



SOUTH CAROLINA
HOUSING TRUST FUND

FY 2025

ANNUAL REPORT

SC  **HOUSING**
Financing Housing. Building SC.

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ABOUT SC HOUSING

The South Carolina State Housing Finance and Development Authority (SC Housing) is a self-sustaining agency committed to ensuring that South Carolinians have the opportunity to live in safe, decent, and affordable housing. SC Housing operations are supported by a funding base that includes fees and other revenue earned through the administration of agency programs.

MISSION: Create quality affordable housing opportunities for the citizens of South Carolina.

VISION: That all South Carolinians have the opportunity to live in safe, decent, and affordable housing.

VALUES: Every day, SC Housing serves the people of South Carolina with these values in mind:



COMMUNITY: We help make big cities and small towns across the Palmetto State better places to live.



INTEGRITY: We act ethically in everything that we do and treat our partners and customers with respect.



INNOVATION: We are deeply motivated to pursue new and better ways to serve the people of our state.



PROFESSIONALISM: We perform our tasks effectively and efficiently and steward resources responsibly.



EXPERTISE: We are capable, resourceful, and deeply informed about housing issues in South Carolina.

SC HOUSING BOARD OF COMMISSIONERS

C. Todd Latiff	Chairman
James G. Fleshmann II	Vice Chairman
Karla Buru	Board Member
Karl Haslinger	Board Member
Brent Mackie	Board Member
Alisa Mosley	Board Member

ADVISORY COMMITTEE

The SC Housing Trust Fund Advisory Committee is comprised of leaders in affordable housing from across the State, as well as citizens who fall within the qualified income ranges for the Fund. The role of the Advisory Committee is to advise SC Housing of housing needs, to recommend to SC Housing those areas of the State in which affordable housing development should be encouraged, the types of housing development that should be considered for funding, and to provide other pertinent information to SC Housing as the members of the advisory committee consider appropriate.

Charlie Irick	SC Low Income Housing Coalition
Joe Smith	SC Community Development Association
Emory Langston	SC Association of Regional Councils
Angela Childers	SC Association of Housing Authority Executive Directors
Michelle A. Mapp, J.D.	SC Citizens for Housing
Jessica Malovic	SC Housing Partnerships as a Nonprofit Organization / Board Designee
Jacqueline Green	Board Designee
Elizabeth Taylor	Board Designee

SC HOUSING TRUST FUND OVERVIEW

A state-funded program, the South Carolina Housing Trust Fund (HTF) is designed to provide financial assistance for the development and preservation of safe, decent, sanitary and affordable housing for low-income households within South Carolina. The Housing Trust Fund (HTF) provides financial assistance to for-profit, nonprofit, and local government entities for constructing and rehabilitating affordable housing for low-income households statewide.

Funded through a portion of the state's documentary stamp tax, the HTF is administered by SC Housing to ensure proper use and long-term affordability. Low-income households are defined as those earning no more than 80 percent of area median income, or AMI. Very low-income households earn no more than 50 percent of AMI.

In FY 2025, SC Housing awarded a total of \$33.1 million through the Housing Trust Fund to support affordable housing initiatives across South Carolina, with funding dispersed between five key program areas: home repair, supportive housing, small rental development, disaster assistance, and homeownership downpayment assistance.



HOME REPAIR | \$2,310,572.00



SUPPORTIVE HOUSING | \$6,065,650.99



DISASTER ASSISTANCE | \$9,510,515.16



SMALL RENTAL DEVELOPMENT | \$9,200,000.00



DOWNPAYMENT ASSISTANCE | \$6,000,000.00



STATEWIDE IMPACT | \$33.1 MILLION

HTF FOCUS - HOME REPAIR PROGRAMS

The SC Housing Trust Fund Home Repair Programs provide financial assistance to repair or rebuild homes for households earning 80 percent or less of the area median income.

- [The Home Repair Program](#) offers up to \$75,000 per home for comprehensive life, health, and safety repairs.
- [The Critical Home Repair Program](#) provides up to \$30,000 for essential exterior fixes. Both are forgivable loans if the home remains the primary residence for 20 years.

In FY 2025, 30 Sponsors participated, including newly eligible local governments and councils of government.

After Hurricane Helene wreaked havoc in Sept. 2024, the [Disaster Assistance Program \(DAP\)](#) was launched to help homeowners in federally and non-federally declared disaster areas, offering up to \$30,000 per home for weather-related repairs.

