

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 the State of South Carolina.



South Carolina Housing Trust Fund FY 18-19 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 FY18-19, the amount of funds expended was \$6,123,819.16. (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.

HTF Annual Awarded Totals for FY18-19 was \$12,236,754.52. 590 families were assisted.

58 Sponsors Participated in HTF activities for FY18-19.

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

Ms. Bonita Shropshire, Executive Director

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 FY18-19, the HTF program awarded \$5,540,891 and assisted 463 families under this activity.

TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Allendale County ALIVE, Inc.	Allendale, Aiken	17	\$282,287.20
Anderson Interfaith Ministries	Abbeville, Anderson	11	\$164,761.50
Beaufort County Black Chamber of Commerce	Beaufort, Hampton, Jasper	5	\$40,968.50
Beaufort-Jasper EOC, Inc.	Beaufort, Jasper	2	\$54,500.00
Berean CDC	Dillon, Florence, Marlboro	3	\$22,670.00
Black River United Way	Georgetown	4	\$35,000.00
Blackville Community Development Corp.	Barnwell, Bamberg, Orangeburg	6	\$102,050.00
Calvary Life Inspirations CDC	Greenville, Greenwood, Laurens, Newberry, Saluda, Spartanburg, Union	16	\$109,432.00
Carpentersville Community Development Corporation	Aiken, Edgefield	2	\$23,806.00
Central South Carolina Habitat for Humanity	Lexington	1	\$8,553.00
Clarendon County CDC	Clarendon, Lee, Sumter	13	\$185,529.00
Community Assistance Provider	Chester, Kershaw, Lexington, Richland	6	\$86,879.70
Community Organization for Rights and Empowerment (CORE)	Berkeley, Dorchester, Orangeburg	13	\$131,673.00
Empowered Personal Care Home Health Alliance	Clarendon, Sumter	19	\$199,115.10
Freedom Empowerment Building Program	Berkeley, Charleston, Colleton, Dorchester, Georgetown, Hampton, Orangeburg	10	\$110,685.00
Friendship Community Improvement Corp.	Aiken	3	\$63,175.00
Grand Strand Housing & CDC	Georgetown, Horry	4	\$33,414.75
Greater Works Foundation	Fairfield, Kershaw, Lee, Lexington, Richland, Sumter	10	\$157,260.00
Habitat for Humanity of Greenville County	Greenville	4	\$109,000.00

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Habitat for Humanity of York	York	4	\$109,000.00
HBA CDC	Calhoun, Kershaw, Lee, Lexington, Newberry, Richland, Sumter	15	\$194,631.00
Hilton Head Regional Habitat for Humanity	Beaufort, Jasper	1	\$27,250.00
His Hands of Horry County	Horry	1	\$8,750.00
Holistic Resource Crisis Intervention Outreach Services	Calhoun, Kershaw, Lexington, Richland	10	\$68,670.34
Housing Development Corporation of Rock Hill	York	9	\$74,160.24
i58, Inc.	Chester, York	23	\$251,539.50
Jasper County Neighbors United Inc.	Beaufort, Colleton, Hampton, Jasper	12	\$249,692.00
Lighthouse Learning Center	Orangeburg, Sumter	5	\$40,545.00
Low Country Community Services, Inc.	Bamberg, Berkeley, Charleston, Colleton, Dorchester, Orangeburg, Williamsburg	10	\$155,375.00
Lowcountry Regional Development Corporation	Hampton	3	\$26,250.00
Metanoia CDC	Charleston	3	\$54,061.18
Northside Development Corporation	Spartanburg	3	\$24,010.00
Operation Home, Inc.	Berkeley, Charleston	2	\$17,500.00
Pageland Community Housing Organization	Chesterfield, Darlington, Lancaster, Lee	17	\$253,532.00
Palmland Community Development Foundation	Calhoun, Darlington, Fairfield, Kershaw, Lee, Lexington, Richland, Sumter, Union	11	\$162,528.97
Parnell's Community Development Corporation	Clarendon, Darlington, Dillon, Florence, Lee, Marion, Marlboro	7	\$95,060.00
Rebuild Upstate	Anderson, Greenville, Pickens	5	\$38,825.00
Ridgeville Community Resource Center, Inc.	Berkeley, Colleton, Dorchester, Greenville, Orangeburg, Pickens	6	\$105,140.00
SC UpLift Community Outreach	Chester, Fairfield, Kershaw, Orangeburg, Richland	13	\$116,557.00
Southeastern Housing & Community Development	Aiken, Allendale, Bamberg, Barnwell, Orangeburg	13	\$123,030.00
Southern Carolina Regional CDC	Bamberg, Orangeburg	5	\$93,379.80
Sumter County CDC	Lee, Sumter	13	\$178,476.00
Sunbelt Human Advancement Resources, Inc.	Anderson, Colleton, Greenville, Laurens, Pickens	83	\$633,135.24
United Way of Kershaw County	Kershaw	5	\$80,549.50
Vision of Hope	Berkeley, Charleston, Florence, Dorchester, Horry, Orangeburg	15	\$192,899.00

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Williamsburg Enterprise Community Commission	Berkeley, Clarendon, Florence, Georgetown, Marion, Sumter, Williamsburg	13	\$185,290.00
Zion Community Action Agency	Darlington, Florence, Marion, Williamsburg	7	\$60,295.00
Total		463	\$5,540,891.00

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 FY18-19, the HTF program awarded \$791,000 and assisted 24 families under this activity.

TABLE 2 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	County(ies)	Families Assisted	Total Amount Awarded
Babcock Center, Inc.	Lexington	4	\$98,000.00
Beaufort County Disabilities and Special Needs Board*	Beaufort	8	\$200,000.00
Colleton County Board of DSN	Colleton	4	\$93,000.00
Community Options, Inc.	Richland	4	\$100,000.00
Home Alliance, Inc.	Horry	4	\$300,000.00
Total		24	\$791,000.00

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 FY18-19, the HTF program awarded \$5,904,863 and assisted 103 families under this activity.

TABLE 3 RENTAL HOUSING ACTIVITY

Housing Sponsor	County	Families Assisted	Amount Awarded
Bent Tree Apts, LLC	Aiken	16	\$1,182,546.00
Fallen Oak Apts, LLC	Dillon	16	\$1,169,585.00
Genesis Homes	Greenville	8	\$61,221.00
Homeless No More, Inc.	Richland	15	\$318,125.00
Linden Square, LLC	Cherokee	24	\$1,689,675.00
Magnolia Pointe Apartments, LLC	Florence	24	\$1,483,711.00
Total- Rental Housing		103	\$5,904,863.00