

SUGGESTED REMARKS

DEDICATION CEREMONIES FOR ST. GEORGE HOUSING DEVELOPMENT
(ST. GEORGE SECTION 515/8 DEVELOPMENT)
DECEMBER 28, 1976, AT 11:00 A.M.

PRESIDENT INFINGER, CHAIRMAN (HUGH) LANE, VICE CHAIRMAN (HEMPHILL) PRIDE, DIRECTOR (STEVE) MAYFIELD, AND OTHER HONORED GUESTS AND FRIENDS....THIS IS INDEED A UNIQUE OCCASION THAT WE MARK HERE TODAY WITH THE DEDICATION OF THIS NEW FACILITY.

AS WE DEDICATE THIS NEW HOUSING COMPLEX FOR OUR ELDERLY CITIZENS WE SHOULD BE FULLY AWARE THAT THIS IS A FIRST FOR OUR BELOVED SOUTH CAROLINA. DIRECTOR MAYFIELD INFORMS ME THAT HE KNOWS OF NO OTHER PROJECT IN THE SOUTHEAST AND PERHAPS THE NATION THAT HAS BEEN COMPLETED IN THIS MANNER. THIS PROJECT IS INDEED SPECIAL IN THAT IT REPRESENTS THE COMBINED EFFORTS OF THE PRIVATE, STATE AND FEDERAL SECTORS WORKING TOGETHER TO DEAL WITH A REAL PROBLEM IN AN ECONOMICAL AND EFFICIENT MANNER.

THIS NEW DEVELOPMENT INVOLVES A LOCAL NON-PROFIT SPONSOR WHO RECEIVED A 50-YEAR MORTGAGE THROUGH THE FARMERS HOME ADMINISTRATION TO CONSTRUCT THIS FINE FACILITY. THEN WITH THE HELP OF THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND THE STATE HOUSING AUTHORITY, SPECIAL ARRANGEMENTS WERE MADE TO HELP MAKE THE RENTAL COSTS AFFORDABLE TO THOSE CITIZENS IN A LOW AND FIXED INCOME BRACKET.

I THINK THAT WE SHOULD ALL PAUSE FOR A MOMENT AT THIS POINT TO EXPRESS OUR DEEP APPRECIATION TO THE SPONSOR OF THIS FINE DEVELOPMENT----THE ST. GEORGE AREA HOUSING CORPORATION----AND ITS ABLE PRESIDENT, MR. DANIEL INFINGER. THESE FINE LOCAL CITIZENS AND THEIR FRIENDS DISPLAYED A TREMENDOUS AMOUNT OF FORESIGHT AND PLANNING IN MAKING THIS DREAM BECOME A REALITY.

IT IS ALSO WELL WORTH NOTING THAT THIS PROJECT, WHICH WAS COMPLETED AT A TOTAL COST OF SOME \$375,500, INVOLVED NO STATE FUNDS IN THE AREA OF CONSTRUCTION OR OPERATIONAL COSTS. THE TOTAL COST OF THE DEVELOPMENT AND ITS OPERATION WILL BE BORNE BY THE FEDERAL GOVERNMENT AND IS INCLUDED IN THE MORTGAGE COSTS.

OUR CAPABLE STATE HOUSING AUTHORITY IS ALSO DUE A STRONG WORD OF PRAISE FOR ITS ABLE PLANNING ASSISTANCE AND ADVICE IN HELPING TO TAKE THIS PROJECT FROM THE DRAWING BOARD AND SEE IT THROUGH THE BRICK AND MORTAR STAGE. IT IS MY SINCERE HOPE THAT IN THE YEARS AHEAD WE CAN DEDICATE A MULTITUDE OF SIMILAR LOW-INCOME PROJECTS THROUGHOUT SOUTH CAROLINA WITH THE ULTIMATE GOAL OF PROVIDING ALL OF OUR CITIZENS THE OPPORTUNITY TO OBTAIN ADEQUATE HOUSING FOR THEMSELVES AND THEIR FAMILIES.

THIS NEW FACILITY IN ST. GEORGE WILL PROVIDE---AT AN AFFORDABLE COST---COMFORTABLE HOUSING FOR A NUMBER OF OUR SENIOR CITIZENS AND OTHERS WHO SUFFER FROM SOME FORM OF PHYSICAL HANDICAP. I HAVE BEEN INFORMED THAT THE UNITS IN THIS NEW

PROJECT WILL PROVIDE HOUSING AT A TOTAL COST, INCLUDING ALL UTILITIES, OF UNDER \$50 PER MONTH FOR A SINGLE PERSON AND UNDER \$65 PER MONTH FOR A MARRIED COUPLE-----A FACT THAT SHOULD MAKE ALL OF YOU WHO HAD A PART IN THIS DREAM EXTREMELY PROUD.

THIS 24-UNIT ALSO FEATURES SPECIAL DESIGNS TO AID THE ELDERLY AND HANDICAPPED AND FEATURES CENTRAL HEATING AND AIR CONDITIONING IN EACH OF THE UNITS. THE PLANNING THAT WENT INTO THIS FACILITY SHOWS THE PRIDE OF EXCELLENT WORKMANSHIP AND THE TRUE DEDICATION OF THOSE RESPONSIBLE FOR ITS CONSTRUCTION.

I THINK THAT THIS DEVELOPMENT IS AN IDEAL EXAMPLE OF THE BENEFITS THAT CAN BE OBTAINED THROUGH LOCAL, STATE AND FEDERAL AGENCIES WORKING TOGETHER IN THE SPIRIT OF COOPERATION TO GET A JOB DONE IN A REASONABLE TIME, AT A MINIMUM OF COST TO THE PUBLIC.

TOO OFTEN WE IN GOVERNMENT SEE HOW VARIOUS LEVELS OF GOVERNMENT HOLD BACK PROGRESS BY TROUBLESOME REGULATIONS AND RED TAPE, BUT THIS PROJECT WILL SERVE AS A FINE EXAMPLE OF HOW GOVERNMENT CAN WORK TO MEET THE NEEDS OF THE PEOPLE. I AM INDEED PROUD OF WHAT YOU HAVE ACCOMPLISHED HERE IN ST. GEORGE.....I WANT TO THANK YOU FOR INVITING ME HERE TODAY TO SHARE IN THAT PRIDE.