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The South Carolina Housing Trust Fund (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 South Carolina Housing Trust Fund 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, for-profits and those in need of affordable 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 South Carolina Housing Trust Fund are accepted for the following activities: Homeownership Acquisition, Emergency Repair, Owner-Occupied Rehabilitation, Group Homes, Supportive Housing and Rental Housing.

The South Carolina Housing Trust Fund experienced another difficult year in terms of funding availability and, therefore, awards. Because the primary source of funds for the Trust Fund is directly attributable to real estate sales, the continued slowdown in the housing market dramatically slowed receipts. Despite this drop in funding, the Trust Fund was still able to have measurable, positive impacts on affordable housing for the citizens of South Carolina. For FY09-10, awards were made for a total of over \$8.5 million, providing assistance to over 660 families.

The mission of the South Carolina State Housing Finance and Development Authority is to create quality affordable housing opportunities for the citizens of South Carolina through a vision that all South Carolinians have the opportunity to live in safe, decent and affordable housing. The South Carolina Housing Trust Fund is one way in which this mission is being accomplished and this vision is being fulfilled.

SECTION II

THE SOUTH CAROLINA HOUSING TRUST FUND ACT

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 Trust Fund and has increased the supply of safe, decent, sanitary and affordable housing for members of the lower 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 homes and group homes for citizens of the state. The South Carolina State Housing Finance and Development Authority's (SC State Housing) Board of Commissioners deposited \$3 million in the Trust Fund during its initial six months of operation so that housing proposals could be funded immediately. According to the Trust Fund Project, a nationally published Trust Fund periodical, this commitment placed South Carolina among the leaders in the nation in its dedication to the housing needs of its less fortunate citizens.

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

Housing sponsors eligible to apply for Housing Trust Fund awards include units of state, regional and local governments (including municipal corporations), nonprofit housing sponsors, and for-profit housing sponsors. Approved sponsors are required to include 20 year deed restrictions to ensure projects remain affordable for 20 years. Beneficiaries must be low or very low-income to be eligible under the Housing Trust Fund. 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 fifty percent (50%) but less than eighty percent (80%) 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 fifty percent (50%) or less of the median income for the area of residence as determined by HUD.

The Housing Trust Fund 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 Housing Trust Fund.

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority must give final approval to any proposal submitted to the Trust Fund. The Board members during this annual report period were as follows:

Mr. T. Scott Smith, Chairman, Columbia
Mr. Clente Flemming, Vice-Chairman, Columbia
Mr. Eddie C. Bines, Charleston
Mr. Carlisle Roberts, Jr., Columbia
Mr. Robert Mickle, Jr., Columbia
Mr. John S. Hill, Columbia
Ms. Felicia D. Morant, Columbia
Ms. Mary L. Thomas, Spartanburg

HOMEOWNERSHIP ACTIVITY

The Homeownership Activity under the Housing Trust Fund program is designed to assist low-to-moderate income citizens in becoming homeowners. By providing aid in covering some or all of the expense of down payment and closing costs, more citizens will be able to purchase a home. For FY 09-10, the Housing Trust Fund program awarded \$340,000 and assisted 28 families under this activity.

TABLE 1 HOMEOWNERSHIP ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Central South Carolina Habitat for Humanity	Richland	2	\$23,000.00
Charleston Area Community Development Corporation	Charleston	3	\$64,500.00
Charleston Habitat for Humanity	Charleston	2	\$20,000.00
Dorchester Habitat for Humanity	Dorchester	2	\$23,000.00
Edisto Habitat for Humanity, Inc.	Orangeburg	2	\$20,000.00
Habitat for Humanity of Anderson County, Inc.	Anderson	2	\$23,000.00
Habitat for Humanity of Cherokee County	Cherokee	2	\$23,000.00
Habitat for Humanity of Greenville County	Greenville	2	\$20,000.00
Habitat for Humanity of Horry County, Inc.	Horry	2	\$23,000.00
Habitat for Humanity of Kershaw County	Kershaw	2	\$20,000.00
Midlands Community Development Corp.	Richland	2	\$23,000.00
OIKOS Community Development, Inc.	Lexington	3	\$34,500.00
Southeastern Housing Foundation	Bamberg	2	\$23,000.00
Total		28	\$340,000.00

OWNER-OCCUPIED REHABILITATION ACTIVITY

The Owner-Occupied Rehabilitation Activity under the Housing Trust Fund program 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, not just to improve the property's cosmetic appearance. These totals include Emergency Repair projects to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY 09-10, the HTF program awarded \$5,875,832.98 and assisted 440 families under this activity.

