



FY 2016-17  
Housing Trust  
Fund Annual  
Report

Provides funding for the construction, rehabilitation, and preservation of homes for low- and very-low income households.

# TABLE OF CONTENTS

## **SECTION I**

INTRODUCTION ..... 2

## **SECTION II**

THE SOUTH CAROLINA HOUSING TRUST FUND ACT .....3

## **SECTION III**

FY16-17 PROGRAM ACTIVITY .....5

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 increase in monthly SC HTF receipts. For FY16-17, the amount of funds expended was \$7,178,064.30. (Since developers have up to a year to complete an award, dollar amounts *expended* in a given year may 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.

61 sponsoring agencies participated in the program in FY16-17.

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 effort led to the creation of 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 the 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

**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 FY16-17, the SC HTF program awarded \$5,903,064.30 and assisted 489 families under this activity.

**TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY**

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Allendale County ALIVE, Inc.	Allendale	10	\$192,459.00
Anderson Interfaith Ministries	Abbeville, Anderson, Oconee, Pickens	16	\$207,422.00
Beaufort County Black Chamber of Commerce	Beaufort	3	\$26,250.00
Berean CDC	Darlington, Dillon, Florence, Marlboro	15	\$178,453.00
Brethren Disaster Ministries, Church of the Brethren, Inc.	Richland	1	\$9,000.00
Calvary Life Inspirations CDC	Laurens, Newberry	2	\$13,548.05
Carpentersville Community Development Corporation	Aiken, Edgefield	4	\$35,000.00
Clarendon County CDC	Clarendon, Lee, Sumter	16	\$185,962.00
Community Assistance and Mentoring Program, Inc. (CAMP)	Chester, Chesterfield, Kershaw, Lancaster, Lexington, Orangeburg, Richland	25	\$321,035.00
Community Assistance Provider	Kershaw	12	\$204,332.00
Community Organization for Rights and Empowerment (CORE)	Berkeley, Calhoun, Dorchester, Orangeburg	9	\$125,654.00
CORE Academy	Chester, Chesterfield, Darlington and Fairfield	26	\$290,145.00
Cornerstone Upstate Reinvestment Enterprise (C.U.R.E.)	Anderson, Spartanburg	11	\$175,710.00
Empowered Personal Care Home Health Alliance	Clarendon, Lee, Sumter	18	\$185,252.00
First Providence Foundation 29841, Inc.	Aiken	2	\$17,500.00
Freedom Empowerment Building Program	Berkeley, Charleston and Dorchester	8	\$110,500.00
Grand Strand Housing & CDC	Georgetown, Horry, Williamsburg	8	\$143,965.00
Greater Works Foundation	Richland	10	\$80,741.00

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Habitat for Humanity of Greenville County	Greenville	1	\$8,750.00
Hands of Faith CDC	Richland	3	\$25,928.00
HBA CDC	Kershaw, Lee, Richland, Sumter	10	\$74,083.00
Holistic Resource Crisis Intervention Outreach Services	Calhoun, Fairfield, Kershaw, Lexington, Orangeburg, Richland	13	\$161,791.00
Housing Development Corporation of Rock Hill	York	3	\$39,750.00
Jasper County Neighbors United, Inc.	Beaufort, Hampton, Jasper	12	\$151,140.00
Jeffrey Hunter Ministries	Lexington, Richland	4	\$28,590.00
Lighthouse Learning Center	Aiken, Lexington, Orangeburg	9	\$100,288.00
Low Country Community Services, Inc.	Bamberg, Berkeley, Charleston, Colleton, Dorchester	12	\$149,435.00
Metanoia CDC	Charleston	2	\$44,500.00
Nehemiah Community Revitalization Corporation	Greenville, Spartanburg	4	\$87,523.00
New America Corporation	Bamberg, Calhoun, Orangeburg, York	8	\$102,135.00
Palmetto United CDC	Fairfield, Kershaw, Lexington, Richland	4	\$89,000.00
Palmland Community Development Foundation	Kershaw, Lexington, Richland	12	\$98,247.00
Parnell's Community Development Corporation	Darlington, Dillon, Florence, Marion	7	\$84,395.00
Potters Home Restoration & Housing Agency	Berkeley, Charleston, Dorchester	15	\$155,240.00
Rebuild Upstate	Anderson, Greenville, Oconee	8	\$66,364.00
Ridgeville Community Resource Center, Inc.	Berkeley, Dorchester	3	\$52,480.00
Rural Initiatives Foundation, Inc.	Lexington, Spartanburg	2	\$44,500.00
SC Home Rehabilitation Services, Inc.	Richland	1	\$8,624.00
SC UpLift Community Outreach	Aiken, Barnwell, Chester, Lexington, Richland, Saluda	22	\$285,433.00
Southeastern Housing & Community Development	Aiken, Calhoun, Bamberg, Barnwell, Hampton, Lexington, Orangeburg	13	\$181,916.00
Southern Carolina Regional CDC	Bamberg	2	\$17,500.00
St. Bernard Project, Inc.	Lexington, Richland	11	\$95,656.25
Sumter County Community Development Corporation	Clarendon, Lee, Sumter	11	\$148,400.00

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Sunbelt Human Advancement Resources, Inc.	Anderson, Greenville, Oconee	41	\$294,754.00
Telamon Corporation	Williamsburg	1	\$22,250.00
The Butterfly Foundation	Spartanburg	3	\$21,948.00
Tri-City Visionaries	Kershaw, Richland	8	\$66,827.00
Tri-Development Center of Aiken County, Inc.	Aiken	3	\$38,395.00
United Way of Kershaw County	Kershaw	3	\$66,750.00
VEER CDC	Fairfield, Kershaw, Lexington, Richland	14	\$192,046.00
Vision of Hope	Charleston	4	\$29,054.00
Williamsburg Enterprise Community Commission	Clarendon, Georgetown, Florence and Williamsburg	11	\$203,258.00
Zion Community Action Agency	Darlington, Dillon, Florence, Lee, Marion, Williamsburg	13	\$163,186.00
<b>Total</b>		<b>489</b>	<b>\$5,903,064.30</b>

### 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 FY16-17, the SC HTF program awarded \$1,275,000.00 and assisted 61 families under this activity.

**TABLE 2 SUPPORTIVE HOUSING ACTIVITY**

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
CHESCO Services	Chesterfield	4	\$75,000.00
Colleton County Board of DSN	Colleton	8	\$150,000.00
Community Options, Inc.	Berkeley, Dorchester, Greenville, Lexington, Spartanburg	28	\$525,000.00
Florence County DSN Board, Inc.	Florence	4	\$75,000.00
Georgetown County Board of Disabilities & Special Needs	Georgetown	4	\$75,000.00
Homes of Hope, Inc.	Greenville	9	\$300,000.00
The Charles Lea Center	Spartanburg	4	\$75,000.00
<b>Total</b>		<b>61</b>	<b>\$1,275,000.00</b>

### **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. Due to timing of the funding cycle, no awards were made in FY16-17.