

# DEVELOPMENT IMPACT 2024-2025

A photograph of a modern residential building. In the foreground, a white mailbox is mounted on a wooden post. To the right, a large, curved window of a house reflects the surrounding greenery and a clear blue sky. The overall scene suggests a peaceful, suburban environment.

SC  HOUSING  
*Financing Housing. Building SC.*



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# SC HOUSING TRUST FUND

## OPENING DOORS, BUILDING COMMUNITIES FOR ALL OF SC

The South Carolina State Housing Finance and Development Authority (SC Housing) remains steadfast in its commitment to expanding access to safe, decent, and affordable housing across the Palmetto State. Through strategic use of the South Carolina Housing Trust Fund (HTF), SC Housing supports the construction and rehabilitation of single and multifamily housing developments that serve low- and moderate-income households, particularly serving older people, those living with disabilities, and lower income wage earners.

In recent years, South Carolina has seen significant need for affordable rental housing options that are equitably distributed across both urban and rural communities. In response, SC Housing has employed a multifaceted approach—leveraging state and federal resources, targeted programs, and collaborative partnerships—to ensure these developments uplift individuals, strengthen communities, and promote long-term stability for South Carolinians.

A vital example of this approach is the implementation of **Act 88 of 2023**, enacted by the South Carolina General Assembly. This legislation authorized a one-time reservation of up to \$25 million in HTF dollars to provide critical supplemental funding to multifamily developments experiencing unanticipated cost increases. These funds were allocated to projects that had previously received tentative state Housing Tax Credit awards under **Act 202 of 2022** and were already under construction. Act 88 supported 65 total projects — 24 of which received HTF funds — by addressing inflation-driven challenges like rising construction costs, material price increases, and interest rate volatility, ensuring the viability of **24 essential housing developments across the state**.

Additionally, SC Housing's **Small Rental Development Program** plays an integral role in supporting the creation and preservation of affordable rental housing in smaller-scale developments. Along with affordable rental housing options, we support homeowners through our **Home Repair Program** in collaboration with nonprofits and other partners.

Together, these efforts demonstrate SC Housing's deep commitment to partnership, innovation, financial stewardship, and equitable distribution of resources in every region of the state.

This portfolio illustrates the tangible impact of these initiatives—showcasing completed and ongoing developments such as James Lewis Jr. Eastside, Dillon Graded School Apartments, Villages at Congaree Pointe, Arrington Place Apartments, Colonel Bluff Apartments, and Oak Terrace Apartments. Through photos, impact numbers, and real-life accounts, it highlights how strategic investments in affordable housing are transforming lives and communities across South Carolina.

Above all, the properties pictured here are more than bricks and mortar:

- They offer families safe, quality homes where they can thrive.
- They provide meaningful opportunities for people to live in connection to each other and their communities.
- They help contribute to the preservation and vitality of neighborhoods; and, most importantly, they represent not just an investment in housing, but in the generational legacy of families and communities for years to come!

# ACT 88 OF 2023

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On June 30, 2023, the SC General Assembly authorized a one-time funding reservation (not to exceed \$25 million in HTF dollars) to provide supplemental funding to financially support multifamily rental developments that had by March 31, 2023, received a tentative allocation of South Carolina Housing Tax Credits pursuant to Act 202 of 2022.

Funds made available from the Act were limited to the amount necessary to provide supplemental financial support to projects that (1) are under construction; and (2) have demonstrated independently verified costs exceeding original estimates as a consequence of escalations in costs of construction and materials, increases in interest rates, and other such extenuating factors.

24 developments received an award of HTF dollars from Act 88 of 2023.



# ACT 88 OF 2023

NAME AND DEVELOPER	FUNDING AWARDED	CITY	UNITS
573 Meeting Street <b>Michael Development</b>	\$1,617,648.52	Charleston	70
Brookfield Pointe <b>Bradley Housing Developers</b>	\$1,079,969.87	Columbia	90
Carrington Manor <b>Commonwealth Development Corporation</b>	\$651,477.62	Beaufort	64
Cherokee Landing <b>TWG Development</b>	\$818,434.07	Greenvile	128
Clemons Greene <b>Woda Cooper Development, Inc.</b>	\$367,016.41	Lexington	90
Colonel Bluffs Apartments <b>Fitch Irick SC, LLC</b>	\$979,568.84	Columbia	288
Dillon Graded School <b>Tapestry Development</b>	\$2,184,572.44	Dillon	37
Dunean Creek <b>Lincoln Avenue Capital</b>	\$1,146,562.54	Greenville	60
Eastside Apartments (James Lewis) <b>Fitch Irick SC, LLC</b>	\$1,380,554.00	Charleston	64
Esau Jenkins Village <b>UrbanMatters &amp; Mungo Construction</b>	\$905,764.05	Charleston	72
Havenwood St. Ives <b>Palmetto Housing Developers III, LLC</b>	\$293,613.14	North Charleston	72
Hope Road Apartments <b>Equity Plus</b>	\$455,403.65	Spartanburg	192
The Lofts at Lorick Place <b>ADK Development</b>	\$968,519.70	Columbia	144
Lowline Housing <b>SCG Development and Davis</b>	\$1,536,356.58	Charleston	55
Magnolia Branch <b>Fitch Irick SC, LLC</b>	\$1,272,680.08	North Charleston	162
Oak Terrace <b>UrbanMatters Development</b>	\$222,493.66	Columbia	95
Robert Smalls <b>Equity Plus</b>	\$597,965.62	Spartanburg	190
Seneca Mill Lofts <b>JP Stevens Mill</b>	\$3,164,253.04	Seneca	120
Settlement Manor Apartments <b>Hallmark Development Partners</b>	\$1,039,544.01	Greenville	120
Shockley Terrace <b>KCG Development</b>	\$501,913.65	Anderson	258
Spanish Trace <b>Vitus Corporation</b>	\$1,062,385	Beaufort	88
Southpointe Senior <b>Low Country Housing Communities</b>	\$367,016.41	Greenville	90
Talford Greene <b>Parallel Housing</b>	\$1,749,225.47	Chester	58
Villages at Congaree Pointe <b>Armada Development</b>	\$637,061.63	Columbia	240
<b>TOTALS:</b>	<b>\$25,000,000</b>		<b>2,847</b>

# 573 MEETING STREET

COMING SOON

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 111

**SC SENATE DISTRICT:** 42

**US CONGRESSIONAL DISTRICT:** 6

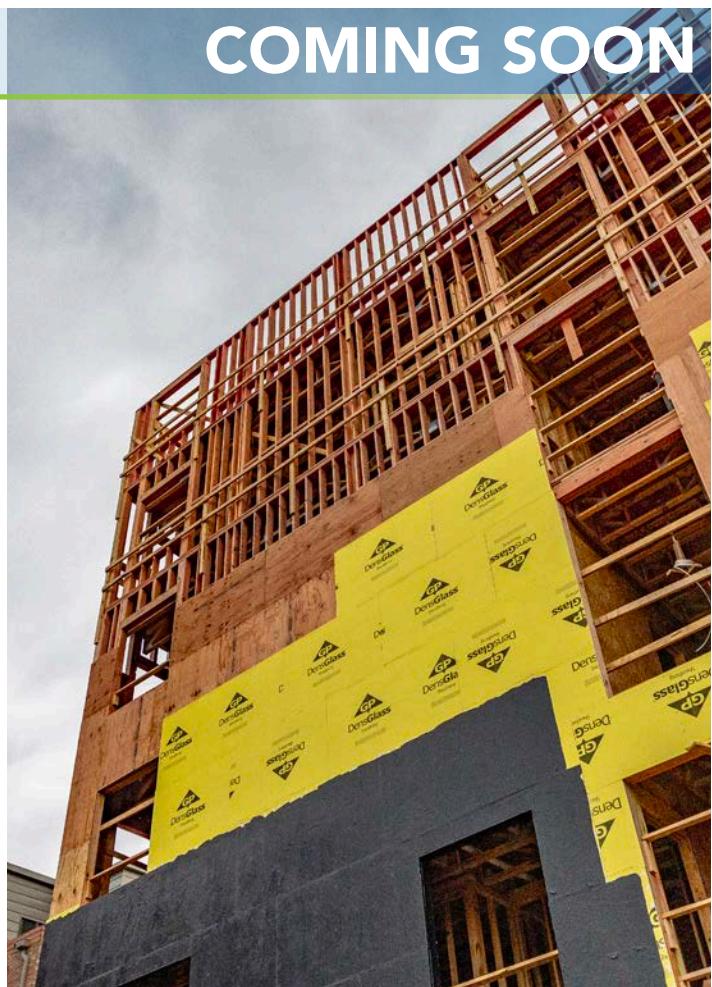
In partnership with One80 Place, as well as a roster of public, private and non-profit organizations, 573 Meeting Street provides a residence built specifically to support people moving out of homelessness. One80 Place will also provide supportive services for all tenants in the rental units.

