



SC  HOUSING



ON THE PATH TO RECOVERY

SC Housing FY2020 Economic Impact Report

July 1, 2019 - June 30, 2020



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Letter from the Executive Director

In these challenging times, investing in programs and services that support our citizens is more critical than ever before. We continue to see housing costs outpace wage earnings, causing a ripple effect that impacts the health, safety and wellbeing of many of our neighbors. The economic impact of the COVID-19 global pandemic has placed additional strain on local communities throughout the state.

The pandemic has intensified housing needs while creating new challenges to our work at

SC Housing, just like at millions of other organizations. Concerns about employee safety led our agency to pause some aspects of our work and reduced capacity at many of our nonprofit partners.

In spite of these challenges, SC Housing continues to make great strides in supporting the development of affordable housing. The purpose of the annual SC Housing Statewide Economic Impact Report is to outline the broad economic impacts of the agency.

To ensure a better understanding of how our investments impact the state financially, we again contracted with the University of South Carolina's Darla Moore School of Business to conduct an economic analysis. These researchers found that, for every \$1 invested in our programs, there was a \$1.65 impact in our state's economy through paid wages, purchased materials and generated taxes, as well as other direct and indirect impacts.

In the year ending June 30, 2020 (FY20), SC Housing programs accounted for nearly \$760 million in economic impact, which supported 4,157 jobs (full-time equivalent) across South Carolina and helped support state and local government by contributing \$54 million in tax revenue. Over the past five years, our program investments have had a \$4.2 billion impact on South Carolina.

The need for more affordable housing, rental assistance and manageable mortgages will only grow as we move into 2021. SC Housing is committed to growing our partnerships with nonprofit partners, private companies and governmental organizations, as well as communities across the state, to ensure that all South Carolinians have access to safe, decent, and affordable housing.

Sincerely,

Bonita Shropshire

Bonita Shropshire, Executive Director

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

The vision of SC Housing is 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 Programs

As the housing finance authority for the state of South Carolina, SC Housing operates a number of programs serving low- and moderate-income residents. These programs are housed within three divisions of the agency.

HOMEOWNERSHIP

SC Housing provides funds to participating banks and private mortgage originators to assist low- and moderate-income homebuyers with what is often their first home purchase. This is primarily done by offering low-interest, fixed-rate, 30-year mortgages that include down payment assistance. New and existing single-family homes, townhomes, condominiums, and off-frame modular homes are eligible.

Mortgages are offered through the Homebuyer Program, financed with tax-exempt mortgage revenue bonds, and Palmetto Home Advantage, self-financed by the authority via securities transactions. These activities are supplemented by the seasonal Palmetto Heroes program, which offers a lower interest rate and expanded down payment assistance for first responders, teachers, veterans, and other frontline workers, and the County First initiative, designed to better serve rural homebuyers. SC Housing services Homebuyer Program loans in-house, ensuring quality customer service and assistance to those who may be struggling.

DEVELOPMENT

The Development Division oversees several programs that provide for the construction, rehabilitation and repair of housing across South Carolina. Nearly all of this work is concentrated in three areas:

- The Low-Income Housing Tax Credit (LIHTC) program, the nation's largest source of funding for affordable housing, which provides financial incentives for building or preserving rent-restricted rental homes for households making no more than 60 percent of area median income;



The Pointe at Blythewood
Housing Tax Credit



- The Small Rental Development Program, created by SC Housing in 2018, which combines financing from the South Carolina Housing Trust Fund, National Housing Trust Fund, and the HOME Investment Partnerships Program to fund affordable rental properties too small to be financially viable under LIHTC; and
- The Home Repair Program, which helps very low-income homeowners by providing grants using S.C. Housing Trust Fund dollars to local non-profit organizations to provide essential housing needs, such as replacing roofs and air conditioners or installing ramps for residents with mobility impairments.

RENTAL ASSISTANCE & COMPLIANCE

The Rental Assistance & Compliance Division of SC Housing has three primary responsibilities:

- Monitoring properties funded by the Development Division to ensure compliance with federal and state laws pertaining to affordability, health and safety, and tenant eligibility;
- Administering the federal Housing Choice Voucher Program in seven counties (Clarendon, Colleton, Dorchester, Fairfield, Kershaw, Lee, and Lexington) under an Annual Contributions Contract with the U.S. Department of Housing of Urban Development (HUD), which provides assistance for low-income households to help them afford rental housing in the private market; and
- Overseeing a portfolio of Project-Based Rental Assistance properties on behalf of HUD via the Project-Based Contract Administration Program.



Fiscal Year 2020 Results

For the fiscal year ending June 30, 2020, SC Housing expended \$461 million in furtherance of its mission. How was that money spent?

Just over half of these funds went toward the funding of mortgages for borrowers served by our homeownership programs. This was the best year ever with respect to both the number of customers served and total volume for these programs.

About one-third was spent on rental assistance, deploying federally allocated funds to support affordable rental housing for Section 8 tenants and Housing Choice Voucher recipients. These resources do not vary much year to year.

An additional 13% was spent on development activities. This amount is down from prior years due to the lower number of LIHTC properties placed in service; this can largely be attributed to the emergence of the COVID-19 pandemic and related challenges.

However, due to the enactment of the Workforce and Senior Affordable Housing Act (H.3998) last May, which creates a state-level companion to the federal LIHTC, SC Housing expects the number of LIHTC properties in the pipeline to increase dramatically in the years ahead.

Finally, the remaining 3% of funds were expended on administration, which covers the agency's payroll, information technology infrastructure, contracted goods and services, and other costs.

In total, these activities helped provide housing to **22,581 households** statewide – without general appropriations from the S.C. Legislature. This includes 20,150 households receiving rental assistance, 1,648 homebuyers closing on an SC Housing mortgage, and 783 households able to access new or improved housing through Development Division programs.



HOMEOWNERSHIP

\$234,320,832

51%



RENTAL ASSISTANCE

\$154,991,342

33%



DEVELOPMENT

\$58,266,492

13%



ADMINISTRATION

\$13,601,349

3%

Statewide Economic Impact

DIRECT IMPACTS

**\$461 million in output
including
\$159 million in wages
2,016 jobs supported**



TOTAL IMPACTS

**\$760 million in output
including
\$254 million in wages
4,157 jobs supported**

The \$461 million spent by SC Housing flowed into the state's economy. But it didn't stop there. The total impact of our work is multiplied when, for example, contractors purchase raw materials to conduct construction or repair activities funded by the agency. These effects can be estimated using a technique called input-output analysis, developed by Nobel laureate Wassily Leontief, which maps how dollars move from one industry to another. This approach can be used to estimate not only total economic output produced, but the increase in wages and the number of jobs created or preserved by that activity. SC Housing contracted with the Darla Moore School of Business at the University of South Carolina to conduct this analysis using data and

software from IMPLAN, a leading company in this space.

