

FY2013-2014 Housing Trust Fund Annual Report Transmittal Form

Agency Name: South Carolina State Housing Finance and Development Authority

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SOUTH CAROLINA STATE HOUSING
FINANCE AND DEVELOPMENT AUTHORITY



FY 2013-14
Housing
Trust Fund
Annual Report

SC HOUSING
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The South Carolina Housing Trust Fund (hereafter referred to as HTF) is a state-funded program designed to provide financial assistance in the development, rehabilitation and acquisition of affordable workforce 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 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 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 HTF is directly attributable to real estate sales; therefore the continued slowdown in the housing market continues to keep receipts lower than in years past. For FY13-14, the amount of funds expended was \$13,355,953.35. Despite limited funding, the HTF was still able to have measurable, positive impact on affordable housing for the citizens of South Carolina.

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 through a vision that all South Carolinians have the opportunity to live in safe, decent and affordable housing. The HTF 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 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 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. SC Housing's Board of Commissioners deposited \$3 million in the HTF during its initial six months of operation so that housing proposals could be funded immediately. According to the Trust Fund Project, a nationally published HTF 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 HTF. Former Governor, Carroll A. Campbell, Jr. designated SC Housing as the Fund's Administrator. The Treasurer holds 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 HTF expenditures.

Housing sponsors eligible to apply for 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 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 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 HTF.

The Board of Commissioners of SC Housing must give final approval to any proposal submitted to the HTF. The board members during this annual report period were as follows:

Mr. Christopher N. Union, Chairman, Charleston
Mr. Robert Mickle, Jr., Vice-Chairman, Elgin
Mr. Charles E. Gardner, Greenville
Mr. Ernest Magaro, Jr., Columbia
Mr. John S. Hill, Columbia
Mr. Kenneth E. Ormand, Jr., Columbia
Ms. Mary Sieck, Lake Wylie

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. These totals include Emergency Repair projects to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY13-14, the HTF program awarded \$10,945,545.39 and assisted 1041 families under this activity.

TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Amount Expended
Allendale County ALIVE, Inc.	Allendale	19	\$219,955.00
ARM of KARE	Orangeburg	4	\$41,675.00
Beaufort Jasper Economic Opportunity Commission	Beaufort	5	\$44,649.00
Berean CDC	Darlington, Dillon	4	\$52,926.00
Blackville Community Development Corp.	Bamberg, Barnwell, Hampton, Orangeburg	7	\$126,352.00
Brookland - West Columbia Community & Housing Development Corp.	Lexington, Richland	6	\$91,239.00
Calvary Life Inspirations CDC	Greenville, Laurens	5	\$30,619.00
Camden First CDC	Kershaw	3	\$65,494.25
Carolina Communities Foundation, Inc.	Aiken, Barnwell, Calhoun, Orangeburg, Richland	14	\$193,373.00
Carpentersville Community Development Corporation	Aiken	2	\$10,985.00
CDC of Marlboro Co.	Marion, Marlboro	9	\$82,671.25
Christians In Unity, Inc.	Edgefield	1	\$4,300.00
Clarendon County CDC	Clarendon, Florence	12	\$118,785.00
Community Assistance and Mentoring Program, Inc. (CAMP)	Calhoun, Chester, Chesterfield, Darlington, Fairfield, Kershaw, Lexington, Orangeburg, Richland, Sumter	32	\$320,769.94
Community Assistance Provider	Chester, Fairfield, Lexington, Richland	12	\$116,329.40
Community Development & Improvement Corporation (CDIC)	Aiken, Barnwell, Edgefield, Newberry, Saluda, Union	13	\$126,126.71
Community Development Corp. of Marlboro County	Marlboro	7	\$104,656.00
Community Organization for Rights and Empowerment (CORE)	Berkeley, Orangeburg	11	\$91,835.00