## IMPACT:

- 50 – studios
- 16 – one-bedroom
- 4 – two-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$1,301,274
- STC – \$1,301,274
- HTF – \$1,617,649
- Bond – \$17,000,000



**COUNTY:** RICHLAND

**SC HOUSE DISTRICT:** 76

**SC SENATE DISTRICT:** 22

**US CONGRESSIONAL DISTRICT:** 2

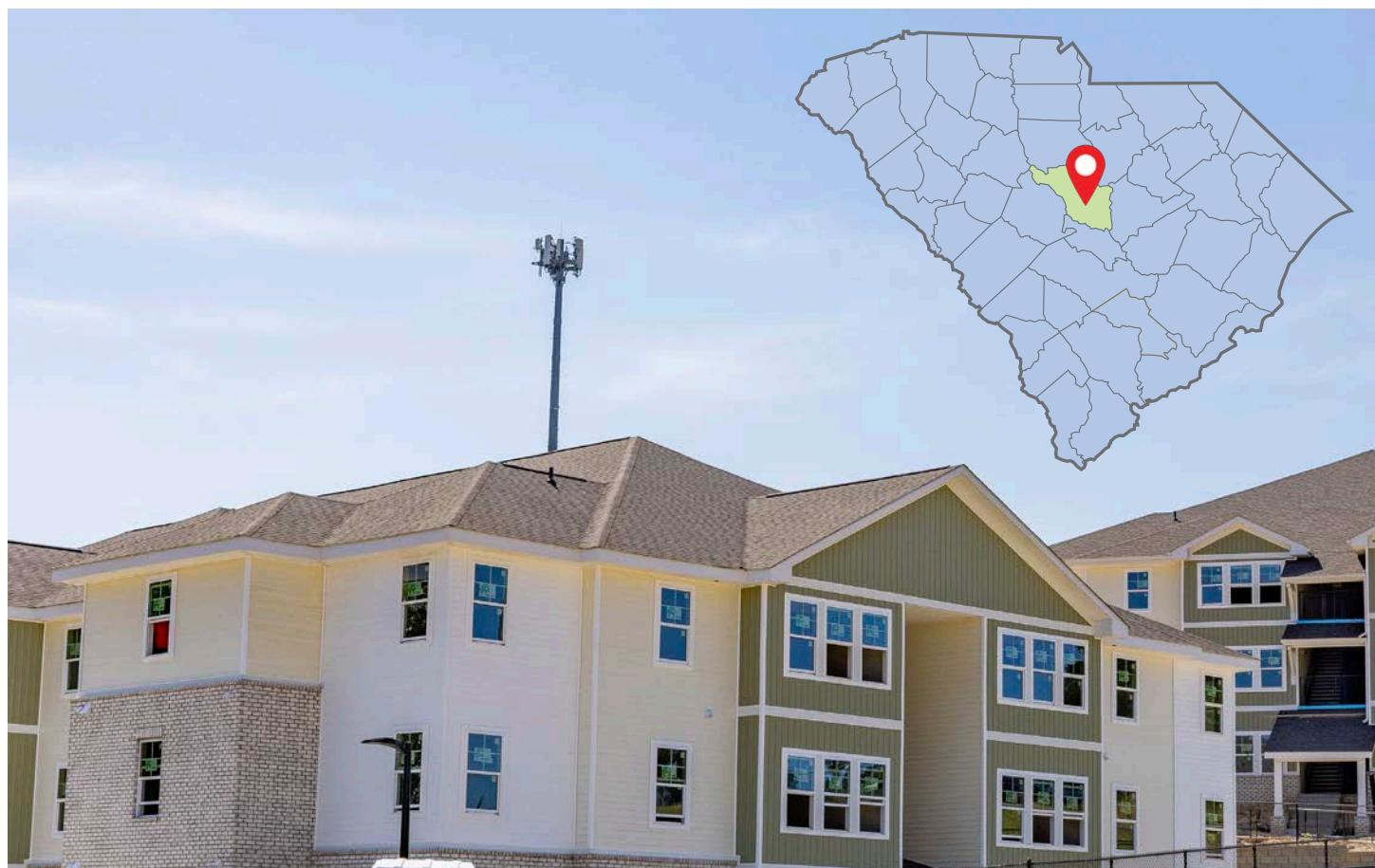
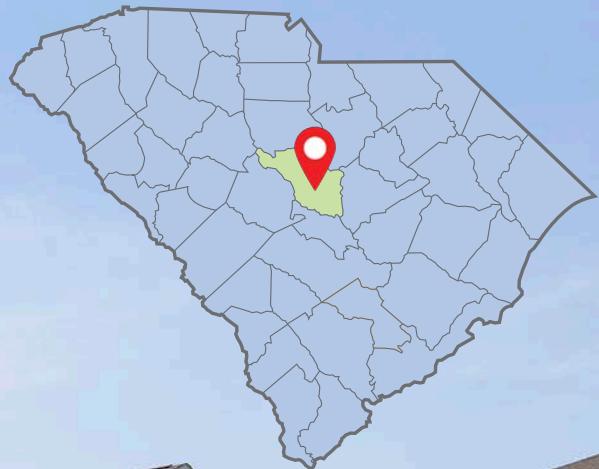
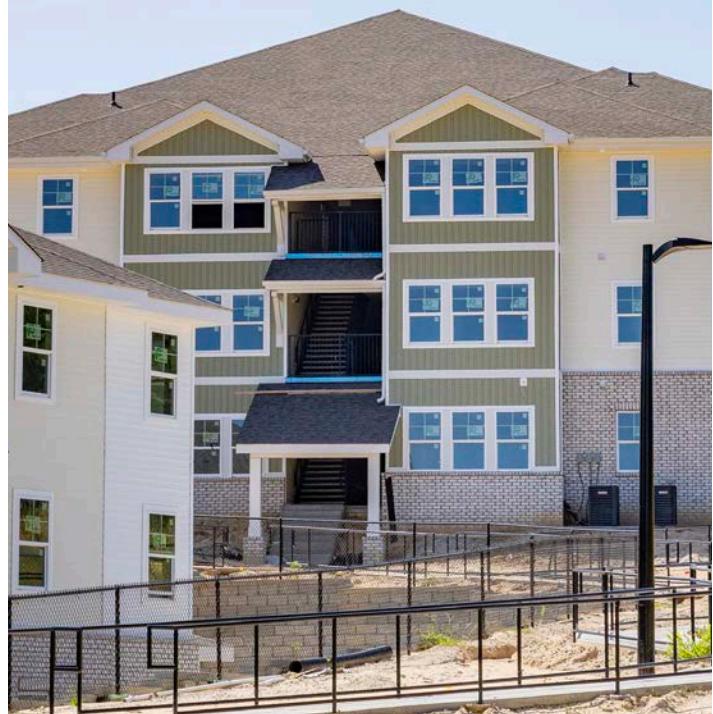
Brookefield Pointe, a brand-new 90-unit general occupancy rental development targeting low income family households will consist of a mix of one, two, and three-bedroom units restricted to households at or below 60 percent of AMI.

