

SOUTH CAROLINA STATE  
HOUSING FINANCE AND  
DEVELOPMENT AUTHORITY

HOUSING TRUST FUND REPORT  
FY 2008-2009



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The South Carolina Housing Trust Fund 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 a 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 overall slowdown in the housing market dramatically slowed receipts. Despite this drop in funding, the Trust Fund was still able to have measurable, positive impact on affordable housing for the citizens of South Carolina. For FY08-09, awards were made for a total of over \$11 million, providing assistance to over 650 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, and group homes for citizens of our state. The South Carolina State Housing Finance and Development Authority's 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 our less fortunate citizens.

The legislation designated the State Treasurer as Trustee for the Housing Trust Fund. Former Governor, Carroll A. Campbell, designated the South Carolina State Housing Finance and Development Authority as the Fund's Administrator. The Treasurer holds Trust Fund money separate and distinct from the general funds of the State. The Chairman of the Authority'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, local governments (including municipal corporations), nonprofit housing sponsors, and for-profit 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 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 the United States Department of Housing and Urban Development (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

### SECTION III

### FY2008 PROGRAM ACTIVITY

#### **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 FY09, the Housing Trust Fund (HTF) program awarded \$651,900 and assisted 53 families under this activity.

**TABLE 1 HOMEOWNERSHIP ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Community Development & Improvement Corporation	Aiken, Edgefield, Allendale	6	\$80,500.00
Southern Carolina Regional CDC	Bamberg	2	\$23,000.00
Blackville Community Development Corp.	Barnwell	2	\$23,000.00
Sea Island Habitat for Humanity	Charleston	3	\$34,500.00
East Cooper Habitat for Humanity	Charleston	4	\$64,500.00
Family Home Services of the Lowcountry	Dorchester, Berkeley	2	\$46,000.00
Habitat for Humanity of Greenville County	Greenville	3	\$34,500.00
Hilton Head Regional Habitat for Humanity	Jasper	3	\$34,500.00
Habitat for Humanity of Kershaw County	Kershaw	2	\$21,500.00
OIKOS Community Development, Inc.	Lexington, Richland, Fairfield	7	\$80,500.00
Northeastern Corridor of Orangeburg CDC	Orangeburg	2	\$23,000.00
Edisto Habitat for Humanity, Inc.	Orangeburg	4	\$40,800.00
Pickens County Habitat for Humanity	Pickens	3	\$30,600.00
Central South Carolina Habitat for Humanity	Richland	3	\$34,500.00
Spartanburg Housing Authority	Spartanburg	7	\$80,500.00
Total		53	\$651,900.00

## OWNER-OCCUPIED REHABILITATION ACTIVITY

The Owner-Occupied Rehabilitation Activity under the HTF 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. Emergency Repair means required repairs to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY09, the HTF program awarded \$6,370,274.21 and assisted 459 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	4	\$89,000.00
Allendale County ALIVE, Inc.	Allendale	7	\$155,750.00
Alphons and Ruth Vink Foundation	Chester, York	9	\$200,250.00
Ames Road Education & Housing Development Org.	Richland, Lexington	4	\$80,500.00
Beaufort-Jasper EOC, Inc.	Beaufort, Jasper	5	\$111,250.00
Berean CDC	Dillon	4	\$80,500.00
Blackville Community Development Corp.	Barnwell	6	\$125,000.00
Brookland West-Columbia Community & Housing Development Corporation	Lexington	4	\$89,000.00
Camden First CDC	Kershaw	4	\$89,000.00
Carolina Communities Foundation, Inc.	Barnwell	12	\$258,500.00
CDC of Marlboro County	Marlboro, Dillon	4	\$80,500.00
Central Community Ministries	Greenville	4	\$90,500.00
Charis CDC, Inc.	Lexington, Richland	6	\$133,500.00
Chesterfield-Marlboro EOC. Inc	Chesterfield, Marlboro	4	\$89,000.00
City of Peace, Inc.	Aiken	2	\$44,500.00
City of Sumter Housing & Economic Development Corporation	Sumter	3	\$66,750.00
Community Development & Improvement Corporation	Aiken, Saluda, Edgefield	4	\$80,500.00
Darlington Outreach Housing Initiatives	Darlington	4	\$89,000.00
East Bluff Community Organization	Richland	4	\$89,000.00
Genesis Homes	Greenville	3	\$66,750.00
Grand Strand Housing & CDC	Horry	3	\$69,000.00
Helping Hands Int. Outreach Ministry	Dorchester	2	\$44,500.00
HoJac Enterprises, Inc.	Orangeburg	5	\$111,250.00
Home Rehabilitation of Cherokee County	Cherokee	4	\$89,000.00
Homes of Hope, Inc.	Greenville, Pickens	6	\$108,500.00
Jasper County Neighbors United, Inc.	Jasper	6	\$133,500.00
Kennedy CDC	Fairfield	4	\$89,000.00
LatchKey, Inc.	Greenville	3	\$52,325.00

