

Agency Activity Inventory
by Agency
Appropriation Period: FY 2009-10

Agency: L32 - Housing Finance and Development Authority **Functional Group:** Transportation & Regulatory

1134 Rental Assistance

The Authority administers the Housing Choice Voucher Program through an Annual Contributions Contract with the US Department of Housing and Urban Development (HUD). S.C. Code Section 31-13-50 and 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

FY 2009-10

Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$11,768,459	\$0	\$11,768,459	\$0	\$0	\$0	17.00

Other Fund - Subfund No. & Title:

Budgetary Program No.: II. B.

Expected Results:

The Housing Choice Voucher Program subsidizes rent and utilities, based on household income and family composition, for very-low income families. The Authority is allocated funding for approximately 2,000 families that rent from roughly 800 property owners/landlord.

Outcome Measures:

The Authority's goal is to provide rental assistance on a monthly basis to the maximum amount of tenants while operating the program in accordance with HUD regulations. Our success is reflected by consistently being recognized as a high performer by HUD under the Section 8 Management Assessment Program (SEMAP).

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1135 Housing Initiatives -- HOME

The Authority administers the HOME Investment Partnerships Program for HUD. S.C. Code Section 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$20,808,070	\$0	\$15,808,070	\$0	\$0	\$5,000,000	6.50

Other Fund - Subfund No. & Title:

4137- HOME Program Income

Budgetary Program No.: II. C.**Expected Results:**

HOME provides funding statewide for affordable housing initiatives such as rental housing, homeownership, rehabilitation, and rental assistance. The majority of these funds are awarded on a competitive basis and consist of both loans and grants. HOME funds are awarded to Community Housing Development Organizations, other non-profit entities, local governments, local housing authorities and for profit entities.

Outcome Measures:

The Authority's goal is to effectively allocate and leverage HOME funding and HOME Program Income. This success is demonstrated by the fact that the Authority usually ranks in the top half of the states on its HUD HOME Report Card.

This activity previously included administration of the Housing Trust Fund.

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1136 Homeownership

The Homeownership program provides affordable homeownership opportunities for low-to-moderate income first-time home owners in South Carolina through our lending programs made available primarily through the sale of tax-exempt mortgage revenue bonds. S.C. Code Section 31-13-50 & 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

FY 2009-10

Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$3,864,849	\$0	\$0	\$0	\$0	\$3,864,849	28.00

Other Fund - Subfund No. & Title:

3412 - SHA Finance (\$2,364,849) Operations 3645- Earned Funds (\$1,500,000)

Budgetary Program No.: III.**Expected Results:**

To continue to have S. C. placed as a leader in the nation in our homeownership rate. In 2006, South Carolina's

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homeownership rate was 74.2% which ranks first in the Southeast.

Outcome Measures:

To continuously place first time homebuyers in homes with the greatest emphasis on moderate to low-income citizens. The Authority also measures its success by seeing sustainable homeownership that is evidenced by delinquency and foreclosure rates that are usually below the State's average.

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1137 Contract Administration

The Authority administers the Contract Administration program for HUD. S.C. Code Section 31-13-50 and 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide timely and effective interventions when safety is compromised in the home or family.

FY 2009-10

Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$111,749,999	\$0	\$110,000,000	\$0	\$0	\$1,749,999	21.00

Other Fund - Subfund No. & Title:

3866 - Admin Fees Federal Programs

Budgetary Program No.: II. A.

Expected Results:

In Contract Administration, the Authority operates on HUD's behalf as contract administrator with landlords who provide HUD-subsidized apartments in privately owned buildings under the Section 8 Project- Based Program. Contract Administration disburses rent and utility assistance to the properties for qualified tenants as well as monitors the properties to see that they remain in compliance with HUD requirements.

Outcome Measures:

Contract Administration administers about 270 rental properties and continually is ranked as a high performer by HUD during their annual review. Each property must undergo an on-site review on an annual basis. The Authority provides annual review reports to both the property owner and HUD. The Authority also works with the properties to ensure that any Health and Safety issues are immediately resolved by the property owners.