In total, the economic impact of SC Housing programs on the state of South Carolina for the year ending June 30, 2020, was nearly **\$760 million**. In other words, for every dollar spent by the agency, there was a total impact of \$1.65 on the state's economy. Of that, over a third – **\$254 million** – was put in the pockets of the state's workers. Those wages supported **4,157 jobs** (full-time equivalent) across South Carolina and helped support state and local government by contributing **\$54 million** in tax revenue.

Investment by SC Housing
\$461 million

Housing and Tax Revenue Impacts

Households Receiving
Rental Assistance
20,150

New Homebuyer
Mortgages
1,648

Households Provided
New or Improved
Housing through
Development Programs
783

Housing Provided
Statewide*
22,581

Tax Revenue
Generated
\$54 million

*Represents the total impact of households receiving rental assistance, new homebuyer mortgages and households provided new or improved housing through Development programs.

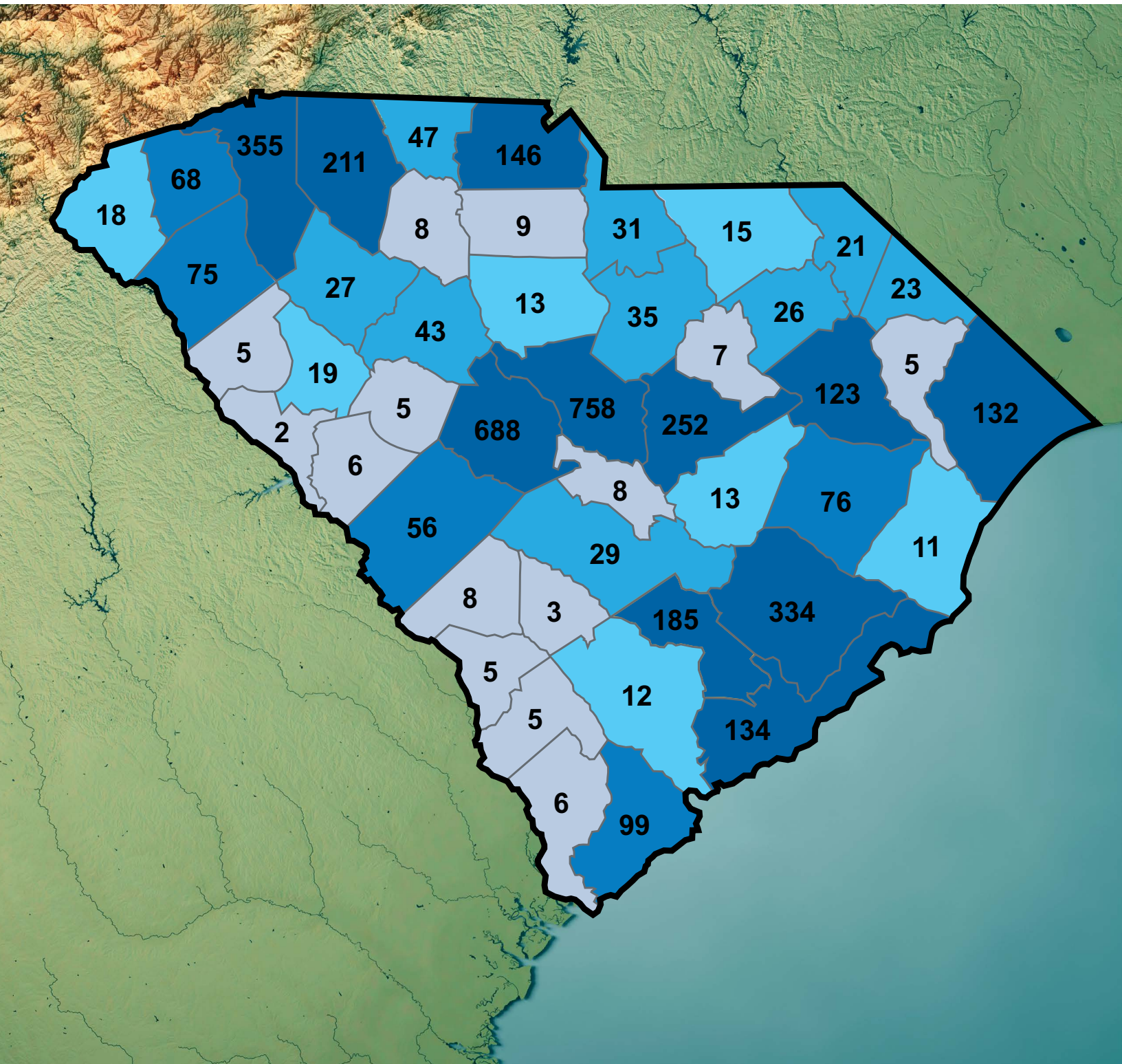


\$760 million

TOTAL ECONOMIC OUTPUT

Every \$1 spent by the agency = \$1.65 to the state's economy

Impacts by County



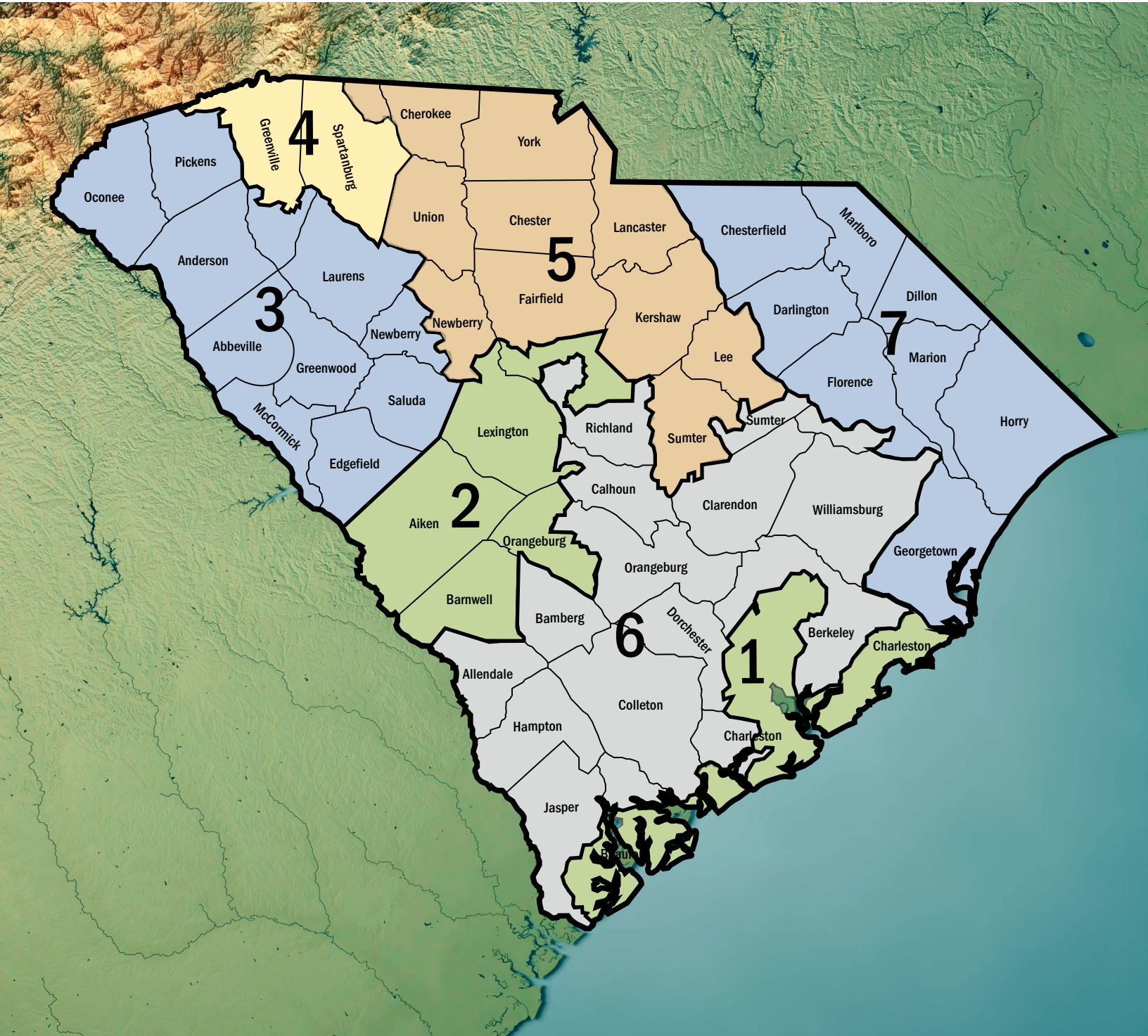
Importantly, this impact was not concentrated in one or two locations. **The work of SC Housing supported jobs in all 46 counties**, as shown above, along with a table summarizing FY20 results.