TABLE 2 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Allen Temple Community Eco. Dev. Corp.	Greenville	5	\$77,050.00
Allendale County ALIVE, Inc.	Allendale	4	\$89,000.00
Beaufort-Jasper Economic Opportunity Commission	Beaufort	4	\$89,000.00
Berean CDC	Dillon, Marion	20	\$219,643.00
Blackville Community Development Corp.	Barnwell, Orangeburg	10	\$143,750.00
Brookland West-Columbia Community & Housing Development Corp.	Lexington, Richland	5	\$79,550.00
Camden First Community Development Corporation	Kershaw	5	\$95,500.00
Carolina Communities Foundation, Inc.	Barnwell	7	\$124,232.00
Charis CDC, Inc.	Richland, Lexington	5	\$31,400.00
Charleston Area Community Development Corporation	Charleston	3	\$66,750.00
Christians In Unity	Aiken	5	\$64,000.00
Clarendon County CDC	Clarendon	8	\$130,750.00
Community Assistance Provider	Richland, Lexington	11	\$164,315.00
Community Development & Improvement Corporation	Edgefield, Saluda, Aiken, Barnwell	12	\$75,210.00
Community Development Corp. of Marlboro County	Marlboro	12	\$135,162.27
Community Organization for Rights and Empowerment (CORE)	Orangeburg, Dorchester	7	\$76,795.00
East Bluff Community Organization	Richland, Lexington, Sumter, Calhoun, Newberry	12	\$106,870.00
Empowered Personal Care Home Health Alliance	Sumter, Clarendon	4	\$57,500.00
Friendship Community Improvement Corp.	Aiken	3	\$66,750.00
Grand Strand Housing & CDC	Horry, Georgetown	8	\$46,855.71
Greer Community Outreach Center	Greenville	2	\$44,500.00
Have Faith Community Dev. Corp.	Clarendon	2	\$44,500.00
Helping Hands Int. Outreach Ministry	Dorchester, Charleston	7	\$124,250.00
Home Rehabilitation of Cherokee County	Cherokee	5	\$94,995.00
Homes of Hope, Inc.	Greenville	11	\$209,630.00
Housing Development Corp. of Rock Hill	York	2	\$44,500.00
Jasper County Neighbors United Inc.	Jasper	11	\$102,300.00

TABLE 2 OWNER-OCCUPIED REHABILITATION ACTIVITY (CONTINUED)

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Kennedy Community Development Corp.	Sumter, Kershaw, Orangeburg	6	\$86,250.00
Lighthouse Learning Center	Orangeburg, Calhoun	14	\$137,858.00
Lowcountry Community Services, Inc.	Dorchester, Charleston, Berkeley	19	\$233,470.00
Lynchburg CDC	Lee	22	\$284,745.00
Metanoia CDC	Charleston	6	\$133,500.00
Nehemiah CRC	Greenville	3	\$66,750.00
Nehemiah Restoration Center, Inc.	Aiken	1	\$6,500.00
Neighborhood Housing Corp. of Greenville, Inc.	Greenville	3	\$66,750.00
New Covenant Community Center, Inc.	Aiken	3	\$66,750.00
Northeastern Corridor of Orangeburg CDC	Orangeburg	5	\$32,500.00
OIKOS Community Development, Inc.	Lexington, Richland, Edgefield, Aiken, Newberry	19	\$215,645.00
Preservation Trust of Spartanburg, Inc.	Spartanburg	1	\$2,750.00
Rural Initiatives	Lexington, Aiken	5	\$111,250.00
S.E.E.D. Faith Ministries International, Inc.	Richland	8	\$130,720.00
Santee Electric Trust Operation Round Up	Williamsburg	5	\$111,250.00
Santee Lynches Affordable Housing and CDC	Sumter, Darlington	4	\$72,750.00
SC Uplift Community Outreach	Richland	7	\$123,875.00
Soteria Community Development Corp.	Greenville	3	\$66,750.00
Southeastern Housing Foundation	Barnwell	2	\$13,000.00
Sumter County Community Development Corporation	Sumter	19	\$196,300.00
Sunbelt Human Advancement Resources, Inc	Greenville, Pickens, Anderson	23	\$180,725.00
Telamon Corporation	Williamsburg	3	\$66,750.00
Trinity CDC	Sumter	2	\$13,000.00
United Methodist Relief Center	Berkeley, Charleston	9	\$137,250.00
United Way of Kershaw County	Kershaw	6	\$115,944.00
Upstate Homeless Coalition of South Carolina	Pickens, Greenwood	2	\$9,650.00
VEER CDC	Richland, Kershaw	16	\$196,355.00
Wateree Community Actions, Inc.	Kershaw, Lee, Florence, Orangeburg, Sumter	9	\$89,938.00
Williamsburg Enterprise Community Commission, Inc.	Williamsburg, Florence	11	\$116,600.00
Williamsburg Regional Boys to Men Club, Inc.	Williamsburg	14	\$185,500.00
Total		440	\$5,875,832.98

SUPPORTIVE HOUSING ACTIVITY

The Supportive Housing Activity under the Housing Trust Fund program 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 FY 09-10, the HTF program awarded \$745,060 and assisted 69 families under this activity.

TABLE 3 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Homes of Hope, Inc.	Greenville	6	\$244,719.00
Upstate Homeless Coalition of South Carolina	Spartanburg	24	\$185,318.00
Upstate Homeless Coalition of South Carolina	Oconee	25	\$60,780.00
Providence Home	Richland	11	\$173,727.00
Upstate Homeless Coalition of South Carolina	Greenville	3	\$80,516.00
Total		69	\$745,060.00

RENTAL HOUSING ACTIVITY

The Rental Housing Activity under the HTF program is designed to assist Sponsors in building, acquiring and rehabilitating rental properties to provide housing for very low-income and low-income citizens. For FY 09-10, the HTF program awarded \$1,547,577 and assisted 129 families under this activity.

TABLE 4 RENTAL HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Allen Temple Community Eco. Dev. Corp.	Greenville	24	\$292,500.00
Community Development & Improvement Corporation	Aiken	4	\$55,571.00
N. Charleston Community Interfaith Shelter	Charleston	16	\$300,000.00
Nehemiah CRC	Spartanburg	36	\$275,000.00
Nehemiah CRC	Anderson	20	\$270,000.00
Second Baptist Church CDC	Aiken	27	\$270,223.00
Upstate Homeless Coalition of South Carolina	Greenville	2	\$84,283.00
Total		129	\$1,547,577.00