

2012
HUD
CORRESPONDENCE



U. S. Department of Housing and Urban Development

Columbia Field Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480

January 16, 2013

Ms. Valerie Williams
Executive Director
S. C. State Housing Finance & Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

Subject: Foreclosure Prevention Information

The purpose of this letter is to support of one of HUD's Fiscal Year 2013 Agency Priority Goals, which is to assist homeowners who are at risk of losing their homes due to foreclosure. To support this effort, we are providing those housing authorities that administer a Homeownership Program with the attached information. In the event that any families on your homeownership program are experiencing financial difficulties, this information should be helpful.

Please feel free to share this information with families that are participating in your Homeownership Program(s) and housing counselors/staff. Should you need additional pamphlets or have any questions, you may contact Marilyn Parmely at (803) 253-3325.

At HUD we are striving to make a difference in 2013.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric A. Bickley".

Eric A. Bickley
Director
Public Housing Program Center

Foreclosure Prevention Resources

www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm HUD approved counseling agencies for help for all loans
888-995-4673

www.makinghomeaffordable.gov
Fannie Mae and Freddie Mac loans
888-995-4673

www.nationalmortgagesettlement.com
Privately held mortgage loans (securitized and held by institutions)
888-995-4673

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/sfh/nsc/nschome
FHA National Servicing Center for problems with FHA loans
877-622-8525

Rural Development Loans – 800-414-1226

VA Loans – 877-827-3702

www.schelp.com
SC HELP program in South Carolina for individuals behind in payments
855-435-7472



SC HOUSING CORP
administered by

1-855-HELP-4-SC
(1-855-435-7472)

www.scmortgagehelp.com

**Avoid Home
FORECLOSURE.**

Assistance to
South Carolina
homeowners facing
foreclosure

SC HELP

SC Homeownership and
Employment Lending Program

Purpose

To help families stay in their homes or otherwise avoid preventable foreclosure.

Eligible Applicants

Responsible borrowers who are facing the possibility of foreclosure due to circumstances beyond his/her control. For example, unemployment, death of a spouse, catastrophic medical expenses and/or divorce.

How to Apply

- Apply Online at **www.scmortgagehelp.com**— fastest way to begin the application process!
- Call Center support is available for homeowners who do not have internet access. Call toll free 1-855-HELP-4-SC (1-855-435-7472).
- A SC HELP approved housing counselor will guide you through the application process.
- For a list of approved housing counseling agencies and additional program information, visit **www.scmortgagehelp.com**.





U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Multifamily Housing
1500 Pinecroft Road, Suite 401, Asheville Building
Greensboro, North Carolina 27407-3838
336-547-4000
www.hud.gov • espanol.hud.gov

November 28, 2012

Ms. Tracey C. Easton
General Counsel
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Easton:

SUBJECT: Conflict-of-Interest (COI) Waiver Request

We have reviewed the South Carolina State Housing Finance and Development Authority's (SCSHFDA) Conflict-of-Interest Waiver Request of August 28, 2012, regarding the board member appointment of Robert E. Thomas. This request has also been reviewed by the HUD Office of Housing Assistance Contract Administration Oversight and the HUD Office of General Counsel, and has been denied. In addition, it has been determined that whether the conflict is real or potential it is prohibited under Section 14 of the Annual Contributions Contract (ACC) and that the board member appointment of Mr. Thomas is a violation of the SCSHFDA's ACC.

As a result of the above, unless Mr. Thomas is removed or resigns as a SCSHFDA Board Member; effective January 31, 2013, the following contracts will be withdrawn from the SCSHFDA's assigned Section 8 Performance-Based Contract Administrator (PBCA) contracts:

Project Name	Section 8 Contract Number
Bamberg Villa	SC160075017
Barnwell Arms	SC160075018
Boundary Apartments	SC160054003
Branchville Associates	SC160054005
Denmark Associates	SC160063003
Estill Village	SC160044002
Hampton Apartments	SC160054002
Holly Hill Apartments	SC160043001
Litchfield Hampton Gardens	SC160022001
North Apartments	SC160054007
Oakland Apartments	SC160054004
West Main Street	SC160054001

Please tell us the actions taken or to be taken relative to the board member status of Mr. Thomas by close of business December 14, 2012. Note that should the actions be that of his resignation or removal, that we must be provided a letter from the Chairman of the Board which includes an effective date prior to January 31, 2013. Also note that if the requested information is not received in our office by the close of business December 14, 2012, that a contract withdrawal request will be submitted for the withdrawal of the contracts reflected in this letter effective January 31, 2013.

Should you have questions regarding this letter please contact Evelyn Kingsberry, Contract Administrator Oversight Monitor (CAOM), at (336) 851-8029 (Voice) or 547-4054 (TTY) or Evelyn.J.Kingsberry@hud.gov (E-mail).

Sincerely,



Dottie R. Troxler
Director, Greensboro Multifamily Hub

cc:

Valarie M. Williams

Carl Bowen

Luke Lukasewski

Columbia HUD

May 15, 2012

- Commissioner Robert Thomas provides statement to Chairman regarding potential conflicts of interest including the Contract Administration area.

Between May 15, 2012 and June 1, 2012

- Assistant General Counsel Sara Volk attempted to locate a contact at HUD who could assist us in requesting a waiver of the conflict of interest for Robert Thomas for the Contract Administration area.

June 1, 2012

- Sara Volk made contact with Sandra Wood at HUD who was going to research the process for us.

Between June 1, 2012 and July 23, 2012

- Sara Volk and General Counsel Tracey Easton followed up with Sandra Wood and Evelyn Kingsberry at HUD requesting information on the process.

July 23, 2012

- Evelyn Kingsberry sent an e-mail with the process for the conflict of interest waiver request.

Between July 23 and August 20, 2012

- Sara Volk and Tracey Easton working on gathering documents requested in July 23, 2012 e-mail.

August 20, 2012

- Evelyn Kingsberry sent an e-mail requiring submission of the request within 10 days.

August 28, 2012

- Tracey Easton sent Request for Waiver of Conflict of Interest Requirements to HUD.
- Evelyn Kingsberry acknowledges receipt of Tracey Easton's e-mail and attachments.

November 28, 2012

- Evelyn Kingsberry e-mailed a copy of a letter from Dottie Troxler denying the Authority's request and requiring the Authority to respond by December 14, 2012.

Shropshire, Bonita 6-9005

From: Robert Thomas <rthomas@scrha3.com>
Sent: Friday, December 07, 2012 4:59 PM
To: unionchris1@gmail.com
Cc: Williams, Valarie 6-9005
Attachments: 2012 SC Housing Board of Commissioners Resignation Letter.pdf

Robert Thomas
166 Cassena Circle
Post Office Box 1065
Bamberg, SC 29003
(803) 245-6062

December 7, 2012

Mr. Christopher N. Union
Chairman, Board of Commissioners
SC State Housing Finance & Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

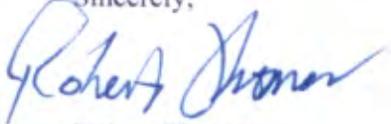
Re: Resignation from Board of Commissioners

Dear Chris:

I am sorry to inform you that effective December 31, 2012, I will be resigning from my position as a Board Member of the Board of Commissioners of SC State Housing Finance and Development Authority (hereinafter, "SC Housing"). As you are aware, in a letter dated November 28, 2012, and made available to me earlier this week, the Greensboro Field Office of the U.S. Department of Housing and Urban Development denied a Conflict-of-Interest Waiver Request that was submitted on my behalf by legal counsel of SC Housing. Our nonprofit, Southeastern Housing Foundation owns twelve multifamily properties in the rural areas of which SC Housing serves as Contract Administrator. This ruling means that I, in the best interest of SC Housing, must resign.

I am sorry for any inconvenience that this may cause. If you have any questions or require additional information, please call me at (803) 300-2503. Additionally, as requested in the letter from U.S. Department of Housing and Urban Development, please inform them of my resignation in a letter no later than December 14, 2012.

Sincerely,

A handwritten signature in blue ink that reads "Robert Thomas". The signature is stylized and cursive.

Robert Thomas



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

January 2, 2013

The Honorable Nikki R. Haley
Governor of S.C.
P.O. Box 12267
Columbia, SC 29211

Dear Governor Haley:

I want to thank you again for the invitation to your reception during the Christmas holidays. It was a pleasure to meet you and your family. I had a wonderful time and enjoyed meeting other members of our government.

While it may not have come to your attention yet, Robert Thomas has resigned from the S.C. State Housing Finance & Development Authority's Board of Commissioners effective December 31, 2012. I would ask that as you consider a replacement for Robert to our board, you appoint someone with banking and/or finance background as I think that it would be very beneficial when we conduct the business of the agency. As it stands today, most of our board members are in real estate, and with the high number of bond issues, I think it would be helpful to have someone who has more familiarity with them.

Once again, thank you for the invitation and I look forward to seeing you again soon.

Respectfully yours,

A handwritten signature in blue ink, appearing to read "C. Union".

Christopher N. Union
Chairman



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Multifamily Housing
1500 Pinemcroe Road, Suite 401, Asheville Building
Greensboro, North Carolina 27407-3838
336-547-4000
www.hud.gov • espanol.hud.gov

RECEIVED

SEP 11

September 7, 2012

EXECUTIVE DIRECTOR

Ms. Valerie M. Williams
Executive Director
South Carolina State Housing Finance
and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

Subject: Fiscal Year 2012 Limited Remote Annual Compliance Review (ACR)
For the South Carolina State Housing Finance and Development Authority

The U.S. Department of Housing and Urban Development (HUD) Compliance Review Team (CRT) will conduct a limited remote ACR of your Performance Based Annual Contributions Contract (PB-ACC), from September 24, 2012 to September 25, 2012. The CRT will be requesting and reviewing specific documents pertaining to the Incentive-Based Performance Standards (IBPS) Tasks 3, 6, and 14, performed for the period from October 1, 2011 to September 30, 2012. The CRT will **NOT** be conducting property site visits for this review. An Entrance Conference call will be held by the Contract Administrator Oversight Monitor at 9:30am on September 24, 2012, with you, your staff, and the CRT in your office for the review. Please make sure she has a phone number, by September 21, 2012, where everyone who is to be present for the call can be reached.

The following CRT members will be conducting the review:

- Glenda Fesperman, Supervisory Project Manager
- Dawn Beard, Senior Project Manager
- Harriette Bost, Project Manager
- Evelyn Kingsberry, Contract Administrator Oversight Monitor (CAOM)

Below is a list of the rental adjustments and contract renewals, selected from your portfolio to review your performance relative to IBPS Tasks 3 and 14:

Property Name	Contract Number	Rent Adjustment	Contract Renewal
Amelia Village Elderly Housing	SC16T841005		05/08/12
Bethel Apartments	SC16M000020	06/06/12	
Crestwood Forest Apts., ALP	SC160056001	08/27/12	11/09/11
Croft House Apartments	SC160389201	01/20/12	01/20/12
Fairwood Apartments	SC16M000050	07/25/12	
Mt. Vernon Place, ALP	SC160052002		03/13/12

Property Name	Contract Number	Rent Adjustment	Contract Renewal
Shannon Park Apartments	SC16H055036		07/27/12
Wisteria Way	SC16T851009	07/23/12	

The following Housing Assistance Payment (HAP) vouchers have been selected for the CAOM's review of your performance relative to IBPS Task 6:

Property Name	Contract Number	Voucher
Amelia Village Elderly Housing	SC16T841005	09/2012
Crestwood Forest	SC160056001	11/2011
Croft House Apartments	SC160389201	04/2012
Mt. Vernon Place, ALP	SC160052002	06/2012
Shannon Park Apartments	SC16H055036	08/2012

Enclosed is a list of the required documents we will need for our review. Please submit the voucher documents electronically to the CAOM, Evelyn Kingsberry, by the close of business September 20, 2012. Regarding the file documentation for the rental adjustments and contract renewals, please make sure these documents are available in your office for the CRT review from September 24, 2012 to September 25, 2012.

To conclude this review, there will be an Exit Conference call on September 25, 2012 at 2:30pm, similar to the Entrance Conference call. The HUD ACR report will be issued within 30 days of the date of the Exit Conference call. Should you have questions feel free to contact Evelyn Kingsberry, CAOM, at 336-851-8029.

Sincerely,



Dottie R. Troxler
Director, Greensboro Multifamily Hub

Enclosure

cc:

Carl Bowen
Luke Lukasewski
Columbia HUD

Please have the following documents available for the HUD CRT as requested in our letter of September 7, 2012:

IBPS 3, Processing Rental Adjustments:

- Cover letter from PBCA to HUD transmitting the package
- All of owner's materials submitted as part of the package (including owner's notice to the residents).
- Letter being sent to the owner/management agent
- Completed rental schedule
- Completed HAP contract (Only need to send pages with information filled in)
- Completed Notification of Funding document
- PBCA's working papers

IBPS 6, Review, Verify, and Authorize Monthly Section 8 HAP Vouchers:

- Hard copy of voucher received by PBCA (one voucher for each of the 5 contracts being reviewed).
- If applicable, PBCA's printout from their in-house system used to verify HAP paid on resident's behalf.
- Letter/fax being sent to the owner/management agent, if required, stating discrepancies found and adjustments made.

IBPS 14, Renewal of Expiring HAP Contracts:

- Cover letter from PBCA to HUD transmitting the package
- All of owner's materials submitted as part of the package (including owner's notice to the residents).
- Letter being sent to the owner/management agent.
- Completed rental schedule.
- Completed HAP contract (only need to send pages with information filled in).
- Completed Notification of Funding document.
- PBCA's working papers.



U. S. Department of Housing and Urban Development

Columbia Field Office
Strom Thurmond Federal Building
1835 Assembly Street
Columbia, South Carolina 29201-2480
www.hud.gov

August 24, 2012

Mr. Robert M. Hitt, III Secretary
South Carolina Department of Commerce
1201 Main Street, Suite 1600
Columbia, South Carolina 29206

RECEIVED

SEP 5

EXECUTIVE DIRECTOR

Dear Secretary Hitt:

SUBJECT: Consolidated End-of-Year Review, 2011 Program Year

The U.S. Department of Housing and Urban Development is required to conduct an annual review of performance by formula grant recipients of its Community Planning and Development Programs. The purpose of this review is to determine whether each grant recipient is in compliance with the statutes and regulatory requirements and has the continuing capacity to implement and administer the programs for which assistance is received.

This letter provides a summary of HUD's End-of-Year Review in the form of a report that is addressed to you as Secretary of the South Carolina Department of Commerce, the designated lead agency for the preparation of the State of South Carolina's 2011-2015 Consolidated Plan, 2011 Annual Action Plan, and 2011 Consolidated Annual Performance and Evaluation Report (CAPER).

Report

We are reporting the results of HUD's assessment of the State of South Carolina's performance in administering the following formula grant programs: Community Development Block Grant (CDBG), Home Investment Partnerships (HOME), Emergency Shelter Grant (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The State's CAPER for the 2011 Program Year provides comprehensive and up-to-date performance information on the status of housing, community, and economic development activities and accomplishments using the aforementioned formula grant funding. The CAPER was received in our office on June 29, 2012, and determined to be complete on August 13, 2012.

Our overall assessment concluded that the State of South Carolina, through its administering agencies, continues to administer its HUD-sponsored formula grant programs in a timely manner, as evidenced by accomplishments (i.e. performance outcomes) reported in the CAPER for each of the State's formula grant programs. We congratulate the State and its administering agencies on these accomplishments, summarized in the following reports:

Community Development Block Grant Program
Administered by the South Carolina Department of Commerce – Grants
Administration

Our overall review determined that the State is administering its CDBG program in conformance with statutory and regulatory requirements, grant certifications, and the State's 5-year Consolidated Plan and related Annual Action Plans. The State's CAPER reported a total of \$20,178,730.00 of PY 2011 CDBG funds available for distribution to units of local government. During program year 2011, the State Department of Commerce awarded Community Development, Local Planning, and Business Development projects totaling \$24,704,244.00; 100% of which benefited low and moderate income persons. Funding categories included: infrastructure, housing, economic development, planning and other community development projects that address community viability and sustainability.

The CAPER indicates that the State expended a total of \$20,942,265.00¹ for eligible CDBG activities during PY 2011. The CAPER reports that 84 percent of all CDBG funds awarded during the reporting period (\$20,751,564.96) were awarded to local governments in counties designated by the South Carolina Department of Revenue as distressed, least developed, or underdeveloped.

Economic development and job creation continue to be the highest needs and priorities of the State's CDBG program which has been energized by new programs and strategies with additional funding made available through two new State funded programs (Economic Development Set-aside Fund – with an annual appropriation of \$20 million, and the Rural Infrastructure Fund – with an annual appropriation of \$12 million.) The availability of these State resources has lessened the demand for CDBG funds to support job creation projects. As a result, additional CDBG funds have been reprogrammed for community revitalization and infrastructure projects.

HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) –
Administered by the South Carolina Housing Finance and Development Authority

The South Carolina State Housing Finance and Development Authority (the Authority) administers the HOME Investment Partnerships Program (HOME) for the State of South Carolina in accord with the regulations found at 24 CFR Part 92, as amended. The objectives of the HOME program are to expand the supply of decent, safe, sanitary and affordable housing for low-and moderate- income beneficiaries, and to promote the development of partnerships as part of an effective delivery system. The Authority's PY 2011 HOME Program allocation was \$6,922,241, which was supplemented with \$5,512,220.39 in HOME Program Income.

Consistent with the 2011 Annual Action Plan, the Authority allocated the majority of its HOME funds for the development of rental housing. During the program year, 14 rental

¹ This figure includes prior year funding, program income, and recaptured funds.

projects were funded combining \$7,005,976 of HOME program funds and \$5,770,000 from the Authority's Low Income Housing Tax Credit Program. These projects will create 129 new or rehabilitated rental units. The Authority also awarded \$271,905 to two public housing authorities for Tenant Based Rental Assistance (TBRA) activities.

In addition, the Authority provided \$346,112 for pre-development costs for eligible Community Housing Development Organizations (CHDOs). The State allocated the balance of its 2011 HOME funds as follows: 10 percent for Administration (\$692,224); and 15 percent for CHDO set-aside (\$1,038,336).

HUD's review of the HOME portion of the State's CAPER indicates that the Authority continues to carry out an effective program that provides housing assistance to low-and moderate income-persons in the State. The housing related activities funded during the review period appear to be eligible under the HOME program and these activities appear to be consistent with the State's Annual Action Plan.

**Housing Opportunities For Persons With AIDS-
Administered by the South Carolina Department of Health and Environmental
Control (DHEC) – STD/HIV Prevention Division**

The Department of Health and Environmental Control (DHEC) administers the HOPWA program for the State of South Carolina. During the program year DHEC contracted with fourteen (14) subrecipient Project Sponsors in the provision of HOPWA-funded activities. Through these Project Sponsors, DHEC continued to focus its HOPWA funding on Tenant Based Rental Assistance (TBRA), Short-Term Rent, Mortgage, and Utilities payments (STRMU), Permanent Housing Placement, operating funds for facility based housing, and supportive services (primarily case management and transportation). All of these activities are consistent with DHEC's strategy as delineated in the State's five-year consolidated plan.

As documented in previous CAPER submissions, DHEC continued to report an ongoing increase in the demand and use of Tenant Based Rental Assistance (TBRA) during the program year. DHEC reports that this is due to the evolving nature of the HIV epidemic, wherein persons diagnosed with HIV and AIDS are living longer. Consequently, housing needs are evolving into a need for permanent housing, although demand continues for short-term housing assistance under the Short-term Rent, Mortgage, and Utility (STRMU) program. Through its sponsors, DHEC served 142 households with TBRA and 319 households with STRMU during the program year. In addition, 32 households resided in units supported with HOPWA operating funds, 12 households resided in HOPWA facility-based housing, and 1,040 households received supportive services during the program year.

DHEC reported the expenditure of approximately \$1,736,317.25 of HOPWA funding during the reporting period (including \$498,937 for TBRA, \$192,034 for STRMU, and \$752,296 for supportive services). We note that this amount includes zero funds used for DHEC administration, which is within the three (3) percent administration cap for

grantees, and \$92,001 for the Project Sponsor's administrative costs, which is within the seven (7) percent cap for subrecipients.

Our review of the HOPWA portion of the State's CAPER determined that DHEC and its participating subrecipient sponsors continue to carry out a well managed program that provides housing assistance and supportive services to persons with HIV/AIDS. We note that HOPWA funds must be expended within a three (3) year period from grant agreement execution. DHEC currently complies with that requirement, and completed the expenditure of its fiscal year (FY) 2009 funds in a timely manner.

We note that each of the sponsor-provided activities are eligible under the HOPWA program and DHEC appears to have properly allocated and administered its funds in accord with the HOPWA portion of the State's Annual Action Plan. Based on this review, DHEC has administered the HOPWA program in accord with HUD regulations and has successfully achieved its goals for the 2011 program year.

**Emergency Shelter Grants (ESG) Program –
Administered by the Governor's Office of Economic Opportunity**

ESG continues to be the primary program for addressing the needs of the homeless. However, no single state agency is charged with planning and implementing a strategy to combat homelessness in South Carolina. Other agencies, such as the State Housing Finance and Development Authority, Department of Health and Environmental Control, and the Department of Mental Health also administer funds that help address different components in the homeless continuum of care. The State's ESG program is an annual competitive process wherein regional and local government agencies and qualified non-profit organizations are invited to submit applications in response to specific program criteria and factors. Geographic distribution is based on the applications received and the results of the project evaluation and selection process conducted by a review panel or committee.

The ESG grant amount awarded to the State was \$1,505,509. The State anticipated in its Consolidated Plan that it would assist approximately 20,000 homeless persons and award a minimum of 20 ESG grants for the 2011 program year. For the 2011 program year, the State awarded 32 grants to 31 homeless shelters. The average grant was \$45,846.00. The ESG program assisted more than 25,000 individuals and expended \$1,153,540. Expenditures included some prior year's amounts.

The State achieved compliance with the one-for-one match component of the ESG Program. The total amount of matching funds for the 2011 program year exceeded the one-for-one required amount by \$8,647,624. Match sources included other federal funds such as the Victims of Crime Act, CDBG, and State and local funding. Additional funding was provided through sources such as the United Way, shelter specific fund raising campaigns, and the value of volunteer hours.

We also note that the Office of Economic Opportunity tracks and monitors its accomplishments under a State implemented performance measurement system that measures performance productivity with the activities, goals, inputs, and outcomes described in the State's Consolidated Plan and Annual Action Plan. These performance measurements include: (1) expected and actual units of accomplishment upon program or activity completion; (2) number and characteristics of clients served (households or individuals) with improved access to public facilities, services, or benefits; and (3) data on geographic areas served. Our review of performance information relating to the State's administration of its ESG program, as reported in its 2011 program year CAPER, determined that the State is carrying out the program in acceptable compliance with applicable statutory and regulatory requirements, and grant certifications.

CIVIL RIGHTS RELATED PROGRAM REQUIREMENTS

Affirmatively Furthering Fair Housing

The State of South Carolina's Analysis of Impediments (AI) to Fair Housing Choice was updated in December 2011. The updated AI identified the following as primary impediments to fair housing choice:

- Housing discrimination (complaints).
- Predatory lending practices.
- Economic barriers and lack of affordable and accessible housing.
- Regulatory barriers and lack of coordination and resources.
- Lack of knowledge of fair housing laws among the general public.

The State's 2011 CAPER acknowledges that the update of the AI using new research and data was a significant accomplishment in affirmatively furthering fair housing. During the program year the State's activities and actions focused on previously identified impediments. Each of the impediments was addressed, along with the results of the strategies implemented to address each impediment.

Benefits, Services and Participation

The State's CAPER provided information on the characteristic of the beneficiaries in all areas except CDBG activities. The racial background of recipients is necessary in order for FHEO to determine if minorities are also benefiting from all funded programs.

FHEO recommends that racial demographic of the beneficiaries be included in future CAPERs.

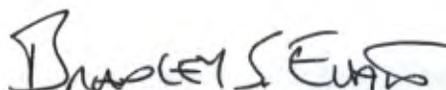
PUBLIC ACCESS

We welcome any comments you would like to make in regard to this letter and invite the State to comment on this assessment within the next 30 days. At the conclusion of this period, HUD is required to finalize its assessment and make the results available to the

public. The State can assist HUD in making these determinations available to the public. This can be accomplished through distribution to citizens at public meetings, through Councils of Government, or the local media.

In conclusion, we were pleased to work with the State of South Carolina in carrying out the objectives and goals of its 2011 Annual Action Plan. If you have any questions or need assistance, please call me at (803)765-5344, or Jack Suber, Senior Financial Analyst, at (803)765-5641.

Sincerely,



Bradley S. Evatt, Director
Community Planning and Development

cc: Bonnie Ammons, Division of Community Grant Programs
Valarie Williams, SC Housing Finance and Development Authority ✓
Janet Tapp, SC Department of Health and Environmental Control
Ken McManus, Office of Economic Opportunity

U.S. Department of Housing and Urban Development
Atlanta Homeownership Center
40 Marietta Street
Atlanta, Georgia 30303-2806
1(800) CALLFHA or (800)-225-5342



MAY 22 2012

 **COPY**

Ms. Kimberly G. Spires, Director
South Carolina State Hsg FDA
300 Outlet Point Blvd., Ste. C
Columbia, SC 29210

SUBJECT: FHA Case Number: 461-5389491-703
 Lender ID: 47230-0999-3
 Property Address: 102 Lepore Ln.
 Greenville, SC 29611
 Mortgagor(s): Mackey, Eric S.

Dear Ms. Spires:

In an effort to monitor risk to the Federal Housing Administration (FHA) insurance fund, FHA performs post endorsement technical reviews (PETR) on a selection of all FHA-insured loans. Each file is reviewed for overall mortgage credit underwriting, and where applicable, the evaluation of the appraisal report underwriting.

Information concerning post endorsement technical reviews is available through various web-links that may be accessed through the FHA Connection. Summary information for reviewed files is available to the lender by accessing the Mortgagee Performance Report. Specific comments for a particular loan file may be reviewed under the Underwriter Review Functions.

The above referenced file received a post endorsement technical review. The mortgage credit and/or evaluation of the appraisal report underwriting for this loan received an **Unacceptable** rating as detailed below:

- VA30 - Value not supported. (4000.2, 2-3,2-14) - UW should have addressed the fact that properties which sold in the subdivision sold for less than the value assigned to the subject and why was an adjustment for the cost of sod allowed on comp 1 and listing 1. Provide documentation and or explanation for the issues listed above.
- VA25 - Compliance inspections, certifications, or local government approvals missing or incomplete. - Per ML 10-43, provide copy of the life of loan flood certification in each binder.

Please respond to this letter and provide the necessary documentation to mitigate all of the deficiency(s) noted above within 45 days from the date of this letter.

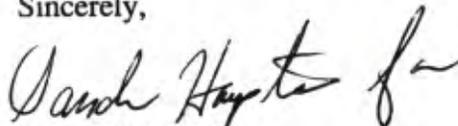
Responses may be mailed to the address shown on this letter or submitted electronically to the following e-mail address: petratl@hud.gov. **A cover sheet including the FHA Case # and the name and phone number of the individual providing the response is required.** Please note you are responsible for the security of personal data submitted electronically to the e-mail address provided.

If the case file is an electronic case binder (ECB), we require that your response and any attachments, be uploaded directly to the electronic case binder. ECB lenders should not mail or e-mail responses. **Please include the FHA Case #, a copy of this letter, and your name and phone number with your response.**

Should you choose not to respond, or if your response does not fully address and mitigate the reflected deficiencies, HUD may request that you indemnify the Department against possible loss to the insurance fund.

If you have any questions regarding this matter, please contact Ms. Vickie Troutt at 1-800-CALL FHA (1-800-225-5342). Press 2 for "lender", then 4 for other "mortgage related questions" and request the responding agent initiate a direct transfer to Ms. Vickie Troutt in the Atlanta Homeownership Center to discuss the post endorsement technical review findings letter.

Sincerely,



Ronald M. Wallace
Director
Processing and Underwriting Division

Funding Approval and HOME Investment Partnerships Agreement
 Title II of the National Affordable Housing Act

U.S. Department of Housing and Urban Development
 Office of Community Planning and Development

OMB Approval No. 2506-0171
 (Exp. 12/31/2012)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

1. Participant Name and Address State of South Carolina 1201 Main Street, Suite 1600 Columbia, South Carolina 29201		2. Participant Number M-12-SG-45-0100	
		3. Tax Identification Number 57-6000286	4. DUNS Number 878701374
		4. Appropriation Number 862/40205	5. FY (yyyy) 2012
6. Previous Obligation (Enter "0" for initial FY allocation)			\$0.00
a. Formula Funds		\$	
b. Community Housing Development Org. (CHDO) Competitive		\$	
7. Current Transaction (+ or -)			\$4,404,799
a. Formula Funds		\$4,404,799	
1. CHDO (For deobligations only)		\$	
2. Non- CHDO (For deobligations only)		\$	
b. CHDO Competitive Reallocation or Deobligation (see #18 below)		\$	
8. Revised Obligation			\$
a. Formula Funds		\$	
b. CHDO Competitive Reallocation		\$	
9. Special Conditions (check applicable box) <input type="checkbox"/> Not applicable <input checked="" type="checkbox"/> Attached		10. Date of Obligation (Congressional Release Date) (mm/dd/yyyy) 04/26/2012	

This Agreement between the Department of Housing and Urban Development (HUD) and the Participating Jurisdiction/Entity is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.). The Participating Jurisdiction's /Entity's approved Consolidated Plan submission/Application and the HUD regulations at 24 CFR Part 92 (as is now in effect and as may be amended from time to time) and this HOME Investment Partnership Agreement, form HUD-40093, including any special conditions*, constitute part of this Agreement. Subject to the provisions of this Agreement, HUD will make the funds for the Fiscal Year specified, available to the Participating Jurisdiction/Entity upon execution of this Agreement by the parties. All funds for the specified Fiscal Year provided by HUD by formula reallocation are covered by this Agreement upon execution of an amendment by HUD, without the Participating Jurisdiction's execution of the amendment or other consent. HUD's payment of funds under this Agreement is subject to the Participating Jurisdiction's/Entity's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502. To the extent authorized by HUD regulations at 24 CFR Part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Participating Jurisdiction/Entity without the Participating Jurisdiction's/Entity's execution of the amendment or other consent. The Participating Jurisdiction/Entity agrees that funds invested in affordable housing under 24 CFR Part 92 are repayable when the housing no longer qualifies as affordable housing. Repayment shall be made as specified in 24 CFR Part 92. The Participating Jurisdiction agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Dun and Bradstreet Data Universal Numbering System (DUNS), the Central Contractor Registration (CCR) database, and the Federal Funding Accountability and Transparency Act, including Appendix A to Part 25 of the Financial Assistance Use of Universal Identifier and Central Contractor Registration, 75 Fed. Reg. 55671 (Sept. 14, 2010) (to be codified at 2 CFR part 25) and Appendix A to Part 170 of the Requirements for Federal Funding Accountability and Transparency Act Implementation, 75 Fed. Reg. 55663 (Sept. 14, 2010) (to be codified at 2 CFR part 170).

11. For the U.S. Department of HUD (Name and Title of Authorized Official) John C. Suber, Acting Director, Community Planning and Development		12. Signature 	13. Date 04 / 26 / 2012
14. For the Participating Jurisdiction/Entity (Name and Title of Authorized Official)		15. Signature 	16. Date 05 08 2012

17. Check one:
 Initial Agreement Amendment #

18. Funding Information: HOME

Source of Funds	Appropriation Code	PAS Code	Amount
FY2012	862/40205		\$4,404,799
			\$
			\$

***Special Conditions**

HOME funds used for projects not completed within 4 years of the commitment date, as determined by a signature of each party to the agreement shall be repaid, except that the Secretary may extend the deadline for 1 year if the Secretary determines that the failure to complete the project is beyond the control of the participating jurisdiction.

No HOME funds may be committed to any project unless each participating jurisdiction certifies that it has conducted an underwriting review, assessed developer capacity and fiscal soundness, and examined neighborhood market conditions to ensure adequate need for each project.

Any homeownership units funded with HOME funds which cannot be sold to an eligible homeowner within 6 months of project completion shall be rented to an eligible tenant.

No HOME funds may be awarded for development activities to a community housing development organization that cannot demonstrate that it has staff with demonstrated development experience.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

FEB 24 2012

Dear PHA Director/Board Chair:

As you may be aware, we have recently been asked about the expenditure of funds by public housing authorities (PHAs) for lobbying of Congress and the Department of Housing and Urban Development (HUD). Under federal law and regulation, of course, no federal funds may be used for such lobbying by PHAs or any recipients of federal funds, and such lobbying is permissible only if non-federal funds are used and if accurate disclosure forms are filed under 31 U.S.C. 1352. As with all recipients of federal funds, PHAs are responsible for complying with these requirements.

If you have any questions or would like any further information, please contact your local PIH field office. Thank you again for the important work done by PHAs and their employees across the country.

Sincerely,

Donald J. Lavoy
Deputy Assistant Secretary
Office of Field Operations
Office of Public and Indian Housing



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

FEB 24 2012

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If you have any questions or would like any further information, please contact your local PIH field office. Thank you again for the important work done by PHAs and their employees across the country.

Sincerely,

Donald J. Lavoy
Deputy Assistant Secretary
Office of Field Operations
Office of Public and Indian Housing

2012
LEGISLATIVE
CORRESPONDENCE

Nov 21, 2012



Thomas C. Alexander
State Senator
Oconee - Pickens Counties

Dear Ms-Williams,

Thank you for your kind note
and wishes. I appreciate the opportunity
to work with you and all you and your
agency do for all our citizens.

My Best to you and look forward
to continuing to work with you. Please call
upon me when I can be of help.
Warm regards, Thomas

Shropshire, Bonita 6-9005

From: Donna Holley <DonnaHolley@schouse.gov>
Sent: Thursday, January 10, 2013 4:08 PM
To: Shropshire, Bonita 6-9005
Subject: per our conversation

Follow Up Flag: Follow up
Due By: Monday, January 14, 2013 12:00 PM
Flag Status: Flagged

Good afternoon Bonita.

Aunt who called: Carolyn Favor
803.530.4438

Tina Favor
125 Lakeview Apartments
Apartment B2-4
St. Matthews, SC 29135

- Has a 10-year-old son
- Collecting Social Security from the son's father
- Tina works at Piggly Wiggly – brings home \$100 +/- per week
- After an audit/interview, state supplement was reduced
- End result was that the reduction has to come from the Social Security payments – meaning, in effect, cutting monthly
 - Social Security payments by 1/2
- Food stamps already taken away
- Has and has had a case-worker trying to help (I do not know about the case-worker, i.e., which agency, etc.)
- Carolyn Favor said that she has made calls to "state office" and her calls have not been returned. She said this has been going on for a year at least.

1/15 I spoke to the Aunt and acknowledged her inquiry to Rep. Ott only.
1/15 Asked Carl to review.
1/15 According to Luke, tenants' rental assistance was reduced because ~~of~~ failure to report total income.
1/16 followed up with Mrs. Holley in Rep. Ott's office. Inquiry closed.

Thank you for checking into this inquiry for Representative Harry Ott.

Donna Glenn Holley

Legislative Aide
SC House of Representatives
335 Solomon Blatt Building
Post Office Box 11867
Columbia, SC 29211
803.734.9973
DonnaHolley@schouse.gov

Carl Inquiry
(803) 874-4071



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

December 18, 2012

Mr. F. Richard Harmon, Jr.
Office of the Treasurer
State of South Carolina
PO Box 11778
Columbia, SC 29211

Re: *Authority Sell GNMA Securities through CSG*

Dear Mr. Harmon:

The traditional bond market is no longer conducive to the Authority's longstanding method of selling bonds and lending the proceeds. As a result, the Authority has been looking for alternative ways to fund its first-time homeownership program. After much research, the Authority has determined that purchasing first-time homeowner mortgages funded by the Authority, pooling into GNMA backed securities and selling the securities in the market is the best funding method.

The Authority plans to leverage CSG's experience with the GNMA backed securities market to obtain the best prices. The actual sales will be handled by CSG as outlined in the attached document. The securities would be temporarily warehoused in the Authority's Revenue Reserve Fund (RRF); proceeds from the sales would be deposited into the RRF and recycled.

The purpose of this letter is to request formal approval from the Office of the Treasurer. We have drafted your direction to The Bank of New York Mellon Trust Company, National Association and the draft is attached hereto. If you would like more information, please feel free to contact Richard Hutto at (803) 896-8664.

