



FY 2015-16
Housing Trust
Fund Annual
Report





South Carolina State Housing Finance
and Development Authority

Housing Trust Fund
FY 2015 - 16



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The South Carolina Housing Trust Fund (hereafter referred to as SC HTF) is a state-funded program designed to provide financial assistance in the development, rehabilitation and acquisition of affordable housing for low-income households throughout the state. This includes single-family homes, group homes for the disabled, and emergency shelters for battered women and their children. The SC HTF accelerates the state's response to the production of affordable housing through innovative financing used by the non-profit and private sectors. It builds partnerships among governmental entities, qualified non-profits, and those in need of affordable workforce housing. It strives to maximize the utilization of federal, state and/or other housing assistance programs in leveraging other public and private resources. Applications for the SC HTF are accepted for the following activities: Emergency Repair, Owner-Occupied Rehabilitation, Group Homes, Supportive Housing and Rental Housing.

The primary source of funds for the SC HTF is directly attributable to real estate sales; therefore, the housing market's slow but steady improvement mirrors the uptick in monthly SC HTF receipts. For FY15-16, the amount of funds expended was \$9,850,091.10 (Developers have up to a year to complete an award so dollar amounts *expended* in a given year will not match the amounts awarded). Although limited, the SC HTF was still able to have measurable, positive impact on affordable housing for the citizens of South Carolina.

The mission of the South Carolina State Housing Finance and Development Authority (hereafter referred to as SC Housing) is to create quality, affordable housing opportunities for the citizens of South Carolina. Our vision is that all South Carolinians have the opportunity to live in safe, decent and affordable housing. The SC HTF is one way in which this mission is being accomplished and this vision is being fulfilled.

CREATION OF THE SOUTH CAROLINA HOUSING TRUST FUND

In a bipartisan vote in 1992, the General Assembly passed, and Governor Carroll A. Campbell, Jr. signed the South Carolina Housing Trust Fund Act. This bipartisan support of the General Assembly created the SC HTF and has increased the supply of safe, decent, sanitary and affordable housing for members of the low- and very low-income households throughout the Palmetto State.

With passage of the South Carolina Housing Trust Fund Act, the legislature designated a portion of the state documentary stamp tax (an increase of twenty cents per five hundred dollars on real estate sold) to provide the capital for the production of affordable housing in South Carolina. These funds are used to finance affordable rental, homeownership, owner-occupied rehabilitation, shelter, transitional and group homes for citizens of our state. SC Housing's Board of Commissioners deposited \$3 million in the SC HTF during its initial six months of operation so that housing proposals could be funded immediately. According to the Trust Fund Project, a nationally published SC HTF periodical, this commitment placed South Carolina among the leaders in the nation in its dedication to the housing needs of our less fortunate citizens.

The legislation designated the State Treasurer as Trustee for the SC HTF. Former Governor, Carroll A. Campbell, Jr. designated SC Housing as the Fund's Administrator. The Treasurer holds SC HTF money separate and distinct from the general funds of the state. The Chairman of SC Housing's Board of Commissioners and Executive Director must authorize SC HTF expenditures.

Housing sponsors eligible to apply for SC HTF awards include units of state, regional, local governments (including municipal corporations) and nonprofit housing sponsors. Approved sponsors are required to include twenty (20) year deed restrictions to ensure projects remain affordable for twenty (20) years. Beneficiaries must be low- or very low-income to be eligible under the SC HTF. A lower income household is defined as a single person, family or unrelated persons living together whose annual income adjusted for household size is more than 50 percent but less than 80 percent of the median income for the area of residence as determined by the United States Department of Housing and Urban Development (HUD). A very low-income household is defined as a single person, family or unrelated persons living together whose annual income adjusted for household size is 50 percent or less of the median income for the area of residence as determined by HUD.

The SC HTF can assist in the acquisition, creation and/or preservation of affordable housing for persons of the beneficiary class. Maximizing federal housing assistance programs and leveraging other public and private resources while creating partnerships that will strengthen the affordable housing capacity for South Carolina for years to come are encouraged by the SC HTF.

