

SC Housing Trust Fund Quick Reference Guide - January, 2006

Activity	Project Use	Eligible Applicants	Income Requirement	Award Maximums	Program Requirements	Match Required	Board Approval
Emergency Repair	Rehabilitation of items such as: roofs, plumbing, electrical system, heating, etc.	Nonprofits, Local Governments	50% or below the area median income	\$6,500 (Including \$500 developers fee)	<ul style="list-style-type: none"> Property deed must be recorded in the beneficiary's name Once awarded project must be completed within six (6) months NOT available as a block grant Special consideration for units occupied by children under the age of 12 or disabled individuals 	None	No
Owner-Occupied Rehabilitation (Block Grant)	Rehabilitation of Owner-Occupied homes	Nonprofits, Local Governments	50% or below the area median income	Block Grant - \$120,750 (Including developers fee) Individual -- \$15,000	<ul style="list-style-type: none"> Property deed must be recorded in the beneficiary's name Block Grant must be completed within 12 months May apply for a new Block Grant when existing Block Grant has been reduced to \$34,500 or less 	None	Yes
Homeownership	Acquisition	Nonprofits, Local Governments	80% or below the area median income	Block Grant -- \$80,500 (Including developers fee) Individual -- \$10,000 (\$20,000 in Beaufort & Charleston counties)	<ul style="list-style-type: none"> Block Grant must be completed within (12) months May apply for a new Block Grant when existing Block Grant has been reduced to \$23,000 or less 	None	Yes
Homeownership – Land Acquisition (Block Grant)	Acquisition	Nonprofits, Local Governments	80% or below the area median income	\$100,000 No developer fee allowed	<ul style="list-style-type: none"> Must have site control Once awarded project must be completed within thirty-six (36) months 	10% of HTF Amount	Yes
Rental	Acquisition, New Construction, Rehabilitation	Nonprofits, For-profits, Local Governments	80% or below the area median income	\$500,000 15% developer fee	<ul style="list-style-type: none"> Must have site control Once awarded project must be completed within twenty-four (24) months 	50%	Yes
Supportive Housing (Shelters & Transitional Housing)	Acquisition, New Construction, Rehabilitation	Nonprofits, Local Governments	80% or below Occupants must meet the definition for shelters or transitional housing	\$300,000	<ul style="list-style-type: none"> Must have site control Once awarded project must be completed within twenty-four (24) months Financial feasibility based on financial strength and experience of sponsoring organization 	25% of HTF Amount	Yes
Group Homes	Acquisition, New Construction, Rehabilitation	Nonprofits, Local Governments	80% or below Projects are limited to severely disabled	\$75,000	<ul style="list-style-type: none"> Must have site control Once awarded project must be completed within twenty-four (24) months 	25% of HTF Amount	Yes

NOTE: This guide is not all inclusive of program rules or requirements applicants must refer to the application manuals for guidance in completing applications, policies, and program rules.

All Applications for Housing Trust Fund can be found at the Authority's following web address: <http://www.schousing.com>