Sincerely,

Valarie M. Williams
Executive Director

Enclosures

Cc: Richard Hutto, Finance Director SC State Housing
M. William Youngblood, McNair Law Office
Rion D. Foley, McNair Law Office



STATE OF SOUTH CAROLINA
THE SENATE

ROBERT W. HAYES, JR.
SENATOR YORK COUNTY
SENATORIAL DISTRICT NO. 15

COMMITTEES:
ETHICS, CHAIRMAN
BANKING AND INSURANCE
EDUCATION
FINANCE
GENERAL
MEDICAL AFFAIRS

SENATE ADDRESS:
SUITE 205
GRESSETTE SENATE OFFICE BLDG.
P.O. BOX 142
COLUMBIA, SC 29202
TEL.: (803) 212-6410
FAX: (803) 212-6499
EMAIL: SETHICSCOMM@SCSENATE.GOV

HOME ADDRESS:
P.O. BOX 904
ROCK HILL, SC 29731
803-324-2800

November 27, 2012

Ms. Valeria Williams
SC State Housing Finance & Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29201

Dear Ms. Williams:

Valeria

Thank you for your kind note congratulating me on the election and for your support throughout the process. I am glad the election is behind us and I look forward to the coming Session. There is a lot of work to be done and I am glad I can depend upon your continued support.

Thank you again for your kind words. I look forward to our association in the months and years ahead.

With warm regards, I am

Sincerely,

Robert W. Hayes, Jr.

RWHJr:jd

Shropshire, Bonita 6-9005

From: Chris Union <unionchris1@gmail.com>
Sent: Thursday, November 22, 2012 7:43 AM
To: Williams, Valarie 6-9005
Subject: Re: FW: Correspondence from Mayor Riley regarding CRDP Areas

Valarie,
I think we should respond in writing to Mayor Riley.
In fact, since he addressed the letter to me, I should sign it.
Do you want me to pen it or do you have a particular message you want me to deliver.
Please let me know
cu

On Wed, Nov 21, 2012 at 5:52 AM, Chris Union <unionchris1@gmail.com> wrote:

> This looks fine
> Have a great Thanksgiving
> cu

>
> On Tue, Nov 20, 2012 at 3:03 PM, Williams, Valarie 6-9005

> <Valarie.Williams@schousing.com> wrote:

>> Chris,

>>

>> Hope that all is well. In an effort to bring some type of resolution to the TC saga, I wanted to let you know that the CRDP was moved from #2 to #3. Staff had determined that if it were placed any lower, it would not have any bearing at all in deciding the tie breakers. In arriving at this decision, I also spoke with our TC litigator to once again assess our legal position. While he felt very strongly that Robert should not have participated in the discussions, he was equally stressed by the precedent this action set in the way of Board action. All in all, he was comfortable with the staff decision and his ability to defend should any subsequent issue arise. I sincerely hope that we have met enough folks halfway with this determination given the stakes. Let me know if you want to discuss further. Happy Holidays.

>>

>>

>> Valarie M. Williams

>> Executive Director

>> SC State Housing Finance and Development Authority 300-C Outlet

>> Pointe Boulevard, Columbia, SC 29210

>> 803-896-9005 - Office

>> 803-551-4876 - Fax

>> Visit our website at www.schousing.com

>>

>>

>> -----Original Message-----

>> From: Chris Union [<mailto:unionchris1@gmail.com>]

>> Sent: Wednesday, November 14, 2012 3:43 PM

>> To: Williams, Valarie 6-9005

>> Subject: Fwd: FW: Correspondence from Mayor Riley regarding CRDP

>> Areas

>>

>> Val,

>> We just can't win

>> cu

>>

>>

>> ----- Forwarded message -----

>> From: Johnson, Geona <JOHNSONG@charleston-sc.gov>

>> Date: Wed, Nov 14, 2012 at 3:39 PM

>> Subject: FW: Correspondence from Mayor Riley regarding CRDP Areas

>> To: "unionchris1@gmail.com" <unionchris1@gmail.com>

>>

>>

>> For your information and file. Thanks. Geona Shaw Johnson

>>

>> -----Original Message-----

>> From: xerox@charleston-sc.gov [<mailto:xerox@charleston-sc.gov>]

>> Sent: Wednesday, November 14, 2012 2:38 PM

>> To: Johnson, Geona

>> Subject: Scanned from a Xerox multifunction device

>>

>>

>>

>> Please open the attached document. It was scanned and sent to you using a Xerox multifunction device.

>>

>> Attachment File Type: pdf

>>

>> multifunction device Location: 145 King Street Device Name: Housing

>> WorkCentre Pro 7775

>>

>>

>> For more information on Xerox products and solutions, please visit

>> <http://www.xerox.com>

>>

>>

>> --

>> Chris Union

>> 843-412-2322

>

>

>

> --

> Chris Union

> 843-412-2322

--

Chris Union

843-412-2322



City of Charleston

Joseph P. Riley, Jr.
Mayor

November 14, 2012

**Ms. Valerie Williams, Executive Director
S.C. State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210**

Dear Valerie,

I want to thank you and your staff for the outstanding efforts you have made to ensure a fair and equitable process for organizations seeking Low Income Housing Tax Credit (LIHTC) awards for the 2013 calendar year.

We were in full support of the Qualified Allocation Plan, which allowed the designation of a Community Revitalization Development Plan (CRDP) Area and two additional points to applicants developing in those areas. However, I understand that staff recommended to its Board of Directors that the CRDP is positioned as a second tie-breaker. It is vitally important that the CRDP remain as the second tie-breaker and that its importance to the LIHTC application process is not diminished below that standard or ranking. This ensures that developers constructing housing in urban communities have an equitable chance at securing the highest maximum points on the applications submitted.

The City of Charleston City Council approved a Resolution last evening designating five areas in our community as CRDP areas. The Low Income Housing Tax Credit Program is vitally important and we believe in making every effort to ensure development organizations are successful.

We appreciate your attention to this matter and thank you in advance for the work that you do on behalf of the State of South Carolina.

With warmest regard, I remain

Most sincerely yours,

Joseph P. Riley, Jr.,
Mayor, City of Charleston

JPR:jr/ad

cc: Christopher Union
Laura Nicholson
Geona Shaw Johnson



P.O. Box 552, Charleston, South Carolina 29402

843-577-5970 Fax 843-720-2427

Shropshire, Bonita 6-9005

From: Chris Union <unionchris1@gmail.com>
Sent: Thursday, November 01, 2012 5:19 PM
To: Williams, Valarie 6-9005
Subject: Fwd: Meeting with Mayor Riley
Attachments: winmail.dat; ATT00001.htm

Hey Val
How should I respond. Do you want attend?

Cu

Begin forwarded message:

From: "Johnson, Geona" <JOHNSONG@charleston-sc.gov>
Date: November 1, 2012, 4:40:35 PM EDT
To: "unionchris1@gmail.com" <unionchris1@gmail.com>
Subject: Meeting with Mayor Riley

Chris, what is your availability next week to meet with Mayor Riley regarding Low Income Housing Tax Credits? Please advise. Thanks. Geona Shaw Johnson.

- Rehabilitation- \$115,000 per unit
- New Construction- \$175,000 per unit

Under no circumstances, regardless of construction type, set-aside, or tenant targeting will the Authority fund developments in excess of the following tax credits per unit:

- Rehabilitation:
1 bedroom: \$8,000 2 bedroom: \$10,000 3 bedroom- \$10,500 4 bedroom- \$11,000
- New Construction:
1 bedroom: \$12,500 2 bedroom- \$16,000 3 bedroom- \$18,000 4 Bedroom- \$19,500

IV. TIE BREAKER CRITERIA

The following factors will be used in the order they are listed to break a tie. If a tie is broken using the first factor then the other factors will not be applied and so on.

1. Developments with the highest site scores.
2. Sites located in a community revitalization plan area will receive preference. The Authority will accept a plan or Resolution adopted or passed by the local government which designates a targeted area for a mix of housing, retail, and/or public services. The targeted areas cannot be an entire local jurisdiction, nor can it be a site level designation. Consolidated or Comprehensive Plans for a City or County will not satisfy this provision unless they designate a targeted area for a mix of housing, retail and/or public services. The plan or Resolution must have been approved and adopted by the local government at a public meeting not later than November 15, 2012. A letter from the Mayor, City Manager, Planning or Zoning Director must be included with the plan or Resolution which states that the proposed development site would be part of an existing and ongoing revitalization for the area which promotes affordable housing developments.
3. Market Rate Advantage: Developments representing rents with the highest market rate advantage will receive preference. Developments may propose rents at higher than a 25% market rate advantage however the Authority will cap the rate at 25% for the tie break review. The market rate advantage percentage will be taken out to two (2) decimal places for evaluation purposes.
4. Rent per Heated Square Foot: The Authority will calculate each development's rent per heated square foot as follows. The numerator, total gross monthly income, is the sum of the proposed net rent times the number of units, for each bedroom size. Net rents are limited to a maximum rent advantage of 25%, as determined in Tiebreaker #2. The denominator, total heated square feet (HSF), is the sum of the HSF per unit times the number of units, for each bedroom size. HSF means residential living space only, and does not include any heated common space. The total heated square footage of all units is limited to the lesser of (a) the maximum allowed per unit square footage or (b) the actual square footage submitted. The Authority will calculate the quotient to four decimal places.
5. Owners (which include individual(s), corporation(s), or in the case of a limited partnership, the general partners(s)) who have previously developed a minimum of one LIHTC development in South Carolina between January 1, 2006 and February 1, 2013. LIHTC development (to include 4% and 9% Tax Credits, TCAP and Exchange funded developments) means, coordinating the development team from the planning, financing and construction of a development through the receipt of Certificates of Occupancy and issuance of 8609s. Applicants **must** have a current ownership interest in the development.
6. Developments that provide letters of positive support from the City Manager, Mayor or County Administrator for the proposed development.
7. Sites considered as having Historic Character. Historic Character generally means any development consisting of one or more structures (1) (a) individually listed in the National Register of Historic Places; or (b) located in and contributing to a National Register Historic District and (2) the rehabilitation of which will be completed in such a manner as to be eligible for federal and state historic rehabilitation tax credits. The historic character of a site may be established by documentation from the South Carolina Department of Archives and History with the application submission.
8. Developments located in a Qualified Census Tract (QCT) that contribute to a concerted community revitalization plan (CRP). The CRP plan must be included with the application submission.
9. Eventual Homeownership: Provide a detailed narrative of how homeownership will be achieved. Submit an acceptable Conversion Agreement, and other documentation as required, that provides for tenant ownership at the end of the initial fifteen (15) year compliance period. The Applicant must submit a

conversion plan as well as other required documentation that includes but is not limited to a detailed timeline outlining how the tenants will become homeowners. The conversion plan must include all homebuyer counseling programs to be provided along with the financial procedure that will be used to transfer the rental units into homeownership. The Applicant must execute a Conversion Agreement providing that the units will be converted to tenant ownership at the end of the fifteen (15) year tax credit compliance period or the twenty (20) year compliance period if receiving state HOME funds.

10. If applications are still tied after all above tie breakers have been applied, the Authority will utilize a lottery system. All Application identification numbers, ONLY for those Applications still tied for funding, will be placed in a drum and an impartial Authority employee will draw developments at random until all funds are exhausted. The drawing will be open to the public, supervised by Internal Audit staff, with results posted on the Authority's tax credit webpage.

V. MANDATORY DESIGN CRITERIA

The following mandatory design criteria **must be** included in the development design:

For ALL Development Types:

1. Window coverings for each window, including glass doors, must be installed. Metal blinds are not permitted.
2. All kitchen and bathroom interior cabinets must be solid wood or wood/plastic veneer products with dual slide tracks on drawers. New cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts. Cabinets shall meet the ANSI/KCMA A1 61.1 performance and construction standard for kitchen and vanity cabinets. Cabinets shall bear the certification seal of KCMA (Kitchen Cabinet Manufacturers Association).
3. All entry doors must be metal-clad wood, steel or fiberglass doors that are insulated, paneled, and have a peephole. Deadbolt locks are required in entry doors. Dead bolt locks on entry doors should have "thumb latch" on interior side. Double keyed dead bolt locks are prohibited. The minimum clear width of all exterior doors shall be 34 inches.
4. Bi-fold and sliding interior doors are prohibited. All doors must be side hinged.
5. A landscaping plan must be submitted indicating areas to be sodded and landscaped. Landscaping plan(s) must follow any applicable landscape municipal ordinance. At a minimum, sod shall be installed on the front and side areas to a point twenty (20'-0") feet from the building(s). Landscaping may incorporate sod and drought resistant plants and shrubs. All disturbed areas not sodded must be seeded.
6. All retention and/or detention ponds must be fenced in unless a letter is provided from the Department of Health and Environmental Control (DHEC) that a fence is not required. The storm water retention/detention basin design, maintenance and management shall be the sole responsibility of the owner/developer and shall be in strict accordance with all applicable federal, state, local and environmental regulations governing storm water retention/detention basins.
7. A recreation area suitable for proposed tenant targeting:
 - a) For family developments – (i) Playground for children located away from automobile traffic patterns with commercial quality play equipment (the playground area must have a minimum of four (4) separate pieces of equipment or a structure that encompasses a minimum of four (4) pieces of equipment) accessible to handicapped traffic and at least one permanently anchored, weather resistant bench, with a back, or (ii) an exercise room with a minimum of three nautilus-type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building);
 - b) For older persons developments – (i) An exercise room with a minimum of three (3) nautilus type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building), or (ii) a minimum of one gazebo, with seating, equipped with an Energy Star ceiling fan with light fixture.
8. A new development sign at the entrance(s) to the complex affixed with a Fair Housing logo.
9. Exterior lighting fixtures at all entry doors including individual apartment units, community buildings and common areas within the building(s). The fixtures at the individual apartment units are to be controlled from the interior of the unit.
10. Enclosed trash dumpsters and/or compactors. The dumpster must be enclosed by solid fencing on at least three sides. The pad and approach pad to the dumpster must be concrete and not asphalt. The trash dumpster/compactor must be ADA accessible and located on an ADA accessible route.



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

November 2, 2012

Senator Hugh K. Leatherman, Sr.
South Carolina State Senate
111 Gressette Senate Office Building
Columbia, SC 29202

Re: Ernest L. Davis, Jr.

Dear Senator Leatherman:

We received your letter dated October 24, 2012 regarding Mr. Davis' difficulties with his mortgage and his application for assistance through SC HELP. Unfortunately, after reviewing the information provided by Mr. Davis, both through his original application and subsequent appeal, we are unable to approve him for assistance through SC HELP.

However, a member of the SC HELP management team has spoken with Mr. Davis numerous times over the last week, and has outlined the specific reasons behind this decision, and, more importantly, his best options at this point. Though understandably disappointed in the final outcome, Mr. Davis appeared to be pleased with our efforts and appreciative of the guidance provided.

While it is our desire that everyone in South Carolina who needs help with their mortgage is able to receive it, we are required to operate within the bounds and constraints associated with the program. In this particular case, a more permanent solution such as a loan modification or refinance to a lower rate and payment would likely be a preferred solution. With this in mind, we have strongly encouraged Mr. Davis to talk to his primary lender about his options.

Please feel free to contact me should you have further questions or need additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matt Rivers", is written over a circular stamp or seal.

Matt Rivers
Director – SC HELP

cc: Valarie M. Williams
Executive Director



FLORENCE ADDRESS
1817 Pineland Avenue
Florence, South Carolina 29501
(843) 667-1152

HUGH K. LEATHERMAN, SR.

SOUTH CAROLINA STATE SENATE
DISTRICT 31, FLORENCE
AND DARLINGTON COUNTIES

111 GRESSETTE SENATE OFFICE BUILDING
COLUMBIA, SOUTH CAROLINA 29202
(803) 212-6640

COMMITTEES
Chairman, Finance
Chairman, Operations and Management
Ethics
Interstate Cooperation
Labor, Commerce and Industry
Rules
State House
Transportation

October 24, 2012

SC HELP
300-C Outlet Point Boulevard
Columbia, South Carolina 29210

Dear Sir or Madam:

I am enclosing herewith a copy of information filed by my constituent, Ernest L. Davis, Jr., who is appealing his denial for assistance under SC HELP. As you can see, Mr. Davis served as the sole caregiver for his wife between 2006 and her death in 2010. When he was able to resume work, he found that he was physically unable to do so and currently receives Social Security Disability benefits. He desperately needs temporary assistance with his mortgage payments.

I would very much appreciate any consideration you can give to Mr. Davis in his appeal for assistance.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. K. Leatherman, Sr.", written in a cursive style.

Hugh K. Leatherman, Sr.
Senate District 31

HKL:dsm

Enclosure
cc: Mr. Ernest L. Davis, Jr.



House of Representatives

State of South Carolina

Chandra E. Dillard

District No. 23 - Greenville County
5 Alleta Avenue
Greenville, SC 29607
Tel. (864) 294-2503

414-D Blatt Building
Columbia, SC 29201
email: ChandraDillard@schouse.gov

Tel. (803) 212-6791
Fax (803) 734-2925

Committees:

Agriculture, Natural Resources and Environmental Affairs
Invitations and Memorials

SC House Democratic Caucus, Deputy Leader
SC General Assembly Women's Caucus, 2nd Vice Chair
SC Legislative Black Caucus, Treasurer

October 16, 2012

**Mrs. Valarie Williams, Director
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210**

Dear Valarie:

We appreciate the opportunity to share Greenville's successful affordable and workforce housing initiatives and the impact that they have had on our neighborhood revitalization efforts with you and Ed Knight. Credit for our successes can be shared with the staff and Board of the SCSHFDA. Our partnership has transformed these neighborhoods and we are grateful to the SCSHFDA for its support. During your visit we toured several of our Special Emphasis Neighborhoods. We also had the opportunity to discuss several recommendations that we feel could enhance our strong partnership and continue to create affordable and workforce housing options. They are summarized below.

Neighborhood Revitalization

We hope that the tour was an indication of our commitment to well-designed, good quality affordable and workforce housing. Our affordable and workforce housing is the foundation for our revitalization efforts and for promoting healthy and vibrant neighborhoods. Residents have indicated their desire for single family and duplex units in their communities as one method for building stability and reversing the many years of decline. Larger multi-family developments are also needed in Greenville and their location is equally as important. Placing these larger developments on appropriate corridors near employment,

transportation, education, shopping and medical amenities to ensure that residents have access to the services they need to be successful should be a focus, as well.

HOME Program and Customer Relations/Service Delivery

The costs associated with preparing an application are having a detrimental effect on all CDCs but especially on the smaller organizations that make up much of our capacity. The application process is very expensive particularly with the small number of projects funded today. For example, a market study costs \$3500. A second area of concern is the audited or certified financials which costs \$3,000 to \$5,000 annually. Some of the larger CDCs do annual audits, but the smaller CDCs now have to assume this cost with no guarantees of receiving grant funding. Finally, the independent cost analysis is approximately \$1800, an expense that burdens the non-profit organizations. An alternative is to only require these documents on projects that are approved for funding and have State Housing negotiate a better price with one or two providers. Another option is a joint effort between the City of Greenville, Greenville County Redevelopment Authority and the Authority staff to develop underwriting criteria that could be shared to reduce costs and burden on the housing partner. Our concern is that the cost of the application process is going up rapidly every year with the chances of winning a grant going down.

We also feel that the application process does not leave room for any mistakes or flexibility by the applicant or the Authority. Please consider taking some of the pressure off the process by removing the automatic disqualification of an application if one threshold item is missed. Add points to the application evaluation for having no threshold failures and discrepancies rather than always taking a punitive stance. Today there is zero tolerance and little room for grace. We also ask that you consider removing the penalties in the application process for accessing HTF dollars, and/or make the HTF set aside for HOME available to fund an extra project or two. Today, the penalty for using HTF funds for your project is so high, it almost assures you of not being competitive.

The SCSHFDA recently implemented a rule that one county cannot receive more than 50% of State's HOME funding in the non-profit pool. Greenville has been able to utilize those funds to produce quality products and results. Instead of penalizing Greenville entities that are producing new units and helping the State meet its goals, consider eliminating this requirement, altogether. If this is not possible then perhaps additional HOME funding can be allocated to the non-profit pool. Last year, only \$900,000 in HOME funding was made available while the balance of \$4.1 million was made available to LIHTC developers. However, LIHTC projects are already so capital rich. An ideal change, and perhaps a one-year pilot project, would be to divide the HOME funds equally between the two programs. The long range impact of infill rental homes impacts entire communities by directly helping the families that occupy the homes. Indirectly, the focus on infill development supports the neighborhood revitalization process.

Page 3
October 16, 2012

Low Income Housing Tax Credit (LIHTC) Program

The 2012 QAP penalized Greenville and other counties, by eliminating applications from consideration in the event of a tie score to support more developments in the rural areas of the state. We ask that you eliminate this criteria and allow all project to compete on their merits.

Awareness/Education and Capacity-Building

As we toured the neighborhoods, we shared with you and Ed our success in leveraging local funding with SCSHFDA funding to produce great examples of affordable and workforce housing. We hope that this is the start of an ongoing dialogue with the SCSHFDA staff. We are happy to share our local expertise and our commitment to collaboration with other communities across the state. Our experienced developers and organizations can participate in knowledge sharing and leverage their resources across the state to build capacity in other organizations.

Again, we thank you and Ed for visiting Greenville. We stand ready to assist you and your staff to accomplish the goal of providing quality housing across South Carolina.

With kind regards,



Chandra Dillard

CD/afc/2012oct16.Dillard

cc: Charles Gardner, SCSHFDA Board
Martin Livingston, Greenville County Redevelopment Authority
Deborah McKetty, Community Works Carolina
Ginny Stroud, City of Greenville

JOE WILSON
2ND DISTRICT, SOUTH CAROLINA

ASSISTANT MAJORITY WHIP

COMMITTEES:

ARMED SERVICES

CHAIRMAN, PERSONNEL SUBCOMMITTEE

FOREIGN AFFAIRS

EDUCATION AND THE WORKFORCE

HOUSE POLICY

Congress of the United States House of Representatives

September 11, 2012

COUNTIES
AIKEN*
ALLENDALE
BARNWELL
BEAUFORT
CALHOUN*
HAMPTON
JASPER
LEXINGTON
ORANGEBURG*
RICHLAND*
(*PARTS OF)

W. ERIC DELL
CHIEF OF STAFF
AND COUNSEL

Ms. Valerie Williams
Executive Director
South Carolina State Housing Finance Development Agency
300-C Outlet Pointe Blvd.
Columbia, SC 29210

RE: Erickia Grant

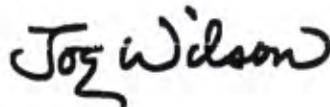
Dear Valerie,

I am writing to you on behalf of the above named constituent who has contacted me regarding an issue involving the SC Housing Authority. Enclosed is correspondence from the constituent further explaining their concerns. Your kind attention in this matter would be greatly appreciated.

Any assistance that you can provide would be appreciated. Please respond to Mr. Brian Flynn at the Midlands District Office at 1700 Sunset Blvd., Suite 1, West Columbia, South Carolina 29169. The phone number is 803-939-0041. The fax number is 803-939-0078. The email is brian.flynn@mail.house.gov.

It is an honor to represent the people of the Second Congressional District of South Carolina, and I value your input. If I may be of assistance to you, please do not hesitate to contact me.

Sincerely,



Joe Wilson
Member of Congress

JW/bf

*Bonita called on 10/9
Inquiry closed spoke to Brian
10/15*

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 939-0041
FAX: (803) 939-0078

2229 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-4002
(202) 225-2452
FAX: (202) 225-2455
www.joewilson.house.gov

LOWCOUNTRY OFFICE:
903 PORT REPUBLIC STREET
P.O. Box 1538
BEAUFORT, SC 29901
(843) 521-2530
FAX: (843) 521-2535



CONGRESSMAN JOE WILSON

Second District of South Carolina

Privacy Release

Consent for Release of Personal Records by Executive Agencies

To Whom It May Concern:

I have sought assistance from the Office of Congressman Joe Wilson on a matter that may require the release of information maintained by your agency, and which may be prohibited from dissemination under the Privacy Act of 1974. I hereby authorize you to release all relevant portions of my records or to discuss information involved in this case with Congressman Wilson or any authorized member of his staff until the matter is resolved.

Name of Agency: SC State Shooting Authority

Erickia Grant

10.3.71

Name (please print)

Date of Birth

907 Central Drive

W. Columbia

SC

Address

City

Zip

250.21.4913

Social Security Number

E-mail Address

803 238-2160

Telephone Number - Home

Telephone Number - Cell

Erickia Grant

September 7, 2012

Signature

Today's Date

Please briefly explain your concern (use the back if necessary): see

attached

Erickia Grant
907 Central Drive
West Columbia SC 29169

[Click here and type return address]

September 3, 2012

Congressman Joe Wilson (SC-02)
1700 Sunset Blvd, Suite 1
West Columbia, SC 29169

Dear Sir or Madam:

I am writing on my own behalf. I am concerned about my well-being. The SC State Housing Finance and Development Authority are forcing me to move from one run down apartment to another. I have had a Section 8 voucher since 2005. For the last eight years I have had to move for no reason and this is causing nothing but hardship on me. I have not been able to hold a steady job, to get my finances in order or to accumulate the basic necessities that any human being needs when I did work. As a matter of fact I have lost just about everything that I have worked for.

I now reside at 907 Central Drive located in West Columbia. The apartment is not in the best condition, but it affords me an opportunity to be in a stable living environment to hold a steady job and investigate a potential more private stable habitable living arrangement. Now they are forcing me to move again. I do not want to move until it is feasible for me to do so. To thoroughly investigate the landlord and neighborhood.

I already discussed with Carl Bowen the director of this Housing Authority the issue about drinking and doing drugs with the neighbors which is something that I do not want to do. I do not have a problem speaking to people but I do not want to lead that type of lifestyle and I notice that some of these neighbors take offense when they see that I do not want to be overfriendly. Do I not have the right to lead my life in a manner that is good for me? Yes I do.

I was offered a management position, if I am forced to move again I will not be able to accept this position. It is a start in the workforce that I deserve and can lead to other opportunities. I certainly would like to have other opportunities open to me. I have worked very hard and I am

January 1, 1990

tired of not being able to take advantage of opportunities that are presented to me because of being to forced move. It is also a complete hardship because I am not given the opportunity to make complete any goals. There is a considerable amount of stress that we all have to deal with in life, but this is a outright injustice that is happening to me and I would like for it to stop.

I need assistance from your office correcting this issue. It is completely burdensome to wander around like this. It is affecting my mental and physical well-being and I can not accomplish anything like that. I have never heard of a law that finds a person in offense for wanting to achieve their full potential and pursing legal means of sustenance.

If you are willing to assist me please notify me in writing. If you are not willing to assist me please notify me as well. I look forward to hearing from you soon.

Sincerely,

Erickia Grant

ps: the date that is located in the right hand corner is an error that I can not get off the page.

Erickia Grant – 9/25/2012

- 7/31/07 Received port in from Columbia HA, signed documents on 8/5/07, voucher was issued by Columbia on 4/24/07
- 8/24/07 New admission at Pinewood Apts, 1000 Holland Ave, #E-2, Cayce
- 3/1/08 Revision for 0 income
- 5/19/08 Received letter requesting to move to the Rapids Apts (Richland) and approval of an exceptional payment standard. Stated she had put a \$200 holding fee and paid a \$40 application fee and wanted to move as soon as possible. Carl responded on 5/20/08
- 6/1/08 Revision to capture wages for Lizards Thicket
- 7/15/08 Received letter requesting to port to the Columbia HA, ported 7/25/08
- 7/22/08 Received letter requesting to move to the Rapids Apts
- 8/7/08 Received letter requesting to cancel port to Columbia and to remain at Pinewood Apts. Also received a letter concerning issues with the apt, special inspection scheduled on 8/7/08 for 8/13/08. Unit passed inspection by Jesus Melendez
- 12/2/08 Received letter concerning inoperative electrical outlet. Tonya Stroman followed up with manager on 12/8/08, nothing was wrong with outlet but was changed to please Ms. Grant
- 12/9/08 Ms. Grant called to request moving procedures, Tonya Stroman replied
- 12/11/08 Ms. Grant called to complain about Apt Manger, wrote up for housekeeping. Tonya Stroman left message for Ms. Grant and manager to return call. No response from Ms. Grant, the manager faxed copy of the inspection, unit passed on 12/19/08 by mgr
- 2/1/09 Revision for income reduction
- 3/1/09 Revision to capture 0 income
- 12/1/09 Received letter requesting to move to Edenwood Apts
- 1/1/10 Leased at Edenwood Apts, 106 Riverwood Dr, #204
- 5/6/10 Received letter requesting hearing for 6/1/10 annual rent determination. Ron Phillips Met with Ms. Grant on 6/6/10 to explain rent calculation process, she was satisfied
- 12/1/10 Received letter from Edenwood Apts that lease would not be renewed
- 1/1/11 Leased at 511 Boozer St, W. Columbia with the H&J Company
- 1/31/11 Received letter requesting hearing concerning rent determination for new unit. Updated pay stubs were provided on 2/24/11, rent reduced \$39 effective 2/1/11

Erickia Grant – 9/25/2012 cont.

- 3/15/11 Received letter that Ms. Grant was placed on a leave of absence from her job, revised Effective 4/1/11 with 0 income
- 5/5/11 Received letter that refrigerator was not working, Ms. Grant mailed letter to landlord. Jon Upson followed up on 5/9/11, refrigerator was replaced
- 7/26/11 Ms. Grant refused to complete a form HUD 92006, wrote statement on back of form
- 10/7/11 Received letter from H&J Company concerning issues with Ms. Grant and the neighbors, requesting she be relocated. Jon Upson followed up with Gayle Armstrong (H&J) on 10/10/11, they were not renewing the lease due to the numerous complaints
- 10/12/11 Received letter from Ms. Grant concerning problems she was having with the H&J Company
- 11/23/11 Received letter from H&J Company, not renewing Ms. Grant's lease
- 1/1/12 Leased at 1908 Lorick St, Cayce from Holly Carlisle, 0 income
- 1/4/12 Received copy of letter Ms. Grant sent Holly Carlisle about chemical smell in unit. Jon Upson went to unit on 1/5/12, did not find any problems. Ms. Grant stated she had found another unit and wanted to move, Jon explained she must honor the lease. He contacted Ms. Carlisle who stated the carpet was brand new but she would have it treated with a deodorizer
- 1/27/12 Received letter from H&J Company concerning Ms. Grant's failure to return the keys to the unit at 511 Boozer St, Jon forwarded copy to Ms. Grant same day
- 2/7/12 Received a phone call from Ms. Grant stating she had taken Ms. Carlisle to court concerning the issue and the Magistrate had ruled in her favor, she was to vacate the unit by 2/29/12. Jon confirmed this with Ms. Carlisle
- 2/10/12 Received letter from Ms. Grant stating an RTA was mailed to landlord for a unit at 409 Popular St
- 2/21/12 Received letter from Ms. Grant accusing Ms. Carlisle of stealing medical records out of her unit at 1908 Lorick St
- 2/24/12 Received RTA for unit at 907 Central Drive, W. Columbia from Richard Burts
- 3/1/12 Leased at 907 Central Dr, W. Columbia, still 0 income
- 3/7/12 Received copy of letter to landlord concerning front room window
- 3/20/12 Received copy of letter to landlord concerning leak under kitchen sink
- 4/2/12 Received copy of letter to landlord concerning moving into next door unit (909 Central) once family moves out
- 5/29/12 Received letter concerning new employment with Compassion Healthcare

Erickia Grant – 9/25/2012 cont.

7/2/12 Received letter acknowledging scheduled annual inspection, unit passed on 7/11/12

7/11/12 Received copy of letter to landlord concerning pest control and visitors



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

September 27, 2012

Ms. Erickia Grant
907 Central Drive
West Columbia, SC 29169

Re: Congressional Inquiry-Representative Joe Wilson

Dear Ms. Grant:

This is in reference to a letter the South Carolina State Housing Finance and Development Authority (the Authority) received from Representative Joe Wilson asking that we inquire into concerns you expressed to him in a letter dated September 3, 2012.

We discussed this letter and the nature of your concerns during a telephone conversation on September 18, 2012. During our conversation, you indicated that your letter may not have been clear with respect to your concerns and asked to meet with me so that you could have the opportunity to clarify them. You also indicated that you would need to make arrangements with your employer to get time off to come to the Authority and would contact me once you had the opportunity to do so.

Since you had not contacted me since our initial conversation, I made several unsuccessful attempts to follow-up with you by telephone concerning your request, leaving a message each time asking that you contact me. It is important that we have the opportunity to meet with you in hopes of addressing your concerns and in order to properly respond to Representative Wilson's letter.

If you do not contact me or Mr. Ron Phillips at (803) 896-8671 by Friday, October 5, 2012 to arrange for a meeting, you will leave us no alternative but to consider the issues outlined in your letter resolved and we will respond to Representative Wilson accordingly.

Sincerely,

A handwritten signature in black ink, appearing to read "Carl E. Bowen", with a long horizontal flourish extending to the right.

Carl E. Bowen
Director, Rental Assistance and Compliance Division



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

October 3, 2012

The Honorable Joe Wilson
Member of Congress
Midlands District Office
1700 Sunset Boulevard, Suite 1
West Columbia, SC 29169

Dear Congressman Wilson:

Thank you for your letter to the South Carolina State Housing Finance and Development Authority (the Authority) dated September 11, 2012 concerning Ms. Erickia Grant (Enclosed).

Ms. Grant transferred her Housing Choice Voucher Program rental assistance from the Columbia Housing Authority and began receiving assistance through our agency in Lexington County on August 24, 2007. Since that time, Ms. Grant has moved on four separate occasions, twice at her request and twice due to the landlord electing not to renew her lease. None of the moves were the result of any action on the part of the Authority.

One of the major benefits of the Housing Choice Voucher Program is a participant's ability to select a residence that best meets their needs in an area they desire to live, so long as the unit is approvable for rental assistance under program regulations. The Authority stresses the importance of selecting an appropriate residence and the need to address and resolve issues concerning personal preference with respect to the condition of a unit, etc., with the landlord prior to agreeing to the terms of and signing a lease. The Authority is prevented from advising participants in these matters and can only address those issues that clearly conflict with program requirements.

Mr. Carl Bowen, my Rental Assistance and Compliance Division Director, has advised me that he does not recall having any specific conversations with Ms. Grant as indicated in her letter. However, as Program Director, he and his staff discuss a wide range of issues with participants on a daily basis, advising them on program requirements and/or assisting them in resolving issues with their landlord. However, although tenant/participant concerns may be shared with landlords, we have no authority to require any action concerning issues that are not clear violations of program requirements.

Congressman Joe Wilson
October 3, 2012
Page Two

The Authority is not currently in the process of taking any action with respect to Ms. Grant's rental assistance and is not aware of any situation that would require her to move from her residence. Also, Ms. Grant's landlord was contacted and informed us that they have not initiated any action that would require her to move. Based on this information, Mr. Bowen made several attempts to contact Ms. Grant by telephone in an effort to clarify her concerns. Ms. Grant contacted Mr. Bowen on September 18, 2012 and expressed her desire to meet with him, indicating her issues may not be clearly outlined in her letter. She also expressed concern about potentially losing her rental assistance as she had not reported employment related income as required. Ms. Grant stated that she would need to coordinate with her employer and would contact Mr. Bowen once she had made the necessary arrangements.

Mr. Bowen made several unsuccessful follow-up attempts to contact Ms. Grant, but as of September 27, 2012, she still had not contacted him. Therefore, Mr. Bowen sent Ms. Grant a letter on September 27, 2012 advising her that if she did not contact him by October 5, 2012 that she would leave the Authority no alternative but to consider the issues outlined in her letter to you as resolved and that we would respond to you accordingly.

Ms. Grant finally contacted Mr. Bowen on October 1, 2012 and made arrangements to meet with him on October 2, 2012. During the meeting, Ms. Grant expressed deep concern about the possibility of being required to move again if her current landlord elected not to renew her lease when it expires on February 28, 2013. Ms. Grant also discussed personal issues that she was experiencing and the associated additional burden if required to move again. Mr. Bowen expressed his understanding of her situation, but also advised her of the landlord's rights under the lease and of the Authority's inability to influence such decisions. Mr. Bowen suggested that Ms. Grant have a personal conversation with the landlord to express her concerns and address any potential issues regarding her tenancy in an effort to alleviate her concerns.