Housing Sponsor	Counties	Families Assisted	Total Amount Expended
Empowered Personal Care Home Health Alliance	Clarendon, Sumter	10	\$134,339.00
First Providence Foundation 29841, Inc.	Aiken	4	\$24,627.76
Freedom Empowerment Building Program	Orangeburg	1	\$6,495.00
Grand Strand Housing & CDC	Georgetown, Horry, Williamsburg	9	\$61,473.26
Hands of Faith CDC	Calhoun, Lexington, Richland	51	\$381,892.00
Helping Hands International Outreach Ministry	Charleston, Dorchester	10	\$124,433.00
Hojac Enterprises, Inc.	Calhoun, Orangeburg, Richland	11	\$109,306.00
Home Rehabilitation of Cherokee County	Cherokee	2	\$21,690.00
Homes of Hope, Inc.	Greenville	4	\$63,032.00
Jasper County Neighbors United, Inc.	Beaufort, Colleton, Jasper	12	\$148,362.00
Kevin Brown Ministries	Charleston, Dorchester	11	\$78,204.00
Lighthouse Learning Center	Calhoun, Florence, Orangeburg, Richland	11	\$113,935.00
Low Country Community Services, Inc.	Berkeley, Charleston, Dorchester	21	\$179,936.17
Metanoia CDC	Charleston	1	\$18,700.00
Nazareth House Ministries	Spartanburg	1	\$5,902.00
Nehemiah CRC	Greenville	3	\$62,985.00
New Covenant Community Center, Inc.	Aiken, Greenwood, Lexington	3	\$42,107.20
New Prospect Baptist Church - DEBARRED	Anderson	1	\$12,555.00
Palmland Community Development Foundation	Fairfield, Lexington, Newberry, Richland	72	\$621,781.00
Parnell's Community Development Corporation	Darlington, Dillon, Florence, Marion, Marlboro	25	\$234,639.00
Piedmont Community Actions, Inc.	Cherokee, Spartanburg	10	\$55,329.30
Potters Home Restoration & Housing Agency	Berkeley, Charleston, Dorchester	12	\$56,398.00
Promised Land CDC	Anderson, Cherokee, Spartanburg	21	\$215,840.56
Relief, Inc.	Chesterfield, Jasper, Lexington, Richland	9	\$49,120.00
Rural Initiatives Foundation, Inc.	Edgefield, Lexington, Orangeburg, Richland	8	\$143,362.06
Santee Electric Trust	Williamsburg	2	\$44,500.00
Santee-Lynches Affordable Housing and CDC	Florence, Sumter	2	\$44,500.00
SC UpLift Community Outreach	Chester, Kershaw, Lexington, Richland	19	\$201,765.00

Housing Sponsor	Counties	Families Assisted	Total Amount Expended
SHARE, Inc.	Anderson, Greenville, Pickens	30	\$151,052.00
Spartanburg Housing Development Corp.	Spartanburg, Union	2	\$6,793.00
Sumter County CDC	Lee, Sumter	18	\$186,554.00
Sunbelt Human Advancement Resources, Inc. (SHARE)	Anderson, Greenville	3	\$59,758.00
Tackling the Streets	Abbeville, Anderson	6	\$34,118.00
The Butterfly Foundation	Spartanburg	4	\$19,896.00
Tri-Development Center of Aiken County, Inc.	Aiken	6	\$85,450.00
United Way of Kershaw County	Kershaw	7	\$101,268.00
Veer CDC	Fairfield, Kershaw, Richland	4	\$53,513.61
Williamsburg Enterprise Community Commission, Inc.	Williamsburg	14	\$173,482.00
Williamsburg Regional Boys to Men Club, Inc.	Williamsburg	13	\$111,485.00
Zion Community Action Agency	Chesterfield, Florence	2	\$12,660.00
Total		1041	\$10,945,545.39

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 FY13-14, the HTF program awarded \$1,278,750 and assisted 176 families under this activity.

TABLE 2 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Amount Awarded
York County Board of DSN	York	4	\$75,000.00
United Cerebral Palsy of South Carolina, Inc.	Richland	4	\$75,000.00
Home Alliance, Inc.	Horry	37	\$300,000.00
Crisis Ministries*	Charleston	110	\$300,000.00
Safe Harbor	Greenville	6	\$228,750.00
Homes of Hope, Inc.	Greenville	15	\$300,000.00
Total		176	\$1,278,750.00

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- and low-income citizens. For FY13-14, the HTF program awarded \$1,131,657.96 and assisted 33 families under this activity.

TABLE 3 RENTAL HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Amount Awarded
Oconee Co. Disability & Special Needs Board	Oconee	4	\$300,000.00
Nehemiah CRC	Greenwood	8	\$156,000.00
Santee-Lynches Affordable Housing & CDC	Darlington	4	\$144,895.00
Homes of Hope, Inc.	Anderson	4	\$124,368.82
Homes of Hope, Inc.	Anderson	2	\$123,228.14
Genesis Homes	Greenville	3	\$100,000.00
Genesis Homes	Laurens	2	\$68,000.00
Greenville Housing Futures, Inc. UPDATED	Greenville	3	\$45,500.00
Allen Temple CEDC	Greenville	3	\$69,666.00
Total		33	\$1,131,657.96

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