SC Housing also partners with the S.C. Office of Resilience to leverage federal [CDBG Disaster Recovery](#) funds for additional home repair and replacement support.

HTF FOCUS - SUPPORTIVE HOUSING PROGRAMS

The [Supportive Housing Program](#) provides funding for new construction, rehabilitation, conversion, and acquisition of rental housing with access to supportive services for special needs populations, such as people with disabilities and those experiencing homelessness.

The Supportive Housing Program is a flexible funding source that provides up to \$300,000 per unit. There are 31 Sponsors approved to participate in the program.

HTF FOCUS - SMALL RENTAL DEVELOPMENT PROGRAM

The [Small Rental Development Program \(SRDP\)](#), leverages HTF resources with two federal funding sources allocated from the U.S. Department of Housing and Urban Development (HUD).

Annually, HTF dollars are leveraged with the state's [HOME Investment Partnerships Program](#) and [National Housing Trust Fund Program](#) to provide financing for the new construction and preservation of traditional rental housing consisting of between four and thirty-nine units.

HTF FOCUS - DOWN PAYMENT ASSISTANCE

Six-million dollars of FY 2025 of HTF funds were set-aside for [SC Housing's Mortgage Revenue Bond Down Payment Assistance Program](#).

Homebuyers may receive up to \$10,000 in down payment assistance which is provided as a 15-year forgivable zero percent interest-no payment second mortgage.

The down payment assistance can be used to cover the borrower's down payment, and closing costs. No portion of the down payment assistance can be used to pay appraisal gap or real estate commission.

Borrower's must meet all program and insurer first mortgage requirements. DPA must be paid in full upon sale, refinance, or if property is no longer the borrower's primary residence prior to maturity. Subordination of the DPA is not permitted.

HOME REPAIR PROGRAMS

The SC Housing Trust Fund Home Repair Programs are designed to assist low and very low-income homeowners in making necessary repairs to their primary residence. While SC Housing administers Home Repair Programs, it is primarily community-based non-profit and local government Sponsor organizations and the South Carolina Office of Resilience that have participated in the programs by identifying eligible participants and hiring contractors to complete the work.

Sponsor organizations must be approved by SC Housing to participate in the programs. During FY 25, 91 homeowners received financial assistance for home repair and replacements.

Health and safety considerations are the primary drivers to determine the scope of the repairs undertaken in the Home Repair Program.

The Home Repair Program provides up to \$75,000 (and an additional 15% activity delivery fee) to help low- and very low-income homeowners make essential interior and exterior repairs to correct life, health and safety issues, provide accessibility for persons who are disabled or need improvements to age in place, and repair or replace major housing systems (including roofs, water heaters and HVAC equipment).

The Critical Home Repair program provides up to \$30,000 of financial assistance (and an additional 15% activity delivery fee) to make repairs to the exterior of the home, such as roofs, sewer/septic, HVAC, window/doors, accessibility ramps, porches, etc.

Through its partnership with the South Carolina Office of Resilience, in FY 25 SC Housing provided \$235,000 of HTF dollars to assist 16 homeowners recover from natural disasters.

\$15,000 per home was awarded to leverage federal Community Development Block Grant Disaster Recovery (CDBG-DR) funding to ensure low-income residents whose homes were damaged from extreme weather events have their homes restored to safe, sanitary, and secure conditions.

In FY 25, SC Housing-approved-HTF-sponsors assisted 91 homeowners with needed repairs to their homes totaling \$2,310,572.23.

COUNTY	HOMES ASSISTED	AWARDS (\$)
Aiken	2	\$14,315.00
Allendale	5	\$166,279.54
Anderson	2	\$86,950.00
Bamberg	1	\$33,634.05
Barnwell	6	\$121,234.83
Beaufort	3	\$82,069.75
Cherokee	1	\$34,500.00
Chester	2	\$66,812.81
Clarendon	5	\$128,435.10
Greenville	34	\$544,126.64
Hampton	1	\$86,153.75
Kershaw	1	\$29,072.00
Lexington	1	\$29,275.32
Orangeburg	3	\$171,679.04
Pickens	3	\$47,812.40
Richland	9	\$411,807.61
Spartanburg	4	\$54,519.64
Sumter	7	\$138,984.97
Williamsburg	1	\$62,909.78
TOTAL	91	\$ 2,310,572.23

SC Housing-approved-HTF-sponsors assisted 91 homeowners with repairs totaling \$2,310,572.23 in FY 2025.

LINDA PHILLIPS | "I ACTUALLY CRIED!"

