

WILLIAMSBURG ENTERPRISE COMMUNITY COMMISSION, INC
2104 Thurgood Marshall Highway, Kingstree, SC 29556
Phone: 843 355 9070 or fax: 843 355 3252

HOME REPAIR PROGRAMS

Grant up to \$15,000.00 and forgivable loans up to \$40,000.00 in the Critical Home Repair Program. Funds up to \$75,000.00 in Home Repair Program this include removal of hazardous material in home build before 1978. All funds over \$15,001.00 require a restrictive covenant.

Mission Statement: The Williamsburg-Lake City Enterprise seeks to facilitate significant improvements in the quality of life in the county, thereby extending to each citizen a literate, safe productive; prosperous life-within a safe and healthy environment.

Service Area: Clarendon, Florence, Georgetown and Williamsburg County

Eligible Applicant: Disabled, Elderly and low to moderate income homeowner

Property eligibility: Brick, Block and Wood frame house- Land and house must be in homeowner's name. Must be living in the house for two years. Also, houses cannot exceed the market value set by State guidelines.

Manufactured Housing/Mobile Home: land and mobile home must be in the person's name who is seeking fund. Mobile homes must be built in 1999 from a purchase date or newer. Cannot be more than 25 years old to apply for funds.

Income qualification: See chart for income and home value

Documents need for Application: **NO HIERS PROPERTY**

1. Copy of property Deed and Plat from the Clerk of Court Office.
2. Copy of Residential Property Card showing heated and non-heated area from Tax Assessor's Office
3. A current paid tax receipt from the County Treasurer's Office
4. Verification of **all** income over 18-social security benefits award letter, retirement, pension letter, and proof from DSS of Child support and welfare benefits
5. Last three months bank statement, (all pages).
6. Picture ID of head everyone over 18
7. Copy of proof of insurance and mortgage statement.

APPLICATIONS ARE TAKEN ONLY ON TUESDAY FROM 9:30 AM UNTIL 1:30 PM OR CALL FOR AN APPOINTMENT
FUNDING SOURCE- South Carolina State Housing Finance and Development Authority

PLEASE CONTACT YVONNE NELSON, HOUSING COORDINATOR -843 355 9070: EMAIL: yvonne1@ftc-i.net

WILLIAMSBURG ENTERPRISE COMMUNITY COMMISSION, INC. IS AN EQUAL OPPORTUNITY HOUSING PROVIDED

Home Repair Programs:

South Carolina State Housing Finance and Development Authority: Housing Trust Fund Programs: Funding Source

Williamsburg Enterprise Community Commission, Inc., has been re-certified to participate in State Critical and Home Repair Programs for 2024-2026.

Applicant must meet income guidelines with total income of everyone living in the home, lived in the house for two years; own land and home; home value guidelines according to tax accessor's value. Provide three months bank statement; ID of everyone over 18; deed; (W'2'-if working) and mortgage statement.

Critical Home Repair Program. Homeowner can receive up to \$15,000.00 in grant and up to 40,000.00 in forgivable loan with a restrictive covenant.

Manufactured housing/Mobile Homes built more than 25 years are not qualified. Must have deed to home and land as proof of ownership.

Eligible Critical Repairs: sewer/septic systems; water wells; roof replacement; facial and soffits; gutters; exterior façade, siding; windows; exterior doors/storm doors; accessibility ramps; HVAC unit and electrical upgrades to complete the HVAC system; attic insulation; water heater; primary entrance-porches/decks; crawl space access doors; smoke and carbon monoxide detectors.

Home Repair Program: Homeowner can receive up to \$75,000.00 in forgivable loan for major repairs. These funds include any remediation of hazardous material in homes built before 1978. These funds require a 20-year restrictive covenant.

Guidelines are requirements are the same as in the Critical Home Repair Program.

Please check the income guidelines, house value assessment and flyer for additional information.

Please call Yvonne Nelson, Housing Coordinator on 843 355 9070. Office hours are 9am to 3:30pm Monday through Thursday. Closed on some Friday.

The Williamsburg Enterprise Community Commission is an opportunity provider. Applications are processed on a first come, first served basis.

Application intakes are closed due to application on hand from 2020-2023. You make call to see if you qualify and have your name place on the waiting list.