County	Jobs	Output
Abbeville	5	\$1,726,363
Aiken	56	\$11,674,604
Allendale	5	\$1,621,230
Anderson	75	\$17,421,760
Bamberg	3	\$859,367
Barnwell	8	\$1,969,025
Beaufort	99	\$18,528,914
Berkeley	334	\$56,952,100
Calhoun	8	\$1,874,016
Charleston	134	\$30,451,584
Cherokee	47	\$7,914,765
Chester	9	\$1,882,456
Chesterfield	15	\$3,029,876
Clarendon	13	\$3,528,115
Colleton	12	\$3,736,043
Darlington	26	\$5,894,695
Dillon	23	\$4,744,788
Dorchester	185	\$34,936,400
Edgefield	6	\$1,445,305
Fairfield	13	\$3,110,119
Florence	123	\$21,221,638
Georgetown	11	\$2,520,429
Greenville	355	\$71,683,488

Greenwood	19	\$4,692,379
Hampton	5	\$1,846,506
Horry	132	\$23,558,430
Jasper	6	\$1,293,403
Kershaw	35	\$7,374,322
Lancaster	31	\$6,169,385
Laurens	27	\$5,672,242
Lee	7	\$1,944,042
Lexington	688	\$109,026,592
Marion	5	\$1,117,882
Marlboro	21	\$3,892,974
McCormick	2	\$580,893
Newberry	43	\$8,270,405
Oconee	18	\$4,478,492
Orangeburg	29	\$7,024,496
Pickens	68	\$12,310,272
Richland	758	\$127,557,304
Saluda	5	\$1,036,926
Spartanburg	211	\$37,473,248
Sumter	252	\$43,816,736
Union	8	\$1,698,045
Williamsburg	76	\$14,401,154
York	146	\$25,616,640
State Total	4,157	\$759,579,848

Impacts by Congressional District



SC Housing administers a large number of programs with federal funds, so it is essential to highlight the impact of our work within each U.S. House of Representatives constituency. As noted previously, economic and programmatic benefits alike are widely distributed across South Carolina. The table at right summarizes these impacts, and the subsequent pages detail these impacts by county and program area. Last, this report includes overall impacts by state legislative district for both the Senate and the House.



Congressional Districts	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
District 1	2,852	\$127,229,160	691	\$8,992,023
District 2	3,396	\$179,594,560	1,083	\$12,822,914
District 3	3,098	\$53,817,976	252	\$3,980,750
District 4	3,309	\$104,054,440	535	\$7,462,899
District 5	2,770	\$107,512,800	590	\$7,492,389
District 6	5,209	\$122,108,560	653	\$8,829,334
District 7	1,947	\$65,262,340	353	\$4,659,774

Congressional District 1

BEAUFORT,* BERKELEY,*
CHARLESTON,* COLLETON*
AND DORCHESTER* COUNTIES

*Denotes partial county



Etiwan Place Apartments, Goose Creek, SC
Housing Tax Credit

IMPACT TOTALS



Households Assisted
2,852



Economic Output
\$127,229,160



Jobs Created (FTE)
691



State and Local
Tax Revenue
\$8,992,023

County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
BEAUFORT	418	\$18,160,131	96	\$1,229,273
Development	46	\$8,088,295	46	\$489,584
Homeownership	16	\$6,734,910	41	\$481,277
Rental Assistance	356	\$3,336,926	10	\$258,412
BERKELEY	392	\$56,068,373	330	\$3,865,215
Development	81	\$13,891,013	79	\$839,699
Homeownership	115	\$40,250,660	245	\$2,876,312
Rental Assistance	196	\$1,926,700	6	\$149,204
CHARLESTON	1,081	\$19,674,065	86	\$1,469,961
Development	6	\$71,925	1	\$4,139
Homeownership	24	\$8,723,855	53	\$623,407
Rental Assistance	1,051	\$10,878,285	32	\$842,415
DORCHESTER	961	\$33,326,594	179	\$2,427,575
Development	3	\$39,865	0	\$2,294
Homeownership	69	\$25,492,136	155	\$1,821,668
Rental Assistance	889	\$7,794,593	23	\$603,613
District Total**	2,852	\$127,229,160	691	\$8,992,023