The Board of Commissioners of SC Housing must give final approval to all owner-occupied rehabilitation proposals submitted to the SC HTF. The board members during this annual report period were as follows:

SC Housing Board

Mr. Donald T. Tomlin, Jr., Chairman, Columbia

Mr. Robert Mickle, Jr., Vice-Chairman, Elgin

Mr. Bradley Allen, Columbia

Mr. Charles E. Gardner, Greenville

Mr. David "Chris" Goodall, Columbia

Mr. Kenneth E. Ormand, Jr., Columbia

Ms. Sue-Ann Gerald Shannon, Columbia

Ms. Mary Sieck, Lake Wylie

SECTION III

FY15-16 PROGRAM ACTIVITY

OWNER-OCCUPIED REHABILITATION ACTIVITY

The Owner-Occupied Rehabilitation Activity is designed to assist very low-income homeowners in correcting severe problems with their homes. The purpose of the funds is to correct health, safety and structural problems with the properties. These totals include Emergency Repair projects to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY15-16, the SC HTF program awarded \$8,404,977.96 and assisted 706 families under this activity.

TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Allen Temple CEDC	Greenville	1	\$22,250.00
Allendale County ALIVE, Inc.	Allendale	12	\$194,641.00
Anderson Interfaith Ministries	Anderson	2	\$14,640.00
ARM of KARE	Orangeburg	1	\$8,000.00
Beaufort-Jasper EOC, Inc.	Beaufort, Jasper	3	\$66,750.00
Berean CDC	Darlington, Dillon, Florence, Marion, Marlboro	17	\$189,363.00
Blackville Community Development Corp.	Bamberg, Barnwell	7	\$89,795.00
Calvary Life Inspirations CDC	Greenwood, Laurens, Newberry, Saluda	7	\$95,648.00
Carolina Communities Foundation, Inc.	Bamberg, Barnwell	4	\$75,950.00
Chesterfield-Marlboro EOC, Inc.	Marlboro	1	\$7,328.00
Clarendon County CDC	Clarendon, Sumter	16	\$147,616.00
Community Assistance and Mentoring Program, Inc. (CAMP)	Aiken, Chester, Chesterfield, Fairfield, Lexington, Orangeburg, Richland	26	\$309,184.55
Community Assistance Provider	Fairfield, Kershaw, Lexington, Richland	9	\$108,136.00
Community Development & Improvement Corporation (CDIC)	Aiken, Barnwell, Edgefield, Lexington	4	\$89,000.00
Community Organization for Rights and Empowerment (CORE)	Berkeley, Dorchester, Orangeburg	13	\$158,288.00
Cornerstone Upstate Reinvestment Enterprise (C.U.R.E.)	Anderson, Cherokee, Spartanburg	16	\$199,557.00
Empowered Personal Care Home Health Alliance	Clarendon, Sumter	12	\$122,209.00
Freedom Empowerment Building Program	Berkeley, Charleston, Dorchester, Georgetown, Orangeburg	22	\$282,420.00
Friendship Community Improvement Corp.	Aiken	7	\$137,088.00
Grand Strand Housing & CDC	Georgetown, Horry	9	\$122,708.10
Greater Works Foundation	Calhoun	9	\$100,265.00
Greater Works Foundation	Fairfield, Kershaw, Lee, Lexington, Richland	22	\$246,990.00
Hands of Faith CDC	Calhoun, Kershaw, Lexington, Newberry, Richland	52	\$618,372.00
HBA CDC	Fairfield, Kershaw, Lee, Lexington, Newberry, Orangeburg, Richland, Sumter	12	\$120,803.00
Holistic Resource Crisis Intervention Outreach Services	Calhoun, Kershaw, Richland	6	\$73,883.00
Housing Development Corporation of Rock Hill	York	2	\$37,201.00