Mr. Bowen concluded the meeting by reassuring Ms. Grant that the Authority will continue to provide whatever assistance necessary within the scope of the Housing Choice Voucher Program if she is required to move at the end of her lease. Mr. Bowen also asked Ms. Grant to contact him personally if she had any further questions or concerns related to this issue.

Thank you for your continued concern for the welfare of the citizens of South Carolina. If I can be of further assistance, please do not hesitate to contact me at (803) 896-9005.

Sincerely,

Valarie M. Williams
Executive Director

Enclosure

JOE WILSON
2ND DISTRICT, SOUTH CAROLINA
ASSISTANT MAJORITY WHIP

COMMITTEES:
ARMED SERVICES
CHAIRMAN, PERSONNEL SUBCOMMITTEE
FOREIGN AFFAIRS
EDUCATION AND THE WORKFORCE
HOUSE POLICY

Congress of the United States
House of Representatives

September 11, 2012

COUNTIES:
AIKEN*
ALLEDALE
BARNWELL
BEAUFORT
CALHOUN*
HAMPTON
JASPER
LEXINGTON
ORANGEBURG*
RICHLAND*
[*PARTS OF]

W. ERIC DELL
CHIEF OF STAFF
AND COUNSEL

Ms. Valerie Williams
Executive Director
South Carolina State Housing Finance Development Agency
300-C Outlet Pointe Blvd.
Columbia, SC 29210

RE: Erickia Grant

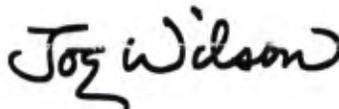
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It is an honor to represent the people of the Second Congressional District of South Carolina, and I value your input. If I may be of assistance to you, please do not hesitate to contact me.

Sincerely,



Joe Wilson
Member of Congress

JW/bf

MIDLANDS OFFICE:
1700 SUNSET BLVD. (US 378), SUITE 1
WEST COLUMBIA, SC 29169
(803) 939-0041
FAX: (803) 939-0078

2229 RAYBURN HOUSE OFFICE BUILDING
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LOWCOUNTRY OFFICE:
903 PORT REPUBLIC STREET
P.O. BOX 1538
BEAUFORT, SC 29901
(843) 521-2530
FAX: (843) 521-2535

RECEIVED

SEP 17

EXECUTIVE DIRECTOR



CONGRESSMAN JOE WILSON

Second District of South Carolina

Privacy Release

Consent for Release of Personal Records by Executive Agencies

To Whom It May Concern:

I have sought assistance from the Office of Congressman Joe Wilson on a matter that may require the release of information maintained by your agency, and which may be prohibited from dissemination under the Privacy Act of 1974. I hereby authorize you to release all relevant portions of my records or to discuss information involved in this case with Congressman Wilson or any authorized member of his staff until the matter is resolved.

Name of Agency: SC State Housing Authority

Erickia Grant

Name (please print)

10.3.71

Date of Birth

907 Central Drive

Address

W. Columbia

City

SC

Zip

250.21.4913

Social Security Number

803 238.2160

Telephone Number - Home

E-mail Address

Erickia Grant

Signature

Telephone Number - Cell

September 7, 2012

Today's Date

Please briefly explain your concern (use the back if necessary): see

attached

Erickia Grant
907 Central Drive
West Columbia SC 29169

[Click here and type return address]

September 3, 2012

Congressman Joe Wilson (SC-02)
1700 Sunset Blvd, Suite 1
West Columbia, SC 29169

Dear Sir or Madam:

I am writing on my own behalf. I am concerned about my well-being. The SC State Housing Finance and Development Authority are forcing me to move from one run down apartment to another. I have had a Section 8 voucher since 2005. For the last eight years I have had to move for no reason and this is causing nothing but hardship on me. I have not been able to hold a steady job, to get my finances in order or to accumulate the basic necessities that any human being needs when I did work. As a matter of fact I have lost just about everything that I have worked for.

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I already discussed with Carl Bowen the director of this Housing Authority the issue about drinking and doing drugs with the neighbors which is something that I do not want to do. I do not have a problem speaking to people but I do not want to lead that type of lifestyle and I notice that some of these neighbors take offense when they see that I do not want to be overfriendly. Do I not have the right to lead my life in a manner that is good for me? Yes I do.

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January 1, 1990

tired of not being able to take advantage of opportunities that are presented to me because of being forced to move. It is also a complete hardship because I am not given the opportunity to make complete any goals. There is a considerable amount of stress that we all have to deal with in life, but this is an outright injustice that is happening to me and I would like for it to stop.

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If you are willing to assist me please notify me in writing. If you are not willing to assist me please notify me as well. I look forward to hearing from you soon.

Sincerely,

Erickia Grant

ps: the date that is located in the right hand corner is an error that I can not get off the page.



House of Representatives

State of South Carolina



Chandra Dillard

District No. 23 – Greenville County
5 Alleta Avenue
Greenville, S.C. 29607
(864) 294-2503

July 26, 2012

RECEIVED

JUL 26

EXECUTIVE DIRECTOR

414-D Blatt Building
Columbia, S.C. 29201
email:
ChandraDillard@schouse.gov

Tel. (803) 212-6791
Fax (803) 734-2925

Committees:

Agriculture, Natural Resources & Environmental Affairs
Invitations and Memorials

SC House Democratic Caucus, Deputy Leader
SC General Assembly Women's Caucus, 2nd Vice Chair
SC Legislative Black Caucus, Treasurer

Ms. Valerie Williams, Executive Director
S.C. State Housing Finance and Development Authority
300C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

I hope this letter finds you well and enjoying these very warm days of summer. Now that the legislative session has ended, I'd like to make good on my previous offers for you to visit Greenville. So please consider this an "official" invitation for you and your staff (if you deem appropriate) to visit us in Greenville sometime in the near future.

Your housing partners in Greenville have a wonderful story to tell about the strides we've made in revitalizing our communities with assistance from your agency. However mere words cannot adequately express the importance of our partnership. We'd like to take you on a tour of our impact neighborhoods. After the tour, we would like to explore additional ways we can continue to work together to improve housing opportunities not only in Greenville but also in South Carolina.

For scheduling purposes, tentatively plan to arrive in Greenville by 10:00 a.m. and depart no later than 1:30 p.m. Community Works Carolina (formerly The Greenville Housing Fund), Community Development for the City of Greenville and Greenville County Development Authority will join me in hosting your visit. Here are a few dates for your consideration: Aug. 10, ~~Aug. 17~~, Aug. 31 and Sept. 14.

Once you've selected a date that works best for you and your staff, we'll begin working on an itinerary. For ease of communication, you may email or call me with your reply. I'm anxiously awaiting your response!

With warm regards, I am

Chandra Dillard

Chandra Dillard

cc: Charles Gardner, SCHFDA Board Member
Deborah McKetty, Community Works Carolina
Ginny Stroud, Community Development, City of Greenville
Martin Livingston, Greenville County Redevelopment Authority

8/6 called + left message
8/7
ala



South Carolina House of Representatives

P. O. BOX 11867 • COLUMBIA, S.C. 29211 • TELEPHONE 734-2010

Itinerary for Greenville Visit South Carolina State Housing Finance and Development Authority Thursday, September 20

Location for Visit: Community Works Carolina
107 W. Antrim Drive
Greenville, SC 29607
864/235-6331

10:00am-10:30am	Arrive at Community Works Carolina offices
10:30am-12:00 noon	Tour neighborhoods and residential developments
12:00-1:30pm	Return to Community Works Carolina offices for lunch and visiting
1:30pm	Depart for Columbia



RECEIVED

JUL 26

EXECUTIVE DIRECTOR

Public Information and
Community Outreach
Library Science and Informatics
171 Ashley Avenue, Suite 305
MSC 403
Charleston, SC 29425
Ph (843) 792-5530
Fax (843) 792-1375
<http://pico.library.musc.edu>

July 18, 2012

Ms. Valarie M. Williams
Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

Thank you for participating in the Midlands Community Leaders Institute, which was held on July 13-14, 2012, at Brookland Banquet and Conference Center in Columbia, SC.

According to the people in attendance, this Institute was a success because of your participation. We look forward to working with you in the future.

Sincerely,

A handwritten signature in blue ink, appearing to read "David E. Rivers", with a large, sweeping flourish extending upwards and to the right.

Dr. David E. Rivers
Assistant Professor
Public Information and Community Outreach Director



City of Charleston
Joseph P. Riley, Jr.
Mayor

RECEIVED

AUG 14

EXECUTIVE DIRECTOR

July 31, 2012

Ms. Valerie Williams, Executive Director
S.C. State Housing Finance and Development Authority
300-C Outlet Pointe Blvd
Columbia, South Carolina 29210

Dear Valerie:

I want to extend my thanks to you and your staff for meeting with me to discuss the Low Income Housing Tax Credit (LIHTC) Qualified Allocation Plan for 2012 and the opportunities that we have to provide comments as the Development Authority prepares for 2013.

As you are aware, LIHTC funding has played a pivotal role in the provision of wonderfully designed, well-constructed affordable housing in the City of Charleston. Without LIHTC, we struggle to secure an appropriate amount of financing to make rental housing for the very low and low income resident possible. Thank you for the wonderful discussion that illustrates how we as a community could improve the process and the opportunity for urban development to occur in the near future.

Thank you for your leadership and the wonderful programs that your agency manages across the State and have provided in the City of Charleston. We appreciate your dedication to ensuring that ongoing funding is available for both ownership and rental housing. We look forward to the ongoing partnership and in the very near future will forward you a summary of the recommendations we would like you to consider for the 2013 Qualified Allocation Plan

With warmest regards, I remain

Most sincerely yours,

Joseph P. Riley, Jr.
Mayor, City of Charleston

JPR.jr/ad



P.O. Box 652, Charleston, South Carolina 29402

843-577-6970 Fax 843-720-3527

The House of Representatives



CHARLES F. REID
CLERK OF THE HOUSE

STATE OF SOUTH CAROLINA
P. O. BOX 11867
Columbia, SC 29211
(803) 734-2010

SUITE 213
SOLOMON BLATT BUILDING
1105 PENDELTON STREET
COLUMBIA, SC 29201

MEMORANDUM

TO: ALL DEPARTMENT HEADS OF BOARDS, COMMISSIONS
AND COMMITTEES

FROM: Charles F. Reid, Clerk
S. C. House of Representatives

DATE: July 23, 2012

SUBJECT: 2013 Legislative Manual

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JUL 26

EXECUTIVE DIRECTOR

Enclosed you will find a copy of the material describing your organization as published in the 2012 Legislative Manual.

To maintain a reasonable size for the Manual, we must make every possible effort to achieve the greatest economy of space. Accordingly, material submitted for your agency should be concise, contain only pertinent information, and list only principal staff officers. Complete mailing address, location of principal offices and current area code and telephone number should also be included. Material submitted beyond this may be edited.

If your organization's composition is affected by the addition of the 7th Congressional District, please include 7th District with the appointment or indicate vacant.

Please make all corrections directly on the enclosed copy. We urge you to return this information to us on or before August 6, 2012 by mail, fax to (803) 734-0201. If you retype or scan your information, please include your agency name in the subject line and email to: rosalindharrow@schohouse.gov.

Corrections made after you have returned your agency's material should be submit in writing so that the information relative to your agency will be accurate. Please call (803) 734-2010 if you have any questions.

PLEASE RETURN ALL PAGES BY AUGUST 6, 2011, EVEN IF NO CHANGES

Name of Agency: SC State Housing

Approved ___ (Please Return All Pages) Approved with changes ___ (Please Return All Pages)

Date: 8/13/12 Signed: Bonita Shropshire

Contact person: Bonita Shropshire Area Code & Tel. # (803) 896-9005

Email address: (please print) Bonita.Shropshire@schousing.com

**Housing, Finance and Development
Authority, S.C. State**
300-C Outlet Pointe Blvd., Columbia 29210
Tel. (803) 896-9001

Created by Secs. 31-3-110, *et seq.*, the Authority may conduct its operations in any or all of the counties of the State, and is designed to provide technical assistance, serve as a vehicle for receiving federal housing funds, function as a financial institution, act as a housing development entity, and undertake other activities in order to provide assisted new and renovated homeownership and rental housing for moderate to low income citizens of the State. Administers S.C. Housing Trust Fund.

(7 mems. having experience in the fields of mortgage fin., banking, real estate & home bldg., apptd. by the Gov. with advice & consent of the Sen. for 4-year terms. Gov. shall designate 1 mem. as Chm., 2 ex officio mems., or their designees as allowed by statute, with full powers: The Gov. and Comr., Dept. of Health & Environmental Control.)

T. Scott Smith, Chm. (2010)	Charleston
Clente Flemming, VC (2005)	Columbia
Eddie C. Bines (2005)	Charleston
John S. Hill (2012)	Columbia
Felicia Morant (2010)	Columbia
Mary L. Thomas (2010)	Spartanburg
1 vacancy	
Designee: Ex officio—Robert D. Mickle	Columbia
Designee: Ex officio—Carlisle Roberts, Jr., Esq., DHEC	Columbia
Exec. Dir.	VALARIE M. WILLIAMS

Please change to the following:

Chris Union, Chairman (2014)	Charleston
Robert Mickle, Vice Chairman (Designee)	Columbia
John S. Hill (2012)	Columbia
Charles Gardner (2013)	Greenville
Ernie Magaro, Jr. (2014)	Columbia
Ken Ormand, Jr. (2012)	Columbia
Robert Thomas (2014)	Barnwell
Mary Sieck (2013)	York
DHEC Designee	Vacant
Executive Director	Valarie M. Williams

LAW OFFICES
GEORGE K. LYALL

512 EAST NORTH STREET
GREENVILLE, SOUTH CAROLINA 29601
864-283-0589 - OFFICE • 864-233-5088 - FAX
GEORGEK.LYALL@CHARTER.NET

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AUG 10

August 7, 2012

EXECUTIVE DIRECTOR

Ms. Valarie Williams, Executive Director
S. C. Housing, Finance and Development Authority
300 Outlet Pt., Bldg. C
Columbia, SC 29210

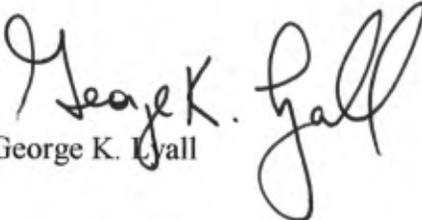
Re: Antoinette Paul
SSN: 104-50-6320
DOB: 07/07/1931
Medicare #: 906-123-86401

Dear Ms. Williams:

I have been contacted by my client and friend, Dr. Joshua Paul, regarding an inquiry he made on behalf of his mother in May of this year to which he has yet to receive a response. Attached is the letter he mailed to the SC Housing Authority in Laurens requesting information regarding his mother's termination from the Housing Voucher Program. It is certainly possible his request got lost in the shuffle or perhaps was directed to the wrong person. My purpose in writing you is to ask that you forward his request for information to the appropriate person with instructions that Dr. Paul receive the courtesy of a response with a copy to me.

Thank you in advance for your assistance to this request and please don't hesitate to contact me if you need additional information or have any questions.

Kindest person regards,


George K. Lyall

cc: Dr. Joshua Paul
400 Bradley Court
Greenville, SC 29615

May 16, 2012

Mr. Marion Robinson

Executive Director

SC Housing Authority # 1

P.O. Box 326

Laurens, SC 29360

RE: Antoinette Paul

Social security number: 104 50 6320

DOB: 07/07/1931

MEDICARE #: 906 123 86401

Dear Mr. Robinson,

Mrs. Paul has been on the SC Housing Voucher Program for several years. Her address was 407 Spring Forest Dr, Central, SC. In June of 2011 her husband passed away. She grew depressed living in the house where her husband died and spent some time going back and forth between her children's houses. In December, 2011 she decided to move out of 407 Spring Forest Dr. Her belongings were moved out as of January, 2012. I notified your office through a telephone call.

After spending some time with her daughter, Mrs. Paul requested that her Voucher be applied to a different apartment. I called your office on May 1, 2012 and spoke to Joy Tomlin. She informed me that Mrs. Paul had been terminated from the Voucher Program and would be required to reapply for the Program as though she had never been a participant. When I inquired about the application process Ms. Tomlin became very rude and impatient, and informed me to look in the newspaper which made absolutely no sense to me. When I asked for additional details, she hung up the phone. In my opinion it is unprofessional, rude and irresponsible for your office to handle a citizen's request in this manner.

This letter is a request for Antoinette Paul's reinstatement in the Voucher Program. In the event you deny this request, I am requesting a letter from your office stating: 1) the basis for her dismissal; 2) a copy of the regulation that provides the basis for her dismissal; and 3) detailed information concerning the procedure for her reinstatement.

I appreciate your prompt attention to this matter.

Sincerely,

Joshua Paul, M.D.

Verbal request # 7-18-12

From: Gilda Cobb-Hunter

Mr. Taurik Khrumah

Provided:

- United Way #
- Wateree Community Action #
- Aiken/Barnwell/Lexington
Community Action #
- mailed Section 8 Project-
Based Apartment Listing
for both Lexington
and Richland.
- Advised him that, if
affiliated with a
particular church, he
could possibly ask for funding

LINDSEY O. GRAHAM
SOUTH CAROLINA



290 RUSSELL SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5972

UNITED STATES SENATE

June 22, 2012

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JUN 26

EXECUTIVE DIRECTOR

Ms. Valerie M. Williams
Executive Director
S.C. Housing Finance and Development Authority
300 Outlet Pointe Boulevard, Suite C
Columbia, SC 29210-5652

RE: Cynthia Dawson
SSN: 249-08-9577

Dear Valerie:

Enclosed is a copy of correspondence I have received from the above named constituent. I believe you will find it self-explanatory.

Your reviewing this material and providing any assistance or information possible under the governing statutes and regulations will be greatly appreciated. Thank you for your attention in this matter. I look forward to hearing from you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Lindsey", written over a white background.

Lindsey O. Graham
United States Senator

LOG/lt

Enclosure

Please reply to: Senator Lindsey Graham
530 Johnnie Dodds Boulevard, Suite 202
Mt Pleasant, South Carolina 29464

6/27 Leslie ^{Threshert} Thatcher @ 1graham.senate.gov
ack receipt of letter

7/9 Called to request Casewalker's e-mail address.
Left request on her voicemail.



UNITED STATES SENATE AUTHORIZATION FORM

By providing the information below and signing this form, I hereby authorize SC Help (agency name) to furnish the office of U.S. Senator Lindsey Graham information pertaining to my claim or request. This authorization is in accordance with the Privacy Act of 1974.

Name: Cynthia K. Dawson Phone: 843-559-2503-Home
843-697-2594-(Daughter)
Address: 6509 FoxFire Road may speak talk to her also
City: Wadmalaw Island State: S.C. Zip: 29487
Dana Dawson

Social Security Number: _____ VA Number (if applicable): _____

In the space below, briefly describe the problems that you are experiencing and explain exactly what you would like Senator Graham to do on your behalf. Without this information, it will be impossible for Senator Graham to adequately assist you. (If you need more space, please use the back of the form).

I tried to get GMAC mortgage to lower my payment but they turned me down. So I call S.C Help and my 1st case worker did not file my papers - so I call Columbia and everything started moving again - now I have a new case worker from Rock Hill, S.C. ^{How} so my paper work got mixed up with another Dawson family and it is being worked out now - every week I get a call for more tax papers - Deeds - mortgage - I feel because I am a small business owner they are really making it very hard for me to get help - GMAC - keeps sending me letters to have a short sale & my husband was a Vet and passed away 2-13-11 - I am on my own now and need help * I want to keep my house - help me please

Signed: Cynthia K. Dawson Date: June 20, 2012

NOTE: Those requesting assistance from Senator Graham should note that if they are represented by an attorney, that attorney must contact the Senator's office by letter or telephone before action can proceed. This is to eliminate any confusion and it is in the best interest of the client.

If represented by an attorney, please give attorney's name _____

Please return form to:

U.S. Senator Lindsey O. Graham
530 Johnnie Dodds Boulevard, Suite 202
Mt. Pleasant, South Carolina 29464
Phone: (843) 849-3887
Fax: (843) 971-3669

S.C. Help mixed my paper work up with another Dawson Family I am upset my information is on someone's paper work - I was sent a privacy policy but feel like it was not followed

LOAN NUMBER# 7423400705

HARDSHIP LETTER

To whom it may concern,

Due to our overall income decreasing, we are having difficulty making payments, and may be delinquent soon.

Considering my current income, there will be no way I can afford the mortgage payment moving forward. Hopefully there is a way to renegotiate the terms of my current mortgage to avoid default or foreclosure on my home.

I would like to request to have my mortgage interest rate reduced at a fixed rate. If this is not possible, please provide me with any other solutions you may be able to provide.

I have had no problem making payments for the entire time now and do not want that to change. My mortgage was originally written by another company and bought by your company. When I originally financed my loan, I was assured by the Loan Officer that refinancing would be no problem, but that turned out not to be true due to the downturn of the housing industry.

Due to the untimely death of my husband, I am not able to afford my mortgage by myself. I relied on my husband's income and without it I am financially struggling.

We sincerely seek your assistance in order to maintain our account in good status and continue to have a great relationship.

Sincerely,

Cynthia K Dawson

Cynthia Dawson

Homeowner Name

Cynthia Dawson

Homeowner Signature

04/19/2012

Date

Co-Homeowner Name

Co-Homeowner Signature

Date

STATE OF SOUTH CAROLINA
CERTIFICATION OF VITAL RECORD

State of South Carolina
 Department of Health and Environmental Control
CERTIFICATE OF DEATH

STATE BIRTH NUMBER _____ STATE FILE NUMBER **11 005096**

1. DECEDENT'S LEGAL NAME (Include AKAs, if any) (First, Middle, Last) William David Dawson				2. SEX Male	3. SOCIAL SECURITY NUMBER 249-08-8254
4a. AGE-Last Birthday (Years) 55	4b. UNDER 1 YEAR Months _____ Days _____	4c. UNDER 1 DAY Hours _____ Minutes _____	5. DATE OF BIRTH (MM/DD/YYYY) 04-30-1955	6. BIRTHPLACE (City and State or Foreign Country) Charleston, SC	
7a. RESIDENCE-STATE SC		7b. COUNTY Charleston		7c. CITY OR TOWN Wadmalaw Island	
7d. STREET AND NUMBER 6509 Fox Fire Road			7e. APT. NO. _____	7f. ZIP CODE 29487	7g. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
8. EVER IN US ARMED FORCES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		9. MARITAL STATUS AT TIME OF DEATH <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, but separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married <input type="checkbox"/> Unknown		10. SURVIVING SPOUSE'S NAME (If wife, give name prior to first marriage) Cynthia L. Kornahrens	
11. FATHER'S NAME (First, Middle, Last) William Ray Dawson			12. MOTHER'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last) Elaine Winebar		
13a. INFORMANT'S NAME Cynthia L. Dawson		13b. RELATIONSHIP TO DECEDENT Wife		13c. MAILING ADDRESS (Street and Number, City, State, Zip Code) 6509 Fox Fire Road Wadmalaw Island, SC 29487	
14. PLACE OF DEATH (Check only one: see instructions)					
IF DEATH OCCURRED IN A HOSPITAL: <input checked="" type="checkbox"/> Inpatient <input type="checkbox"/> Emergency Room/Outpatient <input type="checkbox"/> Dead on Arrival			IF DEATH OCCURRED SOMEWHERE OTHER THAN A HOSPITAL: <input type="checkbox"/> Hospice facility <input type="checkbox"/> Nursing home/Long term care facility <input type="checkbox"/> Decedent's home <input type="checkbox"/> Other (Specify) _____		
15. FACILITY NAME (if not institution, give street and number) RA Johnson VA Hospital			16. CITY OR TOWN, STATE AND ZIP CODE Charleston, SC 29401		17. COUNTY OF DEATH Charleston
18. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Entombment <input type="checkbox"/> Removal from state <input type="checkbox"/> Other (Specify) _____		19. PLACE OF DISPOSITION (Name of cemetery, crematory, other place) Palmetto Cremation Society			
20. LOCATION-CITY, TOWN, AND STATE Charleston, SC			21. NAME AND ADDRESS OF FUNERAL FACILITY Palmetto Cremation Society 11 Cunningham Ave Charleston, SC 29405		
22. SIGNATURE OF FUNERAL SERVICE LICENSEE OR OTHER AGENT <i>Bruce Swan</i>		23. LICENSE NUMBER (Of Licensee) 8370		23c. LICENSE NUMBER (Of Facility) 430	
23a. EMBALMER (Signature)		23b. EMBALMER LICENSE NUMBER			
ITEMS 24-28 MUST BE COMPLETED BY PERSON WHO PRONOUNCES OR CERTIFIES DEATH			24. DATE PRONOUNCED DEAD (MM/DD/YYYY) 02/13/2011		25. TIME PRONOUNCED DEAD 5:45 AM
26. SIGNATURE OF PERSON PRONOUNCING DEATH (Only when applicable) <i>Guang Zhao</i>			27. LICENSE NUMBER 32020		28. DATE SIGNED (MM/DD/YYYY) 02/13/2011
29. ACTUAL OR PRESUMED DATE OF DEATH (Spell Month) February 13th, 2011		30. ACTUAL OR PRESUMED TIME OF DEATH 5:45 AM		31. WAS CORONER OR MEDICAL EXAMINER CONTACTED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
32. PART I. Enter the chain of events, diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE. Enter only one cause on a line. Add additional lines if necessary. IMMEDIATE CAUSE (Final disease or condition resulting in death) → a. Multiple organ failure including renal failure progressed into cardiac Due to (or as a consequence of): _____ Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST b. arrhythmia. Due to (or as a consequence of): _____					Approximate interval: Onset to death _____
PART II. Enter other significant conditions contributing to death but not resulting in the underlying cause given in PART I.					33. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
35. DID TOBACCO USE CONTRIBUTE TO DEATH? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Probably <input type="checkbox"/> No <input type="checkbox"/> Unknown		36. IF FEMALE: <input type="checkbox"/> Not pregnant within past year <input type="checkbox"/> Pregnant at time of death <input type="checkbox"/> Not pregnant, but pregnant within 42 days of death <input type="checkbox"/> Not pregnant, but pregnant 43 days to one year before death <input type="checkbox"/> Unknown if pregnant within the past year		37. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Homicide <input type="checkbox"/> Accident <input type="checkbox"/> Pending investigation <input type="checkbox"/> Suicide <input type="checkbox"/> Could not be determined	
38. DATE OF INJURY (Spell Month) _____		39. TIME OF INJURY _____		40. PLACE OF INJURY (e.g., Decedent's home, construction site, restaurant, wooded area) _____	
41. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		42. LOCATION OF INJURY: State _____ City or Town _____ County _____ Street & Number: _____ Apartment Number: _____ Zip Code: _____			
43. DESCRIBE HOW INJURY OCCURRED: _____				44. IF TRANSPORTATION INJURY, SPECIFY: <input type="checkbox"/> Driver/Operator <input type="checkbox"/> Pedestrian <input type="checkbox"/> Passenger <input type="checkbox"/> Other (Specify) _____	
45. CERTIFIER (Check only one) <input type="checkbox"/> Certifying physician-To the best of my knowledge, death occurred due to the cause(s) and manner stated. <input checked="" type="checkbox"/> Pronouncing and Certifying physician-To the best of my knowledge, death occurred at the time, date, and place, and due to the cause(s) and manner stated. <input type="checkbox"/> Coroner/Medical Examiner-On the basis of examination and/or investigation, in my opinion, death occurred at the time, date, and place, and due to the cause(s) and manner stated. Signature of certifier: <i>Guang Zhao</i>					
46. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH (Item 32) 109 Bee St. Charleston, SC 29401				46a. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER Dr. Herpel	
47. TITLE OF CERTIFIER MD		48. LICENSE NUMBER 32020		49. DATE CERTIFIED (MM/DD/YYYY) 02/13/11	
				50. FOR REGISTRAR ONLY-DATE FILED (MM/DD/YYYY) FEBRUARY 15 2011	

Items 1-23: To Be Completed/Verified By: FUNERAL DIRECTOR
 Items 24-49: To Be Completed By: MEDICAL CERTIFIER

SC01451896

ISSUED FEB 15 2011

This is a true certification of the facts on file in the Division of Vital Records, SC Department of Health and Environmental Control.

C. Earl Hunter
C. Earl Hunter
 Commissioner and State Registrar

Guang Zhao
Guang Zhao
 Assistant State Registrar

This copy is not valid unless prepared on an engraved border displaying the state seal and issuing agency logo.

Revision Date: 08/01/2009





Privacy Policy

SC Housing Corp. collects nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms;
- Information from your transactions with us or others; and
- Information we receive from a consumer reporting agency.

SC Housing Corp. does not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

SC Housing Corp. restricts access to nonpublic personal information about you to those employees who need to know that information in order to service your mortgage loan. SC Housing Corp. maintains physical, electronic, and procedural safeguards that comply with federal standards to guard your nonpublic personal information.

Please be assured that confidentiality is important to us and information pertaining to you and your account is safe. Should you have any questions regarding this notice, please contact us at the number listed below or visit our website.

SC Housing Corp.
300-C Outlet Pointe Blvd.
Columbia, SC 29210
(803)896-9511
www.SCMortgageHelp.com

Cynthia Dawson

Shropshire, Bonita 6-9005

From: Tiffany <tgantt81@aol.com>
Sent: Thursday, June 28, 2012 8:16 PM
To: Shropshire, Bonita 6-9005
Cc: Tiffany
Subject: Unresolved Issue - SC State Housing Finance & Development Authority
Attachments: 1 delinquent account.pdf

Mrs. Williams,

I need your help in resolving an issue that was caused by the Payment & Processing Center for SC State Housing Finance and Development Authority. Since 2010, I have been sending in 2 separate money orders. Each money order had a loan account number (15358 or 15357) written on it. The Payment & Processing Center processed both money orders and applied the payment to one loan number (15357). Because that department failed to disburse the money to the right account, I am now in default for my second mortgage loan (15358). I spoke with Renee Shaw, Default & Loss Mitigation Manager, and her only recourse was that she could reverse the last payment for 2012, which is \$51.00, and apply it to my DPA loan (15358). Their claiming that I'm in default for \$691.50 which makes that about 19 payments overdue according to Mark Rich, my loan counselor. That recourse is unacceptable because the sum total of all those payments that I made since 2010 would have reduced my overall balance by \$1200.00. Mrs. Shaw's justification for why she can't reverse any payments beyond the last payment and apply it to the correct loan number is because they already reported that information to the IRS and their payment system just won't allow it. I attached a print screen shot of my credit report because this has really stressed me out. This is the only delinquent account I have on my credit report. I went through some issues in the past with this loan. After joining the Air Force in 2007, I had a close relative living in the home. When that individual lost their job, they were unable to pay the mortgage. I have since made good on making sure my mortgage payments are paid on time. Please contact me at 803-707-5098 and I can explain the issue in more detail. I would really appreciate your help. Thank you

Loan # 15357 - 394.00

Loan # 15358 - 50.00 (This loan number is in dispute)

Starting Balance: \$2000.00

Interest Rate: 4%

Total # of Disputable Payments Made: 24+ Payment Total: \$1200.00

5/24/2010	\$50.00
6/25/2010	\$50.00
7/23/2010	\$50.00
8/26/2010	\$50.00
9/28/2010	\$50.00
10/28/2010	\$50.00
11/22/2010	\$50.00
12/30/2010	\$50.00
2/24/2011	\$50.00
3/26/2011	\$50.00
4/28/2011	\$50.00
5/27/2011	\$50.00
6/28/2011	\$50.00
7/29/2011	\$50.00
9/01/2011	\$50.00

9/30/2011	\$50.00
10/27/2011	\$50.00
12/01/2011	\$50.00
12/30/2011	\$50.00
1/28/2012	\$50.00
2/27/2012	\$50.00
3/30/2012	\$50.00
4/28/2012	\$50.00
5/31/2012	\$50.00

Sincerely,

Tiffany T. Gantt
803-707-5098

Shropshire, Bonita 6-9005

From: Bowen, Carl 6-8670
Sent: Monday, July 02, 2012 4:47 PM
To: Williams, Valarie 6-9005
Cc: Shropshire, Bonita 6-9005
Subject: FW: McCullough

FYI.

Carl E. Bowen
Director, Rental Assistance and Compliance Division
SC State Housing Authority (SC911)
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-8670
Fax: 803-551-4870
E-mail: Carl.Bowen@SCHousing.com

From: Peters, Hal [<mailto:HalPeters@gov.sc.gov>]
Sent: Monday, July 02, 2012 9:17 AM
To: Bowen, Carl 6-8670
Subject: RE: McCullough

Mr. Bowen,

Thanks for being thorough with this. This explains a lot and closes it out on my end. If anything pertaining to this constituent's matters arise again, I'll be in touch. Again, thanks for the help!

Sincerely,

Hal Peters
Policy Analyst | Office of Governor Nikki Haley
O: 803.734.4062 | halpeters@gov.sc.gov

From: Bowen, Carl 6-8670 [<mailto:Carl.Bowen@schousing.com>]
Sent: Friday, June 29, 2012 3:17 PM
To: Peters, Hal
Cc: Bowen, Carl 6-8670; Phillips, Ron 6-8671
Subject: McCullough

Mr. Peters:

Reference our conversation on June 25, 2012, I have further discussed this with our Executive Director, Valarie Williams, and we do not intend to respond to Mr. McCullough. Prior to writing his letter, he contacted our Deputy Director, Ed Knight. Mr. Knight tried to explain to Mr. McCullough that the information was obtained through the Department of Housing and Urban Development's (HUD) Enterprise Income Verification (EIV) System and that the Authority was following their guidelines in informing the rental assistance participant of the reported income and the procedures to follow if she disputed the income.

We merely informed Ms. Wilkins of the income reported and that she needed to contact the reporting organization (New South Transport Service, Inc.) and advise them of the error so that they could take appropriate action to correct the issue. Understanding the probability of the error, we did not act on the information and have since obtained the correct income information for Ms. Wilkins.

Regardless, Mr. McCullough was very contentious with Mr. Knight and did not seem to want to listen or understand HUD's policies and our efforts to ensure this discrepancy was properly addressed.

Please do not hesitate to contact me should you require any additional information or I can ever be of further assistance.

Thanks!

Carl

Carl E. Bowen
Director, Rental Assistance and Compliance Division
SC State Housing Authority (SC911)
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-8670
Fax: 803-551-4870
E-mail: Carl.Bowen@SCHousing.com

From: Peters, Hal [<mailto:HalPeters@gov.sc.gov>]

Sent: Monday, June 25, 2012 3:33 PM

To: O'Neal, June 6-8675

Cc: Lukasewski, Luke 6-8733

Subject: McCullough

June-

Please review the attached correspondence. Where does this currently stand?

Sincerely,

Hal Peters
Policy Analyst | Office of Governor Nikki Haley
O: 803.734.4062 | halpeters@gov.sc.gov

Shropshire, Bonita 6-9005

From: Bowen, Carl 6-8670
Sent: Tuesday, July 03, 2012 3:24 PM
To: Claudia.Bentley@mail.house.gov
Cc: Williams, Valarie 6-9005; Shropshire, Bonita 6-9005; Bowen, Carl 6-8670
Subject: FW: Doris Coaxum Wilson
Attachments: Doris Coaxum Wilson info as of 05252012.pdf; Doris Wilson.pdf

Importance: High

Ms. Bentley:

Reference our conversation this afternoon, attached is a copy of the response to Ms. Doris Wilson's letter concerning the repairs to her roof.

Thanks!

Carl

Carl E. Bowen
Director, Rental Assistance and Compliance Division
SC State Housing Authority (SC911)
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-8670
Fax: 803-551-4870
E-mail: Carl.Bowen@SCHousing.com

From: Bentley, Claudia [<mailto:Claudia.Bentley@mail.house.gov>]
Sent: Tuesday, June 19, 2012 4:44 PM
To: Williams, Valarie 6-9005
Subject: Doris Coaxum Wilson
Importance: High

Valarie,

I am attaching a letter from our constituent, Doris Coaxum Wilson. I spoke w/Mrs. Wilson today and we were the first to contact her in ref to her home.

Your help in this matter is appreciated.

Thanks

Claudia Rabun Bentley
Office of Congressman Tim Scott
2000 Sam Rittenberg Blvd.
Suite 3007
Charleston, SC 29407
Phone: 843-852-2222
Fax: 843-852-2909
claudia.bentley@mail.house.gov

Representing the beautiful 1st District of SC!