## IMPACT

- 9 – one bedroom
- 45 – two-bedroom
- 36 – three bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$1,052,309
- STC – \$1,052,309
- HTF – \$1,079,970



# CARRINGTON MANOR

COMING SOON

**COUNTY:** BEAUFORT COUNTY

**SC HOUSE DISTRICT:** 121

**SC SENATE DISTRICT:** 45

**US CONGRESSIONAL DISTRICT:** 1

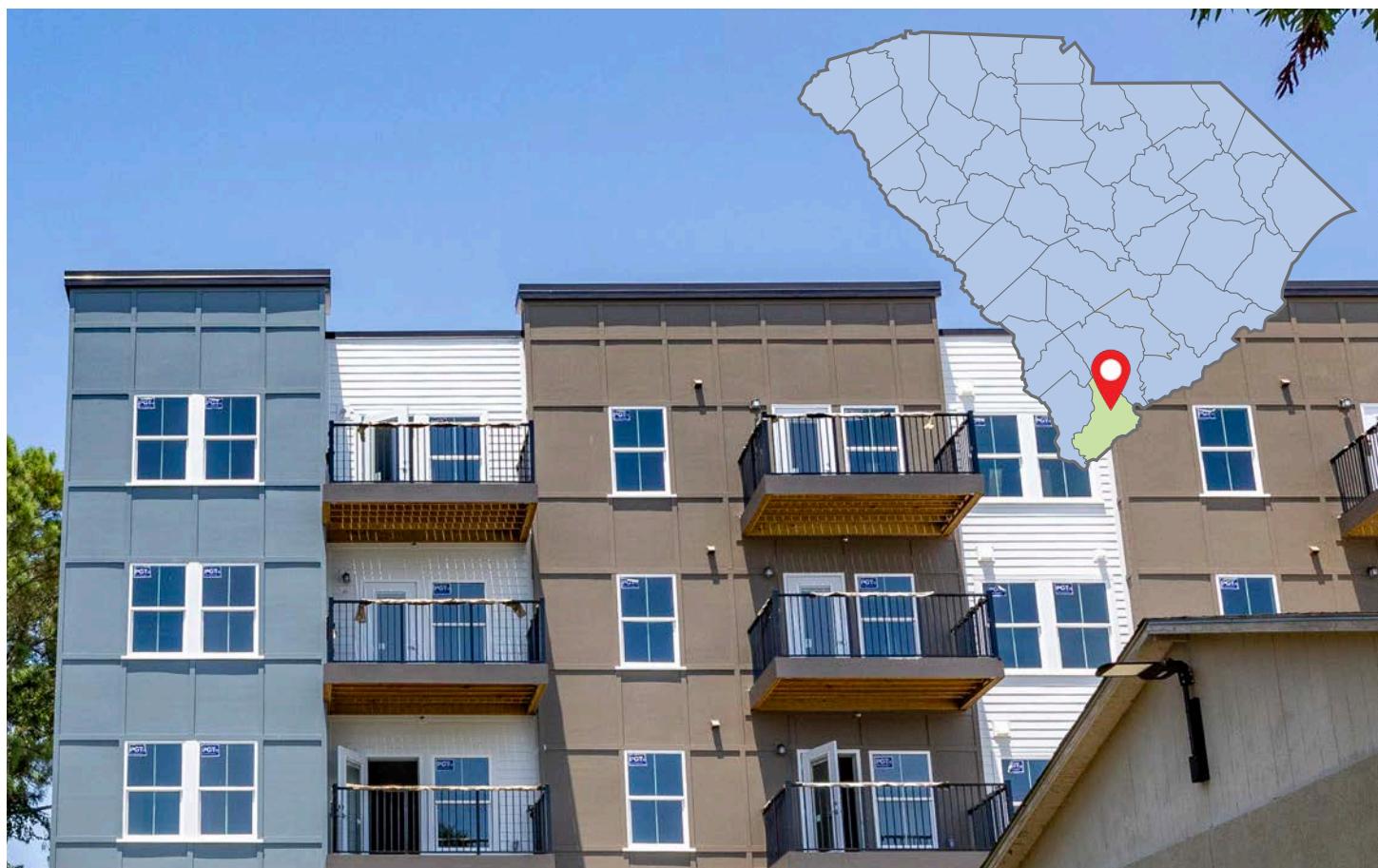
This partnership marks SC Housing's first with the Beaufort Jasper Housing Trust. Located in the city of Beaufort, this community is designed for seniors aged 55 and older and is built on 1.89 acres of underutilized property which is now being reborn as affordable housing for the area.

## IMPACT

- 34 – one-bedroom
- 30 – two-bedroom
- Seven units will serve those at 20 percent AMI

## SC HOUSING INVESTMENT

- LIHTC – \$1,006,530
- STC – \$1,006,530
- HTF – \$651,478





## CHEROKEE LANDING



**COUNTY:** GREENVILLE

**SC HOUSE DISTRICT:** 19

**SC SENATE DISTRICT:** 6

**US CONGRESSIONAL DISTRICT:** 4

Located in an older area of Greenville, Cherokee Landing is part of a neighborhood of existing single family and multifamily properties.

Cherokee Landing is an important component of the overall area revitalization. Highlights include balconies, fitness center, community center and playground.

### IMPACT

- 32 – one-bedroom
- 64 – two-bedroom
- 32 – three-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$1,397,072
- STC – \$1,397,072
- HTF – \$818,434





## CLEMONS GREENE

COMING SOON

**COUNTY:** LEXINGTON COUNTY

**SC HOUSE DISTRICT:** 87

**SC SENATE DISTRICT:** 10

**US CONGRESSIONAL DISTRICT:** 2

Clemons Greene will provide 90 affordable units in Lexington County. The development will offer a wide array of amenities, including on-site maintenance, a community room, fitness, center and business center as well as energy-efficient appliances and wheelchair-accessible units.



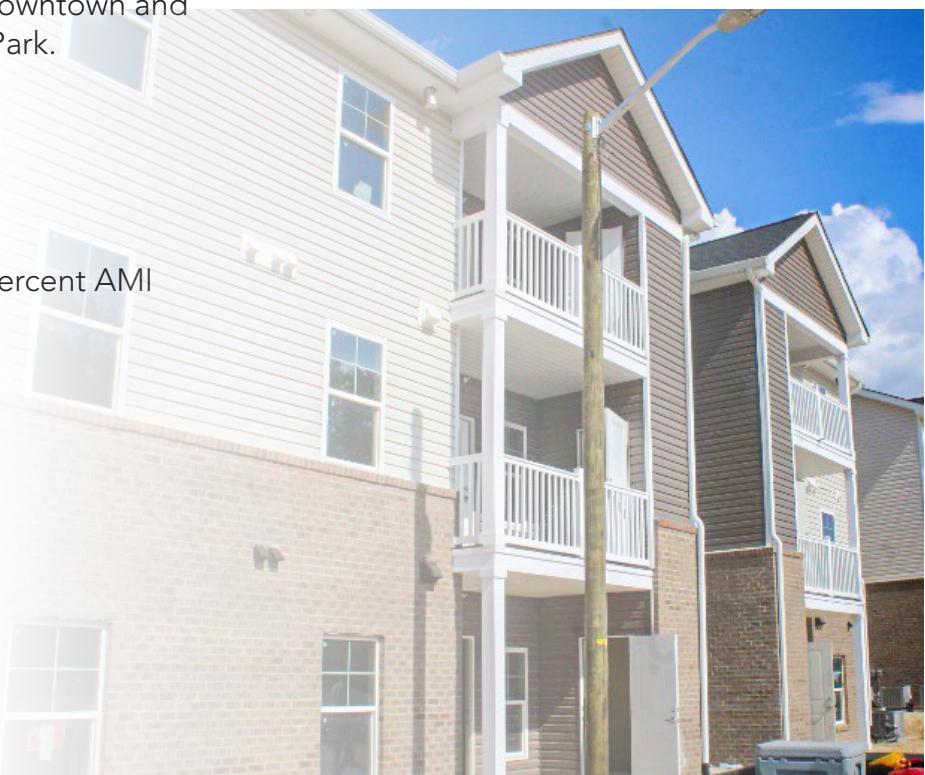
Additionally, Clemons Greene will be located close to the city of Lexington's booming downtown and the newly renovated Viginia Hylton Park.

### IMPACT

- 6 – one-bedroom
- 60 – two-bedroom
- 24 – three-bedroom
- Five units will serve those at 30 percent AMI

### SC HOUSING INVESTMENT

- LIHTC – \$1,006,530
- STC – \$1,006,530
- HTF – \$367,016





## COLONEL BLUFFS APARTMENTS

**COUNTY:** RICHLAND

**SC HOUSE DISTRICT:** 77

**SC SENATE DISTRICT:** 19

**US CONGRESSIONAL DISTRICT:** 2

Colonel Bluffs is a 288-unit multifamily development located in Columbia, SC with a mix of 1-, 2-, and 3-bedroom units.