No person wants to see their house in disarray. No person wants to worry about whether their windows are on rotted wood or their roof is leaking. No person deserves to have the peace of mind that having a home brings taken away from them. That's just what happened with Linda Phillips of Dalzell, though.

For nearly 20 years, Linda faced the mounting burden of home repairs. For more than 20 years, Linda felt that she didn't belong as her house slowly fell apart around her.

All that's changed now, though. With the help of the SC Housing Trust Fund's (HTF) Home Repair Program and program sponsor Sumter United Ministries, Linda received more than \$10,000 in major home repairs that took her from crying tears of despair to tears of joy.

"I knew my house was falling apart," Phillips says. "But when I saw all the work that had been done, I cried. I actually cried!"

Her home – where she raised her family and lived a stoic life – was repaired by Sumter United Ministries, an SC Housing-approved HTF sponsor.

Phillips' story is similar to many South Carolinians. She's in her 70s, lives alone and in a rural part of the state – Dalzell in Sumter County.

The home, unfortunately, was similar to many others in South Carolina, featuring deferred maintenance, critical repair needs, and general wear and tear.

Living on a very fixed income, coupled with rising medical expenses, put Linda in a no-win situation.



The old windows of Phillips' home (left) were one of the main sources of the 72-year-old's worries. When the new windows (right) were installed, windows said she "just wanted to stand in front of the house and look at it."



As South Carolina's population ages, the stories of people like Linda Phillips will become more common.

Phillips desperately turned over every stone she came across, scouring the internet for resources.

Eventually, she managed to contact South Carolina Representative Ralph Norman's office and informed them of her plight.

Awaiting a follow-up, Phillips was unsure of her next steps.

Behind the scenes, the wheels were in motion as Norman's office contacted Sumter United Ministries, and soon, Phillips got a phone call.

It was from Carolyn Bryan of Sumter United Ministries telling Phillips her home would soon be getting the repairs it so desperately needed.

"Boy, they got to work," Phillips says. "Once they started, they took it and ran with it. It didn't take long at all."

Phillips only requested new windows, but Sumter United Ministries was able to replace the fascia, soffit, and wood siding that were damaged as well, with installation of a new front door, customized with a peephole aligned to Phillips' eye level, serving as the project's centerpiece.

The work Sumter United Ministries does – \$138,984.97 worth of home repairs in FY 2025 – is similar to that of the other 29 SC Housing-ap-



Phillips (left) discusses her home's recently completed repairs with Mark Champagne (right), executive director of Sumter United Ministries, the sponsor that completed the work.

proved HTF sponsors. It provides a critical need throughout the state, offering South Carolinians opportunities they wouldn't have otherwise.

Simply put, the SC HTF Home Repair Program changes lives.

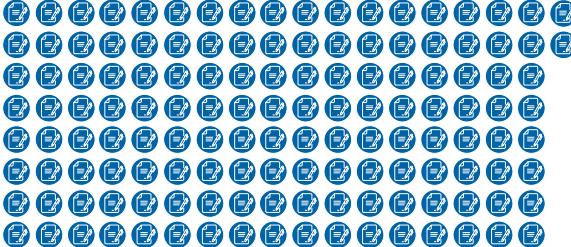
As Linda Phillips put it, "I can't express what it means to you to see your house and the ways it looks and how it makes you feel ashamed. You see one neighbor doing this to their house, another neighbor doing that, and your house is falling apart because you ain't got no money... Now, I can go outside and be proud of what I have. Proud of the house that I live in."



Phillips feels dignified in her home now after it's received a much-needed facelift. It's the same feeling hundreds of other recipients of SC Housing's HTF Home Repair program have had over the past fiscal year.

HOME REPAIR PROGRAMS IN FY 2025

SC Housing has made a concerted effort to make accessing and administering its HTF Home Repair programs easier. In FY 2025, the agency's Critical Home Repair and Home Repair programs made dramatic leaps in terms of the number of applications received, projects completed, and amount awarded and amount expended.

	FY 2025 (July 1, 2024 - June 30, 2025)	FY 2024 (July 1, 2023 - June 30, 2024)
 APPLICATIONS RECEIVED	 138 (58 PERCENT INCREASE)	 87
 HOMES COMPLETED	 75 (70 PERCENT INCREASE)	 44
 HOMES UNDER CONSTRUCTION	 22	 20
 AMOUNT AWARDED	\$2,310,572.23 (55 PERCENT INCREASE)	\$1,491,721.15
 AMOUNT EXPENDED	\$1,747,037.48 (21 PERCENT INCREASE)	\$1,439,890.81

DISASTER ASSISTANCE PROGRAM

The Housing Trust Fund Disaster Assistance Program (HTF DAP) awarded \$9.2 million in funding to municipalities and counties across South Carolina to aid in the ongoing recovery from extreme weather events.