Receive E-mail updates: <http://timscott.house.gov/contact-me/newsletter>

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South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

July 3, 2012

Ms. Doris Wilson
908 Locksley Drive
Charleston, SC 29407

Re: Emergency Roof Repairs

Dear Ms. Wilson:

This is in reference to your letter to Ms. Barbara Taylor, Director, Low Country Community Service, Inc., dated May 25, 2012 concerning the completion of emergency roof repairs to your home. A copy of your letter was provided to the South Carolina State Housing Finance and Development Authority (the Authority) on June 22, 2012.

The repairs to your roof were completed under a grant for emergency repairs provided through the Housing Trust Fund to your Sponsor, Low Country Community Service, Inc. Each Sponsor's background and experience is reviewed prior to being approved to receive grants under the Housing Trust Fund. The Authority's primary concern when addressing home repairs is in the health and safety of the families in need of such repairs. However, based on the limited amount of funding available to complete repairs, decisions have to be made to address the most critical issues and those that would most benefit the family in the repair process.

You indicate in your letter that your skylight was not leaking prior to the initiation of repairs to your roof. However, you wrote a letter to Ms. Taylor on June 8, 2010 (enclosed) stating that you did not need a new roof, only that the skylight leaked and needed to be sealed. Also, during the funding application process, it was determined by the contractor that your entire roof needed to be re-shingled; to include replacing water damaged plywood on the flat portion of your roof. These conditions, along with your letter concerning the leaking skylight, present the possibility that your home sustained water damage prior to the initiation of any repairs.

We have also been advised by Ms. Taylor that on October 12, 2011 you informed the contractor that they had damaged your computer while completing the roof repairs. However, since work had not begun over your master bedroom where the computer was located, it would suggest that any damage to your computer also occurred prior to the initiation of any repairs.

Ms. Taylor informed us that the quality and condition of your skylight, as referenced in your June 8, 2010 letter, was discussed with you during the funding application process to include the potential for it to present future problems. She indicates that you were advised that the skylight should be removed; however, you did not agree and the roof repairs were completed based on the approved scope of work and Work Write-Up executed by you on July 11, 2011. Ms. Taylor further indicates that she has had no contact with you concerning any of the issues you address since the repairs were completed, did not receive your letter, and only became aware of your concerns when contacted by the Authority on June 22, 2012.

Mr. Doris Wilson
July 3, 2012
Page 2

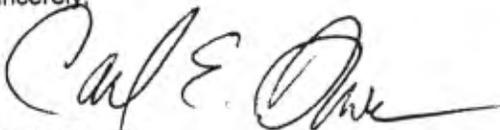
Ms. Taylor advised us that the contractor contacted you on June 22, 2012 with an offer to have the skylight removed and the space repaired so as to prevent future problems, but again you declined, stating you wanted the skylight repaired or replaced. You subsequently entered into an agreement with the Low Country Community Service, Inc. on June 23, 2012 to have the skylight resealed and the surrounding ceiling painted with the stipulation that there are no guarantees against future leakage due to the problematic nature of the skylight.

The Authority requires and verifies that repair work is performed by licensed, insured contractors and that permits are obtained, if required, based on the approved scope of work. An initial site visit and inspection is conducted to verify the need and scope of the proposed work and that the estimated costs are reasonable. A final inspection is conducted to ensure that the approved repairs are completed and/or working properly. The Authority does not monitor the actual performance of emergency repair work while in progress, as this is the responsibility of the Sponsor.

While the Authority understands your concerns, since your roof was repaired in accordance with the approved Work Write-Up and determined to be working properly, and considering that the potential issues concerning the skylight had been previously addressed with you, there is no reason to question the completion of the approved repairs by the contractor as certified by the Low Country Community Service, Inc. and verified by an on-site inspection.

I trust this will address the concerns you expressed in your letter concerning the emergency repairs completed on your roof.

Sincerely,



Carl E. Bowen
Director, Rental Assistance and Compliance Division

Enclosure
As stated

CC: The Honorable Tim Scott
Suzanne Cooper, Office of the Governor
Barbara Taylor, Director, Low Country Community Services, Inc.
Fran Ellington, Development Applications Manager

908 Locksley Dr.
Charleston, SC. 29407
June 8, 2010

Mrs. Taylor.

Enclose you will
find a copy of my award
letter from Social Security
pictures of the front and
back of my home also my
utility house. it doesn't need
a roof but the sky light
needs to be seal it leaks.
I live alone. My grand daughter
was with me for a few weeks
but she's now gone back
to her mother. Thanking
you in advance for your
help.

Sincerely
Doris Wilson

Lelaine

2012 - AHFD - EXEC - 2688

RECEIVED

JUN 25



RECEIVED BY EXECUTIVE SECRETARIAT
2012 JUN - 8 P 3:40

EXECUTIVE DIRECTOR

United States Senator Lindsey O. Graham
Upstate Regional Office
Fax Transmittal Sheet

TO: Bernard Fulton FAX#: 202-708-1350

FROM: Angie Omer

DATE: 6/17/12

COMMENTS: Re: Mawella Acten

8 PAGE(S) TO FOLLOW

IF THERE IS ANY PROBLEM RECEIVING THIS FAX,
PLEASE CALL (864) 250-1417

Confidentiality: This message is intended solely for the use of the addressee and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the person responsible for delivering it to the recipient, you are put on notice that any dissemination, distributing or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by phone, and return the original message to the below address.
Thank you.

130 South Main Street, 7th Floor, Greenville, SC 29601
phone: (864) 250-1417 fax: (864) 250-4322

*CG
McL*

6/27 EXECUTIVE DIRECTOR
Bonita called HUD to ask the Director's review of the matter. Trying to determine if she qualifies for repairs thru HTF.

6/29
Spoke to Ada Bohorfoush she will respond to Sen. Graham's office and let them know we are looking into to determine if we can assist Ms. Acten

7/9 Responded + closed Inquiring

LINDSEY O. GRAHAM
SOUTH CAROLINA



290 RUSSELL SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5972

UNITED STATES SENATE

June 7, 2012

Mr. Bernard Fulton
Deputy Assistant Secretary for Congressional Relations
U.S. Department of Housing and Urban Development
451 Seventh Street, SW
Room 10148
Washington, DC 20410-0002

RE: **Ms. Marvella Arter**
SSN:

Dear Mr. Fulton:

Enclosed is a copy of correspondence I have recently received from the above named constituent. I believe you will find it self-explanatory.

Your reviewing this material and providing any assistance or information possible under the governing statutes and regulations will be greatly appreciated.

Thank you for your attention in this matter, and I look forward to hearing from you soon.

Sincerely,

Lindsey O. Graham
United States Senator

LOG/AZ

Enclosure

Please reply to:

The Honorable Lindsey Graham
United States Senate
130 South Main Street, 7th Floor
Greenville, SC 29601
Phone (864) 250-1417
Fax (864) 250-4322

LINDSEY O. GRAHAM
SOUTH CAROLINA



THE PUBLIC SENATE OFFICE BUILDING
WASHINGTON, DC 20510
(202) 224-5672

UNITED STATES SENATE

AUTHORIZATION FORM

Please Return to the Office Nearest You:

Upstate Regional Office
130 South Main St.
7th Floor
Greenville, SC 29601
Main: (864) 250-1417

Midlands Regional Office
508 Hampton Street
Suite 202
Columbia, SC 29201
Main: (803) 933-0112

Pee Dee Regional Office
McMillan Federal Building
401 West Evans Street
Suite 226B
Florence, SC 29501
Main: (843) 669-1505

Lowcountry Regional Office
530 Johnnie Dodds Boulevard,
Suite 202
Mt. Pleasant, SC 29464
Main: (843) 849-3887

Piedmont Regional Office
140 East Main Street, Suite 110
Rock Hill, SC 29730
Main: (803) 366-2828

Golden Corner Regional Office
124 Exchange Street
Pendleton, SC 29678
Main: (864) 646-4090

By providing the information below and signing this form, I hereby authorize _____ (agency name) to furnish the office of U.S. Senator Lindsey Graham information pertaining to my claim or request. This authorization is in accordance with the Privacy Act of 1974.

Name: Marvella D. Arter Phone: 864-404-0188
(Binyagoub)

Address: 205 Blossom Drive

City: Greenville State: SC Zip: 29605

Social Security Number: _____ VA Number (if applicable): _____

In the space below, briefly describe the problems that you are experiencing and explain exactly what you would like Senator Graham to do on your behalf. Without this information, it will be impossible for Senator Graham to adequately assist you. (If you need more space, please use the back of the form).

Flores of Home. I received a loan (FHA) for a house that was not qualified by FHA standards. It is written in the a but no one noticed it until I questioned it after I spotted it. (Page 5), The Housing

The inspection should have been done before I signed the Mortgage and it wasn't.

I did not have a realtor helping me from Nov. 2011 - til closing. He was not reachable by any means. He did go to the Lawyers office to get paid. He was there when I went to sign a form. Was eventually told he had a Breakdown.

The

at

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of

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The

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a sent their inspector Mr. Gayles out to
do their required inspection of the house.

Signed: [Signature] Date: 4/30/12

NOTE: Those requesting assistance from Senator Graham should note that if they are represented by an attorney, that attorney must contact the Senator's office by letter or telephone before action can proceed. This is to eliminate any confusion and it is in the best interest of the client.

If represented by an attorney, please give attorney's name _____

Old Address: 19-A Let Ct, Greenville, SC 29611

Complaint - Urgent!!

Have a FHA Approved Loan
on a FHA Unapproval house.

Can not stay in house: Mold,
Asbestos, Bugs, Roof Caving in, etc.

Bank will not help because I am
not living in the house. The house
is uninhabitable and they want me to be
living there. (Mortgage Payments)

DC Housing will not help me either and I
don't qualify for a grant because of my age.
(to fix house)

I need help to fix default Mortgage and
House repairs.

I am on disability (SSD) and only have that money
coming in. Mortgage got behind because of a
increase in Medical bills, Car Wreck, and at one time
they cancelled my Medicaid. Experienced a blood clot.

March 10, 2012

DECLARATION STATEMENT

Marvella D. Arter (Benyagoub)
Property: 2 Reeves Street
Enoree, SC 29335

Purchased in January 2011 with Government Assistance
with limited help from the realtor company-EXIT REALTY and agent-Damion Lyons.

Agent was suppose to turn in a list of repairs which was redone to include only the minor repairs that my agent listed and not what I asked for. Mold removal was one of the things I had on my list that I had a problem with. The crawl space was suppose have been done but not the inside because my agent did not show up to let him in and I was not aware that the inside had not been done. I was told by agent that the house had already been inspected when in fact the report shown to me was an appraisal. I relied on him to help during the process but he disappeared until deal was done and the checks were being given out.

SC Housing sent Mr. Glover to inspect the property and he listed some of the items I had commented on. The property needs a lot of repairs including but not limited to:

- *Mold removal
- Insulation needs to be redone again correctly
- Electricity needs to be rewired and add/change outlets
- Wood is rotten
- Floor slants in kitchen
- Water goes down heater vent when floor is mopped
- Update heating system
- Drain pipes need replacing
- *Loose awnings with mold/fungus
- Handrails needs replacing
- Ramps needed
- Needs a roof
- * Lots and lots of bugs-roaches, beetles, stinky bug, dust mites, etc
- Lead paint
- Asbestos
- *Mold is believed to be growing in attic and walls

I have been seeking help to repair the problems but unsuccessful at this time Being on disability I can not afford to fix it on my budget and I do not qualify for another loan. When I receive help or raise enough funds I intend to have the house fixed where it I can live in it without being in danger of getting sick or hurt. I intend for this to be the only home I have in my lifetime.

*Items that showed up on my allergy test

Marvella D. Arter

ROBERT ALEXANDER WILSON, M.D.
4200 E. NORTH ST. #18
GREENVILLE, SOUTH CAROLINA 29615
TELEPHONE: (864) 292-2800

General Plastic Surgery
Ear, Nose & Throat
Hand Surgery
Allergy

1011 Tiger Blvd. #100
Clemson, SC 29631
864-654-9231

February 6, 2012

To Whom It May Concern:

Ms. Marvella Arter is a pleasant 43 year old black lady whom I have been treating for allergies for a number of years. We recently tested her, as we have a number of times in the past, and she is highly allergic to dust mites and to aspergillus mold. Both of these are typically prevalent in older homes and are also very difficult to eradicate. When she walks in the house she immediately begins to have nasal stuffiness, congestion, drainage and wheezing, all of which indicate to me that she is being exposed to items in the house which are exacerbating her allergies.

We will continue to give you information as needed.

Sincerely yours,


Robert A. Wilson, MD

RAW/dw



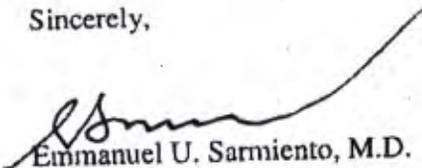
7 Memorial Medical Dr. Greenville, SC 29605-4407
Telephone 864-295-2492 Fax 864-295-2494

February 6, 2012
Marvella Arter
DOB: 10-02-1968

To whom it may concern,

I am writing on behalf of, Marvella Arter, a patient who has been under our care for management of allergies and asthma since 1997. Ms. Arter has informed us that there is mold in her home. As part of her treatment plan, she has been instructed to avoid the allergens that tested positive to. Mr. Arter was allergy tested in 1997 and tested positive for allergies to multiple molds including: Alternaria, Cladosporium, Dreschlera, Aspergillus, Penicillium, Curvularia, Fusarium, Mucor, Aureobasidium, and Rhizopus. When allergic to mold, your immune system is overly-sensitive to specific mold spores and treats them as an allergen. Living in a home where mold is present may increase allergy and asthma symptoms. Therefore, we recommend that if mold is present in a home, it should be removed. If the mold cannot be removed, the patient should not live there.

Sincerely,


Emmanuel U. Sarmiento, M.D.


em/M

EAST BUTLER
1202 E. Butler Road
Greenville, SC 29607
P.O. Box 27129
Greenville, SC 29616-2129
Telephone 864-627-3800
Fax 864-672-2654

C. Allen Bruce, M.D.
Emmanuel U. Sarmiento, M.D.
Neil L. Kao, M.D.

SPARTANBURG OFFICE
3020 Reidville Rd.
Spartanburg, SC 29301-5641
Telephone 864-699-4870
Fax 864-699-4874

Shropshire, Bonita 6-9005

From: Williams, Valarie 6-9005
Sent: Wednesday, June 27, 2012 12:45 PM
To: Shropshire, Bonita 6-9005
Subject: FW: Senator Lindsey Graham DOL: 06/07/2012

VALARIE M. WILLIAMS
EXECUTIVE DIRECTOR
SC State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard, Columbia, SC 29210
803-896-9005 – Office
803-551-4876 – Fax
Visit our website at www.schousing.com

From: Rivers, Lisa 6-9384
Sent: Monday, June 25, 2012 1:03 PM
To: Williams, Valarie 6-9005
Cc: Knight, Ed 6-8686
Subject: Senator Lindsey Graham DOL: 06/07/2012

Val-

Rene' received a call from HUD on June 14th and requested they send her the information on Ms. Arter. Ms. Bohorfoush from HUD sent the information on the same day. The request dated June 7th was received in our office on June 14th. Rene' reviewed it and referred it to Lisa Turner Wilkerson on June 15th. Rene' also gave Ms. Bohorfoush Lisa's contact information for follow up.

June 21st Rene' received a follow up email from Ms. Bohorfoush and stated she had not heard anything. Rene' followed up with Lisa that day and was told it had been turned over to Claude. Below is the email traffic.

Lisa E. Rivers



Lisa E. Rivers
Director, Mortgage Servicing
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, SC 29210
803-896-9384

Visit the South Carolina State Housing Finance and Development Authority's website at www.schousing.com

From: Shaw, Rene' 6-9498
Sent: Monday, June 25, 2012 11:17 AM
To: Rivers, Lisa 6-9384
Subject: FW: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012
From: Wilkerson, Lisa 6-9858
Sent: Friday, June 22, 2012 3:25 PM
To: Shaw, Rene' 6-9498

Cc: Spurlock, Claude 6-9396

Subject: RE: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

This has been turned over to Claude and he spoke with Val about it this morning. Gina Connelly is researching and will coordinate response with Claude/Val. I will be out of the office, but feel free to call my mobile (803.924.9943) if you need to.



Lisa Turner Wilkerson

Operations Manager
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, SC 29210
803-896-9858 - phone
803-551-4980 - fax

Follow us on Twitter at : <https://twitter.com/SCStateHousing>

Find us on Facebook: [SC State Housing](#)

Visit the South Carolina State Housing Finance and Development Authority's website at www.schousing.com

From: Shaw, Rene' 6-9498

Sent: Thursday, June 21, 2012 10:20 AM

To: Wilkerson, Lisa 6-9858

Subject: FW: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

Lisa-

See e-mail traffic below for the property we discussed last week. It is the property that US Bank services.

Thanks!

Rene'

From: Bohorfoush, Ada L [<mailto:Ada.L.Bohorfoush@hud.gov>]

Sent: Thursday, June 21, 2012 7:14 AM

To: Shaw, Rene' 6-9498

Subject: RE: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

Hi Rene

I haven't heard from anyone. Do you know if the research has been completed?

Ada



From: Wilkerson, Lisa 6-9858

Sent: Thursday, June 14, 2012 4:21 PM

To: Shaw, Rene' 6-9498

Subject: RE: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

We previously researched issues regarding this property when notified by the HOME department that it failed inspection. We will pull our notes and review/respond no later than the first of next week.

Thanks.



Lisa Turner Wilkerson

Operations Manager
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, SC 29210
803-896-9858 - phone
803-551-4980 - fax

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Find us on Facebook: [SC State Housing](#)

Visit the South Carolina State Housing Finance and Development Authority's website at www.schousing.com

From: Shaw, Rene' 6-9498
Sent: Thursday, June 14, 2012 4:04 PM
To: Wilkerson, Lisa 6-9858
Subject: FW: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

Lisa W-

I received a call today from Ada with HUD in Washington (e-mail traffic below). As she explained borrower concern through Senator Graham I asked her to e-mail me for clarification. She e-mailed the attached.

As best we can determine the property the borrower wants to complain about is serviced by U.S. Bank. Sherri provided SF loan # 062-520-31489. We have a Home DPA loan # 32991.

What should we do with this? Let me know your thoughts. I hope we can have U.S. Bank respond.

Thanks for your help!

Rene'

From: Bohorfoush, Ada L [<mailto:Ada.L.Bohorfoush@hud.gov>]
Sent: Thursday, June 14, 2012 2:52 PM
To: Shaw, Rene' 6-9498
Subject: FW: Folder ID 2012-AHFD-EXEC-02688-Senator Lindsey Graham DOL: 06/07/2012

Hi Rene

Attached is the letter we spoke about. Thanks for helping me figure out how to help her.

Ada Bohorfoush
202-402-5393

TOWN OF
SALUDA
SOUTH CAROLINA

100 South Jefferson Street Saluda, SC 29138-1633
Phone 864.445.3522 - Fax 864.445.4928
www.townofsaluda.com

RECEIVED

JUN 26

EXECUTIVE DIRECTOR

June 22, 2012

Valarie Williams, Executive Director
State Housing Finance & Development Authority
300-C Outlet Point Blvd.
Columbia, SC 29210

Dear Ms. Williams:

As you may know, the Town of Saluda was a recipient of funds from State Housing's HAPP program in 2008. This funding was used to purchase property in Saluda and bring the necessary infrastructure (water and sewer) to the site to prepare it for future housing development.

The Town of Saluda identified a development partner in Community Development & Improvement Corporation, who applied in 2012 for a tax-credit project to bring affordable housing to residents of Saluda.

In reviewing the final scores and information, we noticed that the proposed Saluda development lost points in two critical areas, making the project ineligible for tax credit funding to include:

- Distance from a grocery store
- Site suitability

In our review of the area, the site is indeed within the limits specified for a distance from a grocery store. The site is near a Mexican grocery in town, La Mexicana, and that store is considered a full service grocery store as it contains produce, meat and dairy sections.

As we understand, a third party reviewer determined that the site selected was not suitable for development. This is the most confusing as nearly \$500,000 in tax payer money in the form of a grant from SCSHFDA was used to purchase and improve this site with the understanding that it would be developed at a later date for housing.

The Town of Saluda would like to request a second review of the application submitted for the proposed housing project. Should you have any questions or concerns, feel free to contact me at (864)980-0921.

Sincerely,



Frank E. Addy, Jr., Mayor



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

June 22, 2012

The Honorable Hugh K. Leatherman, Sr.
111 Gressette Senate Bldg.
Columbia, SC 29202

Dear Senator Leatherman:

Thank you for your letter regarding Ms. Anna Rose Marie Carter and her recent request for loan pay off information. Please be assured that I have addressed the issue of timeliness to all customer inquiries and I did make certain that the information being requested by Ms. Carter had been released to her.

Again, thank you for making me aware of the issue and please continue to let me know if I can ever assist with any of your constituent inquiries.

Sincerely,

A handwritten signature in cursive script that reads "Valarie M. Williams". The signature is written in black ink and is positioned above the printed name.

Valarie M. Williams

VMW:bhs



HUGH K. LEATHERMAN, SR.

SOUTH CAROLINA STATE SENATE
DISTRICT 31, FLORENCE
AND DARLINGTON COUNTIES

111 GRESSETTE SENATE OFFICE BUILDING
COLUMBIA, SOUTH CAROLINA 29202
(803) 212-6640

FLORENCE ADDRESS
1817 Pineland Avenue
Florence, South Carolina 29501
(843) 667-1152

June 18, 2012

COMMITTEES
Chairman, Finance
Chairman, Operations and Management
Ethics
Interstate Cooperation
Labor, Commerce and Industry
Rules
State House
Transportation

RECEIVED

JUN 21

EXECUTIVE DIRECTOR

Valeria Williams, Executive Director
South Carolina State Housing Finance and
Development Authority
300-C Outlet Pointe Road
Columbia, South Carolina 29210

Dear Ms. Williams:

I am enclosing herewith a copy of an e-mail that I recently received from my constituent, Anna Rose Marie Carter, relative to the length of time it takes your agency to respond to requests for information to pay off a mortgage. Although I feel confident that Mrs. Carter has spoken with someone by now, I would appreciate anything that can be done to speed up your agency's response time.

Thank you for your attention in this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. K. Leatherman, Sr.", written over a horizontal line.

Hugh K. Leatherman, Sr.

HKL:dsm

Enclosure
cc: Mrs. Anna Rose Marie Carter

From: mariecarter@ftc-i.net
Sent: Thursday, May 24, 2012 12:05 PM
To: Senate Finance Committee Mailbox
Subject: Housing Authority Issue

#7164

Dear Senator Leatherman,

Thank you for your dedication to the people of South Carolina.

Last Friday (May 18, 2012) I left a message requesting payoff information on my home. I have not heard from anyone at the Housing Authority. I am disappointed in the lack of response to a customer who has been a faithful in making payments and is about to satisfy this debt.

I will try again this afternoon to reach someone at their office.

My husband, Joe Youmans, sends his regards.

Thanks for all you do for South Carolina.

Sincerely,
Anna Rose Marie Carter
413 Chestnut St.
Florence, SC 29501
843-665-9583

Require response to u.m. w/I 24 hours

5/21 out 8:00 to 10:00

5/24 out annual leave

primary & back up
were out (sick)

5/25 - Jerry - step contacted bank & mailed p/o.

From: mariecarter@ftc-i.net
Sent: Thursday, May 24, 2012 12:05 PM
To: Senate Finance Committee Mailbox
Subject: Housing Authority Issue

Dear Senator Leatherman,

Thank you for your dedication to the people of South Carolina.

Last Friday (May 18, 2012) I left a message requesting payoff information on my home. I have not heard from anyone at the Housing Authority. I am disappointed in the lack of response to a customer who has been a faithful in making payments and is about to satisfy this debt.

I will try again this afternoon to reach someone at their office.

My husband, Joe Youmans, sends his regards.

Thanks for all you do for South Carolina.

Sincerely,
Anna Rose Marie Carter
413 Chestnut St.
Florence, SC 29501

843-665-9583

State of South Carolina



Spartanburg County Court House
180 Magnolia Street
Spartanburg, S.C. 29306
Phone (864) 596-2575
Fax (864) 596-2386

Cherokee County Court House
Floyd Baker Blvd.
Gaffney, S.C. 29340
Phone (864) 487-2576
Fax (864) 487-2753

BARRY J. BARNETTE
Solicitor, Seventh Judicial Circuit

May 24, 2012

Mr. Harry Byrd, Executive Director
Spartanburg Housing Authority
201 Caulder Avenue
Spartanburg, SC 29306

Dear Mr. Byrd,

I enjoyed reading about the Palmetto Heroes Home Purchasing Program in the local media. The program is a great way to recognize the public servants who work so hard to keep the community safe.

The news coverage prompted me to think about some of the prosecutors on my team. They are the heroes of the courthouse and I would love to see them included in your program. Someone who invests in the community is more likely to become a long-term employee. I also think a homeowner is more likely to become involved in community activities.

My younger attorneys are often strapped with law school debt and they earn a wage that will make it difficult to purchase a home through traditional lending programs.

Thank you for giving serious consideration to my request. Please contact me at (864) 596-2575 or mglenn@spartanburgcounty.org to discuss the matter in detail.

Regards,

A handwritten signature in cursive script that reads "Murray Glenn".

Murray Glenn
Community/Police Liaison
7th Judicial Circuit

RONNIE CROMER
SENATORIAL DISTRICT NO. 18

HOME ADDRESS:
P.O. BOX 378
PROSPERITY, SC 29127
TELEPHONE: (803) 364-3950



OFFICE ADDRESS:
P. O. BOX 142
305 GRESSETTE BUILDING
COLUMBIA, SC 29202
TELEPHONE (803) 212-6330
FAX (803) 212-6299
EMAIL: RONNIECROMER@SCSENATE.GOV

March 1, 2012

Ms. Valarie Williams
Executive Director
SC State Housing Finance and Development Authority
300 C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

I am enclosing copies of correspondence from Kathy Ware to me, the Housing Authority, LLR and DHEC relative to home repair work and installation of a well at her home; address 3896 Highway 34, Pomaria, SC 29126. This nightmare began three years ago and to date no resolution has been made and, to make matters worse, she is still without water. Ms. Ware and her granddaughters, which live with her, have to bathe, wash clothes, etc. at a motel.

As I understand it, Ms. Ware received a grant through the Housing Authority to have the work done. When the work was not completed properly she contacted LLR and filed a complaint. The contractor's license was suspended and he was ordered to make the work good or pay her \$5,000. To date, that has not been done.

Please tell me how this process works and who is responsible for ensuring that work is completed satisfactorily and in a timely manner. I am assuming the grants are federal money. If that is the case, should I contact members of our federal delegation to determine the best course of action for Ms. Ware. There has to be someone who holds these contractors accountable, especially when grant money is involved.

Ms. Ware is fearful she will lose custody of her grandchildren because of the conditions in which they live. Please review the enclosed and any relative documentation you might have and advise me accordingly.

Thank you for your assistance.

With regards,

A handwritten signature in black ink that reads "Ronnie W. Cromer". The signature is fluid and cursive.

Ronnie W. Cromer
South Carolina Senate District Eighteen

RWC:ah
cc: Grant Gillespie, LLR

Dear Mr. Cromer,

I really need your help with my case. It's been very hard on me and my granddaughters the last 3 years. Since my well was drilled, I have not been able to wash our clothes at my home. I've run out of water more times than just now. It's been that way since the well was drilled. You may want to talk to Mr. Heavue. I think he knew the well wasn't deep enough because he spent about \$8000⁰⁰ or more of his own money when the contractor cut the money off at \$6,000⁰⁰. With a grant of \$20,000⁰⁰, they should have let Mr. Heavue drill until he hit enough water to supply my household. You may also want to talk with David Ashworth (Building ^{Newberry} inspector) about the work Carroll Trapp does. He came to my house and was very mad at the way he had wired the pump to the breaker box. David also told me they had put one of his jobs on freeze. Carroll Trapp and John Inabinet (contractors on my home) were not on the job when the work was being done. Trapp stopped by probably twice a week, John Inabinet only came one time. I don't want another senior citizen to get ripped off by these two contractors.



This was 4 months after
well was drilled.

8-7-10

To whom it May Concern:

This Statement is concerning
Mrs. Kathy Ware and Her Family.

They have been without water
for Months, They have been

Taking Bath's at our Motel.

If you need any further information

Please call.

Sincerely,

M. Jane M³ Tate

We are still taking showers at the motel, because I don't
have anywhere else to go.

Feb 28, 2012



OFFICE OF INVESTIGATIONS AND ENFORCEMENT
RESIDENTIAL BUILDERS COMMISSION
COMPLAINT FORM

For Consumer Complaints Against:
Residential Builders, Residential Specialty Contractors and Home Inspectors

Please complete and return to this office for review in order to determine if this complaint falls within the scope of the statutory authority of the Residential Builders Commission. Please answer all questions so that your complaint can be processed as soon as possible. Failure to answer all questions could result in delays in processing and/or request for additional information.

Please provide supporting documentation, specifically 1) a copy of the estimate, invoice, contract or cancelled check(s) that links the builder to your home; 2) a copy of the building permit application, available from the local building official; 3) a copy of the certificate of occupancy for new home, available from the local building official; and 4) a copy of your "right-to-cure" letter to your builder. Additional documents should be directed to the investigator after case assignment.

You will be provided written confirmation of your complaint upon the opening and assignment of the case and a final disposition letter when the matter is concluded.

Your Name: (Complainant)

WARE Kathy G
Last First M.

(Please Print)

3896 Hwy 34
Mailing Address

Pomaria SC 29126 Newberry
City State Zip Code County

(803) 405-1397
Home Phone Day Time Phone

E-mail Address

3896 Hwy 34
Address of Subject Property
Pomaria SC 29126
City State Zip Code

Complaint Against: (Licensee/Respondent)

TRAPP Carroll
Last First M.

(Please Print)

TRAPP Home Improvement
Company Name

Blair SC 29015-9625
Mailing Address

Blair SC 29015-9625
City State Zip Code

E-mail Address

(803)-767-3888 RB536587
Day Time Phone License #

Facts Regarding Your Complaint:

A. About your agreement:

- (1) Did you enter into: written contract verbal agreement
(2) **Attach** a copy of your written contract to this complaint.
(3) Total cost for work to be performed: \$ 20,000.⁰⁰

B. Work performed for: New Construction Repair/Remodeling Home Inspection

- (1) **Attach** a copy of your building permit (if applicable).
(2) If new construction, has Certificate of Occupancy been issued? Yes No
(3) **Attach** a copy of the Certificate of Occupancy.
(4) What is approximate age of the home? Built in 04's
(4) If repairs or remodeling, date work started 5-20-09 date work completed 7-09

C. Have you hired an attorney to assist you in this matter? Yes No

If answer is yes, please provide name and address.

Name of Attorney

Name of Firm

Mailing Address

City

State

Zip Code

Phone: () _____

Briefly explain your complaint and list the specific items needing correction. Briefly describe events in the order in which they occurred. **Attach** copies of supporting documents such as proposals, contracts, invoices, cancelled checks (front & back) and any 3rd party inspection reports. *Do not send documents such as photographs, DVD's, and CD's.* Those items may be provided to the investigator after case assignment. Attach additional sheets if necessary.

I had a \$20,000.⁰⁰ grant from a non-profit organization. They drilled a new well, but cut the money off after getting about 2 gallons of water a minute. Mr. Heanue (well driller) put \$800.⁰⁰ to \$1,000.⁰⁰ of his own money to drill deeper. During 1 year after the well was drilled, I have run out of water many times. Washed about 10 loads of clothes, had to go take showers somewhere else. Only used water to cook with and wash dishes. Put in new windows, stuffed paper towels in window then caulked over them. Didn't replace rotten wood at bottom of window. Did not replace floor board in kitchen where water heater leaked. Sheetrock was not replaced in bathroom nor was it primed before painting. No handrail put in shower. Did not sign final inspection letter nor did I get a copy. I really wanted enough water to supply my home, to wash clothes, take showers and wash dishes with out running out of water. I did not have water in my home from June 2008 until May 10, 2009, when the new well was drilled.

Additional Information Regarding Dispute Resolution

- A. Does your contract contain an arbitration clause? Yes No
- B. Have you and Licensee/Respondent begun arbitration concerning this construction? Yes No
- C. Have you begun a civil action concerning the items in your complaint? Yes No

Outline directions to site of property involved in the dispute. Directions should be to a specific reference point in your area to allow the Investigator to proceed directly to the location. **Attach** a map or draw a sketch on a separate sheet using highway and road numbers, names and other landmarks.

August 3, 2010
Date

Kathy Ware
Complainant Signature

Sworn to before me this _____ day of _____, _____

Notary Public
State of _____

My Commission expires _____

Return completed form to:
SC Department of Labor, Licensing and Regulation
Office of Investigations and Enforcement
Post Office Box 11329
Columbia, South Carolina 29211-1329
Telephone: (803) 896-4470
Fax: (803) 896-4656

August 2, 2010
Monday

Dear Mr. Trapp,

I'm writing to tell you how unsatisfied with the work your crew did on my home. I didn't like having paper towels rolled up and stuffed in my windows and then caulk over them. Also all the other windows, the rotten wood should have been replaced. The floor board in the kitchen where the water heater leaked should have been replaced, but wasn't. The sheetrock in the bathroom wasn't replaced or primed before it was painted. There was no handrail put in the shower and was suppose to have only one faucet and not a hot and cold faucet.

The well was not drilled deep enough to supply my home with water to wash clothes, take showers and wash dishes. I've run out of water many times since the new well was drilled. My well should have been top priority no matter the cost. With a grant of \$20,000⁰⁰, the well should have been drilled deep enough to get more than 2-2½ gallons of water a minute.

Sincerely
Kathy Ware



Mark Sanford
Governor

Adrienne Riggins Youmans
Director

South Carolina
Department of Labor, Licensing and Regulation

Division of Legal Services
Office of Investigations and Enforcement



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896-4470

FAX Information
Office of Investigations (803) 896-4656
Wages and Child Labor (803) 896-7680
www.llr.state.sc.us

August 18, 2010

Ms. Kathy G. Ware
3896 Highway 34
Pomaria, SC 29126

Re: Contractors' Licensing Board
File #: 2010-198

Dear Ms. Ware:

Your complaint referenced above has been received and a case file has been opened. Investigator Joe Martin has been assigned the case and may be contacting you for further information. We request that you do not contact the investigator requesting an update of your case. Open investigations are fluid and, therefore, cannot be discussed. Normally our investigators work their cases in the order they are received. Please be assured that your complaint will be worked as quickly as our caseload permits.

Please understand that the function of this agency is to administer and enforce the applicable license laws and regulations and we have no authority beyond the statutes that apply to a particular license area. With respect to your complaint, the agency has the authority to investigate to determine if a licensee has violated the license law and, if so, refer it to the Board or Commission having jurisdiction so that they may take appropriate disciplinary action. Discipline may range from a public reprimand to revocation of a license or registration. This agency does not have the authority to intercede in contractual issues, arbitrate disputes or require a licensee to refund money or perform any particular act regarding the matters alleged in your complaint.

The investigator assigned to this case will collect evidence to determine if there are facts to support a charge against the licensee for violations of the license law. The investigator's findings will be reviewed by a committee composed of legal and subject matter experts with recommendations to follow. If violations are noted, the Board may negotiate a settlement with the licensee or proceed to a hearing at which time you may be called as a witness. If no violations are noted or cannot be proven, the case will be closed and you will be notified, in writing, of our decision.

Please be assured that your complaint will receive a thorough investigation and you will be contacted as necessary. Thank you for your patience while we conduct our investigation.

Respectfully,

J. S. Freshley
Chief of Investigations

JSF



Mark Sanford
Governor

Adrienne Riggins Youmans
Director

South Carolina
Department of Labor, Licensing and Regulation

Division of Professional and Occupational Licensing
Office of Investigations and Enforcement



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896-4470

FAX: Information
Office of Investigations, (803) 896-4656
Wages and Child Labor, (803) 896-7680
www.llr.state.sc.us

NOTICE OF COMPLAINT

August 19, 2010

INABINET CONSTRUCTION
200 FORESTWOOD DR
COLUMBIA, SC 29224

File #: 2010-198

Complaint Filed By:
Ms. Kathy G. Ware

Site Location:
3896 Highway 34
Pomaria, SC 29126

Enclosed are the particulars of a complaint filed against you for work performed at the above address. Please submit a written response addressing each of the items in the complaint within ten (10) days from receipt of this letter. You may mail your response to the address on this letter or fax it to 864-476-0246. Please include the case number on any correspondence and address it to my attention.