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Jasper County Neighbors United, Inc.	Beaufort, Colleton, Hampton, Jasper	17	\$198,258.00
Jeffrey Hunter Ministries	Calhoun, Georgetown, Kershaw, Lancaster, Lexington, Orangeburg, Richland	19	\$212,342.00
Lighthouse Learning Center	Calhoun, Orangeburg	9	\$98,649.00
Low Country Community Services, Inc.	Bamberg, Berkeley, Charleston, Colleton, Dorchester, Orangeburg	26	\$349,679.25
Nehemiah Community Revitalization Corporation	Laurens	1	\$5,632.00
New America Corporation	Bamberg, Colleton, Dorchester, Orangeburg, Richland	9	\$93,795.06
Operation Home, Inc.	Berkeley, Charleston	3	\$18,740.00
Palmetto United CDC	Chesterfield, Fairfield, Kershaw, Richland	11	\$110,760.00
Palmland Community Development Foundation	Calhoun, Kershaw, Lexington, Orangeburg and Richland	57	\$667,094.00
Parnell's Community Development Corporation	Darlington, Florence, Lee, Marion, Marlboro	11	\$99,959.00
Potters Home Restoration & Housing Agency	Berkeley, Charleston, Georgetown	21	\$290,000.00
Promised Land CDC	Spartanburg	2	\$38,174.00
Relief, Inc.	Aiken, Fairfield, Richland	4	\$29,285.00
Ridgeville Community Resource Center, Inc.	Berkeley, Dorchester	8	\$61,302.00
Rural Initiatives Foundation, Inc.	Edgefield, Newberry, Lexington, Saluda, Spartanburg	5	\$95,000.00
Santee-Lynches Affordable Housing and CDC	Sumter	1	\$5,400.00
SC Home Rehabilitation Services, Inc.	Calhoun, Fairfield, Kershaw, Lexington, Orangeburg, Richland	52	\$612,455.00
SC UpLift Community Outreach	Aiken, Barnwell, Chester, Fairfield, Kershaw, Lexington, Richland	26	\$349,681.00
Southeastern Housing Foundation	Aiken, Bamberg, Barnwell, Calhoun, Hampton, Orangeburg	13	\$178,702.06
Southern Carolina Regional CDC	Bamberg	3	\$19,173.00
Sumter County CDC	Clarendon, Lee, Sumter	18	\$194,823.00
Sunbelt Human Advancement Resources, Inc.	Anderson, Greenville, Oconee, Pickens	38	\$272,934.00
Tackling the Streets	Abbeville, Anderson, Greenwood	9	\$133,157.00
The Butterfly Foundation	Spartanburg	4	\$50,185.14
Tri-Development Center of Aiken County, Inc.	Aiken, Kershaw	6	\$54,785.00
United Way of Kershaw County	Kershaw	7	\$126,111.00
Williamsburg Enterprise Community Commission	Florence, Sumter, Williamsburg	6	\$45,195.00
Williamsburg Regional Boys to Men Club, Inc.	Clarendon, Florence, Georgetown Horry, Williamsburg	13	\$169,037.80
Zion Community Action Agency	Darlington, Dillon, Florence	15	\$186,584.00
Total		706	\$8,404,977.96

SUPPORTIVE HOUSING ACTIVITY

The Supportive Housing Activity is designed to assist Sponsors in creating shelters, transitional housing, and group homes to provide housing for very low-income citizens. These projects always include funding from other sources to provide needed services to the residents. For FY15-16, the SC HTF program awarded \$1,417,147.00 and assisted 72 families under this activity.

TABLE 2 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
CHESCO Services	Chesterfield	4	\$75,000
Chester/Lancaster DSN Board , Inc.	Lancaster	4	\$75,000
Colleton County Board of DSN	Colleton	4	\$75,000
Community Options, Inc.	Greenville, Berkeley, Dorchester, Spartanburg	20	\$355,000
Florence County DSN Board, Inc.	Florence	4	\$75,000
Homes Of Hope, Inc.	Greenville	12	\$312,147
Horry County Disabilities and Special Needs Board	Horry	4	\$75,000
Jasper County Board of Disabilities and Special Needs	Jasper	4	\$75,000
Presbyterian Agency for the Developmentally Disabled	Florence	4	\$75,000
United Cerebral Palsy of South Carolina, Inc.	Greenville	4	\$75,000
York County Board of DSN	York	4	\$75,000
Total		72	\$1,417,147.00

RENTAL HOUSING ACTIVITY

The Rental Housing Activity is designed to assist Sponsors in building, acquiring and rehabilitating rental properties to provide housing for very low- and low-income citizens. For FY15-16, the SC HTF program awarded \$984,179.00 and assisted 28 families under this activity.

TABLE 3 RENTAL HOUSING ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Allen Temple CEDC	Aiken	2	\$75,000
Genesis Homes	Greenville, Laurens	4	\$206,424
Greenville Housing Futures, Inc.	Greenville	5	\$150,000
Nehemiah Community Revitalization Corporation	Abbeville, Spartanburg	9	\$300,000
Santee-Lynches Affordable Housing and CDC	Marion, Darlington	8	\$252,755
Total		28	\$984,179

SCHousing.com



SOUTH CAROLINA STATE HOUSING FINANCE AND DEVELOPMENT AUTHORITY
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