

SOUTH CAROLINA STATE HOUSING
FINANCE AND DEVELOPMENT
AUTHORITY



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



FY 2017-18
Housing Trust
Fund Annual
Report

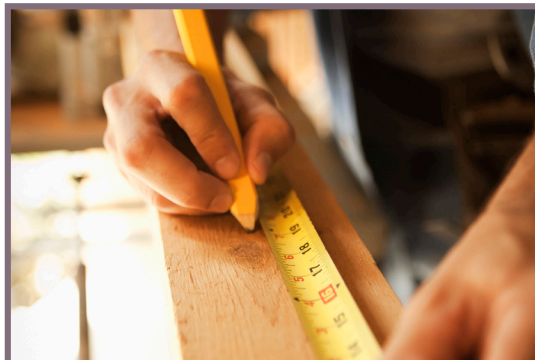


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The mission of the South Carolina State Housing Finance and Development Authority (hereafter referred to as SC Housing) is to create quality, affordable housing opportunities for the citizens of South Carolina. Our vision is that all South Carolinians 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.

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 FY17-18, the amount of funds expended was \$9,877,657.92. (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.

The Flood Initiative Program was created in November 2015 in response to the massive flooding event that occurred in October of 2015. The Flood Initiative Program was designed to assist low-income homeowners in making needed and necessary repairs to their owner-occupied homes to eliminate life, health and safety issue(s) to the occupant(s). Awards were available to those homeowners whose homes were listed in one of the FEMA declared disaster counties now or hereafter designated under FEMA's Major Disaster Declaration for both Individual Assistance and Public Assistance on October 5, 2015: South Carolina Severe Storms and Flooding (DR-4241). In order to be classified as eligible flood repairs, the deficiency(ies) to the unit had, at a minimum, to meet one or more of the following qualifications:

- Be the result of a recent event, the flood; and
- If not repaired immediately, the conditions would cause further or irreparable damage.

In addition, the Authority entered into a Memorandum of Agreement in August 2017 with the South Carolina Disaster Recovery Office in which HTF funds were provided to match CDBG-DR funds provided from HUD as part of the Storm and Hurricane Recovery.

The Flood Initiative Program was temporary and has been closed.

Sixty-six (66) sponsoring agencies participated in the program in FY17-18. (Five additional over FY 16-17.)

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 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.

The legislation designated the State Treasurer as Trustee for the SC HTF. Former Governor, Carroll A. Campbell, Jr., designated SC Housing as the 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 R. Tomlin, Jr., Chairman, Columbia
Mr. Robert D. Mickle, Jr., Vice-Chairman, Columbia
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 L. Sieck, Lake Wylie

SECTION III

FY17-18 PROGRAM ACTIVITY

OWNER-OCCUPIED REHABILITATION ACTIVITY

The Owner-Occupied Rehabilitation Activity is designed to assist very low-income homeowners in correcting health, safety and structural problems with their homes. These totals include Emergency Repair projects to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY17-18, the HTF program awarded \$6,386,829.00 and assisted 501 families under this activity.

TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Allendale County ALIVE, Inc.	Allendale	14	\$166,980.00
Anderson Interfaith Ministries	Anderson	1	\$6,800.00
Beaufort County Black Chamber of Commerce	Beaufort	8	\$123,724.00
Beaufort-Jasper EOC, Inc.	Beaufort, Jasper	3	\$66,583.00
Berean CDC	Darlington, Dillon, Florence, Marion, Marlboro	10	\$130,450.00
Blackville Community Development Corp.	Bamberg	9	\$181,334.00
Calvary Life Inspirations CDC	Greenwood, Laurens, Newberry, Saluda	13	\$194,177.00
Clarendon County CDC	Clarendon, Lee, Sumter	16	\$181,142.00
Community Assistance and Mentoring Program, Inc. (CAMP)	Aiken, Calhoun, Fairfield, Lexington, Orangeburg, Richland, Sumter	17	\$198,028.00
Community Assistance Provider	Chester, Fairfield, Kershaw, Lexington, Richland	9	\$132,750.00
Community Development & Improvement Corporation (CDIC)	Aiken, Barnwell, Edgefield, Saluda	4	\$79,656.00
CORE Academy	Chester, Chesterfield, Darlington	23	\$284,939.00
Cornerstone Upstate Reinvestment Enterprise (C.U.R.E.)	Anderson, Cherokee, Spartanburg	6	\$105,273.00
Empowered Personal Care Home Health Alliance	Charleston, Clarendon, Lee, Sumter	19	\$254,865.00
Freedom Empowerment Building Program	Berkeley, Charleston, Colleton, Hampton	7	\$112,600.00
Friendship Community Improvement Corp.	Aiken	4	\$55,797.00
Grand Strand Housing & CDC	Georgetown, Horry, Williamsburg	5	\$97,750.00
Greater Works Foundation	Fairfield, Kershaw, Lexington, Richland	16	\$233,598.00