Please be advised that I will be conducting an inspection at the above address in the next 30 to 60 days at which time I will examine each item in the complaint to determine if it represents a violation of the applicable building codes or construction standards. If you desire to be present during the inspection, please contact me at 803-896-5565 or cell 803-608-5093.

The results of my investigation will be submitted to an Investigative Review Committee (IRC) for review to determine if you have violated any of the provisions of the license law with regard to building code or standards violations. If you have satisfactorily addressed and/or repaired the items that represent violations, prior to my inspection or filing of the IRC report, that fact will be taken into consideration by the IRC as long as proper documentation is received by this office.

Your cooperation in this matter is appreciated.

Respectfully,

Joe Martin
Investigator

Enclosure

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
BEFORE THE STATE CONTRACTORS' LICENSING BOARD**

In the Matter of:
INABINET CONSTRUCTION
License No. CLG.112320 GC & CCM.471; and,
JOHN T. INABINET, JR.
License No. CQG.20934,

Respondent,

OIE Case # 2010-198

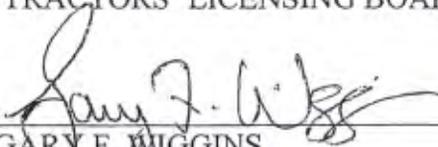
SUBPOENA

TO: KATHY G. WARE
3896 HIGHWAY 34
POMARIA, SC 29126

YOU ARE HEREBY COMMANDED to appear before the South Carolina Contractors' Licensing Board at **10:00 a.m. on June 28, 2011, in Room 204 of the Kingtree Building at 110 Centerview Drive, Columbia, South Carolina**, for the purpose of testifying at a hearing in the above-referenced case. This subpoena is issued pursuant to §§ 1-23-320(d) and 40-1-90 of the 1976 Code of Laws of South Carolina, as amended.

Failure to obey this subpoena may result in the imposition of penalties by the Administrative Law Court, as provided by § 40-1-80(B).

SOUTH CAROLINA DEPARTMENT OF
LABOR, LICENSING & REGULATION
CONTRACTORS' LICENSING BOARD

BY: 
GARY F. WIGGINS
Administrator of the Board

5/18/11
Date

This subpoena is issued at the request of the attorney for the Contractors' Licensing Board:

LAURA C. COOK, ESQ.
SC DLLR—DIVISION OF LEGAL SERVICES
P.O. BOX 11329
COLUMBIA, SC 29211-1329
(803) 896-4479



South Carolina
Department of Labor, Licensing and Regulation



Division of Legal Services

Nikki Haley
Governor

Catherine B. Templeton
Director

110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896- 4300
FAX: (803) 896- 4471
www.llronline.com

May 19, 2011

Ms. Kathy G. Ware
3896 Highway 34
Pomaria, SC 29126

**RE: In the Matter of: INABINET CONSTRUCTION
License No.CLG.112320 GC & CCM.471; and
JOHN T. INABINET, JR.
License No.CQG.20934
OIE Case # 2010-198**

Dear Ms. Ware:

Please find enclosed a **Notice of Hearing** and **Subpoena** in the above-referenced matter concerning the hearing before the Contractors' Licensing Board scheduled for **June 28, 2011**.

Your attendance at this hearing for the purpose of providing testimony before the Commission is required per the subpoena hereby served upon you. It is possible that should you fail to appear, the Complaint against the Respondent may be summarily dismissed.

I will be prosecuting this case on behalf of the South Carolina Department of Labor, Licensing and Regulation (LLR). Please do not hesitate to contact me should you have any questions regarding the above matter. I can be reached at (803) 896-4479.

Sincerely,

Laura C. Cook
Staff Counsel

LCC:lhs
Enclosure

Inabinet Electric & Construction, LLC

P.O. Box 24167
Columbia, SC 29224

803-237-1140 or 803-513-8732
johninabinet@yahoo.com

Date: Oct 5, 2010

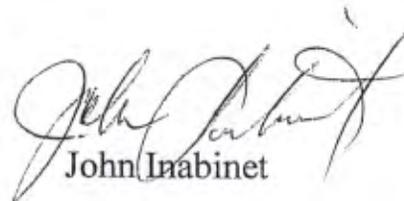
To; Mr. Joe ^{Martin}~~White~~, Investigator LLR ^{JH}

File # 2010-198

Refs, Ms. Katy G. Ware

I received your letter on Oct 2, 2010. This case or complaint filed by Ms. Ware is between Carroll Trapp, of Trapp Home Improvement and Ms. Ware not Inabinet Construction. Trapp Home Improvement did the work and got paid for it not Inabinet Construction. On Oct 2, 2010 when I received this letter I call Ms. Ware and Carroll Trapp and informed them of this complaint she informed me that it was filed against Trapp Home Improvement. I informed them both about this letter, all complaint should not include Inabinet Construction. Trapp Home Improvement only.

Ps. This letter is beening fax Oct 5, 2010


John Inabinet

Work Write-Up (Single Family Units) (Revised April 6, 2009)

GENERAL INFORMATION: (1) Enter information in yellow highlighted cells only

(2) Rows may be added within highlighted areas without changing subtotal formulas

COLUMN A Enter Materials	COLUMN B Enter Quantity	COLUMN C Material costs	COLUMN D Enter volunteer and paid labor costs	COLUMN E Total cost	COLUMN F For HTF use only	COLUMN G List only volunteer labor costs	COLUMN H Enter cost per piece	COLUMN I Net costs	COLUMN J Standard 10% for waste and overage
Homeowners Name									
Homeowners Address									
City, State, Zip									
Phone									
Ms. Kathy Ware									
3896 Hwy 34									
Pomaria, SC 29126									
(803) 405 1397									

Ames Road Richland County
Striving Development Organization

P.O. Box 30275

Columbia, S.C.

29203

Phone # 803-629 2292

cell? ~~803-772-0623~~

803-772-0623

Person I talked to that said
they could help me.

A	B	C	D	E	F	G	H	I	J
Kitchen/Dining Area	HTF		Other Sources		Complete				
Description	Quantity	Materials	Labor	Total		Volunteers	@	Cost Est	x10%
1) Floor board	96 sq ft	\$130.00	\$250.00	\$380.00				0	1.1
2) Iuan board	190 sq ft	\$117.00	\$250.00	\$367.00				0	1.1
3) Floor covering	190 sq ft	\$220.00	\$150.00	\$370.00				0	1.1
4) Base cabinet / counter top	8 ft ewa.	\$430.00	\$325.00	\$755.00				0	1.1
5) Paint	2 gallon	\$80.00	\$350.00	\$430.00				0	1.1
Total		0	0	\$2,302.00		0		0	

Did not do

Description of work to be completed: ↓

- 1) Remove damaged floor board in sink area, replace with pressure treated boards, Iuan board and roll vinyl floor covering
- 2) Paint kitchen
- 3) Install 1 4ft base cabinet, two 2ft base cabinet total 8ft, install 8ft counter top

Bathroom 1	HTF		Other Sources		Complete				
Description	Quantity	Materials	Labor	Total		Volunteers	@	Cost Est	x10%
1) wall	96 sq ft	\$70.00	\$280.00	\$350.00				0	1.1
2) Primer /Paint	1 gallon ea	\$125.00	\$350.00	\$475.00				0	1.1
3) Door	1	\$145.00	\$250.00	\$395.00				0	1.1
4) Floor covering	40 sq ft	\$85.00	\$150.00	\$235.00				0	1.1
5) Shower stall	1	\$875.00	\$975.00	\$1,850.00				0	1.1
6) Vanty	1	\$175.00	\$75.00	\$250.00				0	1.1
Total		0	0	\$3,555.00		0		0	

Did not do

Description of work to be completed: ↓

- 1) Remove damaged wall and install new sheetrock wall covering, prime and paint bathroom
- 2) Install new bathroom door and install roll vinyl floor covering
- 3) Install shower stall with seat and hand rails. Install new vanity

The bathroom was never primed before it was painted. The floor board in the kitchen was not replaced and put treated boards down. Sheetrock was not replaced with new nor was it primed before they painted it. A door was not installed to the bathroom from my bedroom. No handrail was put in the shower for me. Was suppose to have one faucet in shower instead of a hot and cold faucet.

Electrical	HTF	Materials	Other Sources Labor	Total	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity								
1) weather head	1	\$65.00	\$250.00	\$315.00				0	1.1
2) Cable	20 ft	\$25.00	\$150.00	\$175.00				0	1.1
3) Conduit	20 ft	\$18.00	\$175.00	\$193.00				0	1.1
4) GFCI	2	\$10.00	\$30.00	\$40.00				0	1.1
		0		0				0	1.1
Tax (Included)								0	
Total		0	0	\$723.00			0	0	

Description of work to be completed:

- 1) Remove existing weather head and install and install new proper weather head
- 2) Remove existing cable, install new cable and conduit
- 3) Install one GFCI in kitchen next to sink and one in bathroom

Plumbing	HTF	Materials	Other Sources Labor	Total	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity								
1) Well	100 ft piping	\$175.00	\$1,175.00	\$1,350.00				0	1.1
		0		0				0	1.1
		0		0				0	1.1
		0		0				0	1.1
		0		0				0	1.1
Tax (Included)								0	
Total		0	0	\$1,350.00			0	0	

Description of work to be completed:

- 1) Drill 100 ft well at rear of house, install new piping, use existing pump
- 2)
- 3)

GFCI that was put in the bathroom needs fixing.
When you unplug the hairdryer the whole thing pulls out from the wall.

Heating & Air		HTF	Other	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity	Materials	Labor	Total				
1) Heating cooling system	1	\$2,050.00	\$2,650.00	\$4,700.00			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
Tax (Included)				0			0	
Total				\$4,700.00			0	

Did not install heat & air systems

Description of work to be completed:

- 1) Install new 3 ton heating and cooling system, all connection included
- 2)
- 3)

Doors & Windows		HTF	Other	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity	Materials	Labor	Total				
1) Windows	16	\$2,790.00	\$3,725.00	\$6,515.00			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
		0	0	0			0	1.1
Tax (Included)				0			0	
Total				\$6,515.00			0	

2 more windows were installed (18)

Description of work to be completed:

- 1) Remove 16 window at front, right side and left side of house Install 16 replacement windows --- 21/28" x 38" & 14/28" x 54"
- 2)

The \$4700.00 for the heat & air system was used for this well.



HTF Change Order Request Form

Change Order # 1

Project # 26609

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed)

Following changes are made to work write up
Delete bedroom # 2, reduce cost of windows and transfer
funds to installing shower stall and vanity

Original Contract Amount	<u>\$ 22,250.00</u>
Amount of this Change Order	<u>\$ 0.00</u>
Amount of Previous Change Order	<u>\$ 0.00</u>
Revised Total contract Amount	<u>\$ 22,250.00</u>

Completion time extended? Yes , until _____ No

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

04-07-09
Date

ACCEPTED [Signature]
Contractor

4-7, 2009
Date

ACCEPTED [Signature]
Sponsor

Apr 7, 2009
Date

FOR INTERNAL USE ONLY:	
Change order acceptable? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Is project still financially feasible? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Authority Approval <u>[Signature]</u> Authority Representative	
<u>4/14/9</u> Date	

This is not my signature on these papers. I don't know who signed my name. My signature is on the last page of the contract.



HTF Change Order Request Form

Change Order # 2

Project # 26609

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed)

Following changes are made to work write up
Reduce cost of conduit and weather head and transfer funds to
installing faucet and cut off valves

Original Contract Amount	\$ <u>22,250.00</u>
Amount of this Change Order	\$ <u>0.00</u>
Amount of Previous Change Order	\$ <u>0.00</u>
Revised Total contract Amount	\$ <u>22,250.00</u>

RECEIVED

APR 17 2009

Completion time extended? Yes until _____ No HOUSING AND

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

April 17, 2009
Date

ACCEPTED [Signature]
Contractor

04/17/2009
Date

ACCEPTED [Signature]
Sponsor

April 17, 2009
Date

FOR INTERNAL USE ONLY:		
Change order acceptable?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is project still financially feasible?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Authority Approval	<u>[Signature]</u>	_____
	Authority Representative	Date



HTF Change Order Request Form

Change Order # 3

Project # 26609

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

SCSHFDA
MAY 26 2009
Housing Development

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed.)

Following changes are made to work write up, delete heating / cooling system and transfer fans to increase cost of installing well and two extra windows. Please see attached document for increase cost of well
Contractor will contribute \$509.70 to cost of install well

Original Contract Amount \$22,250.00
Amount of this Change Order \$0,000
Amount of Previous Change Order \$0,000
Revised Total contract Amount \$22,250.00

Completion time extended? Yes until _____ No XX

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

May 22, 2009
Date

ACCEPTED [Signature]
Contractor

May 22, 2009
Date

ACCEPTED [Signature]
Sponsor

May 22, 2009
Date

FOR INTERNAL USE ONLY:	
Change order acceptable? Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is project still financially feasible? Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Authority Approval <u>[Signature]</u> Authority Representative	<u>5/29/9</u> Date

BOARD
Paul C. Aughton III
Chairman
Edwin H. Cooper III
Vice Chairman
Steve G. Kistner
Secretary



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment

BOARD
Hern C. Scott
M. David Mitchell, MD
Gene A. McGill
Coleman F. Buckhouse, MD

05/15/2009

GEOFFREY R HEANUE SR (S C Well Driller Certification Number 1070)
104 HEANUE'S HOLLOW
PROSPERITY, SC 29127

Verification of Receipt of a Notice of Intent
ID Number SCW36105821

Dear Sir

The Department of Health and Environmental Control has received your Notice of Intent (NOI) to construct an Individual Residential Well for

Kathy Ware well at 3896 HWY 34, POMARIA

Please reference the number above in any correspondence to the Department. On the copies of the NOI that you have kept, please enter this number in the space marked 'SCW'. Please keep a copy of the NOI with you while drilling, the other copy can be given to the well owner.

The fee includes the cost to have the well water analyzed for the presence or absence of bacteria by the SCDHEC Laboratory. Please inform the well owner that sample bottles and sampling instructions may be picked up at the nearest EQC Regional Office, County Health Department, or Public Health Regional Office.

* This approval to install a private drinking water well does not assure that the groundwater is free from contamination and is safe for the intended use. Naturally occurring uranium and radium have been found in wells in certain areas of the state. Please provide the enclosed information to the well owner. If you have any reason to believe contamination is present in the area of the well location, contact us.

Also, other local permits or licenses may be necessary to construct a well in your area of the state.

If you have any questions, please contact the Private Well Program toll-free at 1-888-761-5989 or Columbia-area at 898-3342.

104 Heanue's Hollow
Prosperity, SC 29127

Heanue Well Drilling, Inc.



Office: 803-405-1290
Fax: 803-405-9627

Commercial-Residential-Irrigation
Pump Sales & Service

Invoice

BILL TO
Carroll Trapp 3141 State Hwy. 215 North Blair, SC 29015

DATE	INVOICE #
5/19/2009	6523

DESCRIPTION	AMOUNT
RE: WELL DRILLING SERVICES - Kathy Ware 3896 Hwy. 34, Pomaria	
SC DHEC Permit Fee: 36105821	70.00
Well Drilling: 405' @ \$9.50:	3,847.50
6 1/4" PVC Well Casing: 46' @ \$4.00:	184.00
Grout:	150.00
1 HP, 7 GPM SS Pump:	725.00
10'2 Twisted Pump Wire: 360' @ \$0.82:	295.20
1" Schedule 120 Pump Pipe: 360' @ \$0.85:	306.00
1" Check Valves: 3 @ \$20.00:	60.00
Torque Arrestors: 2 @ \$11.00	22.00
Well Seal & Vent:	25.00
Labor:	125.00
Trenching, Pipe and Wire:	100.00
Payment:	-4,000.00
THANK YOU FOR YOUR BUSINESS!	
<i>Still owes Mr. Heanue for drilling the well. In May it will be 3 years.</i>	
TERMS:DUE UPON RECEIPT. A Service Charge of 1.5% will be added on all Balances over 30 days.	Total \$1,909.70

November 12, 2010
Friday

Dear Mrs. Hicks,

I'm writing you to request copies of all paper work that pertains to my house and all work that was done. Also, to get copies of the inspectors reports and a copy of the final inspection. I want the name of both inspectors.

Thank You,
Kathy Ware

P.S. Who is going to be responsible when DEHC condemns my home because there is no water?

Who is going to be responsible when they (DSS) take my granddaughters away from me because there is no water?

Who is going to be responsible when my house catches fire because of the wiring the electrician did, He didn't know what he was doing?

(over)



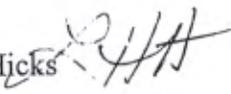
South Carolina
STATE HOUSING
Finance and Development Authority

(803) 896-9001 • 300-C Outlet Pointe Blvd. • Columbia, South Carolina 29210

Memorandum

Date: December 8, 2010

To: Kathy Ware

From: Linda Hough-Hicks 

Subject: Inspections

Per your request, please find enclosed the information you requested.

If you need further assistance, please do not hesitate to contact me at (803) 896-933

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Friday, June 05, 2009 2:57 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for your use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Final	OO	26609	Kathy Ware	Denied	T Jacobson

Informational Comments:

Kitchen- the kitchen base cabinet should have been 8" long- it is 6'6" approximately. The dishwasher is not secured or closed in around at the wall, the space to the left of the dishwasher is a piece of plywood. There is a leak under the sink. The sink is not properly installed and secured to the cabinet. The floor is not properly installed. See figure 5.

Bathroom 1- the bathroom door installed does not stay open properly. The nail holes were not puttied prior to painting and the corner trim is poorly and unevenly installed by the open doorway. There is a gap around the commode water supply line at the floor- it should have a ring around it. The shower head and pipe are not properly installed- the connecting pipe should extend through the sheetrock and be accessible for replacing the head.

Electrical- the electrical mast head installed is not 10' above ground level. See figure 3. The water heater was disconnected for the well and should be reconnected. See figure 6.

Doors & Windows- there is some rot and damage to the framing around a couple of windows. caulking is not adequate and has gaps in many areas including around the window flashing that was reinstalled. See figure 2.

Inspected 6/5/09

PROPERTY INSPECTION REPORT

Page ___ of ___

HTF HOME

Property Address: 3896 Hwy 34, Pomaria SC Owner's Name Kathy Ware

Identification Number: 26609 Program: HTF HOME

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Re-inspection Specifications/Plans Review

1. Foundation Area----- Approved Denied Not Inspected

2 Exterior ----- Approved Denied Not Inspected

3 Roofing----- Approved Denied Not Inspected

4. Kitchen----- Approved Denied Not Inspected

The kitchen base cabinet should have been 8' long - it is 6'6" approximately The dishwasher is not secured or closed in around at the wall, the space to the left of the dishwasher is a piece of plywood There is a leak under the sink The sink is not properly installed and secured to the cabinet The floor trim is not properly installed See figure 5

5. Dining Area----- Approved Denied Not Inspected

6. Bathroom #1----- Approved Denied Not Inspected

The bathroom door installed does not stay open properly
The nail holes were not puttied prior to painting and the corner trim is poorly and unevenly installed by the open doorway
There is a gap around the commode water supply line at the floor - it should have a ring around it
The shower head and pipe are not properly installed - the connecting pipe should extend through the sheetrock and be accessible for replacing the head

7. Bathroom # 2----- Approved Denied Not Inspected

8. Bathroom # 3----- Approved Denied Not Inspected

9 Bedroom # 1 ----- Approved Denied Not Inspected

PROPERTY INSPECTION REPORT

Page ____ of ____

This Inspection is. APPROVED Denied

Tim Jacobson
SCSHFDA Inspector

Friday, June 05, 2009
Date

PROPERTY INSPECTION REPORT

HTF HOME

Property Address: 3896 Hwy 34, Pomaria, SC 29126 Owner's Name Kathy Ware

Identification Number: 26609 Program: HTF HOME

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Re-inspection Specifications/Plans Review

1. Foundation Area----- Approved Denied Not Inspected

2 Exterior----- Approved Denied Not Inspected

3 Roofing----- Approved Denied Not Inspected

4. Kitchen----- Approved Denied Not Inspected

5 Dining Area----- Approved Denied Not Inspected

6 Bathroom #1----- Approved Denied Not Inspected

7. Bathroom # 2----- Approved Denied Not Inspected

8. Bathroom # 3----- Approved Denied Not Inspected

9. Bedroom # 1----- Approved Denied Not Inspected

10 Bedroom # 2----- Approved Denied Not Inspected

PROPERTY INSPECTION REPORT

11. Bedroom # 3----- Approved Denied Not Inspected

12. Bedroom # 4----- Approved Denied Not Inspected

13. Electrical----- Approved Denied Not Inspected

14. Plumbing----- Approved Denied Not Inspected

15 Heating & Air----- Approved Denied Not Inspected

16 Doors & Windows----- Approved Denied Not Inspected

17. Insulation----- Approved Denied Not Inspected

18 Smoke Detector----- Approved Denied Not Inspected

19 Living/Family Room----- Approved Denied Not Inspected

20 Hallway----- Approved Denied Not Inspected

General Comments:

This inspection is APPROVED Denied

Jim Jacobson
SCSHFDA Inspector

Tuesday, June 16, 2009
Date

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766

Sent: Thursday, June 18, 2009 3:05 PM

To: Hough-Hicks, Linda 6-9338

Subject: FW: Inspection Results -Kathy Ware

Forwarded for your use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Final	OO	26609	Kathy Ware	Approved	T Jacobson
Informational Comments: Inspected 6/16/09					

PROPERTY INSPECTION REPORT
Change Order/Revised Work Write-Up Review Form

HTF HOME

Property Address: 3896 Hwy 34 , Pomaria, SC

Identification Number: 26609

Owner's Name: Kathy Ware

Type of Inspection. Initial Interim Final Interim W/Draw Interim W/O Draw
 Change Order Revised Work Write-Up

General Comments:

This Inspection is. APPROVED Denied

Tom Jacobson
SCSIII DA Inspector

Friday, May 29, 2009
Date

PROPERTY INSPECTION REPORT
Change Order/Revised Work Write-Up Review Form

HTF HOME

Property Address: 3896 Highway 34, Pomaria, SC

Identification Number: 26609

Owner's Name: Kathy Ware

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Change Order Revised Work Write-Up

General Comments: Why did weatherhead and conduit go up under electrical Tot als do not add up from change order and revised work write up forms Vanity to include faucet and cutoff valves

This Inspection is. APPROVED Denied

Jim Jacobsen
SCSHFDA Inspector

Tuesday, April 14, 2009
Date

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Wednesday, April 15, 2009 3:16 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for you use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Initial/Revised Work Write-Up/Change Order	OO	26609	Kathy Ware	Denied	T Jacobson
Informational Comments Why did weather head and conduit go up under electrical Totals do not add up from change order and revised work write-up forms Vanity to include faucet and cutoff valves Inspected 4/14/09					

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Wednesday, April 22, 2009 4 34 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for you use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Initial/Change Order	OO	26609	Kathy Ware	Approved	T Jacobson
Informational Comments Inspected 4/21/09					

PROPERTY INSPECTION REPORT

Page ____ of ____

10. Bedroom # 2----- Approved Denied Not Inspected

11. Bedroom # 3----- Approved Denied Not Inspected

12. Bedroom # 4----- Approved Denied Not Inspected

13. Electrical----- Approved Denied Not Inspected

The electrical mast head installed is not 10' above ground level See figure 3
The water heater was disconnected for the well and should be reconnected See figure 6

14. Plumbing----- Approved Denied Not Inspected

15. Heating & Air----- Approved Denied Not Inspected

16. Doors & Windows----- Approved Denied Not Inspected

There is some rot and damage to the framing around a couple of windows, caulking is not adequate and has gaps in many areas including around the window flashing that was reinstalled See figure 2

17. Insulation----- Approved Denied Not Inspected

18. Smoke Detector----- Approved Denied Not Inspected

19. Living/Family Room----- Approved Denied Not Inspected

20. Hallway----- Approved Denied Not Inspected

General Comments. Attention group participant please insure a copy of the report is given to the contractor
Address the above issues

- 1- 5 wires that was left disconnected in breaker box.
- 2- Hair net washed clothes since new unit - May 20, 2009.
- 3- 2-11c was initial of 1-22c wire to breaker box for wires.
- 4- Kitchen sink still leaking.
- 5- Run out of water - more times than I can count.
- 6- The window in kitchen broke just time I raised it.
- 7- Cheap caulking used on windows outside.
- 8- Paper towels rolled up and stuffed in window ^{before they} disconnected.
- 9- Had no power to outside building & my air compressor.
- 10- Trap under sink way to long.
- 11- No hand rail in shower for handicapped.
- 12- Hot & cold water faucet instead of one faucet for the capped.
- 13- No door to bathroom from my bedroom - had to get curtain up.
- 14- No primer before painting.
- 15- Old sheet rock in bathroom was not replaced.
- 16- Floor board in kitchen was not replaced with treated lumber.
- 17- Nuts had good water pressure.
- 18- Bathroom sink never drained good, water stands, drains slow.
- 19- All dishes was never paid out for money.
- 20- The bond was not put on bottom of cabinet.
- 21- Cheapest caulking was used on windows (outside).
- 22- Bought 5 gal. buckets of paint instead of what was needed.
- 23- Bought extra molding, they took with them.
- 24- Neither contractor was on job when work was being done.
- 25- Don't think they had a building permit for the job.

Shropshire, Bonita 6-9005

From: Shropshire, Bonita 6-9005 on behalf of Williams, Valarie 6-9005
Sent: Thursday, June 21, 2012 9:05 AM
To: Shropshire, Bonita 6-9005
Subject: FW: Doris Coaxum Wilson
Attachments: Doris Coaxum Wilson info as of 05252012.pdf

Importance: High

From: Bentley, Claudia [<mailto:Claudia.Bentley@mail.house.gov>]
Sent: Tuesday, June 19, 2012 4:44 PM
To: Williams, Valarie 6-9005
Subject: Doris Coaxum Wilson
Importance: High

Valarie,

I am attaching a letter from our constituent, Doris Coaxum Wilson. I spoke w/Mrs. Wilson today and we were the first to contact her in ref to her home.

Your help in this matter is appreciated.

Thanks

Claudia Rabun Bentley
Office of Congressman Tim Scott
2000 Sam Rittenberg Blvd.
Suite 3007
Charleston, SC 29407
Phone: 843-852-2222
Fax: 843-852-2909
claudia.bentley@mail.house.gov

Representing the beautiful 1st District of SC!



Receive E-mail updates: <http://timscott.house.gov/contact-me/newsletter>

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Shropshire, Bonita 6-9005

From: Bowen, Carl 6-8670
Sent: Friday, May 18, 2012 5:04 PM
To: Williams, Valarie 6-9005
Cc: Dannels, Cynthia 6-9004; Bussey, Lisa 6-8777; Bowen, Carl 6-8670
Subject: FW: Constituent Inquiry - Senator Kent Williams on behalf of Ms. Margaret Brown

FYI concerning my contact with Senator Kent Williams' office. I did close the loop with Ms. Barthe, and she expressed her appreciation for our assistance.

Carl E. Bowen
Director, Rental Assistance and Compliance Division
SC State Housing Authority (SC911)
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-8670
Fax: 803-551-4870
E-mail: Carl.Bowen@SCHousing.com

From: Cynthia Williams [<mailto:cwilliams@hafsc.org>]
Sent: Thursday, May 17, 2012 8:00 AM
To: Bowen, Carl 6-8670
Cc: DebbieBarthe@scsenate.gov
Subject: RE: Constituent Inquiry - Senator Kenet Williams on behalf of Ms. Margaret Brown

I am checking into this today. According to HUD regs and our ACOP an applicant has to present ss cards/numbers for all children 6 years of age and older in order to apply. If she gets the necessary ss card on Monday or Tuesday of next week, she may call and set up an appointment to come in to make her application. Normally we do not take individual appointments because the staff is working on processing the applications they have taken and we have a very limited staff.....but because of the hardship we will make an exception this time. She should possibly check with Lighthouse Ministries, 629-0830 or Community Action Agency, 678-3402 to assist with current expenses. We do not have emergency housing, so even after her application is taken and processed she may still be on a waiting list with other applicants that are experiencing similar situations as she.

She should contact Ms. Detrice Samuel in our Application Dept., 669-4163 when she receives the ss card.

Please confirm what Ms. Brown's situation is as it relates to Lighthouse and CAA.

Sent: Wednesday, May 16, 2012 5:59 PM
To: 'cwilliams@hafsc.org'
Cc: Bowen, Carl 6-8670
Subject: FW: Constituent Inquiry - Senator Kenet Williams on behalf of Ms. Margaret Brown

Ms. Williams:

Below is the e-mail I referenced in my telephone message today. If you wish, I can convey the disposition of this to Senator Williams' Office, or just let me know if you respond directly to his office so that I can close this out.

Thanks!

Carl

Carl E. Bowen
Director, Rental Assistance and Compliance Division

SC State Housing Authority (SC911)
300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-8670
Fax: 803-551-4870
E-mail: Carl.Bowen@SCHousing.com

From: Debbie Barthe [<mailto:DebbieBarthe@scsenate.gov>]
Sent: Wednesday, May 16, 2012 1:50 PM
To: Bowen, Carl 6-8670
Subject: FW: Constituent Inquiry - Senator Kent Williams on behalf of Ms. Margaret Brown

Mr. Bowen, I sent this last week to Ms. Williams at the Florence Housing Authority, but have not heard back. Just wanted to run it past you to see if there is any guidance that can be provided from the state level. And to be certain I had to correct contact at Florence Housing. Ms. Brown just contacted me and indicated she did not hear from anyone.

Any help would be appreciated.

Debbie Barthe
Office of Senator Kent Williams
Gressette Building 602
P.O. Box 142
Columbia, SC 29202
Phone: 803-212-6008
Fax: 803-212-6011
E-Mail: debbiebarthe@scsenate.gov



From: Debbie Barthe
Sent: Tuesday, May 08, 2012 4:38 PM
To: 'cwilliams@hafsc.org'
Subject: Constituent Inquiry - Senator Kent Williams on behalf of Ms. Margaret Brown

Ms. Williams,

We received a call today from Ms. Pam Johnson, a counselor at Williams Middle School. One of her students in the 7th grade was upset because he is fearful that he and his mom will soon be homeless. I spoke with his mom, Margaret Brown, she indicated she had come to the Housing Authority to put in her application, but will not have Calvin's SS card until next Monday or Tuesday.

Ms. Brown indicated that she was told that she could now not apply for another month. They are staying in a local hotel and money is scarce and Ms. Brown indicated that she will run out of funds before another month passes.

Can you or a staff member contact Ms. Brown and see if there are any options for she and her son through Florence Housing Authority?

She can be reached a 843-245-8330.

As always,

Thank you!

Debbie Barthe
For Senator Kent Williams

Debbie Barthe
Office of Senator Kent Williams
Gressette Building 602
P.O. Box 142
Columbia, SC 29202
Phone: 803-212-6008
Fax: 803-212-6011
E-Mail: debbiebarthe@scsenate.gov



SENATOR PHIL P. LEVENTIS

SENATE DISTRICT 35
SUMTER & LEE COUNTIES

OFFICE:

504 GRESSETTE BUILDING
P. O. BOX 142
COLUMBIA, SOUTH CAROLINA 29202
PHONE: (803) 212-6000
FAX: (803) 212-6299
E-MAIL: PLESCSENATE.ORG



COMMITTEES:
AGRICULTURE & NATURAL RESOURCES
EDUCATION
ETHICS
FINANCE
LABOR, COMMERCE & INDUSTRY

RECEIVED

MAY 03

EXECUTIVE DIRECTOR

May 1, 2012

Ms. Valarie Williams, Exec. Director
S.C. State Housing Finance & Development Authority
300 Outlet Pointe Boulevard
Columbia, SC 29210

RE: Neighborhood Stabilization Program Funding

Dear Ms. Williams:

I am writing to inquire about the Neighborhood Stabilization Program and whether any funds are currently available or likely to be available under this program to assist the City of Sumter. The Mayor of Sumter saw the attached article in the local Florence media and would like to undertake efforts similar to the ones discussed in the article.

Please let me know if there are any funds available and how to access these funds most efficiently.

I will look forward to hearing from you at your earliest on this matter.

With warm regards, I am

Sincerely,

A handwritten signature in blue ink, appearing to read "Phil Leventis".

Phil Leventis

PPL:bl
Attachment (a/s)

<http://www2.scnw.com/news/2012/apr/25/upcoming-florence-budget-would-take-aim-abandoned--ar-3674565/>



Published: April 25, 2012

[Home](#) / [news](#) / [local](#) /

Upcoming Florence budget would take aim at abandoned properties

By Patricia Burkett



Residents who've been dealing with Florence's more than 2,500 abandoned or dilapidated properties, could soon see some major help from the city and potentially from the state.

The problem of unkempt or uninhabited properties has plagued the city for years and bothered residents who had to deal with diminished property values and eyesores in their neighborhoods.

Florence Mayor Stephen Wukela has made solving the problem, one of his main goals and initiated efforts in the city and even lobbied in front of state lawmakers to try to get their support as well.

Wukela said now there are plans that are being set in motion, which could have a dramatic impact when it comes to ridding the city of the properties.

"I recognize, and the city recognizes, an important distinction when dealing with dilapidated properties with those who can but won't fix them and those who simply can't," Wukela said.

He said he, and other city lawmakers, have drawn up important changes in the upcoming budget which could make renovations or demolitions, a reality.

Those changes would be welcome news for many residents who've had to deal with the properties in their neighborhoods for many years.

"When we moved in the yard (next door) was full of debris, from the front all the way to the side," said Romaine Singletary, who has to deal with an abandoned property right next door to her McQueen St. residence.

"My husband and I raked it up and we pulled 62 bags of debris off of that property," Singletary said, who decided that spending her own time to clean up the property would help her community in the long run.

Wukela said three measures have been created and would be funded through the upcoming budget, that would take aim at abandoned and dilapidated properties.

The first measure would involve increased funding for employees in the Community Services Department, who would then have the task of enforcing codes and checking on properties.

The second measure would create a liveability judge who would hear cases involving abandoned and dilapidated properties, ordinance violations and community complaints, and would then issue a ruling to allow the city to take some action.

Mondy for both of those efforts would come from the City of Florence's general fund.

The last effort would offer \$280,000 in funds to help those who live in homes which are in disrepair, but do not have the funding to fix them.

In addition to those efforts, city officials would also use \$2.3 million in funds from a Federal Neighborhood Stabilization grant and \$300,000 more from a Federal Home grant.

Many residents and city officials say if passed, the upcoming budget and the funds that would go directly toward improving the abandoned and dilapidated property situation, could potentially solve a problem that's plagued their communities for many years.

"I think it will help out tremendously. I think they should pass laws like that because once you own a home, if you don't keep it up, there should be a law to where if you don't keep it up and it becomes abandoned, the city should take it over and auction it off or if it comes to the point where it's just no good, it should be torn down," Singletary said.

"Something else should be put in its place because it becomes a problem for everyone in the long run," she said.

Florence City Council will hold first reading on the budget in May and hope to have it approved by early June.

JOHN M. "JAKE" KNOTTS, JR.
SENATORIAL DISTRICT NO. 23
LEXINGTON COUNTY

CHAIRMAN - SENATE INVITATIONS
COMMITTEE



SENATE ADDRESS:
POST OFFICE BOX 142
303 GRESSETTE SENATE OFFICE BUILDING
COLUMBIA, SOUTH CAROLINA 29202
PHONE: (803) 212-6350
FAX: (803) 212-6356
E-MAIL: JAKEKNOTTS@SCSENATE.GOV

April 27, 2012

Laura Nicholson
Development Director, SC Housing, Finance & Development Authority
300C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Nicholson,

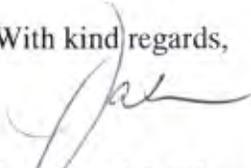
We are writing to notify you of our adamant opposition to the proposed housing project being developed in Lexington County.

A project of this size would further inhibit our already overcrowded school system, lower the property value of surrounding neighborhoods, and put further restraint on our criminal justice system. Those restraints would include further stressors to the law enforcement officials, courts, jails and magistrate systems.

Furthermore, the road structure in Lexington County cannot accommodate a project of this size and nature. There is absolutely no public transportation system that could adequately serve a development of this size. In addition to those concerns, this project would cause an unmanageable amount of school congestion to a school district that is already growing at a rapid pace.

We request that you advise us of any hearings related to the proceeding of this project so that we may be active participants in the decision-making processes.

