



Housing in Beaufort and Jasper Counties

A Resource from Beaufort-Jasper Housing Trust (BJHT)

The Beaufort-Jasper Housing Trust (BJHT) is the regional nonprofit organization dedicated to creating and preserving workforce and affordable housing opportunities throughout Beaufort and Jasper Counties.

Founded in partnership with our local governments, BJHT works collaboratively with municipalities, counties, nonprofit organizations, developers, employers, and community stakeholders to expand housing opportunities for the people who make our communities work—including teachers, nurses, first responders, hospitality workers, military personnel, skilled tradespeople, and young professionals.

Housing markets do not stop at municipal boundaries. Residents frequently live in one jurisdiction while working in another. Regional collaboration allows communities to share expertise, leverage funding and coordinate housing investments in Beaufort and Jasper counties. BJHT was established specifically to provide this regional coordination.

Our mission is simple: **to create and preserve workforce and affordable housing in Beaufort and Jasper counties.**

Why Housing Matters

Housing is no longer simply a social service issue; it is an economic development issue. Across Beaufort and Jasper Counties, employers consistently report that recruiting and retaining employees has become increasingly difficult because workers cannot find housing they can afford near their jobs. Housing affects every major community priority from education and healthcare to transportation, public safety, tourism, and economic development.

When housing costs outpace wages, communities experience workforce shortages, longer employee commutes, and increased traffic congestion. Studies also show that these areas have reduced economic competitiveness and difficulty recruiting teachers, healthcare workers, public safety personnel, and service workers. We hear this from local employers every day.

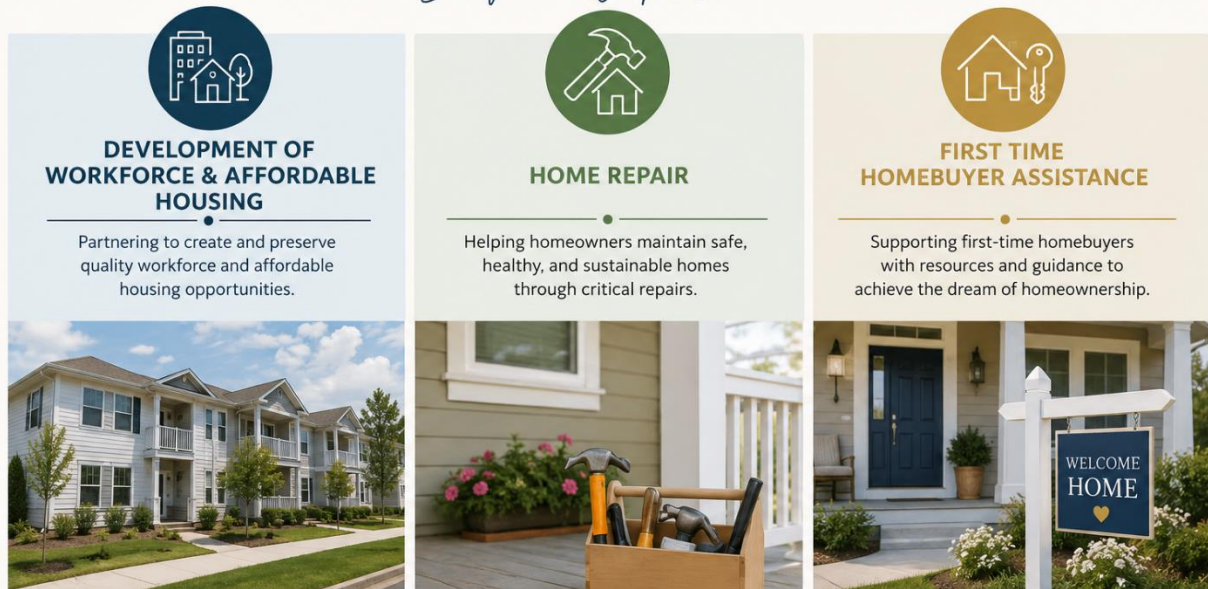
Who BJHT Serves

BJHT focuses primarily on households earning between **60% and 120% of Area Median Income (AMI)**. These residents often earn too much to qualify for traditional housing assistance but too little to afford today's housing market.



BJHT PROGRAM PLATFORMS

Creating pathways to stable, affordable homes across
Beaufort and Jasper Counties



Housing Development : BJHT provides financial support and partnerships that help create new workforce and affordable housing throughout the region. Projects include multifamily

workforce housing, senior housing, mixed-income developments, public-private partnerships and strategic land development. To date, BJHT has helped support the development of several new housing units throughout Beaufort and Jasper Counties, with more currently in pre-development.

Home Repair: Preserving existing housing is often more cost-effective than building new housing. BJHT administers and partners on programs that help low- and moderate-income homeowners make critical repairs including roof replacement, HVAC systems, electrical repairs, plumbing, accessibility improvements and critical structural repairs. These investments allow residents to remain safely in their homes while preserving affordable housing stock throughout our communities.

Homebuyer Assistance: Homeownership remains one of the strongest pathways toward long-term financial stability. BJHT supports programs that help eligible families purchase their first home through down payment assistance and strategic partnerships with local lenders and nonprofit organizations.

BJHT Impact to Date:



Common Misconceptions

Workforce housing is not public housing.

Most workforce housing serves households with full-time employment who simply cannot afford current market housing costs.

Access to Workforce and Affordable housing benefits the entire community.

Communities with attainable housing experience stronger local economies, healthier businesses, improved school systems, and reduced commuting impacts.

Housing solutions require partnerships.

No single government, nonprofit, or private developer can solve housing challenges alone. Successful communities rely on collaboration among public, private, nonprofit, and philanthropic partners.

How Local Governments Make a Difference

Local elected officials play a critical role in expanding housing opportunities. Thoughtful local policies can significantly increase housing opportunities while preserving the unique character of each community. There are many ways local jurisdictions can make a difference:

- Strategic land use decisions
- Zoning and development regulations
- Public-private partnerships
- Infrastructure investments
- Efficient permitting processes
- Support for mixed-income housing
- Participation in regional housing initiatives

BJHT as a Resource

BJHT serves as a trusted resource for elected officials by providing local housing data, technical assistance, connections to nonprofit and private-sector partners and best practices from across South Carolina and the nation.

We welcome the opportunity to meet with candidates and elected officials to discuss housing challenges and solutions specific to their communities.

Contact Beaufort-Jasper Housing Trust

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