** The total may not equal sum of items because of rounding.





Ramblewood Apartments, Batesburg, SC | Housing Tax Credit

Congressional District 2

AIKEN, BARNWELL, LEXINGTON, ORANGEBURG* AND RICHLAND* COUNTIES

**Denotes partial county*



IMPACT TOTALS



Households Assisted
3,396



Economic Output
\$179,594,560



Jobs Created (FTE)
1,083



State and Local
Tax Revenue
\$12,822,914

County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
AIKEN	605	\$11,674,605	56	\$862,733
Development	2	\$28,024	0	\$1,613
Homeownership	27	\$6,821,189	42	\$487,442
Rental Assistance	576	\$4,825,392	14	\$373,678
BARNWELL	162	\$1,969,025	8	\$146,304
Development	4	\$145,422	1	\$8,369
Homeownership	4	\$549,322	3	\$39,255
Rental Assistance	154	\$1,274,281	4	\$98,680
LEXINGTON	1,835	\$109,026,589	688	\$7,725,202
Administration	-	\$14,626,195	160	\$1,045,188
Development	63	\$13,089,030	73	\$792,678
Homeownership	262	\$68,464,208	417	\$4,892,453
Rental Assistance	1,510	\$12,847,156	38	\$994,883
ORANGEBURG	42	\$1,519,775	9	\$110,021
Homeownership	5	\$1,282,572	8	\$91,653
Rental Assistance	37	\$237,203	1	\$18,368
RICHLAND	752	\$55,404,571	322	\$3,978,653
Development	8	\$698,910	3	\$42,017
Homeownership	190	\$50,128,880	306	\$3,582,210
Rental Assistance	554	\$4,576,781	13	\$354,426
District Total**	3,396	\$179,594,560	1,083	\$12,822,914

** The total may not equal sum of items because of rounding.

Congressional District 3

ABBEVILLE, ANDERSON, EDGEFIELD, GREENVILLE,*
GREENWOOD, LAURENS, MCCORMICK, NEWBERRY,*
OCONEE, PICKENS AND SALUDA COUNTIES

*Denotes partial county

County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
ABBEVILLE	226	\$1,726,362	5	\$133,301
Development	2	\$19,521	0	\$1,123
Rental Assistance	224	\$1,706,841	5	\$132,178
ANDERSON	1,137	\$17,421,760	75	\$1,300,001
Development	17	\$336,838	3	\$19,385
Homeownership	27	\$7,096,956	43	\$507,148
Rental Assistance	1,093	\$9,987,966	29	\$773,468
EDGEFIELD	114	\$1,445,305	6	\$109,043
Homeownership	2	\$481,855	3	\$34,433
Rental Assistance	112	\$963,450	3	\$74,610
GREENVILLE	20	\$4,453,345	27	\$317,378
Development	6	\$61,685	1	\$3,550
Homeownership	14	\$4,391,660	27	\$313,828
GREENWOOD	431	\$4,692,379	19	\$353,340
Development	4	\$44,794	0	\$2,578
Homeownership	8	\$1,529,586	9	\$109,304
Rental Assistance	419	\$3,117,999	9	\$241,458
LAURENS	355	\$5,672,242	27	\$416,904
Development	12	\$282,898	2	\$16,355
Homeownership	10	\$2,809,508	17	\$200,767
Rental Assistance	333	\$2,579,836	8	\$199,782
MCCORMICK	60	\$580,893	2	\$44,984
Rental Assistance	60	\$580,893	2	\$44,984
OCONEE	352	\$4,478,493	18	\$336,473
Development	3	\$32,096	0	\$1,847
Homeownership	7	\$1,622,554	10	\$115,948
Rental Assistance	342	\$2,823,843	8	\$218,678
PICKENS	352	\$12,310,272	68	\$892,935
Development	6	\$88,880	1	\$5,115
Homeownership	34	\$9,800,120	60	\$700,317
Rental Assistance	312	\$2,421,272	7	\$187,503
SALUDA	51	\$1,036,927	5	\$76,390
Homeownership	3	\$653,805	4	\$46,721
Rental Assistance	48	\$383,122	1	\$29,669
District Total**	3,098	\$53,817,976	252	\$3,980,750

** The total may not equal sum of items because of rounding.



Laurel Street Village II
Honea Path, SC | Housing Tax Credit



IMPACT TOTALS



Households Assisted
3,098



Economic Output
\$53,817,976



Jobs Created (FTE)
252



State and Local
Tax Revenue
\$3,980,750

Congressional District 4

GREENVILLE* AND SPARTANBURG* COUNTIES


*Denotes partial county





County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
GREENVILLE	2,465	\$67,230,140	327	\$4,800,522
Development	95	\$13,498,444	77	\$815,716
Homeownership	91	\$29,461,080	180	\$2,105,289
Rental Assistance	2,279	\$24,270,616	71	\$1,879,517
SPARTANBURG	844	\$36,824,301	207	\$2,662,376
Development	4	\$177,955	2	\$10,241
Homeownership	118	\$31,063,156	189	\$2,219,773
Rental Assistance	722	\$5,583,190	16	\$432,362
District Total**	3,309	\$104,054,440	535	\$7,462,899


