



State of South Carolina Office of the Governor

NIKKI R. HALEY
GOVERNOR

1205 PENDLETON STREET
COLUMBIA 29201

Application for Governor's Awards

Nominee's Name: Charles A. Warth

Nominee's Address: [REDACTED]

Nominee's Cell Phone: [REDACTED]

Date of Birth: [REDACTED]

Award Sought: Order of the Palmetto

Nominee's Accomplishments – Instructions: Please provide a thorough and detailed biographical statement on the Nominee's accomplishments. Please give examples of the Nominee's achievements where the Nominee has gone above and beyond his or her personal or professional responsibilities and has made a significant impact on the lives of South Carolinians. Please attach additional page(s) as needed.

Please see attached.

Nominator's Information

Name: Ginny Stroud

Address: [REDACTED]

Telephone Numbers: Cell: [REDACTED]

Work: [REDACTED]

Signature: Ginny Stroud

Please list the name of all co-endorsers who will provide a letter of recommendation.

Name: Jim Childress

Don Oglesby

Orders of the Palmetto require a recommendation from at least one member of the corresponding delegation of the Nominee. Please be sure to provide this letter of recommendation along with the application.

Please identify date/event for
presentation of this award:

02/11/2013

Applications should be received no later than 60 days prior to requested date.

Order of the Palmetto Nomination for Charles A. Warth

Summary:

Charles A. (Charlie) Warth has dedicated his life to the creation of quality affordable and workforce housing. In doing so, Mr. Warth has empowered individuals, stabilized families and has helped to lead a transformation of neighborhoods-in-need. Charlie began humble service in his first job with the Greenville Housing Authority (GHA) inspecting Section 8 and public housing units and was moved by the desire to close the quality gap between lower-income and traditional market-rate housing that he saw first-hand. Charlie found that opportunity in the role of Executive Director of the Allen Temple Community Economic Development Corporation, where his spirit and ingenuity provided model solutions for ensuring that low-wealth Greenville residents have good and safe homes in which to live and raise their families.

History:

Charlie Warth began his career in Greenville in 1981 with the Greenville Housing Authority (GHA) working to qualify families for the Section 8 and Public Housing programs. He also worked to inspect rental units prior to occupancy. In the process, he saw the results of housing inequity and recognized the shortage of good quality and affordable housing in the City of Greenville. His tenure at GHA provided great insight into the positive impact that a safe and secure home has in stabilizing the lives of low-income families. Upon leaving GHA, Charlie opened Warth and Company, a property management firm that owned and managed residential units across the Greenville community. In that capacity, he had the opportunity to interact with affordable housing producers like Greenville Housing Futures and Homes of Hope. Over the course of several years, he conscientiously strove to learn about the process of developing affordable and workforce housing. He learned the art of cobbling together available grant funding, assessing project viability and working with neighborhood residents toward successful affordable and workforce residential development.

During this time, Charlie was also an active member of Westminister Presbyterian Church, a congregation known for reaching beyond its sanctuary walls to uplift the neighborhoods surrounding the church campus. As a member of Westminister Presbyterian Church, he served in a development role, working with Homes of Hope and Greenville Mental Health Association to develop duplex units in downtown Greenville for clients receiving services from Greenville Mental Health. The new units were located within walking distance of the Greenville Mental Health Center and other nearby support services. These new units were designed to meet immediate housing needs and went beyond the norm to compliment the surrounding neighborhood's architecture character. In taking that extra step, Charlie helped to sow the seeds of revitalization and steady reinvestment in an area that had long suffered from neglect and disinvestment. Charlie recognized that he had struck upon an idea that could be reproduced with similarly transformative results again and again.

In 2004, the opportunity arose to lead a newly created non-profit organization, Allen Temple Community Economic Development Corporation (CEDC). Charlie was ready to assume the challenge. The historic Allen Temple AME Church is located on Greenville Avenue and Vardry Street, just a few blocks from the Green Avenue and Sterling neighborhoods. Charlie's experience at Westminster Presbyterian had already prepared him for building relationships with the neighborhoods surrounding a Church.

He began by going door-to-door in the area - introducing himself and promoting the goals of the new organization. Most importantly, Charlie asked residents for their input on the types of housing needed in the community, the size of ideal units, whether rental or homeownership was a priority and sought ideas for properties where this new housing might be built. More than just asking for input, Charlie was developing relationships, creating consensus and building contagious enthusiasm. Driving through the neighborhoods today, Charlie can recount who lives in each unit, what type of housing they would like to see and the individual resident or family's housing needs. Charlie also began working with the leadership of both Sterling and Green Avenue Neighborhoods. Through countless hours of meetings and conversations, he steadily gained the support of the associations to develop affordable and workforce housing models on Dunbar, S. Calhoun, Judy and Jenkins Streets. From there, he expanded his reach into the Southernside Neighborhood and as of 2013, Allen Temple CEDC has developed 50 affordable and workforce homes. He now lends his expertise across county lines and has developed four (4) units in Pickens County, an area that lacks proven development expertise in affordable housing.