Greenwood Area Habitat for Humanity	Greenwood	5	\$70,550.00
Habitat for Humanity of Greenville County	Greenville	3	\$26,250.00
HBA CDC	Fairfield, Lee, Lexington, Newberry, Richland, Sumter	23	\$282,245.00
Holistic Resource Crisis Intervention Outreach Services	Calhoun, Fairfield, Kershaw, Lexington, Richland, Sumter	9	\$129,345.00
Housing Development Corporation of Rock Hill	York	2	\$41,829.00
Jasper County Neighbors United, Inc.	Beaufort, Colleton, Hampton, Jasper	13	\$184,770.00
Jeffrey Hunter Ministries	Lancaster, Orangeburg, Richland	8	\$108,028.00
Lighthouse Learning Center	Bamberg, Calhoun	2	\$44,500.00
Low Country Community Services, Inc.	Berkeley, Charleston	7	\$85,455.00
Nehemiah Community Revitalization Corporation*	Greenville	1	\$8,725.00
New America Corporation	Barnwell, Calhoun, Dorchester, Orangeburg, Richland	10	\$102,275.00
Northside Development Corporation	Spartanburg	1	\$8,750.00
Operation Home, Inc.	Charleston	2	\$17,500.00
Pageland Community Housing Organization	Chesterfield, Darlington, Lancaster, Lee	34	\$431,511.00
Palmland Community Development Foundation	Calhoun, Fairfield, Lexington, Newberry, Orangeburg, Richland, Spartanburg	22	\$262,687.00
Parnell's Community Development Corporation	Darlington, Dillon, Florence, Marion	7	\$113,728.00
Piedmont Community Actions, Inc.	Spartanburg	2	\$17,500.00
Potters Home Restoration & Housing Agency	Berkeley	1	\$5,225.00
Rebuild Upstate	Anderson, Greenville, Pickens	9	\$92,092.00
Ridgeville Community Resource Center, Inc.	Berkeley, Dorchester	6	\$74,996.00
SC Home Rehabilitation Services, Inc.	Fairfield, Kershaw, Lexington, Richland	4	\$89,000.00
SC UpLift Community Outreach	Aiken, Chester, Fairfield, Kershaw, Richland	21	\$236,736.00
Southeastern Housing & Community Development	Bamberg, Barnwell, Hampton, Orangeburg	12	\$120,365.00
Southern Carolina Regional CDC	Bamberg, Calhoun, Orangeburg	5	\$83,848.00
Sumter County CDC	Sumter	6	\$48,985.00
Sunbelt Human Advancement Resources, Inc.	Anderson, Greenville, Pickens	50	\$374,787.00

The Butterfly Foundation	Spartanburg	5	\$43,750.00
Tri-City Visionaries	Aiken, Lexington, Richland	10	\$160,349.00
Tri-Development Center of Aiken County, Inc.	Aiken	2	\$44,500.00
United Way of Kershaw County	Kershaw	3	\$53,250.00
VEER CDC	Lexington, Richland	7	\$85,554.00
Vision of Hope	Berkeley, Charleston, Dorchester	7	\$57,423.00
Williamsburg Enterprise Community Commission	Clarendon, Georgetown, Williamsburg	10	\$161,875.00
Zion Community Action Agency	Darlington, Florence, Marlboro, Williamsburg	8	\$112,000.00
Total		501	\$6,386,829.00

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 matching funds from other sources to help finance the project, as well as to provide needed services to the residents. For FY17-18, the HTF program awarded \$2,013,033.00 and assisted 78 families under this activity.

TABLE 2 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Babcock Center, Inc.	Lexington	4	99,500.00
Bamberg County Disabilities And Special Needs Board*	Bamberg	4	85,000.00
Berkeley Citizens, Inc.	Berkeley	6	150,000.00
CHESCO Services	Marlboro	4	100,000.00
Community Options, Inc.	Berkeley, Richland, Spartanburg	12	294,208.00
Disabilities Board of Charleston County	Charleston	28	694,325.00
Mental Illness Recovery Center, Inc. (MIRCI)	Richland	10	300,000.00
Sumter County Disabilities and Special Needs Board	Sumter	6	190,000.00
United Cerebral Palsy of South Carolina, Inc.	Sumter	4	100,000.00
Total		78	\$2,013,033.00

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 FY17-18, the HTF program awarded \$459,349.00 and assisted 12 families under this activity.

TABLE 3 RENTAL HOUSING ACTIVITY

Housing Sponsor	County	Families Assisted	Amount Awarded
Allen Temple CEDC	Greenville	2	\$67,248.00
Genesis Homes	Greenville	2	\$77,636.00
Housing Development Corporation of Rock Hill	York	3	\$195,448.00
Metanoia CDC	Charleston	5	\$119,017.00
Total- Rental Housing		12	\$459,349.00

FLOOD RECOVERY HOUSING ACTIVITY

The Flood Initiative Program was designed to assist low-income homeowners in making needed and necessary repairs to their owner-occupied homes to eliminate life, health and safety issue(s) to the occupant(s). Awards were available to those homeowners whose homes were listed in one of the FEMA declared disaster counties now or hereafter designated under FEMA's Major Disaster Declaration for both Individual Assistance and Public Assistance on October 5, 2015. This was a temporary activity that is now closed.

TABLE 4 FLOOD RECOVERY HOUSING ACTIVITY

Housing Sponsor	County	Families Assisted	Amount Awarded
Disaster Recovery Office	Berkeley, Clarendon, Colleton, Darlington, Dorchester, Florence, Georgetown, Horry, Lee, Marion, Orangeburg, Sumter, Williamsburg	100	\$1,000,000.00
Marion County Habitat for Humanity	Marion	1	\$18,446.92
Total- Flood Recovery Housing Activity		101	\$1,018,446.92