** The total may not equal sum of items because of rounding.

IMPACT TOTALS

 Households Assisted
3,309

 Economic Output
\$104,054,440

 Jobs Created (FTE)
535

 State and Local Tax Revenue
\$7,462,899

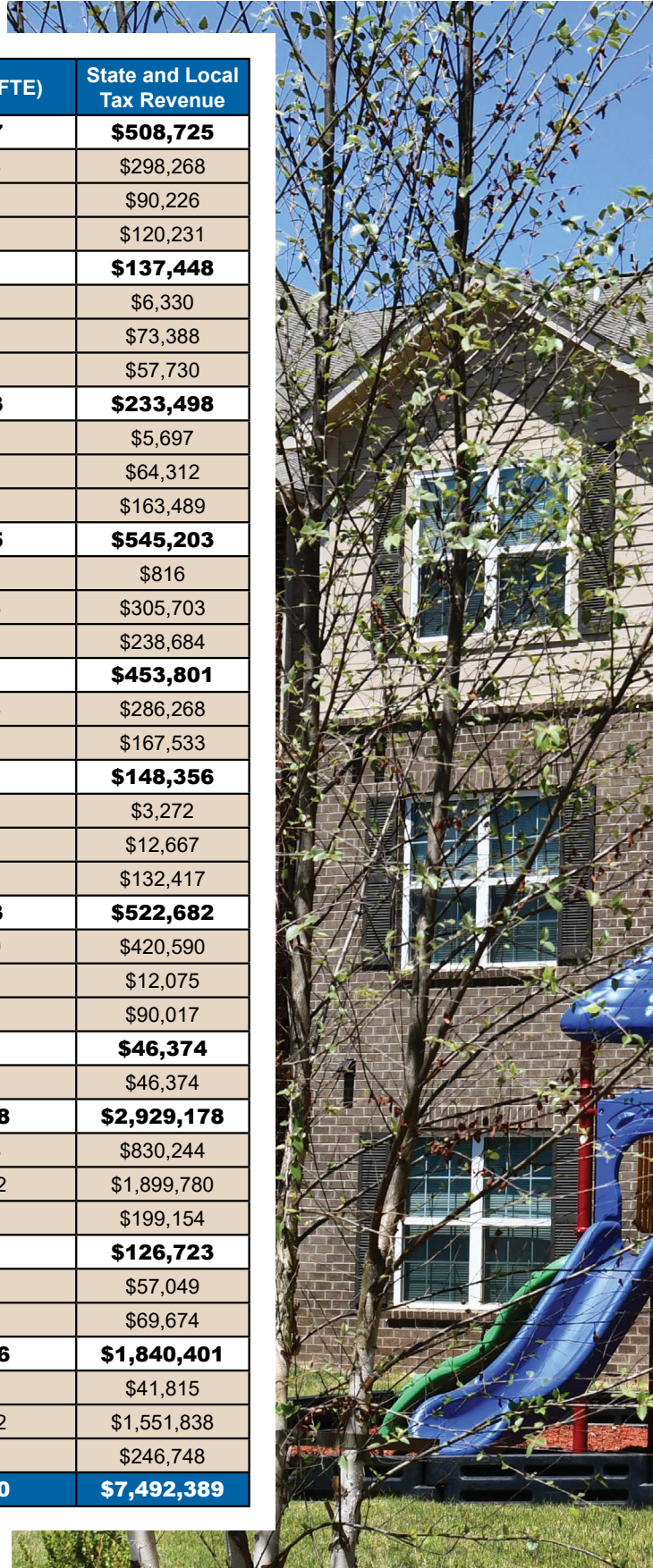


Poinsett Commons Apartments, Travelers Rest, SC
Housing Tax Credit



County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
CHEROKEE	215	\$7,914,765	47	\$508,725
Development	24	\$5,099,587	34	\$298,268
Homeownership	6	\$1,262,605	8	\$90,226
Rental Assistance	185	\$1,552,573	5	\$120,231
CHESTER	112	\$1,882,457	9	\$137,448
Development	7	\$109,993	1	\$6,330
Homeownership	5	\$1,026,979	6	\$73,388
Rental Assistance	100	\$745,485	2	\$57,730
FAIRFIELD	290	\$3,110,119	13	\$233,498
Development	3	\$98,990	1	\$5,697
Homeownership	4	\$899,967	5	\$64,312
Rental Assistance	283	\$2,111,162	6	\$163,489
KERSHAW	407	\$7,374,322	35	\$545,203
Development	1	\$14,187	0	\$816
Homeownership	14	\$4,277,959	26	\$305,703
Rental Assistance	392	\$3,082,176	9	\$238,684
LANCASTER	248	\$6,169,385	31	\$453,801
Homeownership	16	\$4,005,992	24	\$286,268
Rental Assistance	232	\$2,163,393	6	\$167,533
LEE	249	\$1,944,042	7	\$148,356
Development	4	\$56,853	0	\$3,272
Homeownership	1	\$177,255	1	\$12,667
Rental Assistance	244	\$1,709,934	5	\$132,417
NEWBERRY	197	\$8,270,404	43	\$522,682
Development	62	\$6,939,009	39	\$420,590
Homeownership	1	\$168,980	1	\$12,075
Rental Assistance	134	\$1,162,415	3	\$90,017
SPARTANBURG	2	\$648,948	4	\$46,374
Homeownership	2	\$648,948	4	\$46,374
SUMTER	461	\$42,883,674	248	\$2,929,178
Development	74	\$13,726,724	78	\$830,244
Homeownership	111	\$26,585,228	162	\$1,899,780
Rental Assistance	276	\$2,571,722	8	\$199,154
UNION	137	\$1,698,044	8	\$126,723
Homeownership	5	\$798,332	5	\$57,049
Rental Assistance	132	\$899,712	3	\$69,674
YORK	452	\$25,616,639	146	\$1,840,401
Development	20	\$714,153	5	\$41,815
Homeownership	68	\$21,716,174	132	\$1,551,838
Rental Assistance	364	\$3,186,312	9	\$246,748
District Total**	2,770	\$107,512,800	590	\$7,492,389

** The total may not equal sum of items because of rounding.



Autumn Glen Villas, Gaffney, SC
Housing Tax Credit

IMPACT TOTALS

 Households Assisted
2,770

 Economic Output
\$107,512,800

 Jobs Created (FTE)
590

 State and Local
Tax Revenue
\$7,492,389

Congressional District 5

CHEROKEE, CHESTER, FAIRFIELD, KERSHAW, LANCASTER, LEE,
NEWBERRY,* SPARTANBURG,* SUMTER,* UNION AND YORK COUNTIES

**Denotes partial county*

Congressional District 6

ALLENDALE, BAMBERG, BEAUFORT,* BERKELEY,* CALHOUN,
CHARLESTON,* CLARENDON, COLLETON,* DORCHESTER,* FLORENCE,*
HAMPTON, JASPER, ORANGEBURG,* RICHLAND,* SUMTER* AND
WILLIAMSBURG COUNTIES

**Denotes partial county*



Low Country Crossing, Denmark, SC | Housing Tax Credit

IMPACT TOTALS



Households Assisted
5,209



Economic Output
\$122,108,560



Jobs Created (FTE)
653



State and Local
Tax Revenue
\$8,829,334



County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
ALLEDALE	163	\$1,621,230	5	\$123,017
Development	5	\$127,262	1	\$7,324
Rental Assistance	158	\$1,493,968	4	\$115,693
BAMBERG	100	\$859,367	3	\$66,549
Rental Assistance	100	\$859,367	3	\$66,549
BEAUFORT	4	\$368,784	2	\$25,717
Development	3	\$45,689	0	\$2,629
Homeownership	1	\$323,095	2	\$23,088
BERKELEY	53	\$883,729	4	\$65,652
Development	4	\$51,468	0	\$2,962
Homeownership	1	\$294,396	2	\$21,038
Rental Assistance	48	\$537,865	2	\$41,652
CALHOUN	101	\$1,874,016	8	\$139,476
Development	1	\$16,885	0	\$972
Homeownership	4	\$888,221	5	\$63,472
Rental Assistance	96	\$968,910	3	\$75,032
CHARLESTON	405	\$10,777,520	48	\$797,119
Development	11	\$441,018	3	\$26,044
Homeownership	16	\$4,913,805	30	\$351,141
Rental Assistance	378	\$5,422,697	16	\$419,934
CLARENDON	405	\$3,528,115	13	\$267,685
Development	8	\$103,407	1	\$5,951
Homeownership	3	\$581,236	4	\$41,535
Rental Assistance	394	\$2,843,472	8	\$220,199
COLLETON	427	\$3,736,043	12	\$287,952
Development	1	\$8,604	0	\$495
Homeownership	1	\$199,960	1	\$14,289
Rental Assistance	425	\$3,527,479	10	\$273,168
DORCHESTER	152	\$1,609,805	6	\$119,816
Development	5	\$192,240	2	\$11,063
Homeownership	1	\$171,050	1	\$12,223
FLORENCE	52	\$718,372	3	\$53,926
Development	1	\$14,285	0	\$822
Homeownership	1	\$237,569	1	\$16,977
Rental Assistance	50	\$466,518	1	\$36,127
HAMPTON	222	\$1,846,506	5	\$142,722
Development	1	\$13,629	0	\$784
Rental Assistance	221	\$1,832,877	5	\$141,938
JASPER	58	\$1,293,402	6	\$96,024
Homeownership	2	\$691,805	4	\$49,436
Rental Assistance	56	\$601,597	2	\$46,588
ORANGEBURG	628	\$5,504,721	21	\$416,902
Development	4	\$82,699	1	\$4,759
Homeownership	6	\$1,294,173	8	\$92,482
Rental Assistance	618	\$4,127,849	12	\$319,661
RICHLAND	2,214	\$72,152,739	437	\$5,259,497
Administration	-	\$11,700,956	128	\$836,150
Development	36	\$996,960	8	\$57,375
Homeownership	179	\$39,834,372	243	\$2,846,564
Rental Assistance	1,999	\$19,620,451	57	\$1,519,408
SUMTER	53	\$933,061	5	\$68,724
Development	1	\$8,441	0	\$486
Homeownership	4	\$562,705	3	\$40,211
Rental Assistance	48	\$361,915	1	\$28,027
WILLIAMSBURG	172	\$14,401,154	76	\$898,556
Development	46	\$12,656,895	69	\$767,096
Homeownership	3	\$604,564	4	\$43,202
Rental Assistance	123	\$1,139,695	3	\$88,258
District Total**	5,209	\$122,108,560	653	\$8,829,334