The DAP supports home repairs for low-income homeowners whose properties were damaged by severe weather and not covered by insurance.

The program, initiated in October 2024, is designed to assist homeowners with incomes at or below 80% of their county's Area Median Income (AMI).

Eligible homeowners can receive up to \$30,000 in funding for necessary repairs to their primary residence due to damage caused by hurricanes, tropical storms, tornadoes, floods, and other extreme weather events.

The local governments that received the awards are responsible for administering the funds and assisting eligible homeowners. Applicants were evaluated based on specific criteria, including demonstrated need.

To qualify, damages must be directly caused by extreme weather and not covered by property insurance. Homeowners with insurance will need to provide documentation of denied or partial claims, while uninsured homeowners must certify their

APPLICANT	NEED IDENTIFIED	AWARD AMOUNT
City of Aiken	50	\$848,877
Anderson County	20	\$688,877
City of Bennettsville	55	\$1,798,878
Charleston County	30	\$928,877
City of Greenville	20	\$228,877
Greenville County	62	\$998,878
Horry County	7	\$163,327
City of North Charleston	7	\$94,327
City of Rock Hill	37	\$518,827
City of Spartanburg	25	\$861,377
Spartanburg County	60	\$2,068,878



Before (left) and after (right) DAP repairs on a roof in Anderson County.

As of June 30, 2025, 63 houses were under construction and 4 completed with the DAP Program. Additionally, S.C. Office of Resilience utilized \$235,000 of HTF funds provided to SCOR resulted in 16 homes repaired or replaced. On May 21, 2025, the S.C Housing Board of Commissioners approved an additional \$10,000,000 set-aside of Housing Trust Funds for the Disaster Assistance Program for FY 2026. These funds will be ready to deploy in the for any future severe weather event affecting South Carolina.

SMALL RENTAL DEVELOPMENT PROGRAM

The Small Rental Development Program (SRDP) enables SC Housing to support a wider variety of rental housing developments by combining state and federal resources to create a more flexible financing option. This program is designed to fill a critical gap by assisting smaller rental communities that are not large enough to be economically feasible under the Low-Income Housing Tax Credit or Tax-Exempt Bond (TEB) programs.

Within SRDP, the SC Housing Trust Fund (HTF) serves as one of three essential funding sources, alongside the National Housing Trust Fund and the HOME Investment Partnerships Program, both allocated through the U.S. Department of Housing and Urban Development. Together, these funding streams allow SC Housing to maximize impact and extend affordable housing opportunities to underserved areas across the state.

During FY 2025, two developments received a combined \$9,510,515.16 in HTF awards. These investments will result in the creation of 47 new affordable rental units, 22 of which are funded directly through the HTF. These properties are expected to provide long-term affordability, expand housing choices for low-income households, and support community growth.

By supporting small-scale developments, SRDP helps revitalize neighborhoods, increase the supply of affordable housing in both rural and urban communities, and ensure that residents have access to safe, stable, and affordable homes closer to jobs, schools, and essential services.



NAME: Isaqueena
COUNTY: Greenville
HTF AWARD: \$1,311,261
HTF UNITS: 4
TOTAL UNITS: 8



NAME: The Jasmine
COUNTY: Horry
HTF AWARD: \$8,199,254.16
HTF UNITS: 18
TOTAL UNITS: 39

SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Program provides funding to create affordable rental housing paired with on-site or coordinated supportive services for special needs populations, including individuals with disabilities and those experiencing homelessness.

Services may include employment training, case management, childcare, financial literacy, health care, transportation, and other resources that help residents live independently and thrive.

The program offers up to \$300,000 per unit (up to 12 units) in financial assistance for the rehabilitation, new construction, conversion, or acquisition with rehabilitation of multifamily or single-family rental housing. For FY 2025, \$20 million was allocated to Supportive Housing initiatives, with \$1 million specifically reserved for Group Home developments serving the South Carolina Department of Behavioral Health and Developmental Disabilities (BHDD) nonprofit affiliates.

These Group Homes typically involve the acquisition and rehabilitation of single-family residences to provide safe, supportive housing for very low- and extremely low-income individuals who require specialized services.

