

The South Carolina Housing Trust Fund (HTF) is a state funded program designed to provide financial assistance in the development and preservation of safe, decent, sanitary and affordable housing for low-income households within South Carolina.



SC Housing Trust Fund

FY2021 Annual Report

July 1, 2020 - June 30, 2021



Disaster recovery rehabilitation before and after, Horry County

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About SC Housing

The South Carolina State Housing Finance and Development Authority (SC Housing) is a self-sustaining agency committed to ensuring that South Carolinians have the opportunity to live in safe, decent, and affordable housing. SC Housing operations are supported by a funding base that includes fees and other revenue earned through the administration of agency programs.

Mission: Create quality affordable housing opportunities for the citizens of South Carolina.

Vision: That all South Carolinians have the opportunity to live in safe, decent, and affordable housing.

Values: Every day, SC Housing serves the people of South Carolina with these values in mind:

Community: We help make big cities and small towns across the Palmetto State better places to live.

Integrity: We act ethically in everything that we do and treat our partners and customers with respect.

Innovation: We are deeply motivated to pursue new and better ways to serve the people of our state.

Professionalism: We perform our tasks effectively and efficiently and steward resources responsibly.

Expertise: We are capable, resourceful, and deeply informed about housing issues in South Carolina.

Housing Trust Fund Advisory Committee

William “Bill” Chamblin	SC Low Income Housing Coalition
Jessie Walker	SC Community Development Association
Barbara Johnson	SC Association of Regional Councils
Robert Thomas	SC Association of Housing Authority Executive Directors
Ivory Mathews	SC Housing Partnerships as a Nonprofit Organization
Laura Morris	SC Citizens for Housing
Ruth Johnson	Board Designee
Maryam Shareef	Board Designee