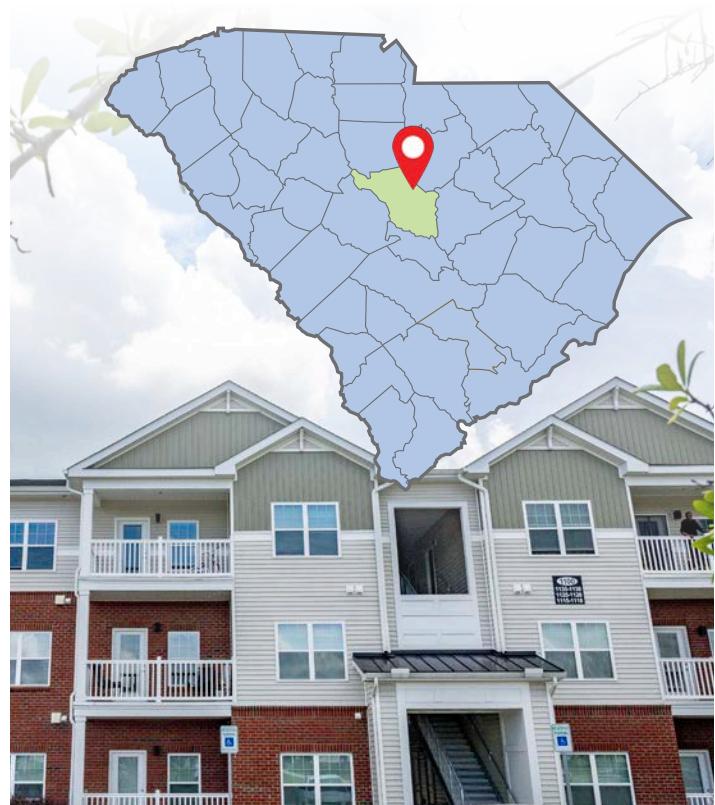
Spread among 12 residential buildings, Colonel Bluffs features open green space, a clubhouse with a fitness center, state-of-the-art pool and cabana, community laundry facility, and computer center.

### IMPACT

- 72 – one-bedroom
- 144 – two-bedroom
- 72 – three-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$2,484,186
- STC – \$2,181,311
- HTF – \$979,569





## DILLON GRADED SCHOOL APARTMENTS

**COUNTY:** DILLON

**SC HOUSE DISTRICT:** 55

**SC SENATE DISTRICT:** 30

**US CONGRESSIONAL DISTRICT:** 7

An abandoned, historic schoolhouse, once a vital part of the community of Dillon, SC, saw a rebirth as affordable apartments. Completed in 2024, funding from various SC Housing administered programs was leveraged to bring in additional funding from historic preservation funding.



### IMPACT

- 4 – Studio units
- 33 – one-bedroom units preserved and revived

### SC HOUSING INVESTMENT

- LIHTC – \$844,493
- STC – \$802,486
- HTF – \$2,184,572
- Bond – \$10,635,000





## DUNEAN CREEK



**COUNTY:** GREENVILLE

**SC HOUSE DISTRICT:** 23

**SC SENATE DISTRICT:** 7

**US CONGRESSIONAL DISTRICT:** 4

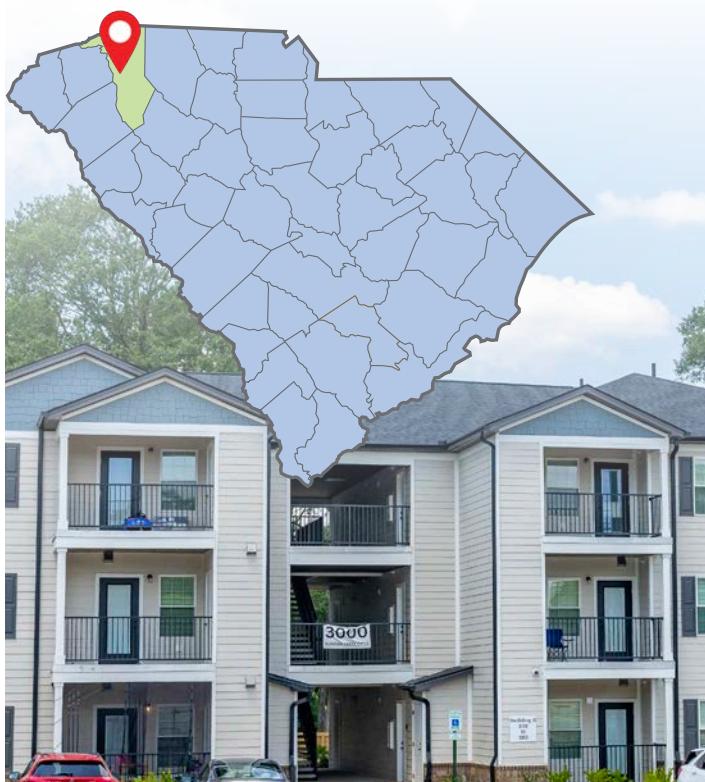
In a creative reuse of historic 1912 property, Dunean Mill was once known as "The Million Dollar Mill." Dunean Mill keeps the spirit of that vibrant 1912 mill village neighborhood alive.

### IMPACT

- 30 – two-bedroom
- 30 – three-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$999,486
- STC – \$999,486
- HTF – \$1,146,563
- Bond – \$16,000,000





## EASTSIDE APARTMENTS (JAMES LEWIS, JR.)

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 115

**SC SENATE DISTRICT:** 41

**US CONGRESSIONAL DISTRICT:** 1

Eastside Apartments (James Lewis, Jr.) is located in the heart of downtown Charleston with access to laundry facilities, a business center, a fitness center, covered parking and more, providing much needed housing supply to the peninsula.

### IMPACT

- 32 – two-bedroom
- 16 – three-bedroom
- 16 – four-bedroom
- 16 units at 50 percent AMI
- Remaining units are at 60 percent AMI

### SC HOUSING INVESTMENT

- LIHTC – \$1,430,350
- STC – \$895,222
- HTF – \$1,380,554
- Bond – \$14,000,000





## ESAU JENKINS VILLAGE COMING SOON

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 115

**SC SENATE DISTRICT:** 41

**US CONGRESSIONAL DISTRICT:** 1

Johns Island now has an affordable housing complex specifically designed for seniors aged 62 and older. Named after a renowned civil rights leader, Esau Jenkins, the project holds a significant place not just in architecture but in the history of the region.

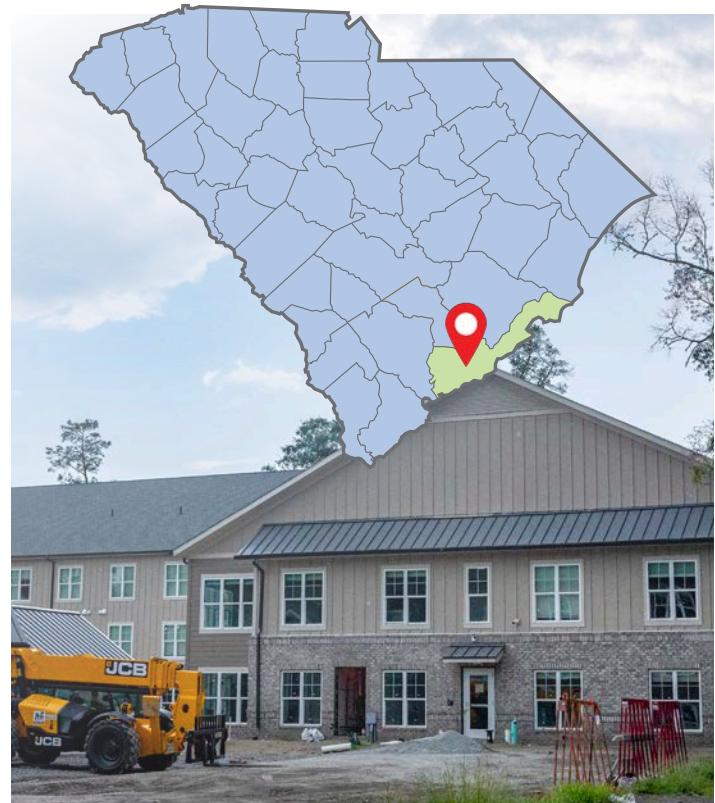
This is a commitment to creating a welcoming community for older adults right in the heart of Johns Island. Esau Jenkins is now a destination for the rehousing of residents formerly living in an older, nearby property. That property is scheduled to be redeveloped in the near future.