Group Homes operate under the Community Training Home-II (CTH-II) model, which provides BHDD clients with a homelike setting in the community and supervision from trained, qualified staff.

Residents receive individualized care, skills training, and support that foster greater independence and community integration. In FY 2025, seven Supportive Housing applications were awarded, totaling \$6,065,650.99 to create 35 new supportive housing units across the state.

DEVELOPMENT	AWARD TOTAL	COUNTY	NUMBER OF UNITS
Wannamaker CTH II	\$318,777.00	Spartanburg	4 Units
Goff CTH II	\$371,561.56	Kershaw	4 Units
Morrow CTH II	\$421,175.40	Dorchester	10 Units
Monarch Manor	\$3,246,493.38	Richland	11 Units
371 Willow Crescent	\$451,541.78	Berkeley	4 Units
707 McRoy CTH II	\$409,788.32	Berkeley	4 Units
Park Lane CTH II	\$425,000.00	Lexington	4 Units
TOTALS:	\$6,065,650.99		35 UNITS

HTF SHP - SPONSOR SPOTLIGHT

The SC Housing Trust Fund's programs, including Home Repair, Small Rental Development, and Supportive Housing; all of which rely heavily on a network of approved non-profit and for-profit sponsors and local governments to deliver services on the ground.

For example, the Supportive Housing Program helps develop affordable rental housing with linked services for vulnerable populations through nonprofit organizations.

Through these partnerships, SC Housing leverages public funds by entrusting organizations with local expertise to implement projects—whether repairing an aging single-family home, creating small-scale rental developments, or launching supportive housing communities—ensuring resources reach the people and places that need them most.

One such partner is Columbia-based Homeless No More, a veteran of creating housing and services for families facing homelessness and housing instability. Founded in 1989 as Trinity Housing Corporation, Homeless No More began by supporting families at risk of homelessness through its transitional shelter community, St. Lawrence Place.

Over time the organization expanded its mission. In 2015 it launched Live Oak, its first affordable housing community, designed to serve families earning at or below an established area median income. Looking ahead, Homeless No More is actively seeking partnerships to build more than 200 new units within the next two years — a clear demonstration of its growth and commitment to housing equity in South Carolina.

In 2018, Homeless No More acquired its Family Shelter program to broaden its emergency services and stabilization efforts for families in crisis. With an extensive partnership network, the organization is



Jessica Malovic, the chief development officer at the Columbia-based Homeless No More, discusses some of the groups existing and upcoming projects. One such development that will make an indelible impact on the Midlands is the under-construction Grand Village Project, which has received \$2,647,224 total from the SC Housing Trust Fund for phase one of the project. Phase two, which is under review, will potentially receive \$3,000,071.57.



Myrtle Grove, a Homeless No More-sponsored development in northeastern Columbia, provides residents with much needed affordable housing in the heart of a burgeoning section of the Midlands.

uniquely positioned to coordinate and develop new responses to the dual challenges of generational poverty and today's tight housing market.

Like other Supportive Housing sponsors, Homeless No More leverages a mix of federal grants, community funds, corporate donations, and private giving to bring projects to life. When organizations like this are mobilized through the HTF's Supportive Housing Program, they are able to harness flexible funding and local expertise to deliver housing solutions that include on-site or linked services for residents — ensuring that safe, affordable homes go hand in hand with stability and support.

SUPPORTIVE HOUSING PROGRAM - PROJECT HIGHLIGHTS



NAME: Wannamaker CTH II
SPONSOR: Community Options, Inc.



NAME: Goff CTH II
SPONSOR: Community Options, Inc.



NAME: Morrow CTH II
SPONSOR: Community Options, Inc.



NAME: 707 McRoy CTH II
SPONSOR: Berkeley Citizens, Inc.



NAME: Willows Crescent CTH II
SPONSOR: Berkeley Citizens, Inc.



NAME: Monarch Manor
SPONSOR: Midlands Housing Alliance, Inc.



NAME: Park Lane CTH II
SPONSOR: Burton Center for DSN

DOWNPAYMENT ASSISTANCE

During Fiscal Year 2025, SC Housing made substantial progress in expanding homeownership opportunities for low-income families across the state through the South Carolina Housing Trust Fund (HTF).