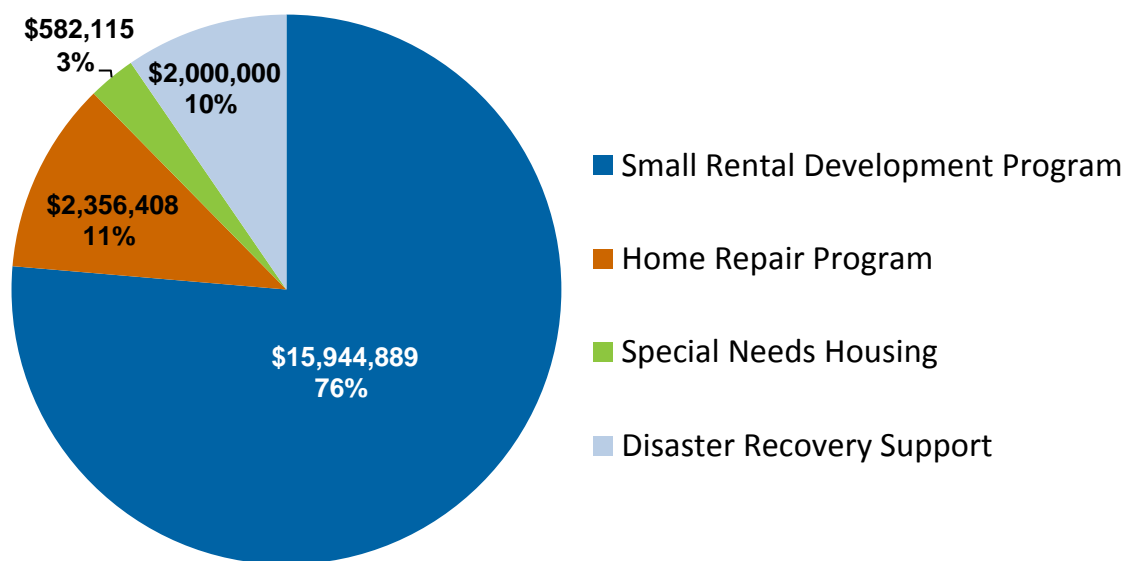
Introduction

The South Carolina Housing Trust Fund (HTF) provides financial assistance to qualified for-profit and non-profit organizations and local governments in the construction and rehabilitation of affordable housing for low-income households¹ throughout the state, often leveraging outside dollars to support these efforts. SC Housing administers these resources on behalf of the state, ensuring that funds are properly expended on eligible activities defined in the South Carolina Housing Trust Fund Act. That legislation allocated a portion of the state documentary stamp tax on property transactions (20 cents per \$500 in valuation) to be placed in a dedicated account for HTF; the state treasurer serves as the fund's trustee. All properties receiving HTF awards must remain affordable for low-income households for a compliance period of 20 years, ensuring that these programs serve their public purpose.

Currently, HTF allocates funds to four categories of activities:

- The Small Rental Development Program (SRDP), which combines HTF resources with those from the HOME Investment Partnerships Program and the National Housing Trust Fund to construct and preserve traditional rental housing consisting of between four and thirty-nine units; and
- The Emergency Repair Program (ERP), which reimburses eligible grantees for essential repairs done on the owner-occupied home of a very low-income household;
- Grants for building group homes and supportive housing serving special needs populations;
- Financial support to the South Carolina Disaster Recovery Office for the repair and replacement of homes damaged in federally designated natural disasters.

In total, during Fiscal Year (FY) 2021, **\$20,883,412** in HTF awards were made by SC Housing. More than three quarters of these funds were allocated toward SRDP developments. The composition of these awards is summarized in the pie chart below.



¹ Low-income households are defined as those earning no more than 80 percent of area median income, or AMI. Very low-income households earn no more than 50 percent of AMI.

Small Rental Development Program

SRDP allows the agency to fund a wider array of rental housing by combining state and federal funding sources to provide a flexible source of financing for rental properties that are too small to be served economically by the Low Income Housing Tax Credit. HTF is one of three funding sources used in SRDP, with the others being the National Housing Trust Fund and the HOME Investment Partnership Program, both coming from the U.S. Department of Housing and Urban Development.

Eight projects received HTF awards last fall in the 2020 SRDP round totaling **\$15,944,889**; these properties will create **181 new affordable rental homes**, 85 of which are directly funded by HTF, once complete. Each development will have one unit serving a mobility-impaired resident and one unit serving a sensory-impaired resident. A list of the properties is provided below.

Name	County	HTF Award	Units	HTF Units
Oak Tree Farm	Horry	\$2,259,993	24	13
Pleasant Place	Lexington	\$1,880,136	31	10
Springview Gardens	Dorchester	\$1,610,636	19	9
The Village at Osceola	York	\$3,007,847	28	10
Westside	Spartanburg	\$2,995,306	27	9
Church Street Place	Greenville	\$2,508,445	36	27
Chicora Renewal Phase II	Charleston	\$624,363	8	2
Washington Heights	Laurens	\$1,058,163	8	5

Emergency Repair Program

ERP is designed to assist very low-income homeowners in making necessary repairs to their primary residence. While SC Housing administers ERP, it is community-based non-profit sponsor organizations that identify eligible participants and hire contractors to complete the work; these entities must be approved by SC Housing to ensure that those in need are properly served. As of the end of FY 2021, there were 45 non-profits that are approved ERP participants.

ERP grants cover up to \$10,000 in repairs (plus a \$750 fee) to a single home that are necessary for the life, health, or safety of the occupant. Emergency repairs can involve no more than two construction trades.

In FY 2021, SC Housing provided **271 ERP grants** totaling **\$2,356,408**, serving homeowners in 35 counties statewide. The distribution of this activity by county is provided in the table below.