### IMPACT

- 61 – one-bedroom
- 11 – two-bedroom
- 50 percent AMI
- Incorporates HUD 221(d)(4) (elderly) funding

### SC HOUSING INVESTMENT

- LIHTC – \$740,077
- STC – \$529,200
- HTF – \$ 905,764



# HAVENWOOD ST. IVES

COMING SOON

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 15

**SC SENATE DISTRICT:** 42

**US CONGRESSIONAL DISTRICT:** 1

Havenwood St. Ives will offer 72 affordable units to the burgeoning city of North Charleston and will be conveniently located adjacent to Highway 52 and I-26, and other local amenities.

## IMPACT

- 15 – one-bedroom
- 39 – two-bedroom
- 18 – three-bedroom
- 8 units at 20 percent AMI

## SC HOUSING INVESTMENT

- LIHTC – \$968,613
- STC – \$968,613
- HTF – \$293,613



# HOPE ROAD APARTMENTS

COMING SOON

**COUNTY:** SPARTANBURG

**SC HOUSE DISTRICT:** 36

**SC SENATE DISTRICT:** 11

**US CONGRESSIONAL DISTRICT:** 4

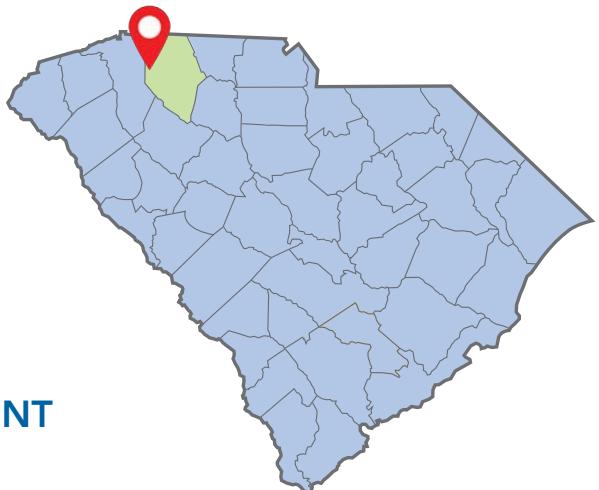
192 three- and four-bedroom units, ideally situated close to local employment bases like Amazon and Adidas, and right next to Fairforest Elementary School, this is an excellent location for families.

## IMPACT

- 42 – three-bedroom
- 150 – four-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$2,029,723
- STC – \$2,029,723
- HTF – \$455,404



# LOFTS AT LORICK

COMING SOON

**COUNTY:** RICHLAND

**SC HOUSE DISTRICT:** 74

**SC SENATE DISTRICT:** 21

**US CONGRESSIONAL DISTRICT:** 6

Close to local health care facilities and schools the six buildings that make up the Lofts at Lorick Place is a short, walkable location for amenities in uptown Columbia.

## IMPACT

- 36 – one-bedroom
- 72 – two-bedroom
- 36 – three-bedroom

## SC HOUSING

### INVESTMENT

- LIHTC – \$1,441,281
- STC – \$1,441,281
- HTF – \$968,520
- Bond – \$30,000,000



# LOWLINE HOUSING

COMING SOON

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 111

**SC SENATE DISTRICT:** 42

**US CONGRESSIONAL DISTRICT:** 6

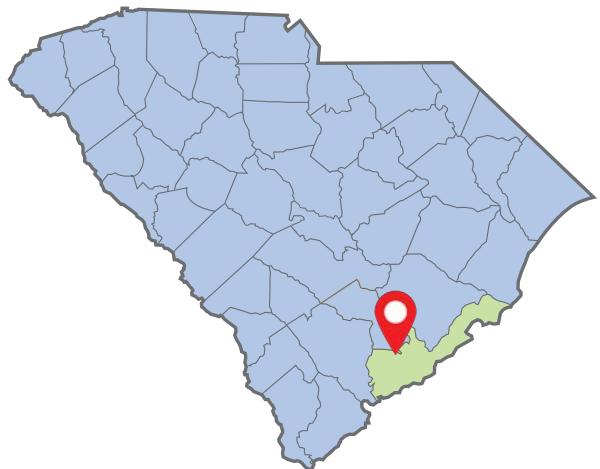
Fifty-five multifamily units will be built along the Lowcountry Lowline. The apartments will range from studio to three bedrooms. Near jobs and amenities, Charleston's Lowline project will turn 1.7 miles of abandoned railway track along the spine of Charleston's peninsula into a green space with pedestrian and bicycle paths, community space, and affordable housing. The land was donated by the city of Charleston.

## IMPACT

- 11 – studio apartments
- 20 – one-bedroom
- 16 – two-bedroom
- 8 – three-bedroom
- 

## SC HOUSING INVESTMENT

- LIHTC – \$1,550,805
- STC – \$1,443,750
- HTF – \$1,536,357
- Bond – \$17,000,000



# MAGNOLIA BRANCH

COMING SOON

**COUNTY:** CHARLESTON

**SC HOUSE DISTRICT:** 113

**SC SENATE DISTRICT:** 42

**US CONGRESSIONAL DISTRICT:** 6

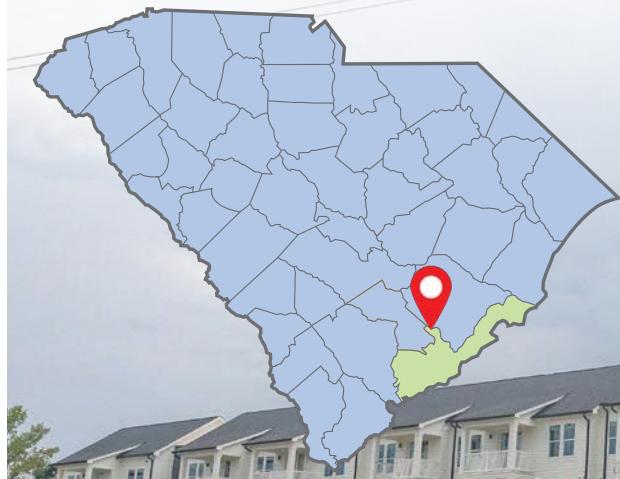
Magnolia Branch includes a pool, fitness center, community space, and custom balconies that open to both the pool and the surrounding property. Magnolia Branch is a short distance to grocery stores as well as local restaurants. It is in close proximity to I-26 making it easy for residents to commute into Charleston for work as well as within 1 mile of Trident Medical Center

## IMPACT

- 39 – one-bedroom
- 81 – two-bedroom
- 42 – three-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$2,535,243
- STC – \$2,535,243
- HTF – \$1,272,680
- Bond – \$29,000,000





## OAK TERRACE APARTMENTS

**COUNTY:** RICHLAND

**SC HOUSE DISTRICT:** 74

**SC SENATE DISTRICT:** 21

**US CONGRESSIONAL DISTRICT:** 6

The site of the old Gonzales Gardens is once again a beautiful mix of one bedroom apartments and townhouses. Years in the making, the plan originally used funds from SC Housing's Hardest Hit Fund (from the Great Recession era) to fund the demolition of Gonzales Gardens. SC Housing returned with additional funding to complete the area's renaissance.



### IMPACT

- 95 – one-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$1,110,986
- STC – \$1,110,986
- HTF – \$222,494