With kind regards,


John M. "Jake" Knotts, Jr.


McLain R. Toole

cc: Christopher N. Union, Chairman; Valarie M. Williams, Executive Director

RONNIE CROMER
SENATORIAL DISTRICT NO. 18

HOME ADDRESS:
P.O. BOX 378
PROSPERITY, SC 29127
TELEPHONE: (803) 364-3950



OFFICE ADDRESS:
P. O. BOX 142
305 GRESSETTE BUILDING
COLUMBIA, SC 29202
TELEPHONE (803) 212-6330
FAX (803) 212-6299
EMAIL: RONNIECROMER@SCSENATE.GOV

March 1, 2012

RECEIVED

MAR 06

EXECUTIVE DIRECTOR

Ms. Valarie Williams
Executive Director
SC State Housing Finance and Development Authority
300 C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

I am enclosing copies of correspondence from Kathy Ware to me, the Housing Authority, LLR and DHEC relative to home repair work and installation of a well at her home; address 3896 Highway 34, Pomaria, SC 29126. This nightmare began three years ago and to date no resolution has been made and, to make matters worse, she is still without water. Ms. Ware and her granddaughters, which live with her, have to bathe, wash clothes, etc. at a motel.

As I understand it, Ms. Ware received a grant through the Housing Authority to have the work done. When the work was not completed properly she contacted LLR and filed a complaint. The contractor's license was suspended and he was ordered to make the work good or pay her \$5,000. To date, that has not been done.

Please tell me how this process works and who is responsible for ensuring that work is completed satisfactorily and in a timely manner. I am assuming the grants are federal money. If that is the case, should I contact members of our federal delegation to determine the best course of action for Ms. Ware. There has to be someone who holds these contractors accountable, especially when grant money is involved.

Ms. Ware is fearful she will lose custody of her grandchildren because of the conditions in which they live. Please review the enclosed and any relative documentation you might have and advise me accordingly.

Thank you for your assistance.

With regards,

A handwritten signature in black ink that reads "Ronnie Cromer".

Ronnie W. Cromer
South Carolina Senate District Eighteen

RWC:ah
cc: Grant Gillespie, LLR

Dear Mr. Cromer,

I really need your help with my case. It's been very hard on me and my granddaughters the last 3 years. Since my well was drilled, I have not been able to wash our clothes at my home. I've run out of water more times than just now. It's been that way since the well was drilled. You may want to talk to Mr. Stearns. I think he knew the well wasn't deep enough because he spent about \$8,000.00 or more of his own money when the contractor cut the money off at \$6,000.00. With a grant of \$20,000.00, they should have let Mr. Stearns drill until he hit enough water to supply my household. You may also want to talk with David Ashworth (Building ^{Newberry} inspector) about the work Carroll Trapp does. He came to my house and was very mad at the way he had wired the pump to the breaker box. David also told me they had put one of his jobs on freeze. Carroll Trapp and John Inabinet (contractor on my home) were not on the job when the work was being done. Trapp stopped by probably twice a week, John Inabinet only came one time. I don't want another senior citizen to get ripped off by these two contractors.



This was 4 months after
well was drilled.

8-7-10

To whom it May Concern:

This Statement is concerning
Mrs. Kathy Ware and Her Family.

They have been without water
for Months, They have been

Taking Bath's at our Motel.

If you need any further information

Please call.

Sincerely,

M. Jane M^{rs} Fote

We are still taking showers at the motel, because I don't
have anywhere else to go.

Feb 28, 2012



OFFICE OF INVESTIGATIONS AND ENFORCEMENT
RESIDENTIAL BUILDERS COMMISSION
COMPLAINT FORM

For Consumer Complaints Against:
Residential Builders, Residential Specialty Contractors and Home Inspectors

Please complete and return to this office for review in order to determine if this complaint falls within the scope of the statutory authority of the Residential Builders Commission. Please answer all questions so that your complaint can be processed as soon as possible. Failure to answer all questions could result in delays in processing and/or request for additional information.

Please provide supporting documentation, specifically 1) a copy of the estimate, invoice, contract or cancelled check(s) that links the builder to your home; 2) a copy of the building permit application, available from the local building official; 3) a copy of the certificate of occupancy for new home, available from the local building official; and 4) a copy of your "right-to-cure" letter to your builder. Additional documents should be directed to the investigator after case assignment.

You will be provided written confirmation of your complaint upon the opening and assignment of the case and a final disposition letter when the matter is concluded.

Your Name: (Complainant)

WARE Kathy G
Last First M.

(Please Print)

3896 Hwy 34
Mailing Address

Pomaria SC 29126 Newberry
City State Zip Code County

(803) 405-1397
Home Phone Day Time Phone

E-mail Address _____

3896 Hwy 34
Address of Subject Property
Pomaria SC 29126
City State Zip Code

Complaint Against: (Licensee/Respondent)

TRAPP Carroll
Last First M.

(Please Print)

Trapp Home Improvement
Company Name

Blair SC 29015-9625
Mailing Address

Blair SC 29015-9625
City State Zip Code

E-mail Address _____

(803)-767-3888 RB536587
Day Time Phone License #

(803) 597-0100

Facts Regarding Your Complaint:

A. About your agreement:

- (1) Did you enter into: written contract verbal agreement
(2) **Attach** a copy of your written contract to this complaint.
(3) Total cost for work to be performed: \$ 20,000.⁰⁰

B. Work performed for: New Construction Repair/Remodeling Home Inspection

- (1) **Attach** a copy of your building permit (if applicable).
(2) If new construction, has Certificate of Occupancy been issued? Yes No
(3) **Attach** a copy of the Certificate of Occupancy.
(4) What is approximate age of the home? Built in 1940's
(4) If repairs or remodeling, date work started 5-20-09 date work completed 7-09

C. Have you hired an attorney to assist you in this matter? Yes No

If answer is yes, please provide name and address.

Name of Attorney

Name of Firm

Mailing Address

City

State

Zip Code

Phone: () _____

Briefly explain your complaint and list the specific items needing correction. Briefly describe events in the order in which they occurred. **Attach** copies of supporting documents such as proposals, contracts, invoices, cancelled checks (front & back) and any 3rd party inspection reports. *Do not send documents such as photographs, DVD's, and CD's.* Those items may be provided to the investigator after case assignment. Attach additional sheets if necessary.

I had a \$20,000.⁰⁰ grant from a non-profit organization. They drilled a new well, but cut the money off after getting about 2 gallons of water a minute. 9/11. Hearme (well driller) put \$8,000.⁰⁰ to \$1,000.⁰⁰ of his own money to drill deeper. During 1 year after the well was drilled, I have run out of water many times. Washed about 10 loads of clothes, had to go take showers somewhere else. Only used water to cook with and wash dishes. Put in new windows, stuffed paper towels in window then caulked over them. Didn't replace rotten wood at bottom of window. Did not replace floor board in kitchen where water heater leaked. Sheet rock was not replaced in bathroom nor was it primed before painting. No handrail put in shower. Did not sign final inspection letter nor did I get a copy. I really wanted enough water to supply my home, to wash clothes, take showers and wash dishes with out running out of water. I did not have water in my home from June 2008 until May 2009 when the new well was drilled.

Additional Information Regarding Dispute Resolution

- A. Does your contract contain an arbitration clause? Yes No
- B. Have you and Licensee/Respondent begun arbitration concerning this construction? Yes No
- C. Have you begun a civil action concerning the items in your complaint? Yes No

Outline directions to site of property involved in the dispute. Directions should be to a specific reference point in your area to allow the Investigator to proceed directly to the location. **Attach** a map or draw a sketch on a separate sheet using highway and road numbers, names and other landmarks.

August 3, 2010
Date

Kathy Ware
Complainant Signature

Sworn to before me this _____ day of _____, _____

Notary Public
State of _____

My Commission expires _____

Return completed form to:
SC Department of Labor, Licensing and Regulation
Office of Investigations and Enforcement
Post Office Box 11329
Columbia, South Carolina 29211-1329
Telephone: (803) 896-4470
Fax: (803) 896-4656

August 2, 2010
Monday

Dear Mr. Trapp,

I'm writing to tell you how unsatisfied with the work your crew did on my home. I didn't like having paper towels rolled up and stuffed in my windows and then caulk over them. Also all the other windows, the rotten wood should have been replaced. The floor board in the kitchen where the water heater leaked should have been replaced, but wasn't. The sheetrock in the bathroom wasn't replaced or primed before it was painted. There was no handrail put in the shower and was suppose to have only one faucet and not a hot and cold faucet.

The well was not drilled deep enough to supply my home with water to wash clothes, take showers and wash dishes. I've run out of water many times since the new well was drilled. My well should have been top priority no matter the cost. With a grant of \$20,000⁰⁰, the well should have been drilled deep enough to get more than 2-2½ gallons of water a minute.

Sincerely
Kathy Ware



Mark Sanford
Governor

Adrienne Riggins Youmans
Director

South Carolina
Department of Labor, Licensing and Regulation

Division of Legal Services
Office of Investigations and Enforcement



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896-4470

FAX Information
Office of Investigations (803) 896-4656
Wages and Child Labor (803) 896-7680
www.llr.state.sc.us

August 18, 2010

Ms. Kathy G. Ware
3896 Highway 34
Pomaria, SC 29126

Re: Contractors' Licensing Board
File #: 2010-198

Dear Ms. Ware:

Your complaint referenced above has been received and a case file has been opened. Investigator Joe Martin has been assigned the case and may be contacting you for further information. We request that you do not contact the investigator requesting an update of your case. Open investigations are fluid and, therefore, cannot be discussed. Normally our investigators work their cases in the order they are received. Please be assured that your complaint will be worked as quickly as our caseload permits.

Please understand that the function of this agency is to administer and enforce the applicable license laws and regulations and we have no authority beyond the statutes that apply to a particular license area. With respect to your complaint, the agency has the authority to investigate to determine if a licensee has violated the license law and, if so, refer it to the Board or Commission having jurisdiction so that they may take appropriate disciplinary action. Discipline may range from a public reprimand to revocation of a license or registration. This agency does not have the authority to intercede in contractual issues, arbitrate disputes or require a licensee to refund money or perform any particular act regarding the matters alleged in your complaint.

The investigator assigned to this case will collect evidence to determine if there are facts to support a charge against the licensee for violations of the license law. The investigator's findings will be reviewed by a committee composed of legal and subject matter experts with recommendations to follow. If violations are noted, the Board may negotiate a settlement with the licensee or proceed to a hearing at which time you may be called as a witness. If no violations are noted or cannot be proven, the case will be closed and you will be notified, in writing, of our decision.

Please be assured that your complaint will receive a thorough investigation and you will be contacted as necessary. Thank you for your patience while we conduct our investigation.

Respectfully,

J. S. Freshley
Chief of Investigations

JSF



Mark Sanford
Governor

Adrienne Riggins Youmans
Director

South Carolina
Department of Labor, Licensing and Regulation

Division of Professional and Occupational Licensing
Office of Investigations and Enforcement



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896-4470
FAX: Information
Office of Investigations, (803) 896-4656
Wages and Child Labor, (803) 896-7680
www.llr.state.sc.us

NOTICE OF COMPLAINT

August 19, 2010

INABINET CONSTRUCTION
200 FORESTWOOD DR
COLUMBIA, SC 29224

File #: 2010-198

Complaint Filed By:
Ms. Kathy G. Ware

Site Location:
3896 Highway 34
Pomaria, SC 29126

Enclosed are the particulars of a complaint filed against you for work performed at the above address. Please submit a written response addressing each of the items in the complaint within ten (10) days from receipt of this letter. You may mail your response to the address on this letter or fax it to 864-476-0246. Please include the case number on any correspondence and address it to my attention.

Please be advised that I will be conducting an inspection at the above address in the next 30 to 60 days at which time I will examine each item in the complaint to determine if it represents a violation of the applicable building codes or construction standards. If you desire to be present during the inspection, please contact me at 803-896-5565 or cell 803-608-5093.

The results of my investigation will be submitted to an Investigative Review Committee (IRC) for review to determine if you have violated any of the provisions of the license law with regard to building code or standards violations. If you have satisfactorily addressed and/or repaired the items that represent violations, prior to my inspection or filing of the IRC report, that fact will be taken into consideration by the IRC as long as proper documentation is received by this office.

Your cooperation in this matter is appreciated.

Respectfully,

Joe Martin
Investigator

Enclosure

**SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION
BEFORE THE STATE CONTRACTORS' LICENSING BOARD**

**In the Matter of:
INABINET CONSTRUCTION
License No. CLG.112320 GC & CCM.471; and,
JOHN T. INABINET, JR.
License No. CQG.20934,**

Respondent,

OIE Case # 2010-198

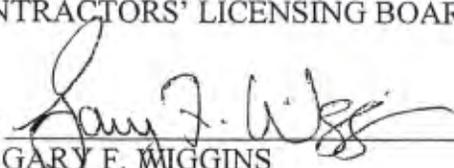
SUBPOENA

**TO: KATHY G. WARE
3896 HIGHWAY 34
POMARIA, SC 29126**

YOU ARE HEREBY COMMANDED to appear before the South Carolina Contractors' Licensing Board at **10:00 a.m. on June 28, 2011, in Room 204 of the Kingstree Building at 110 Centerview Drive, Columbia, South Carolina**, for the purpose of testifying at a hearing in the above-referenced case. This subpoena is issued pursuant to §§ 1-23-320(d) and 40-1-90 of the 1976 Code of Laws of South Carolina, as amended.

Failure to obey this subpoena may result in the imposition of penalties by the Administrative Law Court, as provided by § 40-1-80(B).

SOUTH CAROLINA DEPARTMENT OF
LABOR, LICENSING & REGULATION
CONTRACTORS' LICENSING BOARD

BY: 
GARY F. WIGGINS
Administrator of the Board

5/18/11
Date

This subpoena is issued at the request of the attorney for the Contractors' Licensing Board:
LAURA C. COOK, ESQ.
SC DLLR—DIVISION OF LEGAL SERVICES
P.O. BOX 11329
COLUMBIA, SC 29211-1329
(803) 896-4479

South Carolina
Department of Labor, Licensing and Regulation



110 Centerview Drive
Post Office Box 11329
Columbia, SC 29211-1329
Phone: (803) 896- 4300
FAX: (803) 896- 4471
www.llronline.com

Division of Legal Services

Nikki Haley
Governor

Catherine B. Templeton
Director

May 19, 2011

Ms. Kathy G. Ware
3896 Highway 34
Pomaria, SC 29126

**RE: In the Matter of: INABINET CONSTRUCTION
License No.CLG.112320 GC & CCM.471; and
JOHN T. INABINET, JR.
License No.CQG.20934
OIE Case # 2010-198**

Dear Ms. Ware:

Please find enclosed a **Notice of Hearing** and **Subpoena** in the above-referenced matter concerning the hearing before the Contractors' Licensing Board scheduled for **June 28, 2011**.

Your attendance at this hearing for the purpose of providing testimony before the Commission is required per the subpoena hereby served upon you. It is possible that should you fail to appear, the Complaint against the Respondent may be summarily dismissed.

I will be prosecuting this case on behalf of the South Carolina Department of Labor, Licensing and Regulation (LLR). Please do not hesitate to contact me should you have any questions regarding the above matter. I can be reached at (803) 896-4479.

Sincerely,

A handwritten signature in black ink that reads "Laura C. Cook". The signature is written in a cursive, flowing style.

Laura C. Cook
Staff Counsel

LCC:lhs
Enclosure

Inabinet Electric & Construction, LLC

P.O. Box 24167
Columbia, SC 29224

803-237-1140 or 803-513-8732
johninabinet@yahoo.com

Date: Oct 5, 2010

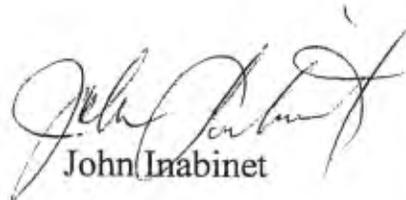
To; Mr. Joe ^{Martin}~~White~~, Investigator LLR ^{JH}

File # 2010-198

Refs, Ms. Katy G. Ware

I received your letter on Oct 2, 2010. This case or complaint filed by Ms. Ware is between Carroll Trapp, of Trapp Home Improvement and Ms. Ware not Inabinet Construction. Trapp Home Improvement did the work and got paid for it not Inabinet Construction. On Oct 2, 2010 when I received this letter I call Ms. Ware and Carroll Trapp and informed them of this complaint she informed me that it was filed against Trapp Home Improvement. I informed them both about this letter, all complaint should not include Inabinet Construction. Trapp Home Improvement only.

Ps. This letter is beeing fax Oct 5, 2010


John Inabinet

Work Write-Up (Single Family Units) (Revised April 6, 2009)

GENERAL INFORMATION: (1) Enter information in yellow highlighted cells only
 (2) Rows may be added within highlighted areas without changing subtotal formulas

COLUMN A Enter Materials	COLUMN B Enter Quantity	COLUMN C Material costs	COLUMN D Enter volunteer and paid labor costs	COLUMN E Total cost	COLUMN F For HTF use only	COLUMN G List only volunteer labor costs	COLUMN H Enter cost per piece	COLUMN I Net costs	COLUMN J Standard 10% for waste and overage
Homeowners Name Ms. Kathy Ware									
Homeowners Address 3896 Hwy 34									
City, State, Zip Pomaria, SC 29126									
Phone (803) 405 1397									

Ames Road Richland County
 Advising Development Organization

P.O. Box 30275

Columbia S.C.

29203

Phone # 803-629-2292

↑ Isaac Prioleau - ~~803-772-0623~~

↑ 803-772-0623

Person I talked to that said they could help me.

A	B	C	D	E	F	G	H	I	J
Kitchen/Dining Area	HTF		Other Sources		Complete				
Description	Quantity	Materials	Labor	Total		Volunteers	@	Cost Est	x10%
1) Floor board	96 sq ft	\$130.00	\$250.00	\$380.00				0	1.1
2) luan board	190 sq ft	\$117.00	\$250.00	\$367.00				0	1.1
3) Floor covering	190 sq ft	\$220.00	\$150.00	\$370.00				0	1.1
4) Base cabinet / counter top	8 ft ewa.	\$430.00	\$325.00	\$755.00				0	1.1
5) Paint	2 gallon	\$80.00	\$350.00	\$430.00				0	1.1
Total	<i>Did not do</i>	0	0	\$2,302.00		0		0	

Description of work to be completed: ✓

- 1) Remove damaged floor board in sink area, replace with pressure treated boards, luan board and roll vinyl floor covering
- 2) Paint kitchen
- 3) Install 1 4ft base cabinet, two 2ft base cabinet total 8ft, install 8ft counter top

Bathroom 1	HTF		Other Sources		Complete				
Description	Quantity	Materials	Labor	Total		Volunteers	@	Cost Est	x10%
1) wall	96 sq ft	\$70.00	\$280.00	\$350.00				0	1.1
2) Primer /Paint	1 gallon ea	\$125.00	\$350.00	\$475.00				0	1.1
3) Door	1	\$145.00	\$250.00	\$395.00				0	1.1
4) Floor covering	40 sq ft	\$85.00	\$150.00	\$235.00				0	1.1
5) Shower stall	1	\$875.00	\$975.00	\$1,850.00				0	1.1
6) Vanty	1	\$175.00	\$75.00	\$250.00				0	1.1
Total	<i>Did not do</i>	0	0	\$3,555.00		0		0	

Description of work to be completed: ✓

- 1) Remove damaged wall and install new sheetrock wall covering, prime and paint bathroom
- 2) Install new bathroom door and Install roll vinyl floor covering
- 3) Install shower stall with seat and hand rails, Install new vanity

The bathroom was never primed before it was painted. The floor board in the kitchen was not replaced and put treated boards down. Sheetrock was not replaced with new nor was it primed before they painted it. A door was not installed to the bathroom from my bedroom. No handrail was put in the shower for me. Was suppose to have one faucet in shower instead of a hot and cold faucet.

Bedroom 1	Description	HTF Quantity	Materials	Other Sources		Total	Complete	Volunteers	@	Cost Est	x10%
				Labor							
	1) floor covering	97 yds	\$180.00	\$250.00		\$430.00				0	1.1
	2) Paint	2 gallons	\$75.00	\$350.00		\$425.00				0	1.1
										0	1.1
										0	1.1
										0	1.1
						\$855.00				0	
Description of work to be completed:											
1) Paint room											
2) Remove existing carpet and install new carpeting											
3)											

All the paint was bought in 5 gallon containers instead of what was needed.

Electrical	HTF	Materials	Other Sources Labor	Total	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity								
1) weather head	1	\$65.00	\$250.00	\$315.00				0	1.1
2) Cable	20 ft	\$25.00	\$150.00	\$175.00				0	1.1
3) Conduit	20 ft	\$18.00	\$175.00	\$193.00				0	1.1
4) GFCI	2	\$10.00	\$30.00	\$40.00				0	1.1
		0		0				0	1.1
Tax (Included)									
Total		0	0	\$723.00		0		0	

Description of work to be completed:

- 1) Remove existing weather head and install and install new proper weather head
- 2) Remove existing cable, install new cable and conduit
- 3) Install one GFCI in kitchen next to sink and one in bathroom

Plumbing	HTF	Materials	Other Sources Labor	Total	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity								
1) Well	100 ft piping	\$175.00	\$1,175.00	\$1,350.00				0	1.1
		0		0				0	1.1
		0		0				0	1.1
		0		0				0	1.1
		0		0				0	1.1
Tax (Included)									
Total		0	0	\$1,350.00		0		0	

Description of work to be completed:

- 1) Drill 100 ft well at rear of house, install new piping, use existing pump
- 2)
- 3)

GFCI that was put in the bathroom needs fixing.
 When you unplug the hairdryer the whole thing pulls
 out from the wall.

Heating & Air		HTF	Other Sources	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity	Materials	Labor	Total				
1) Heating cooling system	1	\$2,050.00	\$2,650.00	\$4,700.00			0	1.1
<i>Did not install heat</i>								
<i>air system</i>								
Tax (Included)		0		0			0	1.1
Total		0	0	\$4,700.00	0		0	1.1
Description of work to be completed:								
1) Install new 3 ton heating and cooling system, all connection included								
2)								
3)								

Doors & Windows		HTF	Other Sources	Complete	Volunteers	@	Cost Est	x10%
Description	Quantity	Materials	Labor	Total				
1) Windows	16	\$2,790.00	\$3,725.00	\$6,515.00			0	1.1
<i>2 more windows were installed (18)</i>								
Tax (Included)		0		0			0	1.1
Total		0	0	\$6,515.00	0		0	1.1
Description of work to be completed:								
1) Remove 16 window at front, right side and left side of house Install 16 replacement windows --- 2/ 28" x 38" & 14/ 28" x 54"								
2)								

The \$4700.00 for the heat & air system was used for the well,

Other	Professional fee	0	\$250.00	0	0	1.1
		0		0	0	1.1
		0		0	0	1.1
		0		0	0	1.1
		0	\$20,000.00	0	0	
	Total					

The undersigned gives approval of the work listed above:

Grace P. Picalone
Sponsor Signature

04-27-09
Date

Walter D. Ware
Homeowners Signature

04-07-09
Date

Contractors Name: Nabs Construction
Address: 200 Forestwood Dr.
City, State, Zip: Columbia, SC 29223
Contractors License#: G 113320
Telephone #: (803) 237 1140
Contractors Insurance: People Choice Insurance & Financial

The undersigned certifies that the work-write-up submitted is complete for work to be performed:

John A. [Signature]
Contractors Signature

4-2-09
Date

My signature

I signed these papers on April 7, 2009

My name was signed on 3 other papers, one on the same day, one on April 17, 2009 and another on May 22, 2009



HTF Change Order Request Form

Change Order # 1

Project # 26609

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed)

Following changes are made to work write up
Delete bedroom # 2, reduce cost of windows and tranfer
funds to installing shower stall and vanity

Original Contract Amount \$ 22,250.00
Amount of this Change Order \$ 0.00
Amount of Previous Change Order \$ 0.00
Revised Total contract Amount \$ 22,250.00

Completion time extended? Yes until No XX

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

04-07-09
Date

ACCEPTED [Signature]
Contractor

4-7, 2009
Date

ACCEPTED [Signature]
Sponsor

Apr. 7, 2009
Date

FOR INTERNAL USE ONLY:	
Change order acceptable? Yes <u> </u> No <u>✓</u>	
Is project still financially feasible? Yes <u>✓</u> No <u> </u>	
Authority Approval <u>[Signature]</u> Authority Representative	<u>4/14/9</u> Date

This is not my signature on these papers. I don't know who signed my name. My signature is on the last page of the contract.



HTF Change Order Request Form

Change Order # 2

Project # 26609

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed)

Following changes are made to work write up
Reduce cost of conduit and weather head and transfer funds to
installing faucet and cut off valves

Original Contract Amount	\$ 22,250.00
Amount of this Change Order	\$ 0.00
Amount of Previous Change Order	\$ 0.00
Revised Total contract Amount	\$ 22,250.00

RECEIVED

APR 17 2009

Completion time extended? Yes ___ until _____ No XX HOUSING

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

April 17, 2009
Date

ACCEPTED [Signature]
Contractor

04/17/2009
Date

ACCEPTED [Signature]
Sponsor

April 17, 2009
Date

FOR INTERNAL USE ONLY:	
Change order acceptable? Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Is project still financially feasible? Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Authority Approval <u>[Signature]</u>	Date _____
Authority Representative	Date



HTF Change Order Request Form

Change Order # 23

Project #. 26609

SCSHFDA
MAY 26 2009
Housing Development

Nabs Construction
Contractor's Name

March 30, 2009
Original Contract Date

Ms. Kathy S. Ware
Owner's Name

3896 Highway 34 Pomaria, SC 29126
Property Address(s)

EXPLANATION OF CHANGE/SPECIFICATIONS (Describe each change in specific terms Provide complete specifications for all new work to be completed.)

Following changes are made to work write up, delete heating / cooling system and transfer fans to increase cost of installing well and two extra windows. Please see attached document for increase cost of well
Contractor will contribute \$509.70 to cost of install well

Original Contract Amount	\$22,250.00
Amount of this Change Order	\$0,000
Amount of Previous Change Order	\$0,000
Revised Total contract Amount	\$22,250.00

Completion time extended? Yes until _____ No XX

When executed by all parties, this document will become an amendment to the above-referenced construction contract

ACCEPTED Kathy S. Ware
Owner/Beneficiary

MAY 22, 2009
Date

ACCEPTED [Signature]
Contractor

MAY 22, 2009
Date

ACCEPTED [Signature]
Sponsor

MAY 22, 2009
Date

FOR INTERNAL USE ONLY:

Change order acceptable? Yes No

Is project still financially feasible? Yes No

Authority Approval [Signature]
Authority Representative

5/29/09
Date

BOARD
Paul C. Aighers III
Chairman
Edwin H. Cooper III
Vice Chairman
Steven G. Kruger
Secretary



Promoting and protecting the health of the public and the environment

BOARD
Harris C. Neill
M. David Mitchell, MD
Glen A. McGill
Coleman F. Buckhouse, MD

05/15/2009

GEOFFREY R HEANUE SR (S C Well Driller Certification Number 1070)
104 HEANUE'S HOLLOW
PROSPERITY, SC 29127

Verification of Receipt of a Notice of Intent
ID Number SCW36105821

Dear Sir

The Department of Health and Environmental Control has received your Notice of Intent (NOI) to construct an Individual Residential Well for

Kathy Ware well at 3896 HWY 34, POMARIA

Please reference the number above in any correspondence to the Department. On the copies of the NOI that you have kept, please enter this number in the space marked 'SCW'. Please keep a copy of the NOI with you while drilling, the other copy can be given to the well owner.

The fee includes the cost to have the well water analyzed for the presence or absence of bacteria by the SCDHEC Laboratory. Please inform the well owner that sample bottles and sampling instructions may be picked up at the nearest EQC Regional Office, County Health Department, or Public Health Regional Office.



This approval to install a private drinking water well does not assure that the groundwater is free from contamination and is safe for the intended use. Naturally occurring uranium and radium have been found in wells in certain areas of the state. Please provide the enclosed information to the well owner. If you have any reason to believe contamination is present in the area of the well location, contact us.

Also, other local permits or licenses may be necessary to construct a well in your area of the state.

If you have any questions, please contact the Private Well Program toll-free at 1-888-761-5989 or Columbia-area at 898-3342.

104 Heanue's Hollow
Prosperity, SC 29127

Heanue Well Drilling, Inc.



Office: 803-405-1290
Fax: 803-405-9627

Commercial-Residential-Irrigation
Pump Sales & Service

Invoice

BILL TO
Carroll Trapp 3141 State Hwy. 215 North Blair, SC 29015

DATE	INVOICE #
5/19/2009	6523

DESCRIPTION	AMOUNT
RE: WELL DRILLING SERVICES - Kathy Ware 3896 Hwy. 34, Pomaria	
SC DHEC Permit Fee: 36105821	70.00
Well Drilling: 405' @ \$9.50:	3,847.50
6 1/4" PVC Well Casing: 46' @ \$4.00:	184.00
Grout:	150.00
1 HP, 7 GPM SS Pump:	725.00
10'2 Twisted Pump Wire: 360' @ \$0.82:	295.20
1" Schedule 120 Pump Pipe: 360' @ \$0.85:	306.00
1" Check Valves: 3 @ \$20.00:	60.00
Torque Arrestors: 2 @ \$11.00	22.00
Well Seal & Vent:	25.00
Labor:	125.00
Trenching, Pipe and Wire:	100.00
Payment:	-4,000.00
THANK YOU FOR YOUR BUSINESS!	
<i>Still owes Mr. Heanue for drilling the well. In May it will be 3 years.</i>	
TERMS: DUE UPON RECEIPT. A Service Charge of 1.5% will be added on all Balances over 30 days.	Total \$1,909.70

November 12, 2010
Friday

Dear Mrs. Hicks,

I'm writing you to request copies of all paper work that pertains to my house and all work that was done. Also, to get copies of the inspectors reports and a copy of the final inspection. I want the name of both inspectors.

Thank You,
Kathy Ware

P.S. Who is going to be responsible when DEHC condemns my home because there is no water?

Who is going to be responsible when they (DSS) take my granddaughters away from me because there is no water?

Who is going to be responsible when my house catches fire because of the wiring the electrician did, He didn't know what he was doing?

(over)



South Carolina
STATE HOUSING
Finance and Development Authority

(803) 896-9001 • 300-C Outlet Pointe Blvd. • Columbia, South Carolina 29210

M e m o r a n d u m

Date: December 8, 2010

To: Kathy Ware

From: Linda Hough-Hicks

Subject: Inspections

Per your request, please find enclosed the information you requested.

If you need further assistance, please do not hesitate to contact me at (803) 896-933

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Friday, June 05, 2009 2:57 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for you use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Final	OO	26609	Kathy Ware	Denied	T Jacobson

Informational Comments:

Kitchen- the kitchen base cabinet should have been 8"long- it is 6'6" approximately The dishwasher is not secured or closed in around at the wall, the space to the left of the dishwasher is a piece of plywood There is a leak under the sink The sink is not properly installed and secured to the cabinet The floor is not properly installed See figure 5

Bathroom 1- the bathroom door installed does not stay open properly The nail holes were not puttied prior to painting and the corner trim is poorly and unevenly installed by the open doorway There is a gap around the commode water supply line at the floor- it should have a ring around it The shower head and pipe are not properly installed- the connecting pipe should extend through the sheetrock and be accessible for replacing the head

Electrical- the electrical mast head installed is not 10' above ground level See figure 3 the water heater was disconnected for the well and should be reconnected See figure 6

Doors & Windows- there is some rot and damage to the framing around a couple of windows. caulking is not adequate and has gaps in many areas including around the window flashing that was reinstalled See figure 2

Inspected 6/5/09

PROPERTY INSPECTION REPORT

HTF HOME

Property Address: 3896 Hwy 34, Pomaria SC Owner's Name Kathy Ware

Identification Number: 26609 Program: HTF HOME

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Re-inspection Specifications/Plans Review

1. Foundation Area----- Approved Denied Not Inspected

2. Exterior----- Approved Denied Not Inspected

3. Roofing----- Approved Denied Not Inspected

4. Kitchen----- Approved Denied Not Inspected

The kitchen base cabinet should have been 8' long - it is 6'6" approximately The dishwasher is not secured or closed in around at the wall, the space to the left of the dishwasher is a piece of plywood There is a leak under the sink The sink is not properly installed and secured to the cabinet The floor trim is not properly installed See figure 5

5. Dining Area----- Approved Denied Not Inspected

6. Bathroom #1----- Approved Denied Not Inspected

The bathroom door installed does not stay open properly
The nail holes were not puttied prior to painting and the corner trim is poorly and unevenly installed by the open doorway
There is a gap around the commode water supply line at the floor - it should have a ring around it
The shower head and pipe are not properly installed - the connecting pipe should extend through the sheetrock and be accessible for replacing the head

7. Bathroom # 2----- Approved Denied Not Inspected

8. Bathroom # 3----- Approved Denied Not Inspected

9. Bedroom # 1----- Approved Denied Not Inspected

PROPERTY INSPECTION REPORT

Page ____ of ____

This Inspection is. APPROVED Denied

Tim Jacobson
SCSHFDA Inspector

Friday, June 05, 2009
Date

PROPERTY INSPECTION REPORT

HTF HOME

Property Address: 3896 Hwy 34, Pomaria, SC 29126 Owner's Name Kathy Ware

Identification Number: 26609 Program: HTF HOME

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Re-inspection Specifications/Plans Review

1. Foundation Area----- Approved Denied Not Inspected

2. Exterior----- Approved Denied Not Inspected

3. Roofing----- Approved Denied Not Inspected

4. Kitchen----- Approved Denied Not Inspected

5. Dining Area----- Approved Denied Not Inspected

6. Bathroom #1----- Approved Denied Not Inspected

7. Bathroom # 2----- Approved Denied Not Inspected

8. Bathroom # 3----- Approved Denied Not Inspected

9. Bedroom # 1----- Approved Denied Not Inspected

10. Bedroom # 2----- Approved Denied Not Inspected

PROPERTY INSPECTION REPORT

11. Bedroom # 3 ----- Approved Denied Not Inspected

12. Bedroom # 4 ----- Approved Denied Not Inspected

13. Electrical ----- Approved Denied Not Inspected

14. Plumbing ----- Approved Denied Not Inspected

15 Heating & Air ----- Approved Denied Not Inspected

16 Doors & Windows ----- Approved Denied Not Inspected

17. Insulation ----- Approved Denied Not Inspected

18 Smoke Detector ----- Approved Denied Not Inspected

19 Living/Family Room ----- Approved Denied Not Inspected

20 Hallway ----- Approved Denied Not Inspected

General Comments:

This Inspection is APPROVED Denied

Jim Jacobson
SCSHFDA Inspector

Tuesday, June 16, 2009
Date

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Thursday, June 18, 2009 3:05 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for you use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Final	OO	26609	Kathy Ware	Approved	T Jacobson
Informational Comments: Inspected 6/16/09					

PROPERTY INSPECTION REPORT
Change Order/Revised Work Write-Up Review Form

HTF HOME

Property Address: 3896 Hwy 34 , Pomaria, SC

Identification Number: 26609

Owner's Name: Kathy Ware

Type of Inspection. Initial Interim Final Interim W/Draw Interim W/O Draw
 Change Order Revised Work Write-Up

General Comments:

This Inspection is. APPROVED Denied

Jim Jacobson
SCSIII DA Inspector

Friday, May 29, 2009
Date

PROPERTY INSPECTION REPORT
Change Order/Revised Work Write-Up Review Form

HTF HOME

Property Address: 3896 Highway 34, Pomaria, SC

Identification Number: 26609

Owner's Name: Kathy Ware

Type of Inspection: Initial Interim Final Interim W/Draw Interim W/O Draw
 Change Order Revised Work Write-Up

General Comments: Why did weatherhead and conduit go up under electrical Totals do not add up from change order and revised work write up forms Vanity to include faucet and cutoff valves

This Inspection is. APPROVED Denied

Tom Jacobsen
SCSHF-DA Inspector

Tuesday, April 14, 2009
Date

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766
Sent: Wednesday, April 15, 2009 3:16 PM
To: Hough-Hicks, Linda 6-9338
Subject: FW: Inspection Results -Kathy Ware

Forwarded for your use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Initial/Revised Work Write-Up/Change Order	OO	26609	Kathy Ware	Denied	T Jacobson
Informational Comments Why did weather head and conduit go up under electrical Totals do not add up from change order and revised work write-up forms Vanity to include faucet and cutoff valves Inspected 4/14/09					

Rouse, Melissa 6-8766

From: Rouse, Melissa 6-8766

Sent: Wednesday, April 22, 2009 4 34 PM

To: Hough-Hicks, Linda 6-9338

Subject: FW Inspection Results -Kathy Ware

Forwarded for you use/action

INSPECTION RESULTS

Type of Inspection	Type of Activity	Project #	Property owner and/or Address	Approved/ Disapproved	Inspector
Initial/Change Order	OO	26609	Kathy Ware	Approved	T Jacobson
Informational Comments Inspected 4/21/09					

PROPERTY INSPECTION REPORT

Page ___ of ___

10. Bedroom # 2----- Approved Denied Not Inspected

11. Bedroom # 3----- Approved Denied Not Inspected

12. Bedroom # 4----- Approved Denied Not Inspected

13. Electrical----- Approved Denied Not Inspected

The electrical mast head installed is not 10' above ground level See figure 3
The water heater was disconnected for the well and should be reconnected See figure 6

14. Plumbing----- Approved Denied Not Inspected

15. Heating & Air----- Approved Denied Not Inspected

16. Doors & Windows----- Approved Denied Not Inspected

There is some rot and damage to the framing around a couple of windows, caulking is not adequate and has gaps in many areas including around the window flashing that was reinstalled See figure 2

17. Insulation----- Approved Denied Not Inspected

18. Smoke Detector----- Approved Denied Not Inspected

19. Living/Family Room----- Approved Denied Not Inspected

20. Hallway----- Approved Denied Not Inspected

General Comments. Attention group participant please insure a copy of the report is given to the contractor
Address the above issues

- 1- 5 wires that was left disconnected in breaker box.
- 2- Have not washed clothes since new wash - May 20, 2009.
- 3- 2-110 wires instead of 1-220 wire to breaker box for wash.
- 4- Kitchen sink still leaking.
- 5- Run out of water - more times than I can count.
- 6- New window in kitchen broke first time I raised it
- 7- Cheap caulking used on windows outside.
- 8- Paper towels rolled up and stuffed in windows ^{before they} were caulked.
- 9- Had no power to outside buildings & my air compressor.
- 10- P trap under sink way to long.
- 11- No hand rail in shower for Handicapped
- 12- Hot + cold water faucet instead of one faucet for Handicapped
- 13- No door to bathroom from my bedroom - Had to get curtain up
- 14- No primer before painting.
- 15- Old sheetrock in bathroom was not replaced.
- 16- Floor board in kitchen was not replaced with treated floorboard.
- 17- Never had good water pressure
- 18- Bathroom sink never drained good, water stands, drains slow.
- 19- Will Miller was never paid all his money.
- 20- Ice board was not put on bottom of cabinet.
- 21- Cheapest caulking was used on windows (outside)
- 22- Bought 5 gal. buckets of paint instead of what was needed.
- 23- Bought extra molding, they took with them.
- 24- Neither contractor was on job when work was being done.
- 25- Don't think they had a building permit for the job.

