



BEAUFORT JASPER HOUSING TRUST

May 2024 Newsletter

The Beaufort Jasper Housing Trust is dedicated to transforming communities in Beaufort and Jasper counties and improving lives through the expansion and preservation of affordable and workforce housing. As we navigate the ever-evolving landscape of housing needs, our mission remains steadfast: to create more opportunities for individuals and families to access safe, quality housing that they can truly call home.

In this month's issue, we are excited to share Beaufort Jasper Housing Trust's funding commitment to an affordable housing development in the City of Hardeeville! We have also included a programming update on our Home Repair and Homebuyer Assistance RFPs and site preparation photos from Carrington Manor. We also introduce The Advocacy Corner, where we detail local, state and federal advocacy efforts for affordable and workforce housing in our region.

Exciting things are happening at BJHT and we're so happy you remain informed of our progress via this monthly newsletter!

Fond Farewell to Dana Totman

We bid farewell to Interim Executive Director, Dana Totman, in April. In his time with BJHT, Dana exemplified resilience, dedication and a deep commitment to the mission of providing affordable housing solutions in our region. He stepped into the role with knowledge and grace, guiding the organization through a transitional period and providing stability when we needed it the most. Dana's strategic vision steered BJHT in the right direction and set the stage for continued growth and success. We wish Dana all the best in his future endeavors!

Programs Update

Commitment for Funding Main Street Village at Hardeeville

BJHT is pleased to announce the commitment to fund of Main Street Village at Hardeeville to BBR Development, LLC. The organization will receive a loan of \$440,000 from BJHT to develop a new affordable housing community in the city of [Hardeeville, SC](#). The first phase of the project will consist of 80 apartment homes (studio, 1, 2 and 3 bedrooms).

The Developer has filed a preliminary tax credit application with SC Housing. With an award of federal and state housing tax credits, construction is anticipated to begin in Spring 2025.



Carrington Manor Site Prep

Site preparation has recently commenced for the 64-unit senior community at 2247 Boundary Street. Carrington Manor, a Low-Income Housing Tax Credit (LIHTC) project funded by SC Housing and BJHT's inaugural project in the area, is designed for seniors aged 55 and older with eligible incomes.

Home Repair and Homebuyer Assistance Programs

We are currently interviewing each organization that has applied for funding through our Home Repair and Homebuyer Assistance RFP. We received applications from more than ten organizations, with total requests exceeding \$1 million. The Board will review these requests and make decisions regarding the funding at the upcoming May Board meeting.

Did You Know?

HUD Announces Area Median Incomes for 2024

The Area Median Income (AMI) is a vital statistic utilized in housing and community development initiatives. It assists in ascertaining eligibility for a range of housing aid programs. The Department of Housing and Urban Development (HUD) establishes income thresholds that dictate qualifications for affordable housing.

County	Area Median Income (4-person household)
Beaufort County	\$106,400
Jasper County	\$71,800



Advocacy Corner *where advocacy meets action*

*BJHT is the voice for
affordable housing
advocacy in the region*

Our new Executive Director, Claude Hicks, began his duties on April 1, 2024. Since starting, he has engaged with numerous local officials, been present at various meetings, disseminated information, and taken part in both local and state-level housing information and training sessions.

- Port Royal Town Council, attended 1st reading and working session regarding council's proposed 12-month moratorium on multi-family housing developments
- Attended Town of Hilton Head Island Displacement Workshop
- Attended SC Housing Trust Fund Participation Certification Training Session



SC Housing announces Hometown Heroes Program for 2024

Eligible participants can benefit from a competitive, fixed-rate mortgage through SC Housing's First-time Homebuyer Program and receive \$12,000 in forgivable down payment assistance. The initiative, available on a first-come, first-served basis starting April 15, requires an executed sales contract on a home.

The 30-year mortgage loans are accessible through SC Housing's network of over 100 participating lenders statewide, subject to meeting first-time homebuyer and income requirements. The program, not applicable for refinancing, has historically seen high demand, with reservations typically filling up within a few months.

[Palmetto Heroes Information](#)

Thank you for subscribing to our newsletter!

Each month we will highlight success stories, showcase upcoming projects, and explore the diverse ways in which the Beaufort Jasper Housing Trust is making a meaningful difference. Together, we can build stronger, more resilient communities where housing is not just a necessity but a cornerstone for a brighter future. Thank you for your continued support as we work towards a more equitable and accessible housing landscape for all.