# FACES OF HOME

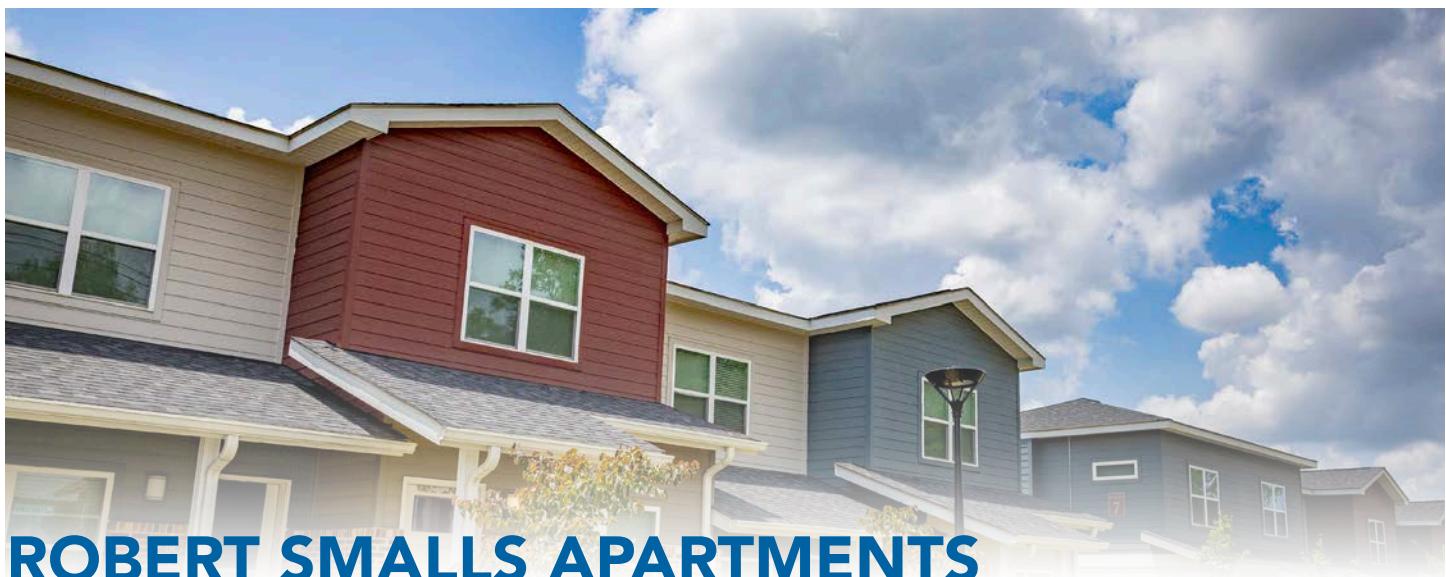
Claudette Gamboa sits in the modest living room of her apartment at Oak Terrace in Columbia.

To most, it may seem simple, but for her, it's everything. Retired and living on a fixed income, she understands the value of stability.

"When you have a fixed income and live on social security like I do, a home is important," she says with a quiet smile.

Her journey hasn't been easy. She's weathered hardships that were beyond her control, but now, in her small corner of the world, Claudette feels at peace. "It's home," she reflects. "It may not be to a lot of people... but to me, it's home. I feel like I have a whole new life now."





## ROBERT SMALLS APARTMENTS

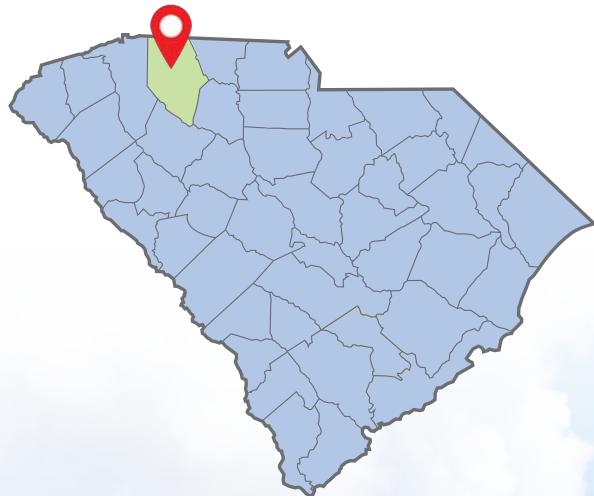
**COUNTY:** SPARTANBURG

**SC HOUSE DISTRICT:** 31

**SC SENATE DISTRICT:** 11

**US CONGRESSIONAL DISTRICT:** 4

Taking the place of functionally obsolete commercial buildings and vacant lots owned by the City of Spartanburg, the property ties in to "the Dan (Daniel Morgan Trail System)," a transformative project that links locals to jobs, educational opportunities, transit, and recreation.



### IMPACT

- 65 – one-bedroom
- 93 – two-bedroom
- 25 – three-bedroom
- 7 – four-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$2,407,881
- STC – \$1,866,980
- HTF – \$597,966



# SENECA MILLS LOFTS

COMING SOON

**COUNTY:** OCONEE

**SC HOUSE DISTRICT:** 2

**SC SENATE DISTRICT:** 1

**US CONGRESSIONAL DISTRICT:** 3

Created from parcels of formerly blighted property in the Utica community, Seneca Mills Lofts is part of a comprehensive Opportunity Zone revitalization of a mixed income area.

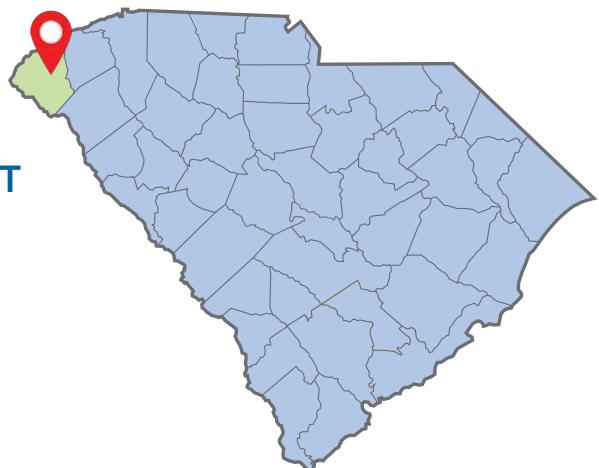
What was a shuttered textile mill is now being given new life including affordable apartments.

## IMPACT

- 24 – one-bedroom
- 61 – two-bedroom
- 35 – three-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$1,167,276
- STC – \$1,167,276
- HTF – \$3,164,253
- Bond – \$30,000,000



# SETTLEMENT MANOR

COMING SOON

**COUNTY:** GREENVILLE

**SC HOUSE DISTRICT:** 19

**SC SENATE DISTRICT:** 6

**US CONGRESSIONAL DISTRICT:** 4

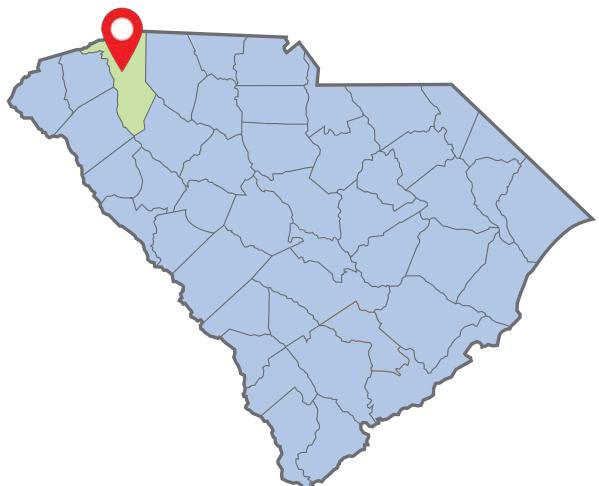
A new construction apartment complex located on East Settlement Road in close proximity to White Horse Road northwest of Berea. Settlement Manor offers its residents easy walking distance to amenities.

## IMPACT

- 30 – one-bedroom
- 60 – two-bedroom
- 30 – three-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$1,383,910
- STC – \$1,383,910
- HTF – \$1,039,544
- Bond – \$20,000,000





## SHOCKLEY TERRACE

**COUNTY:** ANDERSON

**SC HOUSE DISTRICT:** 11

**SC SENATE DISTRICT:** 4

**US CONGRESSIONAL DISTRICT:** 3

Shockley Terrace provides more than 250 thoughtfully designed apartments with modern features and a welcoming atmosphere. The sprawling community of Shockley Terrace is just a short drive from I-85, Lake Hartwell, and other upstate amenities.