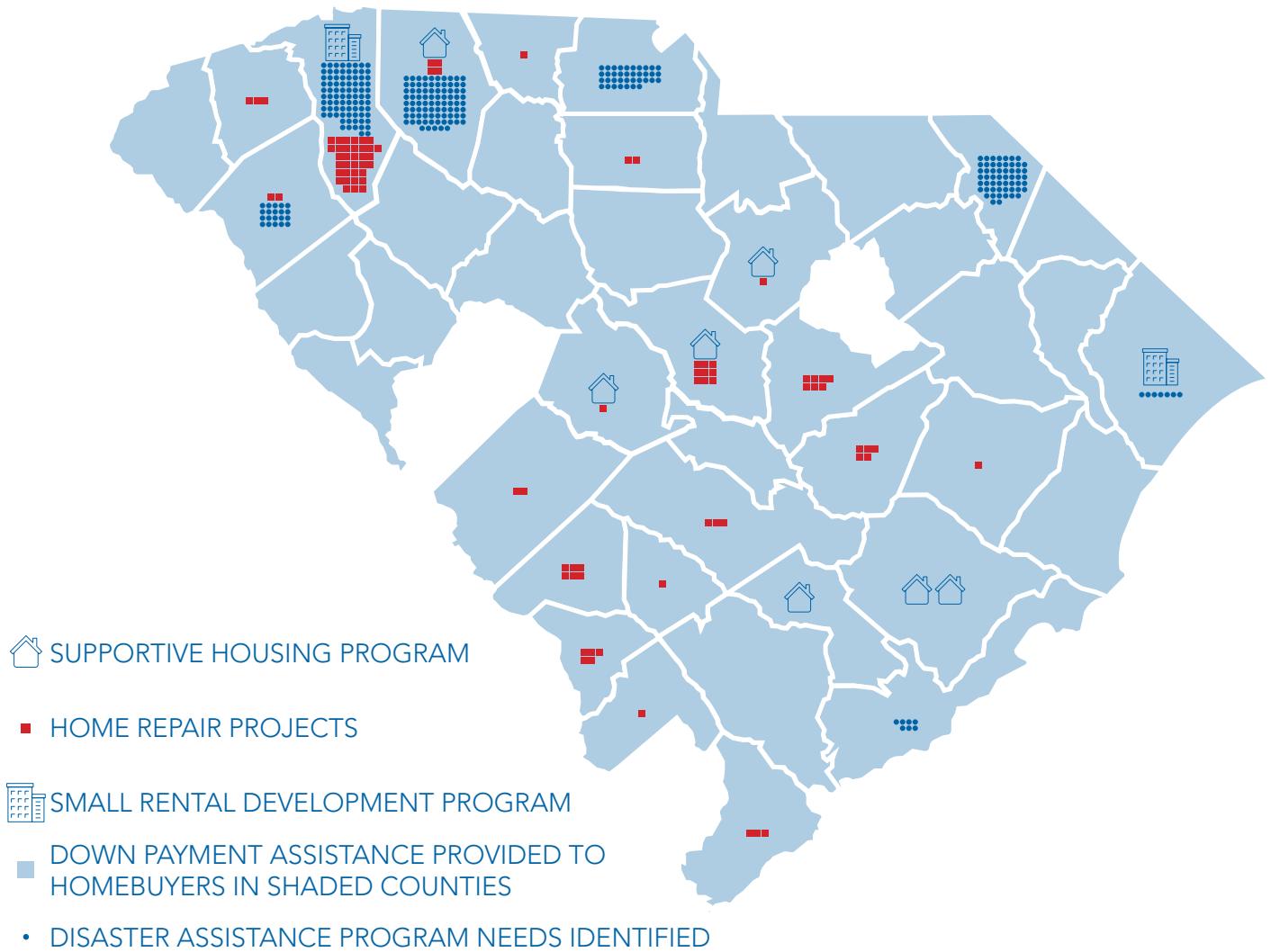
Of the \$6 million set aside for this purpose, \$3,690,000 was invested to help 404 first-time and low-income homebuyers achieve the dream of homeownership in almost every county in South Carolina (all blue-shaded counties on the right).

These funds were used to provide down payment assistance - one of the greatest barriers for households striving to purchase a home. Assistance was delivered through trusted local partners, enabling families to secure safe, affordable housing in communities of their choice.

By reducing upfront costs, the HTF played a critical role in helping families build stability, start creating generational wealth, and strengthen neighborhoods across urban, rural, and suburban communities alike.

This continued investment in homeownership reflects SC Housing's mission to expand access to affordable housing options and to empower residents through long-term financial security and community rootedness.

HTF STATEWIDE IMPACT





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