**TABLE 2 OWNER-OCCUPIED REHABILITATION ACTIVITY (CONTINUED)**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Lighthouse Learning Center	Orangeburg	4	\$80,500.00
Living Hope Foundation	Newberry	4	\$89,000.00
Lowcountry Community Services, Inc.	Charleston, Berkeley, Dorchester	5	\$111,250.00
Lynchburg Community Development Corporation	Lee	6	\$125,000.00
Mt. Anna Community Development Corp.	Aiken	2	\$44,500.00
Nehemiah Community Revitalization Corp.	Greenville	4	\$80,500.00
Neighborhood Housing Corp. Of Greenville, Inc.	Greenville	2	\$44,500.00
New Covenant Community Center, Inc.	Aiken	2	\$44,500.00
OKOS Community Development, Inc.	Lexington, Richland	4	\$80,500.00
Preservation Trust of Spartanburg, Inc.	Spartanburg	2	\$44,500.00
Riverside CDC, Inc.	Saluda	2	\$44,500.00
Rural Initiatives	Barnwell	2	\$44,500.00
Santee-Lynches Affordable Housing and CDC	Sumter, Lee	5	\$111,250.00
Santee-Lynches Regional Council of Government	Sumter, Lee	5	\$111,250.00
SC Uplift Community Outreach	Richland	2	\$44,500.00
Southern Carolina Regional CDC	Bamberg	4	\$89,000.00
Sunbelt Human Advancement Resources, Inc. (SHARE)	Greenville	3	\$66,750.00
Telamon Corporation- South Carolina	Richland	2	\$44,500.00
The Fuller Center for Housing of Spartanburg, Inc.	Spartanburg	2	\$44,500.00
United Methodist Relief Center	Berkeley, Charleston, Dorchester	5	\$111,250.00
United Way of Kershaw County	Kershaw	2	\$44,500.00
Unity Unlimited Services, Inc.	Florence	4	\$80,500.00
Upstate Circle of Friends	Greenville	2	\$44,500.00
VEER CDC	Richland, Fairfield	4	\$89,000.00
Waccamaw Regional Council of Government	Georgetown	4	\$89,000.00
Wateree Community Action, Inc	Sumter	4	\$89,000.00
Williamsburg Co. Boys to Men Club, Inc.	Williamsburg	6	\$125,000.00
Williamsburg Enterprise Community Commission, Inc.	Williamsburg	4	\$80,500.00
<b>Total</b>		<b>227</b>	<b>\$4,904,575.00</b>