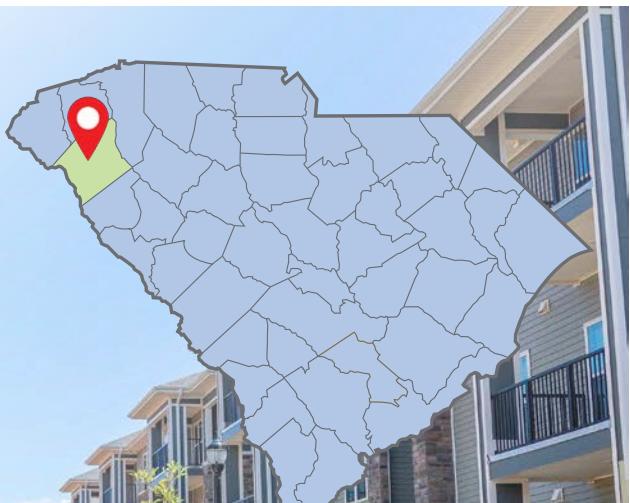


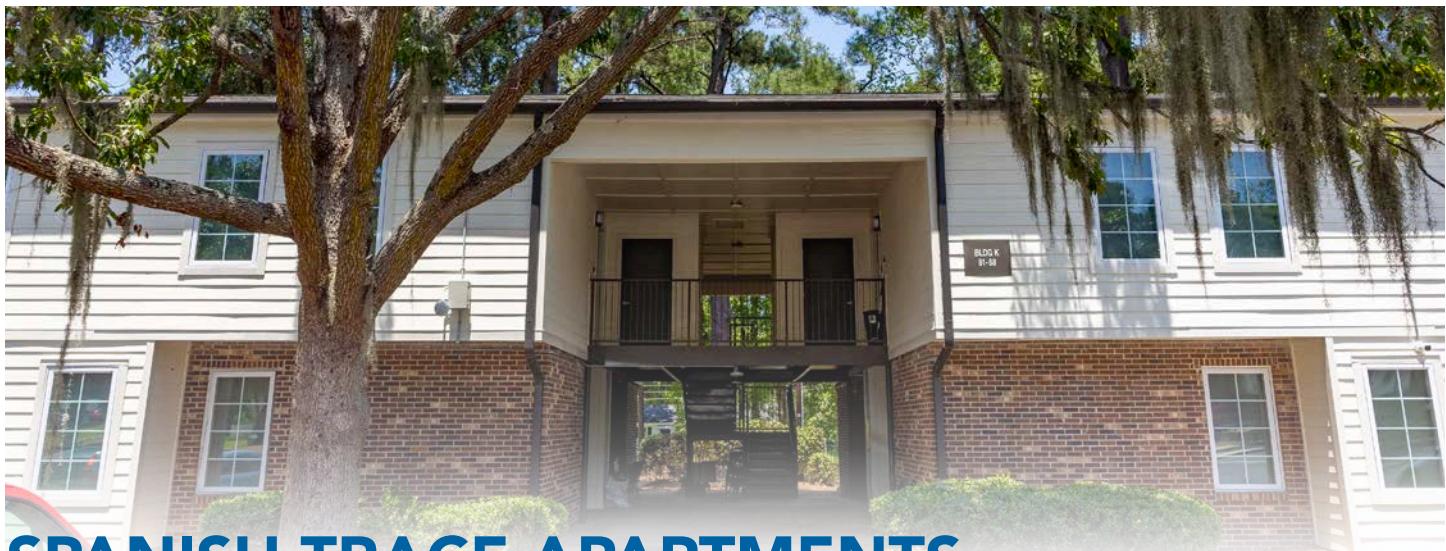
### IMPACT

- 84 – one-bedroom
- 114 – two-bedroom
- 60 – three-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$2,845,370
- STC – \$2,845,370
- HTF – \$501,914





## SPANISH TRACE APARTMENTS

**COUNTY:** BEAUFORT

**SC HOUSE DISTRICT:** 124

**SC SENATE DISTRICT:** 43

**US CONGRESSIONAL DISTRICT:** 1

A full rehabilitation brings an extension of the life of these apartments, along with needed accessibility. Opened in 1980 and renovated in 2006, Spanish Trace is now ADA compliant and has a new playground to go with the general upgrades to the living spaces and common areas.



### IMPACT

- 36 – one bedroom
- 32 – two-bedroom
- 16 – three-bedroom
- 4 – four-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$738,796
- STC – \$738,796
- HTF – \$1,062,385



# SOUTHPOINTE SENIOR

**COUNTY:** GREENVILLE

**SC HOUSE DISTRICT:** 24

**SC SENATE DISTRICT:** 8

**US CONGRESSIONAL DISTRICT:** 4

The new apartment community will feature 90 modern, affordable one- and two bedroom units, strategically located just off the bustling Woodruff Road corridor, all reserved for low- and moderate-income renters over age 55.

## IMPACT

- 40 – one-bedroom
- 50 – two-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$1,117,160.58
- STC – \$ 1,117,160.58
- HTF – \$367,016

**COMING SOON**



# TALFORD GREENE

**COUNTY:** CHESTER

**SC HOUSE DISTRICT:** 41

**SC SENATE DISTRICT:** 17

**US CONGRESSIONAL DISTRICT:** 5

A swath of undeveloped land on Dawson Drive proved to be the perfect location for new housing in rural Chester County. 15 units are set aside for 50% AMI.

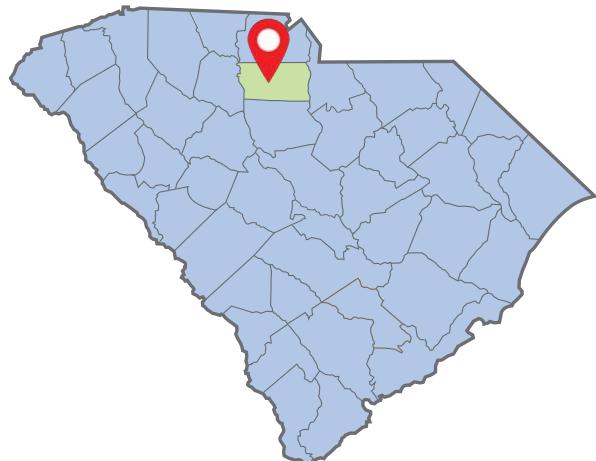
## IMPACT

- 12 – one-bedroom
- 34 – two-bedroom
- 12 – three-bedroom

## SC HOUSING INVESTMENT

- LIHTC – \$785,846
- STC – \$763,908
- HTF – \$1,749,225
- Bond – \$7,947,217

**COMING SOON**





## VILLAGES AT CONGAREE POINTE

**COUNTY:** RICHLAND

**SC HOUSE DISTRICT:** 70

**SC SENATE DISTRICT:** 21

**US CONGRESSIONAL DISTRICT:** 6

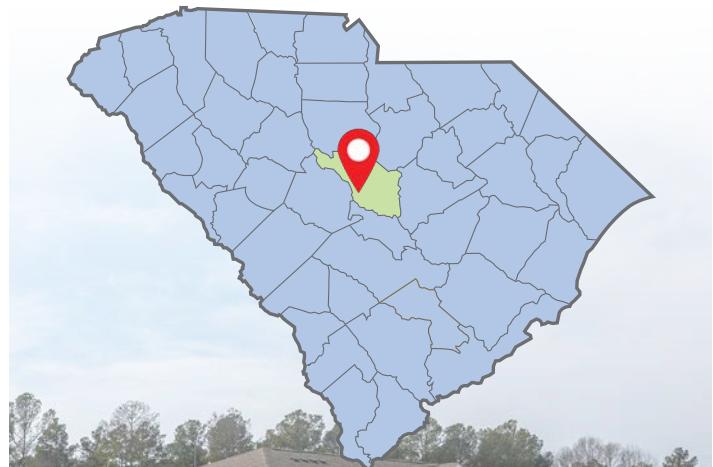
The Village at Congaree Point is located in one of Columbia's fastest growing areas and all units are dedicated to serving working individuals and families who are making 60% or less of the area median income.

### IMPACT

- 60 – one-bedroom
- 144 – two-bedroom
- 36 – three-bedroom

### SC HOUSING INVESTMENT

- LIHTC – \$1,939,940
- STC – \$1,939,940
- HTF – \$637,610
- Bond – \$28,000,000



# HOME REPAIR

The 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 community-based non-profit sponsor organizations and the SC Office of Resilience that have participated in the programs by identifying eligible participants and hiring contractors to complete the work; nonprofit sponsor organizations must be approved by SC Housing to ensure that those in need are properly served. During FY24, 542 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 Programs, maximizing the impact of the South Carolina Housing Trust Fund investment and providing homeowners with a home that will have an effective useful life of 20 years. 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, 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.