Closing:

A key characteristic of a progressive person is to continually search for ways to improve on current work to affect greater success in future endeavors. Charlie witnessed the profoundly positive impact that Allen Temple CEDC's new homes were having on the families living in the new units. He felt that more could be done to enrich the lives of Allen Temple's families and began building a program that promoted empowerment and independence in those families. Striving for more than just an ordinary tenant-landlord relationship, Allen Temple created a Community Outreach Coordinator, a staff person who works to connect residents with opportunities that enable them to establish and achieve both individual and family goals that improve their lives. Residents can access budget planning, job training and continued education. The Coordinator also offers residents monthly educational courses on a variety of topics. Past classes have included financial literacy, credit management, and parenting. The goal is to inspire residents to establish individual and family goals based on their new knowledge and to utilize the affordable housing provided by Allen Temple as one step on the road to greater independence and lifetime success.

Charlie continues to weave his work at Westminster Presbyterian Church into his work at Allen Temple CEDC. At Westminster, Charlie chairs the Gittings Ministry which provides monthly transport for family visits to area prisons. He coordinates monthly mailings, fields inquiries and even drives the bus.

Within the last two years, Charlie and his family sold their long-time residence in the affluent Augusta Road area and moved into a home in the Haynie-Sirrine neighborhood where he continues to develop relationships with the individuals and families living in this revitalization area. Charlie embodies the best attributes of a community-builder and his efforts to couple resident empowerment with affordable and workforce housing development have led to successful revitalization of Greenville's formerly marginalized urban areas. Charlie has always been more interested in "doing the work" than in being in the spotlight. His unselfish and dedicated commitment to his family and his community are evident in his contributions more so than in accolades he receives.

His greatest satisfaction comes from seeing a new home completed and a new family moving into the home. Charlie's work will leave a lasting legacy to span generations.

Below are a few of Charlie's professional affiliations and awards:

- Professional Board/Memberships: member, board of directors, Homes of Hope, Greenville, SC, 2001 – 2005; member, Housing Task Force, Greenville United Ministries, 1999-2005; member, Homelessness Prevention Task Force, 2005; developer, Westminster Presbyterian Church, three duplexes for SC Department of Mental Health Clients- 2005; member, Task Force for Village Renaissance, Pickens, SC, 2010 - .
- Community Involvement: member, Sterling; Southernside; West End; Judson; Nicholtown; Pleasant Valley and Pickens Community Neighborhood Associations; Greenville New Markets Tax Credits Citizens Advisory Group, Greenville, SC

Below are a few of the awards presented to Allen Temple CEDC:

- Awards: 2010 Max Heller Neighborhood Improvement Award, Greenville Chamber of Commerce; 2010 Economic Inclusion Award, Minority Economic Development Institute, Inc.; 2012 Member of the Year Award, Affordable Housing Coalition of South Carolina
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January 24, 2013

Regarding the Nomination of Charlie Warth

It has been my privilege to know Charlie Warth for the past seven years as a friend and as a colleague in the affordable housing industry. Charlie personifies character and compassion. He has worked with low income families throughout his life long career in real estate, but what sets Charlie apart is how he works with them. They are not just clients or a means to make money – Charlie Warth sees them and treats them as equals. He gets to know them and their families and shows a genuine interest in their well being by helping them improve their situation. Charlie assists them in financial literacy, how to keep a clean house, how to use appliances and heat pumps efficiently and I could go on and on. He acts as a mentor to assist them in helping themselves.

Charlie is an urban pioneer who practices what he preaches. A couple of years ago, he and his wife Becky sold their home in the fashionable Augusta Road section of Greenville and bought a home in a low income area – the Haynie-Sirriner community. They have immersed themselves in the day to day activities in the community, and their courage to buy that house has resulted in the purchase of several other market rate homes in the area. Charlie and his family have truly sparked a revitalization of the Haynie-Sirriner community.

In 2006, I ventured into the area of non-profit community development. Although in many ways, my organization

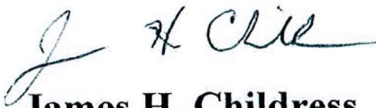
represented competition for limited dollars, Charlie Warth went out of his way to become my friend and mentor. I cannot tell you how many times I have called on him with questions or how to get out of a jam. He is always available with his quiet, calm, strong demeanor. In addition, he is a great motivator who has pushed me to keep trying and to keep moving forward.