**TABLE 2A OWNER-OCCUPIED REHABILITATION ACTIVITY - EMERGENCY REPAIRS**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Allendale County ALIVE, Inc.	Allendale	15	\$97,350.00
Ames Rd. Richland Co. Housing Dev. Org.	Richland, Lexington	14	\$88,497.00
Berean CDC	Dillon	12	\$76,657.00
Blackville Community Development Corp.	Barnwell	2	\$13,000.00
Brookland West-Columbia Community & Housing Development Corp.	Lexington, Richland	3	\$19,500.00
Camden First Community Development Corporation	Kershaw	2	\$13,000.00
Charis CDC, Inc.	Aiken, Richland	7	\$44,994.00
City of Peace, Inc.	Aiken, Edgefield	6	\$38,183.84
Community Assistance Provider	Richland, Lexington, Fairfield	14	\$90,950.00
Community Development & Improvement Corporation	Aiken, Barnwell, Bamberg	6	\$38,750.00
Community Development Corp. of Marlboro County	Marlboro, Dillon	7	\$40,750.00
Community Organization for Rights and Empowerment (CORE)	Aiken, Edgefield	2	\$12,500.00
East Bluff Community Organization	Richland	4	\$23,543.00
Helping Hands Int. Outreach Ministry	Dorchester	2	\$12,945.00
Home Rehabilitation of Cherokee County	Cherokee	4	\$25,212.00
Homes of Hope, Inc.	Greenville	3	\$18,273.00
Housing Development Corp. of Rock Hill	York	1	\$6,500.00
I.T.E.C. Youth Services	Dorchester	1	\$5,902.00
Jasper County Neighbors United Inc.	Jasper	6	\$38,000.00
Kennedy Community Development Corp.	Sumter	1	\$6,500.00
LatchKey, Inc.	Greenville	3	\$14,703.00
Lighthouse Learning Center	Orangeburg, Bamberg	16	\$103,800.00
Living Hope Foundation	Saluda	1	\$6,500.00
Lowcountry Community Services, Inc.	Charleston, Berkeley, Dorchester	13	\$81,808.80
Lynchburg CDC	Lee, Sumter	14	\$90,250.00
Mt. Anna Community Development Corp., Inc.	Aiken	2	\$12,750.00
New Covenant Community Center, Inc.	Aiken	8	\$51,341.42
Northeastern Corridor of Orangeburg CDC	Orangeburg	4	\$21,594.00
OIKOS Community Development, Inc.	Aiken, Lexington, Saluda, Richland	9	\$58,010.00
Riverside Community Dev. Corp.	Newberry, Saluda	3	\$19,500.00
S.E.E.D. Faith Ministries International, Inc.	Aiken, Edgefield, Allendale, Richland	4	\$25,250.00
Southeastern Housing Foundation	Orangeburg	1	\$6,275.00
Southern Carolina Regional CDC	Bamberg	1	\$5,500.00
Sumter County Community Development Corporation	Sumter	10	\$62,150.00
The Fuller Center for Housing of Spartanburg, Inc.	Spartanburg	2	\$11,759.15
Trinity CDC	Sumter	3	\$19,500.00
United Methodist Relief Center	Berkeley, Charleston, Dorchester	3	\$19,500.00
United Way of Kershaw County	Kershaw	1	\$5,642.00
Upstate Circle of Friends	Aiken	1	\$6,500.00
VEER CDC	Richland, Kershaw, Sumter	8	\$51,490.00
Wateree Community Actions, Inc.	Sumter, Florence, Clarendon	5	\$32,500.00

**TABLE 2A OWNER-OCCUPIED REHABILITATION ACTIVITY - EMERGENCY REPAIRS (CONTINUED)**

Williamsburg Co. Boys to Men Club, Inc.	Williamsburg	5	\$32,500.00
Williamsburg Enterprise Community Commission, Inc.	Williamsburg	3	\$14,869.00
Total		232	\$1,464,699.21
Grand Total – Rehabs & Emergency Repairs		459	\$6,370,274.21

**SUPPORTIVE HOUSING ACTIVITY**

The Supportive Housing Activity under the HTF 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 FY09, the HTF program awarded \$2,766,242 and assisted 125 families under this activity.

**TABLE 3 SUPPORTIVE HOUSING ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Community Options, Inc.	Lexington, Richland	8	\$150,000.00
Crisis Ministries	Charleston	22	\$229,585.00
Dorchester County Board of Disabilities and Special Needs	Dorchester	12	\$225,000.00
Greenville County Disabilities and Special Needs Board	Greenville	4	\$75,000.00
Marion - Dillon County Board of Disabilities & Special Needs	Marion	4	\$75,000.00
Pee Dee Coalition Against Domestic & Sexual Assault	Florence	8	\$125,000.00
The Center for Women & Children	Horry	4	\$300,000.00
Tri-Development Center of Aiken County, Inc.	Aiken	4	\$75,000.00
Trinity Housing Corporation	Richland	27	\$600,000.00
United Cerebral Palsy of South Carolina, Inc.	Richland	4	\$75,000.00
Upstate Homeless Coalition of SC	Greenville, Spartanburg	12	\$505,080.00
Wateree Community Action, Inc	Sumter	8	\$31,577.00
York County Board of Disabilities and Special Needs	York	8	\$300,000.00
Total		125	\$2,776,242.00

## 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 FY09, the HTF program awarded \$1,360,795.00 and assisted 34 families under this activity.

**TABLE 4 RENTAL HOUSING ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Allen Temple Community Eco. Dev. Corp.	Greenville	9	\$300,000.00
Butterfly House, Inc.	Barnwell	5	\$240,000.00
Homes of Hope, Inc.	Greenville	10	\$600,000.00
South Carolina Regional CDC	Bamberg	5	\$200,000.00
Upstate Homeless Coalition	Greenville	5	\$20,795.00
Total		34	\$1,360,795.00