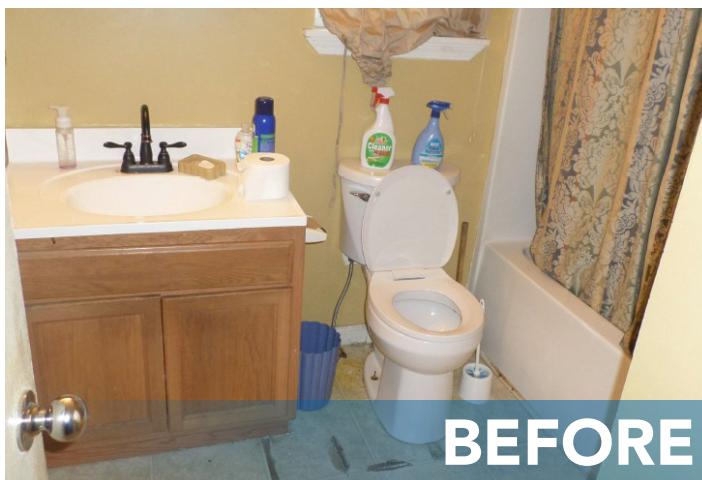
Through its partnership with the South Carolina Office of Resilience, in FY24 SC Housing provided \$7,320,000 of South Carolina Housing Trust Fund dollars to assist 488 homeowners recover from natural disasters. \$15,000 per home was awarded to leverage federal Community Development Block Grant Disaster 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 FY24, SC Housing approved South Carolina Housing Trust Fund sponsors assisted 54 homeowners through the Home Repair and Critical Home Repair programs with needed repairs to their homes totaling \$1,062,592.33. The distribution of this activity by county is provided in the table on the right.

COUNTY	HOMES	AWARDS
Aiken	2	\$27,853
Allendale	1	\$11,486.20
Anderson	4	\$44,735.36
Beaufort	1	\$12,707.38
Chester	2	\$45,952.20
Florence	1	\$26,984.75
Greenville	21	\$296,875.72
Kershaw	3	\$129,005.85
Lexington	1	\$34,488.50
Pickens	3	\$40,634.10
Richland	9	\$319,035.85
Sumter	5	\$48,910.20
Williamsburg	1	\$23,923.22
<b>TOTALS:</b>	<b>54</b>	<b>\$1,062,592.33</b>

# HOME REPAIR EXAMPLE NO. 1

The South Carolina Housing Trust Fund helps make homes safe and livable by funding critical repairs — like fixing damaged bathrooms, water leaks, and unsafe plumbing. These repairs prevent further deterioration and help low-income homeowners remain in their homes with dignity. By addressing issues like these, the The South Carolina Housing Trust Fund preserves housing and protects health across the state.



## HOME REPAIR EXAMPLE NO. 2



“

I felt like I was a great candidate for the home repair program... My light bill is lower than energy efficient homes in my area by half as much!

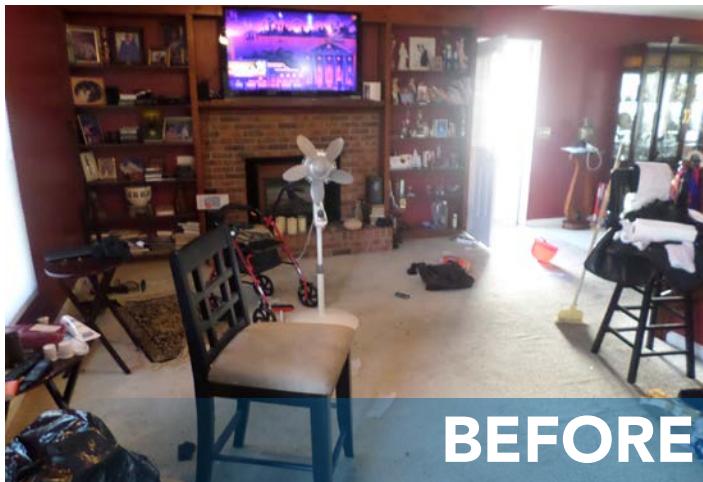
- SC Housing Home Repair Customer



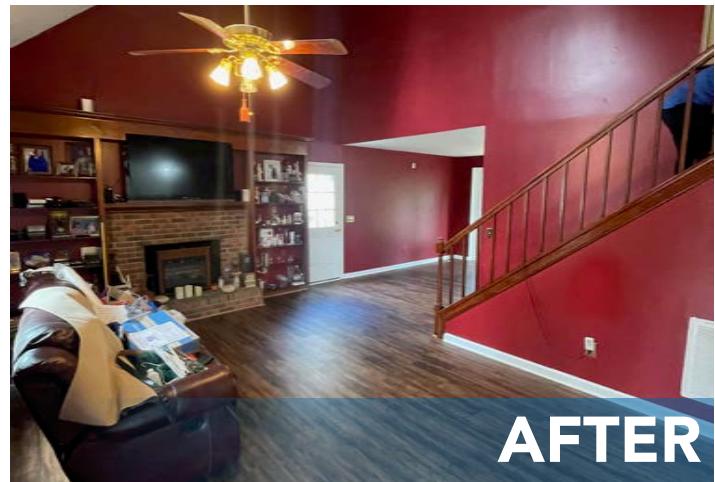
**BEFORE**



**AFTER**



**BEFORE**



**AFTER**

# SMALL RENTAL DEVELOPMENT PROGRAM

The Small Rental Development Program (SRDP) allows the agency to fund a wide array of rental housing by combining state and federal funding sources to provide a flexible source of financing for rental properties that are too small to be served economically by the Low-Income Housing Tax Credit.

The South Carolina Housing Trust Fund serves as one of three funding sources used in SRDP, with the others being the National Housing Trust Fund and the HOME Investment Partnership Program, both coming from the U.S. Department of Housing and Urban Development.

During FY24, four projects received The South Carolina Housing Trust Fund awards totaling \$14,999,999; these properties will create 105 new affordable rental units, 48 of which are directly funded by the The South Carolina Housing Trust Fund. A list of the properties is provided below.

NAME	COUNTY	HTF AWARD	TOTAL UNITS	HTF UNITS
Oak Tree Farm Phase IV	Horry	\$3,968,497	24	12
Page Lake Manor Phase II	Spartanburg	\$3,324,611	24	1
The Grand Village	Richland	\$2,647,224	20	20
The Iris	Sumter	\$5,059,667	37	15
<b>TOTALS:</b>		<b>\$14,999,999</b>	<b>105</b>	<b>48</b>



# SUPPORTIVE HOUSING PROGRAM

The Supportive Housing Program provides funding opportunities for affordable rental housing with access to supportive services for special needs populations, such as people with disabilities and people experiencing homelessness. Supportive services may include, but are not limited to: employment training, case management, childcare, financial literacy, health care, and transportation.

The program provides up to \$300,000 per unit (up to 12 units) of financial assistance for rehabilitation, new construction, conversion, and acquisition with rehabilitation of multifamily and single-family rental developments.

In FY24, \$20 million in funding was set-aside for Supportive Housing developments. Of that amount, \$1 million was specifically set-aside to fund group home developments for the South Carolina Department of Behavioral Health and Developmental Disabilities' nonprofit affiliates.

Group home developments primarily consist of the acquisition and rehabilitation of single-family homes that provide special needs housing for very-low income individuals in need of supportive services.

Community Training Homes (CTH II) offer the opportunity for Department of Behavioral Health and Developmental Disabilities clientele to live in a homelike environment in the community under the supervision of qualified and trained staff. Care, skills training, and supervision are provided according to individualized needs.

In FY24, nine Supportive Housing applications were awarded totaling \$5,866,534.82 to produce 46 units.



# SUPPORTIVE HOUSING PROGRAM

NAME AND NON-PROFIT SPONSOR	FUNDING AWARDED	COUNTY	UNITS
Forest View Apartments <b>Nehemiah CRC</b>	\$2,098,317	Spartanburg	8
Mellard Community Training Home-II <b>Community Options, Inc.</b>	\$520,000	Berkeley	4
Transitional Home for Female Youth <b>MIRCI, Inc.</b>	\$1,000,000	Richland	10
Oakwood CTH II <b>Berkeley Citizens, Inc.</b>	\$418,921	Berkeley	4
Left Bank Community Training Home-II <b>Presbyterian Agency for Developmentally Disabled</b>	\$303,227	Florence	4
Boone Community Training Home-II <b>Community Options, Inc.</b>	\$432,222.84	Dorchester	4
Creekwood Community Training Home-II <b>CHESCO</b>	\$339,534	Richland	4
Spruce Ivy Community Training Home-II <b>Berkeley Citizens, Inc.</b>	\$377,155.49	Berkeley	4
Shady Maple Community Training Home-II <b>Berkeley Citizens, Inc.</b>	\$377,155.49	Berkeley	4
<b>TOTALS:</b>	<b>\$5,866,533</b>		<b>46</b>



**MELLARD DRIVE - GOOSE CREEK**



**MELLARD DRIVE - GOOSE CREEK**



# DEVELOPMENT IMPACT 2024-2025



SC  HOUSING  
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