NIKKI HALEY, CHAIRMAN
GOVERNOR

CURTIS M. LOFTIS, JR.
STATE TREASURER

RICHARD ECKSTROM, CPA
COMPTROLLER GENERAL



SC BUDGET AND CONTROL BOARD

State Budget Division
Les Boles
DIRECTOR

(803) 734-2280
Fax: (803) 734-0645

HUGH K. LEATHERMAN, SR.
CHAIRMAN, SENATE FINANCE COMMITTEE

W. BRIAN WHITE
CHAIRMAN, HOUSE WAYS AND MEANS
COMMITTEE

MARCIA S. ADAMS
EXECUTIVE DIRECTOR

January 26, 2012

Ms. Valerie Williams
L32 State Housing Finance & Development Authority
300-C Outlet Pointe Boulevard
Columbia SC 29210

Dear Ms. Williams:

Effective January 23, 2012 Mrs. Rachael Fulmer was appointed your State Budget Analyst. She will soon be in touch with your financial officer to introduce herself.

Please assist Mrs. Fulmer during this transition to become familiar with your agency's programs. Be assured that every effort will be made to facilitate a smooth transition and the continuous delivery of quality services.

Should you have any questions, please contact me at 734-2280.

Sincerely,

Brenda Hart
Assistant Director

BH:gs

cc: Mr. Richard Hutto

2012
MISC
CORRESPONDENCE



2013 NCSHA Member Directory
HFA Update Form

ATTN: Bonita Shropshire
South Carolina State Housing Finance and Development
Authority

Please update this form and email or fax it to Phaedra Stoger at pstoger@ncsha.org or 202-624-5899 by Friday, November 9.

The directory is a valuable resource for all state HFA executive directors, staff, and NCSHA affiliate members. We are now preparing the 2013 Directory, please check your current listing and mark any changes on this form. Email this form back to Phaedra Stoger at pstoger@ncsha.org or fax it to 202-624-5899 by **Friday, November 9**. If you have any questions, please call me at 202-624-7725.

If NO changes are necessary, check here and return.

**South Carolina State Housing Finance and
Development Authority**

300-C Outlet Pointe Boulevard
Columbia, SC 29210
Phone: 803-896-9001
Fax: 803-551-4876
www.schousing.com

Valarie Williams, Executive Director
Bonita Shropshire, Executive Assistant
Carl Bowen, Rental Assistance & Compliance Division Director
Cynthia Dannels, Marketing & HR Division Director
Tracey Easton, General Counsel
Richard Hutto, Finance Director
Edwin Knight, Deputy Director
Wayne Sams, Internal Auditor

Individual completing this form

Name: Bonita Shropshire
Email: Bonita.Shropshire@schousing.com

DEADLINE: FRIDAY, NOVEMBER 9, 2012

Shropshire, Bonita 6-9005

From: Spurlock, Claude 6-9396
Sent: Monday, January 14, 2013 1:09 PM
To: Shropshire, Bonita 6-9005
Subject: RE: Constituent Inquiry...

Yes we emailed back a forth a few times he has credit score of 540 use to identity theft, so I told to contact the credit bureau for help, he said he was suing all three because they let someone steal his credit. I told Valarie that I had spoken with him.

Claude D Spurlock
Director Mortgage Production
SC State Housing Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210
803-896-9396
803-730-5030 Cell

From: Shropshire, Bonita 6-9005
Sent: Monday, January 14, 2013 12:38 PM
To: Spurlock, Claude 6-9396
Subject: RE: Constituent Inquiry...

Claude, I want to take this one off my tickler, did you try contacting via e-mail and still no response, if so I'm closing out ?



Bonita Holly Shropshire
Executive Assistant to Valarie Williams
SC State Housing Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210
(803) 896-9005

From: Spurlock, Claude 6-9396
Sent: Monday, January 07, 2013 12:36 PM
To: Shropshire, Bonita 6-9005
Subject: RE: Constituent Inquiry...

I have responded with no response, I have responded again today.

Claude D Spurlock
Director Mortgage Production
SC State Housing Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210
803-896-9396
803-730-5030 Cell

From: Shropshire, Bonita 6-9005
Sent: Monday, January 07, 2013 11:33 AM

To: Spurlock, Claude 6-9396

Subject: FW: Constituent Inquiry...

Claude, any more information on this inquiry?



Bonita Holly Shropshire

Executive Assistant to Valarie Williams

SC State Housing Authority

300-C Outlet Pointe Blvd.

Columbia, SC 29210

(803) 896-9005

From: Shropshire, Bonita 6-9005

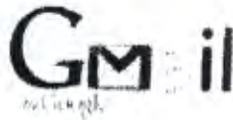
Sent: Wednesday, January 02, 2013 5:30 PM

To: Spurlock, Claude 6-9396

Subject: Constituent Inquiry...

Claude, would you please take a look at the following attachment and have someone to contact Ms. Donnelly for follow up of our mortgage program.

Thank you...



DJ Donnelly <djdonna1ly761@gmail.com>

803-296-2592

First Time Buyer & Down Payment Assistance Buyer on Disability Income South CarolinaDJ Donnelly <djdonna1ly761@gmail.com>
To: bonita.shropshire@schousing.com

Thu, Dec 27, 2012 at 10:34 AM

To: Valerie Williams, Exec Director, SC Housing & Development Authority, Columbia
From: DJ Donnelly, First Time Home Buyer, Anderson County.

Dec 27, 2012

Dear Ms Williams:

Firstly, Merry Christmas. Ms Williams, for the last year we, my Mother and I have rented a townhome in Anderson County in South Carolina. I have arranged for a purchase of the townhome from the landlord seller, after the 12 months lease, which has been completed. With an excellent rental payment history over \$10,000 to the landlord, I would now like to purchase the property, to lower our monthly payment from \$900.00 to \$550.00 as in a mortgage and no longer as a tenant.

As mentioned, I am a low income resident of South Carolina, on Social Security Disability, so is my Mother as well. The purchase price for the townhome is \$92,000. I have reviewed your services for low income residents of this State, and saw your First Time Buyers Assistance with Down Payment Assistance for low income buyers.

Can you please explain to me the process, how may I qualify, what information your offices will need, etc to proceed. When approved, would like to begin the purchase in Jan of 2013.

Any assistance Ms Williams you can offer this first time buyer, with your first time buyers assistance along with downpayment assistance, would ne much appreciated.

I look foward in hearing for your offices soon,

Thank you Ms Williams,

Happy New Year
DJ Donnelly, potential client
864-261-5889 fax.



THE WISHCAMPER
COMPANIES, INC.

Three Canal Plaza
Portland, ME 04101
www.wishcamper.com

Telephone: (207) 774-5101
Facsimile: (207) 774-5110

Bryan J. Shumway
President

December 27, 2012

Ms. Valarie Williams
Executive Director
South Carolina State HFDA
300-C Outlet Pointe Blvd.
Columbia, SC 29210

*Renewed Election Form. Meets Requirements
of Treasury Regulation § 1.42-8(b).
OK for Development/Underwriting.
J. Shumway 1/2/13*

Re: Columbiana Ridge Apartments
Election of Applicable Percentage

Dear Ms. Williams:

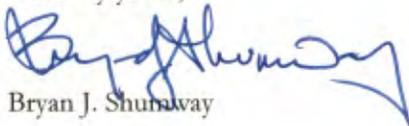
Enclosed with this letter please find three (3) original notarized "Election of Applicable Percentage" statements for the above-referenced transaction. The bonds on the Columbiana Ridge project were issued on December 19th, 2012.

Kindly acknowledge receipt of these statements by signing and dating where indicated and please return two (2) originals to me for my files and keep one (1) original for your files.

We have started the substantial renovation of the property and are eager to turn over our first buildings, which are expected to be complete in February of 2013. I hope that you and your staff will have a chance to visit and see our progress at some point before the final ribbon cutting, which we expect will take place in the first part of 2014.

Thank you for your support of our project and for the hard work of your staff. If you need any additional information please do not hesitate to contact me.

Sincerely yours,


Bryan J. Shumway

cc: Sheldon Winkelman, Esq. (via e-mail)
Robert Nettles, Esq. (via e-mail)
Dayna Hutchins, Esq. (via e-mail)

Please join us
for a

Christmas Drop-in

at our new location

125 Old Chapin Road

Lexington, South Carolina 29072

on Friday, December 7, 2012

from 6:00 pm until 10:00 pm

Cocktails and Hors d'oeuvres will be served

Please RSVP to abw@connellybuilders.com or 798-0572



FYI
MATT

From the Desk of Eugen Alexandrescu

To,
President Barak Obama
The White House
1600 Pennsylvania Avenue NW
Washington, DC 20500
By US Mail

11/27/2012

CC.
Department of the Treasury - Homeownership Preservation Office
by Fax: 2026226415

SC HELP (SC Housing Corp.)
Phone: 803 896-9001

Toni King, MSW
Housing and HECM Counselor
Upstate Homeless Coalition of SC
150 Executive Center Drive, Greenville, SC 29615

Re Kimberly Wilbourne of SC Housing Corp is putting me and my family out of our house – 209 Holden Dr., Clemson SC 29631 (Wells Fargo Mortgage No. 0202403572)

Mr. President,

I was helping you to remain in your house (White House), now I am requesting you to help me to remain in my house because **Kimberly Wilbourne of SC Housing Corp is putting me and my family out of our house.**

In February 2010 US Department of Treasury under your directives have created the Harder Hit Fund (HHF) providing \$7.6 billion tax payer money to the hardest heat states. For SC were allocated \$295,431,547.

HHF programs are designed and administered by each state's Housing Finance Agency (HFA). Most of these programs are aimed at helping unemployed homeowners remain in their homes while they search for new employment and those who owe more on their mortgage than their home is worth.

By definition this program was designed to help people like me unemployed to remain in their home.

This HHF is financed by tax payers like my self to help tax payers like my self in need.

By denying my application **Kimberly Wilbourne of SC Housing Corp** is putting a 67 years old person and this family on the street.



From the Desk of **Eugen Alexandrescu**

Dear Barack, I am very confident you will help me to remain in my house.

I and my family have suffered a quadruple hardship, loss of job, illness in the family, loss of the unemployment compensation and victims of a robbery:

In last 10 years I was forced to work as Contract Employee and to move in various locations looking for jobs. In some locations I porches homes for family residence close to my place of employment.

Being laid off every time I tried to unload the property but due to the real estate crash was not possible, that explain why I own few homes most of them purchased as primary residence.

In March 31, 2011 I was laid off from my job. At the time I was residing at 7 narrows Ct., Salem, SC 29676. This was my most expensive mortgage.

By July 2011 I couldn't afford the payment for 7 Narrows CT. I contacted o Hope counselor and I was advised to listed for a short sale. The house was listed for short sale in Dec. 16, 2011.

Since then the more affordable solution as a primary residence was my house at 209 Holden Dr., Clemson, SC 29631.

During the first part of the 2012 I was trying to keep up with the payments for my primary home and other mortgages.

On May 2012 we run out of money reserves due high mortgages, the illness in the family and also we were victims of a robbery and couldn't afford to pay the mortgage for our primary residence and two other mortgages.

On September 05, 2012 my unemployment compensation ended. At the present time my only income is my social security benefice of \$1,859 per month.

Therefore I applied for the help instituted by you to help people like me and I was denied by **Kimberly Wilbourne of SC Housing Corp.**

Barak, please help me to get the necessary funds to save my house from HHF.

Sincerely,

Eugen Alexandrescu
eugen945@yahoo.com
570 295-5404



WALTER D. CARR, B.I.C.

5806 Campbell Street
Charleston, SC 29410-2718

www.carr-properties.com
walter@carr-properties.com

Telephone (843) 744-2863
Fax (843) 744-0321

October 25, 2012

Valarie M Williams, Executive Director
South Carolina Housing, Finance and Development Authority
300-C Outlet Point Blvd.
Columbia, SC 29210

RECEIVED

OCT 29

Re: Draft 2013 QAP-Tie Breaker Experience, Item 4

EXECUTIVE DIRECTOR

Dear Director Williams,

During last year's cycle I represented an out of state client, Buckeye Community Hope Foundation and its South Carolina affiliate, Palmetto Community Hope Foundation, in their efforts to identify and contract for the purchase of suitable sites for submission in the 2012 tax credit competition. I expended in excess of 100 hours identifying potential sites and traveling our state in my efforts to properly vet and quality those sites. The client entered into a buy/sell agreement on one site and I had submitted for signatures a buy/sell agreement on 2/13/12 for second site only to learn on that date that all of our good and sincere efforts were for naught owing to a clarification bulletin issued by SCHFDA on February 8, 2012. You will find herein enclosed a copy of the subject bulletin. Also enclosed in a letter from the client in which he states his understanding of what the QAP called for and disappointment over the clarification and its impact on his company and its affiliates.

I/we do not want to suffer a similar such experience when competing in the 2013 cycle. Please make clear whether or not applicants will be allowed to count qualifying experience in other states or will they be limited to experience in South Carolina in so far as tie breakers are concerned.

I look forward to your timely response.

Very Truly,

Walter D. Carr, B. I. C., C.N. E.

Encl: 2012 Bulletin #1 & Buckeye Community Hope Foundation letter dated 2/15/2012

2012 Tax Credit Program

Bulletin # 1

February 8, 2012

Changes/Deletions/Clarifications to the 2012 Qualified Allocation Plan and/or
2012 Low-Income Housing Tax Credit Manual:

Clarification:

2012 QAP- Page 10

Tie Breaker Criteria, Item 4. Previous South Carolina Tax Credit Experience

The question has been asked what timeframe the Authority is looking at for developers to qualify as having previous South Carolina tax credit experience. For clarification, the seven (7) year timeframe listed on page 3 of Exhibit K, January 1, 2005 through March 31, 2012, is the applicable timeframe for this tie break criteria.

Clarification:

2012 QAP- Page 10

Tie Breaker Criteria, Item 7. Eventual Homeownership

Questions have been asked if developers can choose both the points available under Targeting Characteristics, item (b) on page 7 of the 2012 QAP as well as provide documentation for the tie breaker criteria for eventual homeownership. For clarification, the Authority will require developments to meet the initial tax credit fifteen (15) year compliance period plus an additional five (5) year extended use compliance period if electing to do both of these options. This means the units and development would be treated as a tax credit rental development for a full twenty (20) years before the Authority would allow the development to be converted to tenant ownership.



Buckeye Community Hope
Foundation Housing Division
3021 E. Dublin-Granville Rd.
Columbus, Ohio 43231
614.942.2020
614.942.2000 fax
www.buckeyehope.org

February 15, 2012

Walter D. Carr, B. I. C.
Carr Properties, LLC
5806 Campbell Street
Charleston, SC 29410

Re: Our South Carolina status

Dear Mr. Carr,

Per your request, please find this explanation of the change in the state's policy regarding the tax credit program which has made our involvement much less competitive.

South Carolina State Housing Finance and Development Authority (the Authority) issued a Bulletin dated February 8th (attached). This was designed to clarify an issue in the Qualified Allocation Plan (QAP) which governs the 2012 tax credit competition. In the QAP this year, we believe most developers can score all the points if they have a site meeting the Authority's objectives in the QAP. So tiebreakers will be critical to determine who wins the tax credits. The first tiebreaker weeds out counties that may have gotten recent housing awards or have more than their share and the next tiebreaker prioritizes counties which have gotten less than their share. It's our opinion that almost everyone applying in SC this year recognizes the need to apply in the underserved counties to have much of a chance. The next tiebreaker prioritizes developers who have developed and currently own at least one tax credit project in SC. We have assumed all along that we would satisfy this tiebreaker in the QAP because our SC affiliate, Palmetto Community Hope Foundation, is and was the general partner/developer for more than one SC project.

In the February 8th Bulletin, however, the Authority indicated that this tiebreaker will be resolved favorably only if the developer/owner's experience is within the past seven years. Palmetto's last project was completed at the end of 2004, so it just misses. The QAP does not mention the timeframe within which such a project must have been developed, so essentially the Authority has made an amendment to the QAP in the middle of the process. In a different section of the tax credit application (Exhibit K), the Authority requests the applicant's tax credit experience during the past seven years. Exhibit K is not specific to SC experience—projects for Exhibit K can be in any state. The February 8th Bulletin seems to merge these separate issues by saying "...the seven year timeframe listed [in Exhibit K] is the applicable timeframe for this tie

break criteria.” Laura Nicholson, Development Director at the Authority, was absolutely clear to us in an email exchange on February 13th that applying the seven year period from Exhibit K to the tiebreaker was not a mistake; she stated “the Authority intended a timeframe to be applicable” to the tiebreaker, even though it was not actually in the QAP. Although it may be logical for the Authority to prefer more recent experience, the fact this was not a stated criterion in the QAP led us and other partners to expend considerable time and money pursuing sites that may well prove a waste of time due to this interpretation of the prior experience tiebreaker.

I hope this explanation is helpful for you to understand why we suddenly pulled back from pursuing certain sites in South Carolina. Please let me know if additional information is needed.

Sincerely,



Roy Lowenstein
Vice-President



STATE OF SOUTH CAROLINA
THE SENATE
COLUMBIA

P.O. BOX 142
COLUMBIA, SC 29202
TELEPHONE: (803) 212-6610

GLENN F. McCONNELL
PRESIDENT *PRO TEMPORE*

March 1, 2012

Mr. Walter Carr
Email: walter@carr-properties.com

Dear Walter:

I received your letter and read it. What bothers me about it is the changing of the rules in the middle of the game. I am also interested in how the South Carolina State Housing Authority can simply issue these bulletins changing things. It would seem there should be a set of regulations that uniformly handles these solicitations. If they were going to require seven years of tax credit experience, then they should have made it clear and not limit it down the line after they get a tie or after people have expended resources and time.

This was the very issue that came up during the debate on the Department of Administration bill. We are concerned that too few eyes are handling too much and things can get tilted or injustices done to people out there engaging in the procurement process.

I am having a staff member to look at this to see what we can do. I am also checking to see about what authority they have to be issuing these sorts of changes along the way. Thank you for bringing this to my attention.

With warmest personal regards, I am

Sincerely,

A handwritten signature in black ink, appearing to read "Glenn F. McConnell".

Glenn F. McConnell



City of Charleston

Joseph P. Riley, Jr.
Mayor

October 15, 2012

Mr. Clayton Ingram, Marketing Director
S.C. State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, South Carolina 29210

Dear Clayton:

I want to extend my thanks to you for attending the meeting that was held, Thursday, October 11, 2012, at the Seven Farms Village Apartments to discuss the Low Income Housing Tax Credit (LIHTC) Program.

I enjoyed meeting with you and appreciate the insights you provided regarding the economic and social impact the Low Income Housing Tax Credit Program (LIHTC) has made in South Carolina. You should be proud of the wonderful opportunities provided to our community as a result of the efforts of the State Housing Finance and Development Authority.

As mentioned during the meeting, the City of Charleston is very interested in ensuring urban communities have a fair opportunity to access Low Income Housing Tax Credits as they are critical to enabling the ongoing development of affordable rental housing. We appreciate your efforts in helping us achieve that goal.

Again, thank you for your presentation and the fine work you do on behalf of the S.C. State Housing Finance and Development Agency.

With warmest regards, I remain

Most sincerely yours,

Joseph P. Riley, Jr.
Mayor, City of Charleston

JPR, jr./ad

✓ cc: Valerie Williams, Executive Director
S.C. State Housing Finance & Development Authority



P.O. Box 652, Charleston, South Carolina 29402

843-577-6970 Fax 843-720-3827

RECEIVED

OCT 25

EXECUTIVE DIRECTOR

You did a great job!

July 31, 2012

Ms. Valarie M. Williams
300-C Outlet Pointe Blvd.
Columbia, SC 29210

RECEIVED

AUG 8

EXECUTIVE DIRECTOR

Re: S.C. State Housing Authority
Account #0000023068

Dear Ms. Williams:

A helpful staff member in Governor Haley's office has referred me to you in regards to the above referenced mortgage on my home at 9609 King's Grant Dr., Murrells Inlet, SC.

I closed on my home in July 2006 and appreciate the assistance of SC State Housing Finance and Development Authority in this transaction.

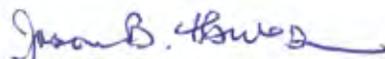
Since purchasing my home, property values have plummeted in my neighborhood as they have nationwide. I now find myself in a situation where my house may be worth roughly 70% of the current balance on my mortgage (approximately \$131,800). Even if the economy begins to improve, it will be years before my equity exceeds my principal. Additionally, this leaves me in the unenviable position of having to continue paying PMI for a much longer period than originally planned.

I am aware of the federal government's efforts (Home Affordable Modification Program) to offer relief to homeowners whose ability to make their mortgage payments creates a hardship. While I have remained current on my schedule payments, I find it to be increasingly more difficult in light of having a wife and child to support and the lack of a "light at the end of the tunnel".

Although my understanding is that your agency may not be under any legal obligation to assist me in modifying my payments, I am hopeful that you will consider a helpful plan. My current mortgage interest rate is 6.25 percent. It is common knowledge that interest rates are currently at an all-time low but I am unable to take advantage as a result of my insufficient equity. I feel that I have been a reliable client and would request a modification in my current interest rate that would place it closer to those available today. This solution would assure you of my continued ability to keep my mortgage current and permit me to continue to provide my family with the necessities of life.

I urge you to give my request due consideration and look forward to any early response. Thank you.

Sincerely,



Jason B. Hawes
843-458-9990



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

Christopher N. Union
Chairman

Valarie M. Williams
Executive Director

August 10, 2012

Mr. Jason B. Hawes
9609 Kings Grant Drive
Murrells Inlet, SC 29577

Re: Loan # 23068

Dear Mr. Hawes:

Thank you for your recent correspondence regarding your mortgage loan with the Authority. I understand the difficult situation you are facing; however, the Authority does not offer any loan modification or refinancing options with our mortgages. The reason for this lies in the fundamental differences in the way the Authority operates versus a traditional lender. Our loans are funded through the sale of tax-exempt bonds to investors. These funds are then used to make loans to first-time home buyers at low, fixed interest rates.

The interest rate we charge is the lowest rate we can responsibly charge while meeting the obligation to our investors and so that we can continue making low interest mortgage loans well in the future. Lowering the interest rate, reducing principal or modifying the terms of any mortgage in a bond series could jeopardize our ability to repay our investors.

If you find yourself unable to make your mortgage payments at any time, please contact our offices immediately at 803-896-9521 for additional assistance.

Sincerely,

Valarie M. Williams
Executive Director

Shropshire, Bonita 6-9005

From: Tiffany <tgantt81@aol.com>
Sent: Monday, July 16, 2012 9:27 PM
To: Shropshire, Bonita 6-9005
Subject: Re: Response from SC State Housing

Mrs. Shropshire & Mrs. Williams,

Thanks for your attentiveness in this matter. I accepted the changes to my loan and I have e-mailed my response to Mrs. Rivers. I can not thank you enough for looking into this :-)

On Jul 12, 2012, at 3:05 PM, Shropshire, Bonita 6-9005 wrote:

Ms. Gantt, I hope Ms. Williams' letter is responsive to your needs!

<image001.jpg>

<image002.gif>

Bonita Holly Shropshire

Executive Assistant to Valarie Williams

SC State Housing Authority

300-C Outlet Pointe Blvd.

Columbia, SC 29210

(803) 896-9005

<Tiffany Gantt.pdf>



South Carolina State Housing Finance and Development Authority

300-C Outlet Pointe Boulevard, Columbia, South Carolina 29210

Telephone: (803) 896-9521

Fax: (803) 896-8592

TTY: (803) 896-8831

www.schousing.com

July 12, 2012

Ms. Tiffany Gantt
2040 Five Chop Road
Orangeburg, SC 29115

RE: Loan #15358

Dear Ms. Gantt:

Thank you for your inquiry regarding your down payment assistance loan. We have conducted extensive research on your account as you requested. Our records reflect a current delinquency of \$641.50 on your down payment loan #15358. The arrearage occurred between 2006 and 2010 when payments were not being made on this loan.

Of the \$1,200.00 in question, \$950.00 was accurately applied to your down payment loan from 2010 to present. Please see below for a breakdown of the application of these payments:

<u>Date</u>	<u>Payment</u>	<u>Date Payment Posted</u>
05/24/2010	\$50.00	05/27/10
06/25/2010	\$50.00	06/29/10
07/23/2010	\$50.00	07/27/10
08/26/2010	\$50.00	<i>Posted to First Mortgage*</i>
09/28/2010	\$50.00	<i>Posted to First Mortgage*</i>
10/28/2010	\$50.00	11/02/10
11/22/2010	\$50.00	11/29/10
12/30/2010	\$50.00	12/31/10
02/24/2011	\$50.00	02/28/11
03/26/2011	\$50.00	03/29/11
04/28/2011	\$50.00	04/29/11
05/27/2011	\$50.00	06/02/11
06/28/2011	\$50.00	06/30/11
07/29/2011	\$50.00	08/02/11
09/01/2011	\$50.00	<i>Posted to First Mortgage*</i>
09/30/2011	\$50.00	10/05/11
10/27/2011	\$50.00	10/31/11

Ms. Gant
July 12, 2012
Page Two

12/01/2011	\$50.00	<i>Posted to First Mortgage*</i>
12/30/2011	\$50.00	01/04/12
01/28/2012	\$50.00	01/31/12
02/27/2012	\$50.00	<i>Posted to First Mortgage*</i>
03/30/2012	\$50.00	04/03/12
04/28/2012	\$50.00	04/30/12
05/31/2012	\$50.00	06/07/12

Total Number of Payments Made: 24 Payment Total: \$1200.00

***Total Number of Payments Posted to First Mortgage: 5 Payment Total: \$250.00**

An adjustment can be made for the five (5) payments that were misapplied to the first mortgage. SC Housing can adjust the principal balance of your first mortgage by \$250, and your new mortgage balance will be \$42,829.09. At the same time, we will apply five payments of \$50.00 to your down payment assistance loan. These amounts are as of July 12, 2012 and subject to change. Both actions together would increase the first mortgage balance and make five payments towards the delinquency of the down payment assistance loan, leaving it due for thirteen (13) payments.

If this is acceptable and you would like for SC Housing to take this action, please contact us in writing to the attention of:

Lisa Rivers, Director Loan Servicing
SC Housing
300-C Outlet Pointe Blvd.
Columbia, SC 29210

If you have additional questions or concerns, you may contact Ms. Rivers at 803-896-9394.

Sincerely,



Valarie M. Williams
Executive Director

Shropshire, Bonita 6-9005

From: Tiffany G <tgantt81@aol.com>
Sent: Tuesday, July 03, 2012 3:25 PM
To: Shropshire, Bonita 6-9005
Subject: Re: Unresolved Issue - SC State Housing Finance & Development Authority

Mrs. Shropshire,

Thanks for responding back to my e-mail. I'm still awaiting a call from Mrs. Williams. My contact number is 803-707-5098. Can you please let her know I would really like to speak with her about this issue in more detail. Thanks again :-)
Enjoy your 4th of July

-Tiffany Gantt

On Jun 29, 2012, at 8:19 AM, "Shropshire, Bonita 6-9005" <Bonita.Shropshire@schousing.com> wrote:

> Good a.m. Ms. Gantt,

>

> I wanted to acknowledge receipt of your correspondence to Ms. Williams and to assure you that you will receive a response on this matter as soon as Ms. Williams has returned to the office on Monday, July 2.

>

> Thank you for your service to our Country and I hope you have a great weekend leading up to the 4th!

>

>

> Bonita Holly Shropshire

> Executive Assistant to Valarie Williams SC State Housing Authority

> 300-C Outlet Pointe Blvd.

> Columbia, SC 29210

> (803) 896-9005

>

>

>

> -----Original Message-----

> From: Tiffany [<mailto:tgantt81@aol.com>]

> Sent: Thursday, June 28, 2012 8:16 PM

> To: Shropshire, Bonita 6-9005

> Cc: Tiffany

> Subject: Unresolved Issue - SC State Housing Finance & Development Authority

>

> Mrs. Williams,

>

> I need your help in resolving an issue that was caused by the Payment

> & Processing Center for SC State Housing Finance and Development

> Authority. Since 2010, I have been sending in 2 separate money orders.

> Each money order had a loan account number (15358 or 15357) written on

> it. The Payment & Processing Center processed both money orders and

> applied the payment to one loan number (15357). Because that

> department failed to disburse the money to the right account, I am now

> in default for my second mortgage loan (15358). I spoke with Renee
> Shaw, Default & Loss Mitigation Manager, and her only recourse was
> that she could reverse the last payment for 2012, which is \$51.00, and
> apply it to my DPA loan (15358). Their claiming that I'm in default
> for \$691.50 which makes that about 19 payments overdue according to
> Mark Rich, my loan counselor. That recourse is unacceptable because
> the sum total of all those payments that I made since 2010 would have
> reduced my overall balance by \$1200.00. Mrs. Shaw's justification for
> why she can't reverse any payments beyond the last payment and apply
> it to the correct loan number is because they already reported that
> information to the IRS and their payment system just won't allow it. I
> attached a print screen shot of my credit report because this has
> really stressed me out. This is the only delinquent account I have on
> my credit report. I went through some issues in the past with this
> loan. After joining the Air Force in 2007, I had a close relative
> living in the home. When that individual lost their job, they were
> unable to pay the mortgage. I have since made good on making sure my
> mortgage payments are paid on time. Please contact me at 803-707-5098
> and I can explain the issue in more detail. I would really appreciate
> your help. Thank you

>
> Loan # 15357 - 394.00

> Loan # 15358 - 50.00 (This loan number is in dispute)

>
> Starting Balance: \$2000.00

> Interest Rate: 4%

> Total # of Disputable Payments Made: 24+ Payment Total: \$1200.00

>
> 5/24/2010 \$50.00

> 6/25/2010 \$50.00

> 7/23/2010 \$50.00

> 8/26/2010 \$50.00

> 9/28/2010 \$50.00

> 10/28/2010 \$50.00

> 11/22/2010 \$50.00

> 12/30/2010 \$50.00

> 2/24/2011 \$50.00

> 3/26/2011 \$50.00

> 4/28/2011 \$50.00

> 5/27/2011 \$50.00

> 6/28/2011 \$50.00

> 7/29/2011 \$50.00

> 9/01/2011 \$50.00

> 9/30/2011 \$50.00

> 10/27/2011 \$50.00

> 12/01/2011 \$50.00

> 12/30/2011 \$50.00

> 1/28/2012 \$50.00

> 2/27/2012 \$50.00

> 3/30/2012 \$50.00

> 4/28/2012 \$50.00

> 5/31/2012 \$50.00

>
> Sincerely,
>
> Tiffany T. Gantt
> 803-707-5098



May 25, 2012

Valerie Williams, Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: The Palmetto Heroes Press Release

Dear Valerie,

The Housing Authority of the City of Spartanburg considers it a high honor and privilege to partner with The South Carolina State Housing Finance and Development Authority on the promotion of the Palmetto Heroes Program. This kick-off that took place on Friday, May 11, 2012, was very successful and we feel it was a great improvement from the previous year.

As we look for efforts to improve affordable housing opportunities through programs like the Palmetto Heroes Program, as well as those programs we are participating in with the U. S. Department and Urban Development. We feel it is critical to look for efforts to partner with other agencies in order to improve the effectiveness of our efforts.

We will continue to assist you in any way possible to further the efforts of affordable housing in both the City of Spartanburg and Spartanburg County. Again, I would like to thank you for the opportunity to partner with South Carolina State Housing Finance and Development Authority in promoting the Palmetto Heroes Program.

We certainly hope that our joint efforts increase the number of mortgage loans in your area by having the Palmetto Heroes Program to help assist them in becoming homeowners. To further enhance efforts to publicizing the Palmetto Heroes Program, Spartanburg Housing Authority has set-up a Palmetto Heroes hotline number at (864-596-6036) to further assist in publicizing this most important initiative.

Sincerely,



Harry A. Byrd, Jr.
Executive Director

Ingram, Clayton 6-9520

From: Ingram, Clayton 6-9520
Sent: Monday, June 11, 2012 10:45 AM
To: Dannels, Cynthia 6-9004 (cynthia.dannels@schousing.com)
Subject: Val in Columbia Business Monthly

Importance: High

To Val
[Signature]

Columbia Business Monthly

I just spoke with Ken Allen at Columbia Business Monthly.

They are preparing to do a Real Estate issue and would like to feature Valarie in their "In the Lead" feature. In this they pose a question and take a short answer.

They use a professional photographer (in this case Kimberly Campbell,) to take a photo for the article.

This is a great opportunity!

It is brief—The question will be (basically) "How has SC State Housing helped its constituency weather the downturn?"

Response needs to be 100 words or less.

Perfect to cite the homeownership program, Heroes and SC HELP—ending with our self-support.

They would like to shoot the photo **this week** if possible. I don't know what Valarie's schedule looks like but hopefully we can find a time that works. I'll wait to hear from you and her before I call Kimberly.

