot Program?**

The program aims to address the shortage of affordable, workforce housing in South Carolina by providing solutions that focus on affordability and accessibility for first-time homebuyers.

**Q: How does the program work?**

It combines down payment assistance for homebuyers with financial incentives for homebuilders to expand the inventory of smaller, affordable homes. The program is funded using agency reserves.

**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 five years.

**Q: What are the requirements for the homes in this program?**

Homes must be at least 1,000 square feet and sold at a maximum price of \$175,000.

**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.com/home/LendingPartners>.

**Q: What financial support is available to builders?**

Builders receive up to \$10,000 in subsidies per home to offset construction costs and fees at closing.

**Q: Who qualifies for the program?**

Buyers must have an income at or below \$127,200, use the home as their primary residence, and secure a 30-year fixed mortgage through one of SC Housing's participating lenders. If homebuyers chose to use SC Housing's Homebuyer Bond Program, they are required to meet all program eligibility requirements including current income limits by county.

**Q: What is the scale of the initial phase of the program?**

The first phase includes 30 homes built by three builders, with each builder constructing 10 homes.

**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 workforce 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 (\$127,200), helping workforce families achieve homeownership.

**Q: How does the program encourage collaboration?**

SC Housing works with builders, lenders, local governments and others to address workforce housing needs through innovative solutions.

**Q: Will the program expand in the future?**

SC Housing hopes to replicate and scale the program – by way of funding by the State Legislature – statewide to address South Carolina’s ongoing housing shortage.

**Q: Where can builders find more information about the program?**

Interested builders can visit [SC Housing’s Workforce Housing Pilot Program page](#) for details or email SC Housing’s Director of Single Family Programs Steve Clements at [steve.clements@schousing.com](mailto:steve.clements@schousing.com).

**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 Workforce Housing Pilot Program homes with the \$25,000 down payment assistance, how do I apply?**

As this is a new pilot program, 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 30 homes will be determined by where the participating builders locate the projects. We should know more about which builders plan on participating and where the homes will be built later this spring (2025).

**Q: If I use SC Housing’s bond program to buy one of the Workforce Housing Pilot Program homes, can I use both the \$8,000 and \$25,000 (for a total of \$32,000) in down payment assistance?**

No. If you purchase one of the Workforce Housing Pilot Program homes (once built), the maximum down payment assistance is \$25,000.