** The total may not equal sum of items because of rounding.

Congressional District 7

CHESTERFIELD, DARLINGTON, DILLON, FLORENCE,*
GEORGETOWN, HORRY, MARION AND MARLBORO COUNTIES

*Denotes partial county

County/Activity	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
CHESTERFIELD	166	\$3,029,877	15	\$222,490
Development	2	\$88,978	1	\$5,121
Homeownership	6	\$1,734,766	11	\$123,966
Rental Assistance	158	\$1,206,133	4	\$93,403
DARLINGTON	432	\$5,894,695	26	\$439,419
Development	4	\$35,399	0	\$2,037
Homeownership	13	\$2,736,142	17	\$195,525
Rental Assistance	415	\$3,123,154	9	\$241,857
DILLON	221	\$4,744,788	23	\$318,881
Development	26	\$2,720,438	15	\$164,825
Homeownership	3	\$453,121	3	\$32,380
Rental Assistance	192	\$1,571,229	5	\$121,676
FLORENCE	402	\$20,503,267	120	\$1,467,957
Development	27	\$779,071	7	\$44,836
Homeownership	71	\$17,445,028	106	\$1,246,622
Rental Assistance	304	\$2,279,168	7	\$176,499
GEORGETOWN	177	\$2,520,430	11	\$187,815
Development	1	\$13,832	0	\$796
Homeownership	4	\$1,185,977	7	\$84,750
Rental Assistance	172	\$1,320,621	4	\$102,269
HORRY	451	\$23,558,431	132	\$1,705,236
Development	9	\$112,765	1	\$6,490
Homeownership	64	\$19,546,216	119	\$1,396,773
Rental Assistance	378	\$3,899,450	11	\$301,973
MARION	7	\$1,117,882	5	\$71,669
Development	4	\$709,943	3	\$42,518
Homeownership	3	\$407,939	2	\$29,151
MARLBORO	91	\$3,892,975	21	\$246,308
Development	26	\$3,087,605	17	\$187,082
Homeownership	3	\$525,440	3	\$37,548
Rental Assistance	62	\$279,930	1	\$21,678
District Total**	1,947	\$65,262,340	353	\$4,659,774