County	Homes	Grants
Abbeville	0	\$0
Aiken	4	\$41,904
Allendale	3	\$25,640
Anderson	15	\$134,117
Bamberg	2	\$18,868
Barnwell	2	\$15,945
Beaufort	10	\$82,526
Berkeley	5	\$35,747
Calhoun	3	\$26,169
Charleston	5	\$48,022
Cherokee	0	\$0
Chester	26	\$224,759
Chesterfield	0	\$0
Clarendon	7	\$54,081
Colleton	0	\$0
Darlington	0	\$0
Dillon	0	\$0
Dorchester	0	\$0
Edgefield	1	\$10,057
Fairfield	10	\$78,758
Florence	1	\$6,534

Georgetown	4	\$41,267
Greenville	67	\$573,422
Greenwood	8	\$68,875
Hampton	1	\$10,750
Horry	4	\$25,779
Jasper	5	\$46,013
Kershaw	10	\$95,789
Lancaster	3	\$22,590
Laurens	4	\$32,338
Lee	3	\$32,150
Lexington	3	\$21,310
McCormick	0	\$0
Marion	0	\$0
Marlboro	0	\$0
Newberry	3	\$27,316
Oconee	5	\$40,107
Orangeburg	0	\$0
Pickens	7	\$62,450
Richland	15	\$129,839
Saluda	1	\$10,725
Spartanburg	8	\$72,856
Sumter	13	\$121,313
Union	2	\$17,933
Williamsburg	5	\$52,019
York	6	\$48,444
Grand Total	271	\$2,356,408

Note: Total grants may not add due to rounding.

Special Needs Housing

SC Housing administers two programs designed to serve the needs of vulnerable populations. These are a Group Home activity that provides capital to the Department of Disabilities and Special Needs (DDSN) and its affiliates for the development of permanent housing for DDSN clients and a Supportive Housing activity that helps fund construction or rehabilitation of temporary or transitional housing serving individuals with special needs. Both programs exclusively serve very low-income households and require the applicant to have at least 25% matching funds from other sources when requesting HTF dollars.

In FY 2021, **\$400,000** was allocated from HTF for the acquisition of four group homes that provide special needs housing for 14 very low-income, permanently disabled individuals. These awards are listed below.

Name	County	HTF Award	Developer	Units
Red Birch CTH II	Charleston	\$100,000	Disabilities Board of Charleston County	3
Langdoc CTH II	Berkeley	\$100,000	Berkeley Citizens Inc.	4
Hawthorne CTH II	Berkeley	\$100,000	Community Options Inc.	4
Kendallock CTH II	Charleston	\$100,000	Disabilities Board of Charleston County	3

CTH II is short for Community Training Home-II Model. According to DDSN, “The Community Training Home-II Model offers the opportunity to live in a homelike environment in the community under the supervision of qualified and trained staff. Care, skills training and supervision are provided according to individualized needs as reflected in the service plan. No more than four people live in each residence.”

Additionally, **\$182,115** was allocated for a supportive housing development serving three individuals transitioning out of homelessness. The property, Riverwood-IHN, is being developed by Homes of Hope, Inc., in Greenville County.

Disaster Recovery Support

In March 2020, the SC Housing Board of Commissioners authorized the transfer of up to \$3,000,000 to the state's Disaster Recovery Office (DRO), which rehabilitates or replaces homes for low-income households whose primary residence was damaged or destroyed in a federally declared natural disaster. These payments of no more than \$10,000 per home support DRO's mission to leverage federal funds to rebuild communities hardest hit by the 2015 floods and subsequent hurricanes that affected our state.

After allocating \$500,000 of these funds in FY20, an additional \$2,000,000 was allocated in FY21 to serve 200 homeowners statewide across 15 counties. Ninety-two clients received a replacement mobile or modular home, 74 received a replacement conventionally built home, and 34 existing homes were rehabilitated. Below is a breakdown of where these awards were allocated, as well as an example of a home replacement in Horry County.

County	New M/M	New Conv.	Rehab.	Homes
Beaufort	0	1	0	1
Berkeley	4	0	1	5
Charleston	0	2	1	3
Clarendon	4	3	1	8
Colleton	3	0	1	4
Darlington	0	2	1	3
Dillon	2	1	5	8
Florence	3	0	1	4
Georgetown	12	11	4	27
Horry	14	11	1	26
Lee	1	2	2	5
Marion	30	38	10	78
Orangeburg	0	2	0	2
Sumter	1	0	0	1
Williamsburg	18	1	6	25