Charlie Warth is the face of Allen Temple CEDC. He is responsible for much of the improved housing stock in the West Greenville area. He has not been afraid to move into a crime ridden area with new housing and a new attitude amongst long time residents which has sparked a revitalization in several areas.

Race relations ambassador is another title Charlie Warth holds. In many areas, there has been the need to overcome racial mistrust where promises have been made but never kept. Charlie has kept his promises and gained trust of the residents wherever he has worked.

In closing, I cannot think of a person of higher character who has had a larger impact on my life and hundreds of others than Charlie Warth. He is a deserving nominee for the Order of the Palmetto.

Sincerely,

A handwritten signature in cursive script, appearing to read "J H Childress".

**James H. Childress
Executive Director – Genesis Homes**



Jan. 29, 2013

State of South Carolina
Office of the Governor
1205 Pendleton St.
Columbia, SC 29201

To Whom It May Concern:

It brings me great pleasure to write this letter of recommendation for Charlie Warth to receive the Order of the Palmetto Award.

I'm quite sure that the great majority of letters written like this before mine included the words "I can't think of a more deserving person". Well I can't either. And while I'm sure all before me were heartfelt in their saying this, I cannot attest to their passion in making the statement, I can only attest to mine. And it is indeed an extraordinary passion—one that I don't think I've ever felt before in talking about a peer.

In my opinion Charlie Warth would epitomize everything about the Order of the Palmetto that the leaders of our great state intended when they commissioned such an award. In character, Charlie would stand tall among all awardees before him. In accomplishments, if not prestigious in recognition, he would measure equal or better in the more important measurement, impact on the community.

I've known Charlie personally as a business peer and as a friend since 2002. And he has been a champion for low-income families longer than I've known him. And Charlie has championed their cause in more ways than one.

Primarily Charlie has been a trail blazer in the area of affordable housing—both in the private sector and more recently (over the last several years) in the non-profit sector. Charlie's advocacy for the families served with affordable housing is legendary in our area, but more importantly it is transformational. By that I mean that his advocacy is so passionate, his argument so persuasive, and his balanced thinking so well respected that he has literally changed opinions, the rules, and the mindsets of many in influential positions. This transformational change is perhaps his most impressive accomplishment in that he has affected life-change systematically, and not many can lay claim to that.

But I would be remiss if I didn't highlight the impact that I think Charlie himself would be the most proud of. That is the life-change that has occurred family-by-family, person-by-person, through Charlie's concern and care, counsel and compassion, advice and advocacy. I have literally watched Charlie walk the streets of low-income neighborhoods and spend time, sometimes hours, with the families he served, getting to know them, learning their children's names, hearing their stories, and simply listening to them. In turn, when it came time for tough-love, accountability and confrontation, Charlie was able to





be effective in each person's life because he was credible, and they trusted him. I have known many well respected individuals who are equally passionate and credible in their work with low-income families but I have yet to know one whose shoe-leather matched their passion equally.

Charlie's empathy and understanding of poverty and its root causes is unmatched in South Carolina in my opinion, but not because of his intellect, though it is impressive. It is unmatched because he has experienced the despair of poverty right along beside his clients, his friends. His grasp of it astounds me. It has taught me. It has changed me.

One of the most impressive ways Charlie has gained his understanding of the communities and people he serves was 3 years ago when he sold his home and moved his family into one of the low-income communities of Greenville. For a Caucasian family to move into a primarily low-income African-American neighborhood and begin to be the good neighbor that his family proved to be was largely unheard of before. I think it impresses me more every day that I think about it. Not only is Charlie a pioneer in policy and systematic change for low-income families but he and his family are also pioneers in residence!

We all like to think ourselves experts in our own fields, though we are usually quick to humbly give others credit for lending us their knowledge along the way. But I can point to no other person in my career that has literally reversed my thinking on some issues simply by his compelling passion and impressive reasoning. Charlie is that person for me, and I suspect, for many others.

Charlie is a hero to all who know him, but especially among those of us who share in his life's work. From my own perspective, his heroism is superseded only by his friendship. He is one of only a handful of men in my life that I say "I love you" to when ending a phone call. The fact that Charlie is dying of cancer at this writing only grants me opportunity to express my love for him in public, but it pales in comparison to what he means to me personally, privately. He is my hero. He is my friend. His has changed my life for the better. I do indeed love Charlie Warth.

I wholeheartedly recommend Charlie Warth to receive the Order of the Palmetto Award from our great state of South Carolina.

Sincerely,

Don Oglesby
President/CEO
Homes of Hope, Inc.
www.homesofhope.org