** The total may not equal sum of items because of rounding.





IMPACT TOTALS



Households Assisted
1,947



Economic Output
\$65,262,340



Jobs Created (FTE)
353



State and Local
Tax Revenue
\$4,659,774

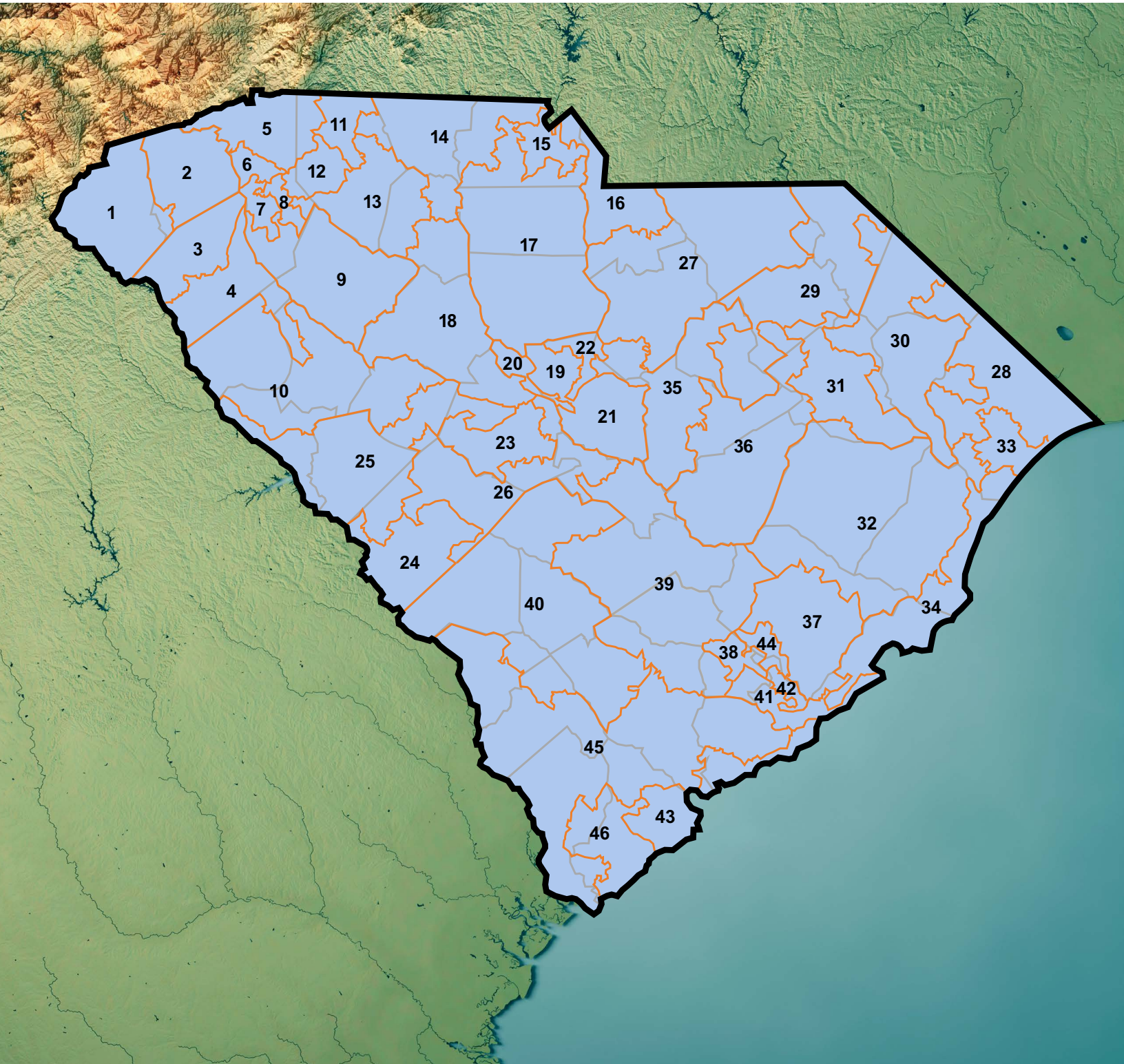
Impacts by State Senate District

Senate District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
1	428	\$5,081,476	20	\$383,170
2	278	\$11,725,426	66	\$847,282
3	419	\$7,244,913	34	\$536,704
4	781	\$10,627,713	43	\$796,842
5	491	\$25,553,216	137	\$1,714,070
6	388	\$9,949,901	49	\$732,141
7	1,383	\$24,927,930	104	\$1,860,951
8	268	\$11,396,342	64	\$823,735
9	367	\$8,770,374	46	\$637,866
10	684	\$6,922,185	25	\$525,714
11	642	\$14,363,751	73	\$1,052,275
12	187	\$11,904,793	68	\$859,041
13	94	\$9,289,128	56	\$665,387
14	288	\$9,958,398	58	\$657,736
15	104	\$10,785,329	64	\$771,834
16	301	\$8,125,470	41	\$596,887
17	687	\$16,659,575	86	\$1,210,914
18	534	\$19,075,812	100	\$1,311,174
19	1,149	\$44,736,536	285	\$3,250,357
20	874	\$37,231,420	230	\$2,696,845
21	1,048	\$32,127,694	184	\$2,341,123
22	96	\$24,326,062	148	\$1,738,452
23	617	\$50,381,168	338	\$3,621,353
24	197	\$4,401,246	22	\$322,601
25	475	\$23,364,978	125	\$1,549,677
26	818	\$21,142,392	109	\$1,547,167
27	514	\$7,521,602	34	\$558,304
28	98	\$6,603,956	38	\$476,348
29	740	\$10,106,497	44	\$717,394
30	358	\$10,947,533	57	\$757,569
31	281	\$17,194,920	102	\$1,227,382
32	401	\$17,496,168	88	\$1,131,519

Senate District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
33	223	\$10,401,735	58	\$753,910
34	175	\$6,720,503	36	\$488,947
35	141	\$24,747,214	151	\$1,765,427
36	836	\$29,221,924	154	\$1,973,929
37	101	\$20,201,246	124	\$1,436,883
38	797	\$31,256,834	171	\$2,269,541
39	496	\$5,885,229	24	\$439,657
40	924	\$8,929,660	34	\$674,062
41	187	\$8,679,746	47	\$630,445
42	598	\$11,894,854	49	\$887,615
43	263	\$3,253,208	11	\$249,393
44	895	\$44,492,292	240	\$3,081,231
45	732	\$10,396,829	44	\$776,593
46	223	\$13,554,672	73	\$892,641



State Senate District Map



Impacts by State House District

House District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
1	127	\$1,912,367	9	\$142,409
2	224	\$2,556,232	10	\$193,495
3	123	\$1,278,011	5	\$96,783
4	89	\$3,793,549	21	\$274,326
5	142	\$6,972,157	40	\$502,389
6	492	\$5,439,687	21	\$412,009
7	464	\$5,082,357	18	\$384,541
8	6	\$1,458,066	9	\$103,949
9	169	\$3,951,407	18	\$293,125
10	209	\$3,736,034	16	\$279,373
11	228	\$2,126,523	8	\$161,897
12	425	\$4,084,873	14	\$311,901
13	64	\$1,007,820	5	\$73,688
14	131	\$2,392,650	12	\$174,160
15	39	\$9,599,791	60	\$678,123
16	172	\$5,863,194	32	\$424,805
17	5	\$762,934	5	\$54,080
18	228	\$20,296,664	112	\$1,324,419
19	181	\$5,940,386	31	\$433,868
20	206	\$3,958,779	17	\$295,497
21	3	\$990,525	6	\$70,783
22	68	\$1,528,778	8	\$112,550
23	865	\$12,687,275	44	\$964,911
24	176	\$4,170,843	22	\$304,633
25	437	\$6,452,895	28	\$478,041
26	8	\$1,790,401	11	\$128,098
27	91	\$6,380,912	37	\$458,748
28	18	\$5,492,075	34	\$392,033
29	150	\$1,841,217	7	\$138,771
30	107	\$6,413,880	41	\$395,745
31	622	\$8,397,425	37	\$625,921
32	16	\$3,586,659	22	\$256,303