Thanks,
Clayton

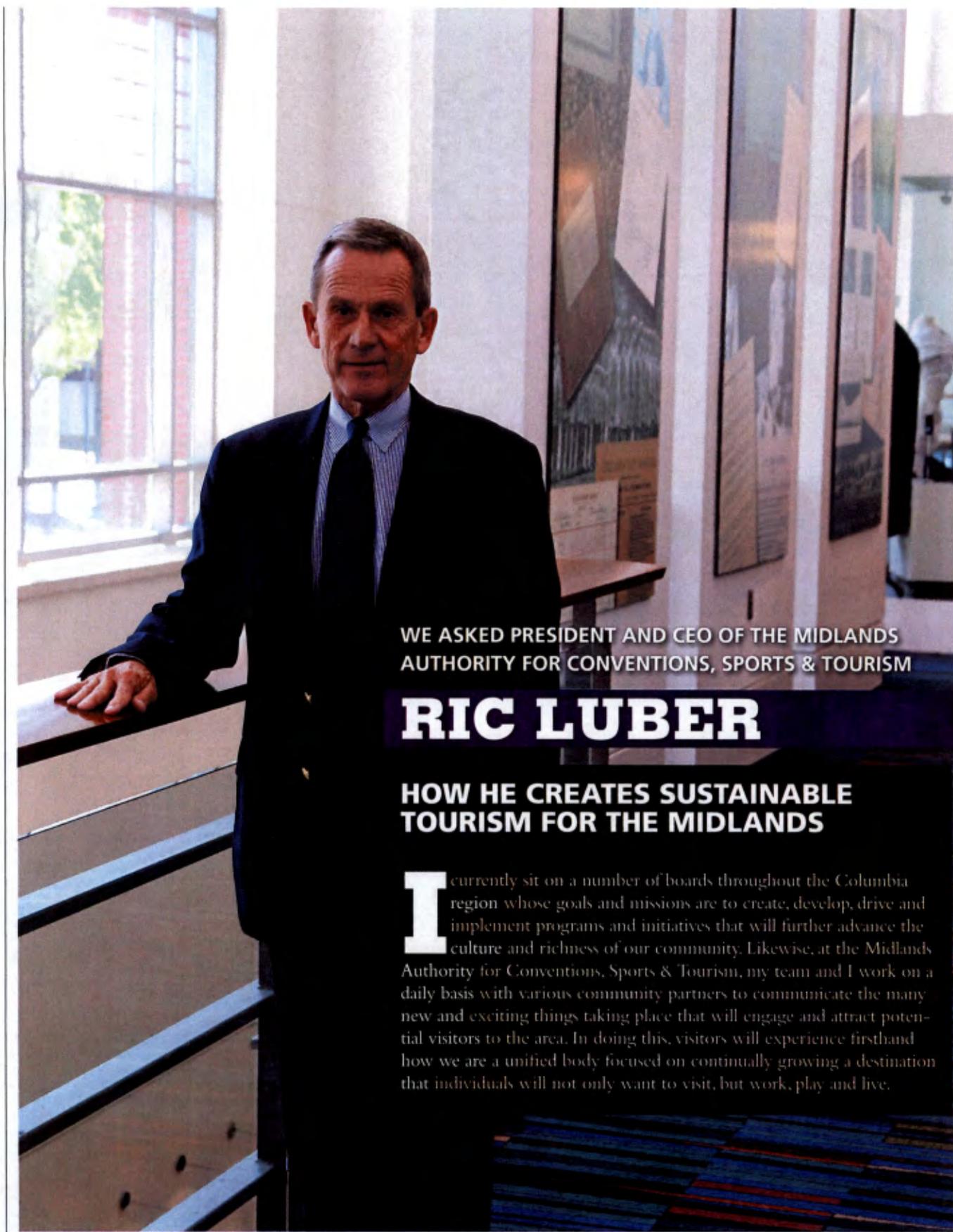


Clayton Ingram
Director of Marketing and Communications
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, SC 29210
803-896-9520

Follow us on Twitter at : <https://twitter.com/SCStateHousing>

Find us on Facebook: [SC State Housing](#)

Visit the South Carolina State Housing Finance and Development Authority's website at www.schousing.com



WE ASKED PRESIDENT AND CEO OF THE MIDLANDS
AUTHORITY FOR CONVENTIONS, SPORTS & TOURISM

RIC LUBER

HOW HE CREATES SUSTAINABLE TOURISM FOR THE MIDLANDS

I currently sit on a number of boards throughout the Columbia region whose goals and missions are to create, develop, drive and implement programs and initiatives that will further advance the culture and richness of our community. Likewise, at the Midlands Authority for Conventions, Sports & Tourism, my team and I work on a daily basis with various community partners to communicate the many new and exciting things taking place that will engage and attract potential visitors to the area. In doing this, visitors will experience firsthand how we are a unified body focused on continually growing a destination that individuals will not only want to visit, but work, play and live.

Ms. Williams,

4/26/12

Ma'am, I am an inmate in the South Carolina Dept. of Corrections and I am hoping that you can possibly help with a question I have. I am in a pre-release program and the inmates in this particular program have only 18 months or less until being released. This is a very difficult time in an inmates life with wondering how to find help, etc. Does your office offer any assistance to released inmates that can help them in any way? If so, could you please mail me any and all information that you can provide? Not only would I be grateful but a lot of nervous guys will be too. Thank you very much and may you have a pleasant day.

Mailing address:

Shay Rathburn # 321081 SB-16
4848 Goldmine Hwy
Kershaw, SC 29067

Sincerely,

Shay Rathburn

The New Castlewood Apartments, LLC

200 Castlewood Drive

Winnsboro, SC 29180

803-635-4772, Fax 803-635-2978, TDD 1-800-735-2905

April 2, 2012

Valarie Williams, Exec. Dir.
SC State Housing Finance & Dev. Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29210

Dear Ms. Williams:

Your name is listed as a contact for **Castlewood Apartments** in our continuing effort to reach citizens who may not be aware of our program.

Castlewood Apartments is a one and two-bedroom apartment community located at 200 Castlewood Drive in Winnsboro, South Carolina, which is designed to house families comprising from one to five members. Each unit is equipped with central heat/air, mini-blinds, carpet, stove, refrigerator & dishwasher. The two-bedroom apartments have individual outside storage. Central laundry facilities, along with playgrounds, are located on site.

All rents are based on annual income and range from \$0 to \$463 per month. Limited rental assistance is available, and reasonable accommodations can be made. Housing Choice vouchers are accepted.

Applications are accepted at the site office Monday through Friday, 8:30 a.m. until 5:00 p.m. We encourage you to visit Castlewood Apartments. If you have additional questions, call me at 635-4772.

Sincerely,



Valerie Aiello
Site Manager

"The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, sex, religion, age, disability, political beliefs, sexual orientation, or marital or family status. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET CENTER at 202-720-2600 (voice and TDD).

To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD)."



EQUAL HOUSING OPPORTUNITY
HANDICAP - ACCESSIBLE UNITS
REASONABLE ACCOMMODATIONS

TDD RELAY # 1-800-735-2905



PARTNERSHIP

PROPERTY // MANAGEMENT

April 1, 2012

Ms. Valarie Williams
South Carolina State Housing Finance and Dev. Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29201

Dear Community Citizen:

Partnership Property Management would like to inform you or your organization about an apartment community we manage in your area. We also just wanted to drop you a note and remind everyone that our apartments are open to all individuals, regardless of race, color, religion, sex, disability, familial status, national origin, or age (unless specifically designed for the elderly, 62 or older). Our apartments offer handicapped accessible units. Rent is based on income and Rental Assistance may be available.

If you know of any individuals who need quality affordable housing, please encourage them to drive through our apartment community at the address listed below or contact us and ask for further information. We also encourage you to call Linda Phillips at Partnership Property Management, 843/662-1771, if you have any particular concerns or questions.

We appreciate your assistance and attention.

Sincerely,

PARTNERSHIP PROPERTY MANAGEMENT

Apartment address: Plantation Village Apartments
1400 Plantation Village
Turbeville, SC 29162
Phone: (843) 659-8979



Partnership Property Management is an equal opportunity provider and employer.



PARTNERSHIP

PROPERTY // MANAGEMENT

April 1, 2012

Ms. Valarie Williams
SC State Housing Finance & Development Authority
300-C Outlet Pointe Blvd.
Columbia, SC 29201

Dear Community Citizen:

Partnership Property Management would like to inform you or your organization about an apartment community we manage in your area. We also just wanted to drop you a note and remind everyone that our apartments are open to all individuals, regardless of race, color, religion, sex, disability, familial status, national origin, or age (unless specifically designed for the elderly, 62 or older). Our apartments offer handicapped accessible units. Rent is based on income and Rental Assistance may be available.

If you know of any individuals who need quality affordable housing, please encourage them to drive through our apartment community at the address listed below or contact us and ask for further information. We also encourage you to call Linda Phillips at Partnership Property Management, 843/662-1771, if you have any particular concerns or questions.

We appreciate your assistance and attention.

Sincerely,

PARTNERSHIP PROPERTY MANAGEMENT

Apartment address: Farmwood Apartments
1104 Farmwood Circle
Turbeville, SC 29162
Phone: (843) 659-2110



EQUAL HOUSING
OPPORTUNITY

Partnership Property Management is an equal opportunity provider and employer.





Benedict-Allen Community Development Corporation

Benedict College • MSC 24 • 1600 Harden Street • Columbia, SC 29204-1086

Telephone: (803) 705-4682 • Fax: (803) 705-7081

March 28, 2012

Mrs. Valerie Williams
Director
SC State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Mrs. Williams:

I would like to thank you for taking the time to come to the Benedict-Allen CDC's recent Board of Directors retreat (March 20, 2012) to share your views regarding community development in the State of South Carolina.

Your continuing support for our efforts has always meant a great deal to the CDC and our constituents and I hope that we can continue to work together to build a strong economically viable community. Once again, please accept my gratitude for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Larry K. Salley". The signature is fluid and cursive, with the first name "Larry" being the most prominent.

Larry K. Salley
Executive Director

cc: Dr. David H. Swinton



CITY OF
SPARTANBURG
NEIGHBORHOOD SERVICES

TELEPHONE: 864.596.3560
FAX: 864.596.2680

www.cityofspartanburg.org

RECEIVED

MAR 19

EXECUTIVE DIRECTOR

March 15, 2012

Valerie Williams, Executive Director
SC State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Dear Ms. Williams:

The **Upstate Homeless Coalition of SC (Coalition)** is a non-profit that has earned a fine reputation in the development and management of quality affordable housing in the Upstate area. The City of Spartanburg hopes that the SC State Housing & Finance Development Authority will favorably support the Coalition's efforts to secure HOME grant funds this year. Your grant approval will greatly enhance the housing stock, in Spartanburg, in our underserved areas. The City is willing to support and leverage the Coalition's efforts by working together to identify the parcels in need of redevelopment. Furthermore, the City will financially commit to underwrite demolition and water abandonment charges which can average \$6,500 and \$2,450 respectively, per parcel.

The City of Spartanburg is excited to have the Coalition as a partner in Neighborhood Stabilization Program 3 (NSP3). The Coalition, in partnership with the City, has the capacity and experience to move previously underserved, targeted communities forward with quality, well managed rental homes. Through this NSP3 partnership, the Coalition will use its expertise in property maintenance, and property management to improve the quality of life for elderly and disabled families.

The City of Spartanburg is supportive of the Coalition's HOME grant request. The Coalition is critical in the network of experienced partnerships the City wants to retain in order to continue to provide opportunities for low-income residents and improve their quality of life. Please call me if you have any questions at 864.596.2907.

Sincerely,

J. Wesley Corrothers
Director of Neighborhood Services

South Carolina Coalition for the Homeless
150 Executive Center Drive #B211
Greenville, South Carolina 29615

Phone: 864-770-0704

mdc@upstatehomeless.com

\$5,000 only
3-15-12

19 January 2012

Ms. Valarie Williams, Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

Dear Ms. Williams:

Greetings! I hope this letter finds you doing well and the authority getting off to a great start in this new-year.

HUD is in the process of implementing The HEARTH Act (HA), which amends the McKinney-Vento homeless statute. HA calls for extensive cooperation and coordination between housing authorities and entitlement areas in the creation of the Consolidated Plan and annual action plans. It addresses the role of housing authorities in planning housing for homeless populations. A key element is the annual point in time (PIT) count and the data required to comply with the ConPlan and Annual Action Plan (AAP) requirements.

The South Carolina Coalition for the Homeless (SCHC) has a unique opportunity to enhance the quality and analysis of homeless count and other data. Through an arrangement with the University of South Carolina, Dr. Bret Kloos, Community Psychologist, will offer, as a graduate course, an introduction to count and data collection. Students in this course will assist in the Columbia area with the count. Dr. Kloos is also arranging for a PhD candidate to coordinate the count statewide and to identify and test research methodologies that may assist in creating a formula for determining the number of homeless people in the rural counties. To have that caliber of academic assistance for our data quality and count is something SCHC has wished for many years.

Further, Sarah Crawford from the Office of Research and Statistics (ORS) has agreed to assist with data management and analysis for the PIT but more importantly, to link the data from the coalitions on people who are homeless with state administrative data for a service utilization and cost analysis. . ORS must have some resources to accomplish this work. This analysis would give us a much deeper understanding of the experience and cost of homelessness in our state and greatly strengthen data submitted for Con Plans and AAPs and used for planning.

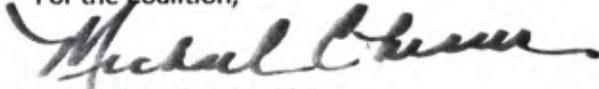
This enhanced data and analysis is not expensive but is not free. The Coalition has contracted for the services of the PhD candidate and a portion of his expenses. USC will help with in-kind contributions—administrative assistance, office space and the like. Local coalitions will provide volunteers and other support with data collection. All in all, the budget for this project is approximately fifty thousand dollars (\$50,000.00). Each of the four (4) Continuums of Care (CoC's) is putting in at least three thousand dollars (\$3,000.00); two CoC's are contributing ten thousand dollars (\$10,000.00). The Coalition needs your assistance with funding this project. I would ask State Housing to contribute fifteen thousand (\$15,000.00) towards this. While it is well known that budget cuts are affecting us all, we would anticipate that the benefit to State Housing would outweigh the cost. Further, we anticipate the cost for future work to be much less than the initial start-up.

would anticipate that the benefit to State Housing would outweigh the cost. Further, we anticipate the cost for future work to be much less than the initial start-up.

As the project continues to be refined with things added and deleted and responsibilities changed or refocused, your early determination would be very helpful in the planning process. Should you need additional information, please let me know.

Thank you for your consideration.

For the Coalition,

A handwritten signature in black ink, appearing to read "Michael Chesser". The signature is written in a cursive style with a large initial "M".

Michael D. Chesser, ThD
President

M. William Youngblood

wyoungblood@mcnair.net

T (843) 723-7831

F (843) 722-3227

February 8, 2012

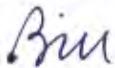
Valarie Williams
Executive Director
S.C. State Housing Finance and Development Authority
300-C Outlet Pointe Blvd
Columbia, SC 29210

Re: 2012 Palmetto Affordable Housing Forum

Dear Valarie:

It is always inspiring to see the tangible result of our involvement for one small aspect of the Palmetto Affordable Housing Forum's work. Enclosed is our firm's check in the amount of \$500 for our sponsorship opportunity at the Forum. My very best to you and your great staff. With warm personal regards,

Sincerely,



M. William Youngblood

MWY:eps
Enclosure

Cc: Clayton Ingram

McNair Law Firm, P. A.
100 Calhoun Street, Suite 400
Charleston, SC 29401

Mailing Address
Post Office Box 1431
Charleston, SC 29402

mcnair.net



January 24, 2012

MEMORANDUM

TO: HFA Executive Directors

FR: Barbara J. Thompson

RE: NCSHA Board of Directors Ethics and Conflict of Interest Policy

Please find enclosed NCSHA's Board of Directors Ethics and Conflict of Interest Policy. The policy requires Board members to act at all times in the best interests of NCSHA and not for personal or third-party gain or financial enrichment. It applies not only to members of the Board, but also to members of NCSHA committees, task forces, and other entities in the NCSHA governance structure. If you are receiving this mailing, it applies to you.

Enclosed is a copy of the policy, its Acknowledgement and Disclosure Form, and an envelope pre-addressed to Cary Knox at NCSHA with your name in the bottom right corner of the address label. **Please fill out and sign the form and return it to Cary sealed in the pre-addressed envelope by Friday, February 10.** Once Cary has received these envelopes from all of you, he will forward them unopened to NCSHA President Gerald Hunter (ID), who will consider any disclosures your forms contain with the other Executive Committee members.

Thank you for your cooperation. Please feel free to contact me with questions or concerns.



**NCSHA Board of Directors
Ethics and Conflict of Interest Policy**

The Board of Directors of the National Council of State Housing Agencies (NCSHA) must act at all times in the best interests of NCSHA and not for personal or third-party gain or financial enrichment. When encountering potential conflicts of interest, Board members shall identify the potential conflict and, as required, remove themselves from all discussion and voting on the matter. This policy shall apply not only to all members of the NCSHA Board of Directors, but also to all Housing Finance Agency (HFA) executive director members of NCSHA committees, task forces, focus groups, and other entities in the NCSHA governance structure, as well as NCSHA's executive director. All references herein to the Board of Directors shall be construed also to refer to these additional individuals.

Specifically, members of the Board of Directors shall:

- Avoid placing (and avoid the appearance of placing) one's own self-interest or any third-party interest above that of NCSHA; while the receipt of incidental personal or third-party benefit may necessarily flow from certain NCSHA activities, such benefit must be merely incidental to the primary benefit to NCSHA and its purposes;
- Not abuse their Board membership by improperly using their Board membership or NCSHA's staff, services, equipment, materials, resources, or property for their personal or third-party gain or pleasure, and shall not represent to third parties that their authority as a Board member extends any further than that which it actually extends;
- Not engage in any outside business, professional, or other activities that would directly or indirectly materially adversely affect NCSHA;
- Not engage in or facilitate any discriminatory or harassing behavior directed toward NCSHA staff, members, officers, directors, meeting attendees, exhibitors, advertisers, sponsors, suppliers, contractors, or others in the context of activities relating to NCSHA;
- Not solicit or accept gifts, gratuities, free trips, honoraria, personal property, or any other items of value, with the exception of items of nominal or little intrinsic value, from any person or entity as a direct or indirect inducement to provide special treatment to such donor with respect to matters pertaining to NCSHA without fully disclosing such items to the Executive Committee;

- Provide goods or services to NCSHA as a paid vendor to NCSHA only after full disclosure to, and advance approval by, the Executive Committee, and pursuant to any related procedures adopted by the Board;
- Not persuade or attempt to persuade any employee of NCSHA to leave the employ of NCSHA or to become employed by any person or entity other than NCSHA; and
- Not persuade or attempt to persuade any member, exhibitor, advertiser, sponsor, subscriber, supplier, contractor, or any other person or entity with an actual or potential relationship with NCSHA to terminate, curtail, or not enter into such relationship to or with NCSHA, or to in any way reduce the monetary or other benefits to NCSHA of such relationship.

All actual and potential conflicts of interests shall be disclosed by Board members to the Executive Committee through the annual disclosure form and/or whenever a conflict arises. The disinterested members of the Executive Committee shall make a determination as to whether a conflict exists and whether subsequent action is appropriate (if any). The Executive Committee shall decide whether the conflict requires it to inform the Board of its determination and/or action. The Board shall retain the right to modify or reverse such determination and action, and shall retain ultimate enforcement authority with respect to the interpretation and application of this policy.

On an annual basis, all Board members shall be provided with a copy of this policy and required to complete and sign its acknowledgement and disclosure form. All completed forms shall be provided to and reviewed by the Executive Committee, along with all other conflict information provided by Board members.

m/s

Michelle Smalls 5/12/65

Status

scarlet Oake waiting
lists

Michelle Neal @ scsenate.
gov.
212-6116



South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd., Columbia, South Carolina 29210

Telephone: (803) 896-9001 TTY: (803) 896-8831

www.schousing.com

T.Scott Smith
Chairman

Valarie M. Williams
Executive Director

Enclosed are the listings of affordable properties in the counties you requested. I hope my note will help as you begin the search and application process.

First, call the apartments you are interested in and ask what days they take applications. You might want to drive by and look at them before you make a decision to apply.

It may take a while for you to get approved. Eventually you should get a letter in the mail stating whether or not you have been approved. If you are approved, your name will go on a waiting list, which can be for an extended period of time. There are different waiting lists for each bedroom size. Every apartment complex is different so be sure to ask how long the waiting list is for the size apartment you are applying for.

Second, call the apartment office about every 4 months to ask if you have moved up. Someone has to move out before anyone can move up on the list.

Third, if you change anything, your phone number, address, work status, number of children or get married or divorced, please call the apartment office and update your application.

If they attempt to contact you and are unable to reach you – for EXAMPLE, if they send you a letter and it comes back to their office, they will take you off the list and you will have to start all over again.

PLEASE NOTE: Your background will be screened for criminal and drug activity and possibly your credit score. Make sure you give complete and honest answers on your application.

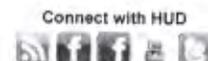
If you have access to the Internet, you can search additional property listings at: www.hud.gov/apps/section8/index.cfm or at www.schousing.com then click on Rental Assistance, Contract Administration, and go to the bottom of the page and click for more properties by county.

I hope this helps you, if you have any questions, please call me at (803) 896-9007.

Thank you,

Sherry LeTempt
Program Assistant

WEDNESDAY, JANUARY 11, 2012



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Text A A A

Search

HOME

Affordable Apartment Search

South Carolina

Results

The following properties meet your search criteria:

County: LEXINGTON
State: SOUTH CAROLINA

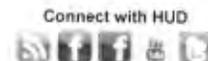
Found 14 entries, displaying records 1 - 14 of 14.

[New search](#)

Contact	Property	Type	Number of bedrooms					
			1	2	3	4	5+	
Southern Development Management Company, Inc.	LEXINGTON FOUR NINETY INC 530 GUNTER ST. BATESBURG, SC 29006-1711 Phone: 803-799-1970	Disabled	x					
Southern Development Management Company, Inc.	LEXINGTON RESIDENTIAL ALTERNATIVE, INC. 181 BROOKWOOD DR BATESBURG, SC 29006-2324 Phone: 803-799-1971	Disabled						
Boyd Management Phone: 803-736-4300	RAMBLEWOOD OF BATESBURG, ALP 131-1 DAVID ST BATESBURG, SC 29006-2305 Phone: 803-532-2500		x	x	x			
National Housing Management Services, Inc. Phone: (478) 471-0974	ABBOTT ARMS APTS 2011 WILKINSON ST CAYCE, SC 29033-2918 Phone: 803-796-3456	Family	x	x	x			
MIRCI Phone: 803-786-1844	GAULT GROVE APTS., INC. 1010 HAFLEY CT CAYCE, SC 29033-2175 Phone: 803-786-1844	Disabled	x					
AHEPA Affordable Housing Management Phone: 803-750-6742 jlewis@ahepahousing.org	AHEPA 284-III 120 Jimmy Love Lane Columbia, SC 29212-3156 Phone: 803-750-6742		x					
AMCS, INC Phone: (843) 764-3504 jamiekerr@amcs-inc.com	RIVER OAKS APTS. (OAK GROVE, LLP) 5324 BUSH RIVER RD COLUMBIA, SC 29212-3014 Phone: (803)798-8280	Family	x	x	x			
MIRCI Phone: 803-786-1844	SANDSTONE APTS. 6130 Bush River RD COLUMBIA, SC 29212-0982 Phone: 803-786-1844	Disabled	x					
Westminster Company Phone: 336-375-1552 rmeyer@westminstercompany.com	IRMO VILLAGE, ALP 700 Chipwood Court IRMO, SC 29063-2848	Family	x	x	x			
Southern Development Management Company, Inc. Phone: (803) 808-3966	LEESVILLE GARDENS 120 S LEE ST LEESVILLE, SC 29070-7010 Phone: 803-532-5775		x	x	x	x	x	
Southern Development Management Company, Inc.	LEXINGTON SOUTH, INC. 425 HENDRIX ST LEXINGTON, SC 29072-3369 Phone: 803-799-1971	Disabled	x					
Southern Development Management Company, Inc. Phone: (803) 808-3966	PARK NORTH, A LIMITED PARTNERSHIP 200 BROOKHILL RD W LEXINGTON, SC 29072-2055 Phone: 803-359-9083	Family	x	x	x	x		
Southern Development Management Company, Inc. Phone: (803) 808-3966	ASBURY ARMS 100 ASBURY LN WEST COLUMBIA, SC 29169-4821 Phone: 803-794-8052	Elderly	x					
Southern Development Management Company, Inc. Phone: (803) 799-1970	SANDWOOD APARTMENTS, INC. 1151-A COMANCHEE TRL WEST COLUMBIA, SC 29169-6923 Phone: 803-799-1970	Disabled	x					

[New search](#)

WEDNESDAY, JANUARY 11, 2012



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Text A A A

Search

HOME

Affordable Apartment Search

South Carolina

Results

The following properties meet your search criteria:

County: RICHLAND

State: SOUTH CAROLINA

Found 34 entries, displaying records 1 - 20 of 34.

[New search](#)

[Next page](#)

Contact	Property	Type	Number of bedrooms:				
			1	2	3	4	5+
AHEPA Affordable Housing Mgmt. Co., Inc Phone: 803-695-1934 jmelonopoulos@ahepamgmt.org	AHEPA 284-I 451 Pelham Dr. COLUMBIA, SC 29209 Phone: 803-695-1934	Elderly	x				
AHEPA Affordable Housing Mgmt. Co., Inc Phone: 803-216-0228	AHEPA 284-II 130 Jimmy Love Lane COLUMBIA, SC 29212 Phone: 803-216-0228	Elderly	x				
AHEPA Affordable Housing Management Phone: 803-647-1021	AHEPA 284-IV 441 Pelham Road Columbia, SC 28209 Phone: 803-647-1021	Elderly	x				
EDGEWOOD MANAGEMENT CORPORATION Phone: 301-562-1600	ARRINGTON PLACE 1734 VAN HEISE ST COLUMBIA, SC 29204-1461 Phone: 803-254-5230	Family		x	x	x	
Superior Management LL Phone: 803-765-9515	BETHEL BISHOP CHAPPELLE MEMORIAL APTS 100 RIPPLEMEYER AVE BUILDING 15 COLUMBIA, SC 29203-6712	Family	x	x	x	x	
Southern Development Management Company, Inc. Phone: 803/799,1970	BRIDGEWOOD APTS., INC. 2209-A PERCIVAL RD COLUMBIA, SC 29223-4038 Phone: 803-799-1970	Disabled	x				
Creative Management, Inc. Phone: 803-738-2445	BROAD RIVER TERRACE APTS. 3245 LUCIUS RD COLUMBIA, SC 29201-1228	Family	x	x	x	x	
Southern Development Management Company, Inc. Phone: (803) 808-3966	CAROLINA APTS. (THE) 3201 MEADOWLARK DR COLUMBIA, SC 29204-2849 Phone: 803-754-6200	Elderly	x	x			
Gene B. Glick Company, Inc. Phone: (803)772-9400 jhancock@glickco.com	CARRIAGE HOUSE APARTMENTS 110 AMSTERDAM DR COLUMBIA, SC 29210-5844 Phone: 803-772-9400	Elderly	x	x	x		
Westminster Company Phone: 336-375-1552 rmeyer@westminstercompany.com	CHRISTOPHER TOWERS 1805 DEVINE ST COLUMBIA, SC 29201-4048 Phone: 803-799-5876	Elderly	x				
Trent Enterprises LLC Phone: 865-692-8210	COLONY APTS 3545 W Beltline Blvd COLUMBIA, SC 29203-7022 Phone: 803-799-5679	Family		x			
National Housing Management Services, Inc. Phone: (478) 471-0974	COLUMBIA GARDENS, LP 4000 PLOWDEN RD COLUMBIA, SC 29205-4725 Phone: 803-782-2437	Family	x	x	x		
MIRCI Phone: 803-786-1844	DENA BANK APARTMENTS 744 ZIMALCREST DRIVE COLUMBIA, SC 29210-8600 Phone: 803-786-1844	Disabled	x				
TN DEVELOPMENT CORP.	ENSOR FOREST 4501 MONTICELLO RD COLUMBIA, SC 29203-4154 Phone: 803-765-9515	Elderly	x	x			
EPISCOPAL HOUSING CORP. Phone: 803-799-6524	FINLAY HOUSE 2100 BLOSSOM ST	Elderly	x				

	COLUMBIA, SC 29205-2248 Phone: 803-799-6524				
EDGEWOOD MANAGEMENT CORPORATION Phone: 301-562-1600	GABLE OAKS 901-6 COLLETON ST COLUMBIA, SC 29203-5369 Phone: 803-754-4400	Family	x	x	x
MIRCI Phone: 803-786-1844	HARMON HILL APTS. 1 Meadowland Ct. Columbia, SC 29210 Phone: 803-731-1346	Disabled	x		
UAH PROPERTY MANAGEMENT, LP Phone: 214 265-7227 mclark@uahmgt.com	HILLANDALE, LP 525 ALCOTT DR COLUMBIA, SC 29203-4480 Phone: 803-786-1124	Family	x	x	
Southern Development Management Company, Inc. Phone: (803) 799-1970	J. WILLIAM PITTS APARTMENTS, INC. 150 FLORA DR COLUMBIA, SC 29223-5837 Phone: 803-799-1970	Elderly	x	x	
N & H Enterprises, Inc. Phone: 803-536-1056 psherman@nhenterprises.com	LAKESIDE APARTMENTS 401 HARBISON BLVD COLUMBIA, SC 29212-1716 Phone: 803-781-8050	Elderly	x	x	

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Search

HOME

Affordable Apartment Search

South Carolina

Results

The following properties meet your search criteria:

County: RICHLAND

State: SOUTH CAROLINA

Found 34 entries, displaying records 21 - 34 of 34.

[New search](#)

[Previous](#)

Contact	Property	Type	Number of bedrooms					
			1	2	3	4	5+	
Southern Development Management Company, Inc.	LEXINGTON WEST, INC. 1203 CARTER ST COLUMBIA, SC 29204-2852 Phone: 803-799-1970	Disabled	x					
MIRCI Phone: 803-786-1844	MENTAL ILLNESS RECOVERY CENTER INC. 581 Beckman Road Columbia, SC 29203 Phone: 803-754-4221 & 8894		x					
Omni-Crescent Property Management Phone: 803-513-0566	MID-CAROLINA HOUSING CORPORATION 3218 BLOSSOM ST COLUMBIA, SC 29205-2610 Phone: 803-419-5102	Disabled	x					
Southern Development Management Company, Inc. Phone: (803) 808-3966	PALMETTO TERRACE 3021 HOWELL AVE COLUMBIA, SC 29203-7100 Phone: 803-254-7769	Family		x	x			
Southern Development Management Company, Inc. Phone: (803) 808-3966	PALMETTO TERRACE II 3021 HOWELL AVE COLUMBIA, SC 29203-7100 Phone: 803-254-7769	Family	x	x	x			
PK Management LLC Phone: 818-808-0600 x450 robert@ghcapital.com	PINEHAVEN VILLAS APTS., ALP 1400 TRINITY DR COLUMBIA, SC 29209-2649 Phone: 803-776-4663	Family	x	x	x			
Westminster Company Phone: 336-375-1552 rmeyer@westminstercompany.com	PRESCOTT MANOR, ALP 1601 PRESCOTT ROAD COLUMBIA, SC 29203-6317 Phone: 8037546316	Family	x	x	x			
Southern Development Management Company, Inc.	RICHLAND EAST, INC. 33 ARCHIE DR COLUMBIA, SC 29223-5813 Phone: 803-799-1970	Disabled	x					
Southern Development Management Company, Inc.	RICHLAND FOUR NINETY, INC. 8001 CAUGHMAN DR. COLUMBIA, SC 29209-3101 Phone: 803-799-1970	Disabled	x					
Southern Development Management Company, Inc.	RICHLAND NORTH, INC. 100 KENSINGTON RD COLUMBIA, SC 29203-5451 Phone: 803-799-1970	Disabled	x					
Westminster Company Phone: 336-375-1552 rmeyer@westminstercompany.com	RICHLAND VILLAGE, ALP 1234-1 UNIVERSAL DR COLUMBIA, SC 29209-5131	Family	x	x	x			
National Housing Management Services, Inc. Phone: (478) 471-0974	WILLOW RUN APARTMENTS 511 ALCOTT DRIVE COLUMBIA, SC 29203-4479 Phone: 803-754-5918	Family	x	x	x			
Interstate Realty Management Co. Phone: 856-596-0500 psergeant@irmgmt.com	WOODS EDGE APARTMENTS 109 HILLPINE RD COLUMBIA, SC 29212-2483 Phone: 803. 781.9065	Elderly	x					
Southern Development Management Company, Inc.	CLARENCE MCKINNEY COURT, INC. 114-A Solomon ST EASTOVER, SC 29044-8717 Phone: 803-799-1970	Disabled	x					

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Multi-Family Housing Rentals

Rental Property Information



Apartment Information

Scarlett Oaks Apts
200 Old Chapin Rd
Lexington, SC 29072

Total Units:	40
Units with Subsidy:	36
Complex Type:	Elderly
Bedrooms:	Studio: 0
	1 Bdr. 40

Contact Information

Boyd Management
Phone: (803) 788-3800
Email:
babbie.jaco@boydmanagement.com
Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
- [View Income Limits](#)

Last Modified: 1/11/2012



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Multi-Family Housing Rentals

Rental Property Information



Apartment Information

Churchwood Apts
144 Old Chapin Rd
Lexington, SC 29072

Total Units:	48
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 16
	2 Bdr. 32

Contact Information

Partnership Property Management
Phone: (336) 544-2300
Email: MHoloman@partnershippm.com
Website: Unavailable

[View Map](#)
[Contact Servicing Office](#)
[View Income Limits](#)

Last Modified: 1/11/2012



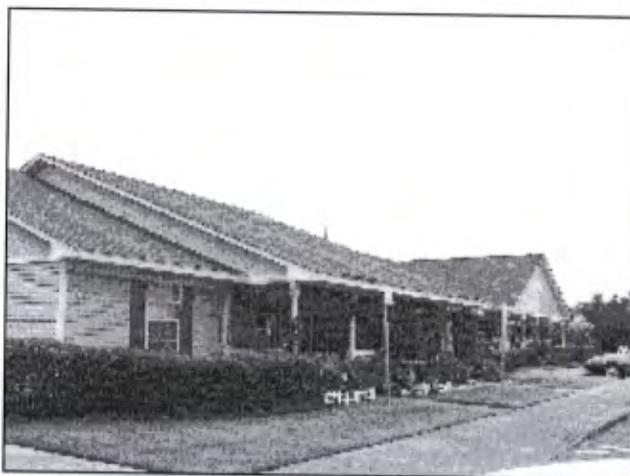
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- ▶ [Management Agency Name](#)

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Multi-Family Housing Rentals

Rental Property Information



Total Units:	48
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 16
	2 Bdr. 32

Contact Information
 Intermark Management
 Phone: (803) 744-9207
 Email: Unavailable
 Website: Unavailable

[View Map](#)
[Contact Servicing Office](#)
[View Income Limits](#)

Apartment Information

Sweetbriar Apts
 200 Libby Ln
 Lexington, SC 29072

Last Modified: 1/11/2012



Search by

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- ▷ Zip Code
- ▷ Property Name
- ▷ Management Agency Name

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Multi-Family Housing Rentals

Rental Property Information



Total Units: 46
Complex Type: Family
Bedrooms: **Studio:** 0
1 Bdr. 12
2 Bdr. 34

Contact Information

Boyd Management
 Phone: (803) 788-3800
 Email: babbie.jaco@boydmanagement.com
 Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
- [View Income Limits](#)

Apartment Information

Town & Country Apts
 300 Roberts Street
 Lexington, SC 29072

Last Modified: 1/11/2012



Search by

- ▶ [Town](#)
- ▶ [Zip Code](#)
- ▶ [Property Name](#)
- ▶ [Management Agency Name](#)

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Multi-Family Housing Rentals

Rental Property Information



Apartment Information
 Westfield Gardens
 345 Community Dr
 Lexington, SC 29072

Total Units:	24
Units with Subsidy:	10
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 8
	2 Bdr. 16

Contact Information

Intermark Management
 Phone: (803) 744-9207
 Email: Unavailable
 Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
- [View Income Limits](#)

Last Modified: 1/11/2012



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Multi-Family Housing Rentals

Rental Property Information



Total Units:	64
Units with Subsidy:	49
Complex Type:	Family
Bedrooms:	Studio: 0
	1 Bdr. 8
	2 Bdr. 56

Contact Information

Boyd Management
 Phone: (803) 788-3800
 Email:
babbie.jaco@boydmanagement.com
 Website: Unavailable

- [View Map](#)
- [Contact Servicing Office](#)
- [View Income Limits](#)

Apartment Information

Sparkleberry Hill
 100 Chalice Ln
 Columbia, SC 29229

Last Modified: 1/11/2012