Impacts by State House District

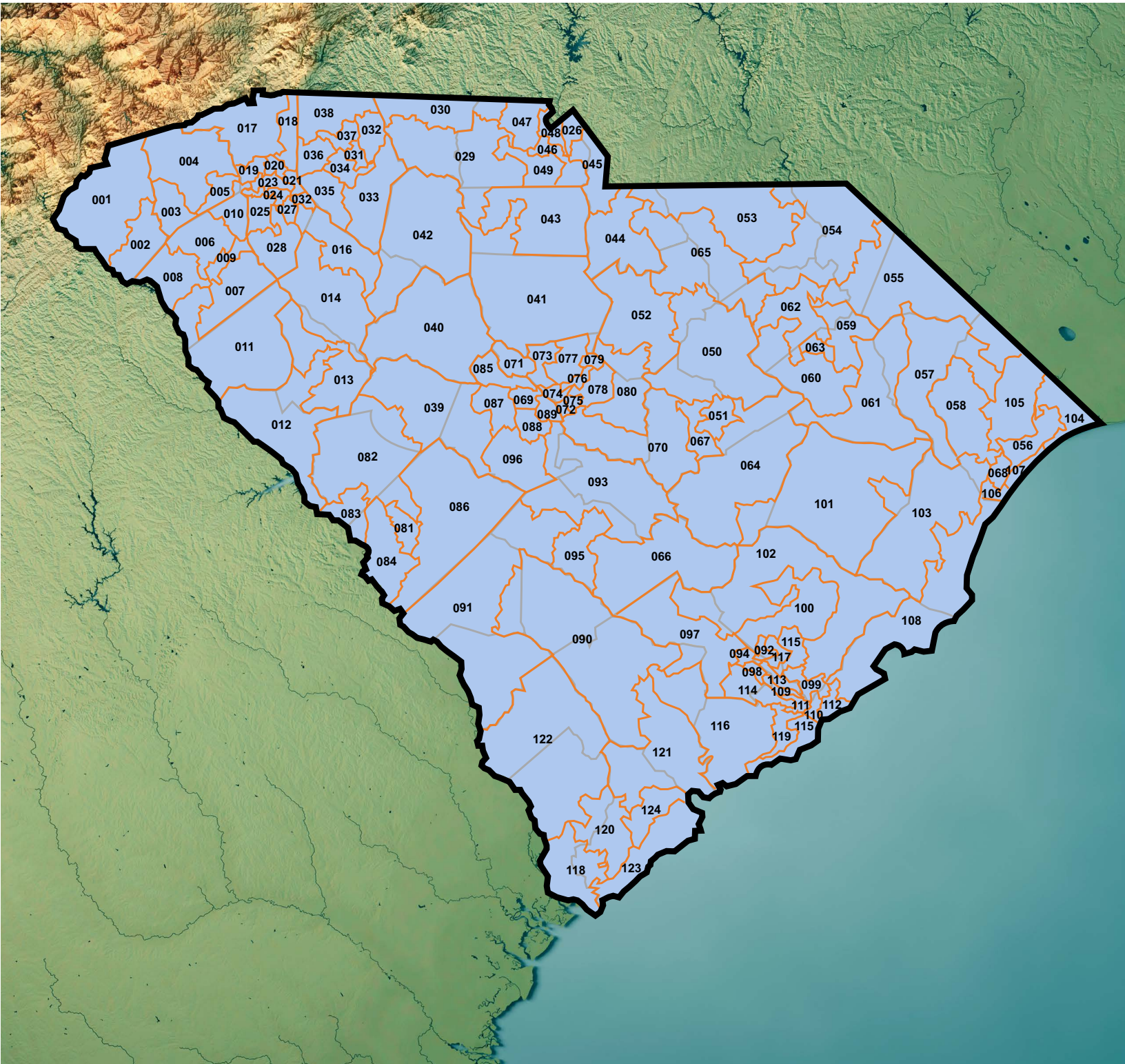
House District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
33	29	\$2,119,896	13	\$152,274
34	21	\$5,402,426	33	\$386,057
35	12	\$3,530,925	22	\$252,320
36	67	\$5,563,523	33	\$400,000
37	12	\$3,306,696	20	\$236,296
38	60	\$3,303,150	19	\$237,897
39	182	\$2,508,006	11	\$187,528
40	197	\$8,270,405	43	\$522,683
41	359	\$4,076,497	17	\$303,548
42	199	\$2,209,493	9	\$165,834
43	42	\$2,237,232	13	\$161,674
44	288	\$4,661,942	20	\$349,227
45	7	\$2,033,788	12	\$145,334
46	28	\$3,619,992	22	\$259,219
47	58	\$3,689,101	21	\$265,811
48	151	\$4,093,382	21	\$300,798
49	262	\$11,725,645	65	\$841,011
50	270	\$4,489,904	22	\$329,967
51	398	\$23,671,872	130	\$1,560,507
52	341	\$4,358,422	19	\$326,110
53	126	\$2,683,525	14	\$195,669
54	89	\$3,717,708	20	\$234,028
55	138	\$1,689,906	7	\$126,648
56	11	\$4,182,438	25	\$298,877
57	90	\$4,205,438	21	\$266,237
58	131	\$6,249,807	35	\$451,857
59	238	\$8,878,973	49	\$642,511
60	62	\$2,610,360	15	\$187,744
61	111	\$1,733,146	8	\$128,726
62	359	\$5,012,314	22	\$374,325
63	96	\$7,644,414	47	\$538,515
64	406	\$3,533,075	13	\$267,901

House District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
65	63	\$1,732,162	9	\$126,719
66	228	\$2,334,082	9	\$175,483
67	87	\$14,625,376	89	\$1,043,594
68	120	\$4,078,716	21	\$298,633
69	258	\$13,314,401	90	\$960,707
70	149	\$11,368,992	65	\$819,714
71	102	\$12,583,699	73	\$896,135
72	664	\$11,279,222	48	\$842,158
73	584	\$15,123,724	75	\$1,112,438
74	438	\$11,653,078	76	\$843,648
75	10	\$2,720,409	17	\$194,400
76	572	\$14,422,443	86	\$1,059,385
77	156	\$17,034,622	115	\$1,222,191
78	26	\$4,801,234	29	\$342,469
79	60	\$16,182,129	99	\$1,156,375
80	152	\$13,906,363	96	\$998,629
81	102	\$2,255,497	11	\$165,909
82	308	\$3,497,887	13	\$266,159
83	191	\$3,115,212	15	\$230,701
84	114	\$3,300,279	17	\$241,047
85	291	\$15,996,068	104	\$1,157,988
86	5	\$954,807	6	\$68,253
87	304	\$23,628,416	145	\$1,560,513
88	263	\$29,318,966	189	\$2,102,272
89	455	\$10,711,336	54	\$785,829
90	125	\$1,201,574	4	\$91,854
91	327	\$4,180,825	17	\$311,523
92	35	\$12,292,203	75	\$878,401
93	221	\$7,557,860	41	\$548,893
94	384	\$11,992,094	63	\$875,391
95	401	\$3,512,347	13	\$265,837
96	131	\$11,428,873	81	\$821,597

Impacts by State House District

House District	Households Assisted	Economic Output	Jobs (FTE)	State and Local Tax Revenue
97	300	\$6,519,518	32	\$480,173
98	195	\$10,588,677	60	\$764,262
99	11	\$3,947,986	24	\$282,161
100	171	\$9,463,510	53	\$685,327
101	174	\$14,414,239	76	\$899,569
102	61	\$1,081,222	5	\$77,864
103	127	\$1,212,110	4	\$92,603
104	8	\$1,997,649	12	\$142,641
105	29	\$1,283,462	7	\$92,642
106	8	\$2,349,346	14	\$167,884
107	143	\$3,403,504	16	\$251,923
108	51	\$1,321,829	7	\$95,990
109	80	\$5,781,148	33	\$413,753
110	78	\$1,532,080	6	\$116,400
111	443	\$6,186,609	18	\$479,091
112	2	\$456,530	3	\$32,486
113	131	\$5,881,695	33	\$422,635
114	13	\$2,566,098	16	\$183,505
115	112	\$2,167,884	9	\$162,050
116	117	\$1,874,913	9	\$138,419
117	641	\$28,573,832	150	\$1,930,884
118	13	\$4,310,001	27	\$305,517
119	158	\$1,382,506	4	\$106,899
120	3	\$1,046,412	6	\$74,777
121	378	\$3,852,802	13	\$294,781
122	283	\$3,185,597	12	\$241,376
123	115	\$2,089,680	9	\$155,637
124	285	\$10,044,355	50	\$645,486

State House District Map





The next 12 months for South Carolina's housing market are particularly unknown due to the COVID-19 pandemic. Hundreds of thousands of citizens in our state are facing the threat of eviction and foreclosure due to job loss, while home purchases are happening at a brisk pace.

Join us on the path to recovery as we continue to seek solutions that provide safe, decent and affordable homes for every South Carolinian and support our state's recovery efforts.

Our office is located in Columbia, South Carolina.

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SOUTH CAROLINA STATE HOUSING FINANCE & DEVELOPMENT AUTHORITY
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