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1138 Tax Credit

The Authority administers the Federal Low Income Housing Tax Credit Program for the State of South Carolina by allocating available tax credits. The Tax Credit Program is regulated by the Internal Revenue Service and is the primary source of new affordable rental housing production in the nation. S.C. Code Section 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$554,391	\$0	\$0	\$0	\$0	\$554,391	4.00

Other Fund - Subfund No. & Title:

3414 - FHA Multi-Family Development

Budgetary Program No.: II. D.

Expected Results:

An increase in the amount of multifamily housing for the low and very-low income citizens of the State in areas that have need and for projects that are financially feasible.

Outcome Measures:

Completely award the State's tax credit allocation from the IRS.

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1139 Administration

To provide technical support and administrative assistance to further the mission and goals of the Authority. S.C. Code Section 31-13-20 and 3-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Administration

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$4,047,838	\$0	\$50,657	\$0	\$0	\$3,997,181	32.00

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Other Fund - Subfund No. & Title:

3412 - SHA Finance Operations

Budgetary Program No.: I.**Expected Results:**

Creation of quality affordable housing opportunities for the citizens of South Carolina.

Outcome Measures:

All staff members have the materials, training and tools that they need to perform their jobs. Authority customers have the information, services and training needed to access Authority administered programs. We strive to have reliable program and financial information and audited financial statements that receive a clean opinion and are without major exceptions.

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1595 Special Initiatives

One time initiatives designed to leverage Authority dollars against other available resources that will further the goals of the Authority. Sec 3-13-190.

Statewide Result Area: Improve the health and protections of our children and adults**Strategy:** Provide opportunities for employment and independence.**FY 2009-10**

Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$4,100,500	\$0	\$0	\$0	\$0	\$4,100,500	0.00

Other Fund - Subfund No. & Title:

4797- State Housing, Finance and Development Program Fund (\$4,100,500)

Budgetary Program No.: I.**Expected Results:**

Increased availability of affordable housing in the State under board approved initiatives and the provision of assistance when other housing assistance is typically unavailable. The special initiatives are done when the Authority has available funds and to leverage with funds available to other entities.

Outcome Measures:

The number of persons that have access to or reside in decent, safe and affordable housing in the State that otherwise would not have had such access.

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1947 Housing Initiatives -- Housing Trust Fund

The Authority administers the state's Housing Trust Fund. The amounts presented here represent only the indirect costs. The program expenses are unbudgeted and are recorded in a subfund held by the State Treasurers Office. S.C. Code Section 31-13-400.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$618,591	\$0	\$0	\$0	\$0	\$618,591	7.50

Other Fund - Subfund No. & Title:

3414 - FHA Multi-Family Development

Budgetary Program No.: II. C.

Expected Results:

Increase availability of safe, decent, and affordable housing for the very low or lower income households of the State by leveraging other funds available to the Authority or other entities within the State. Also provides a funding mechanism for some initiatives that do not qualify for funding under other programs.

Outcome Measures:

To allocate the majority of revenues available to the Housing Trust Fund in any given fiscal year less an amount to cover costs of administering the program. In the last 10 plus years, the Authority has never recovered 100% of the cost to administer the Housing Trust Fund program from the Housing Trust Fund revenues.

This activity was previously combined with Housing Initiatives -- HOME

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1948 Housing Initiatives -- Neighborhood Stabilization Program (NSP)

The Authority administers the State's overall allocation under the Neighborhood Stabilization Program (NSP). This is a new program that was established in July 2008 as part of the Housing and Economic Recovery Act (HERA). S.C. Code Section 31-13-190.

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Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide opportunities for employment and independence.

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$25,409,771	\$0	\$25,409,771	\$0	\$0	\$0	5.00

Other Fund - Subfund No. & Title:

Budgetary Program No.: II. C.

Expected Results:

The Neighborhood Stabilization Program (NSP) provides assistance to local governments and non-profits to acquire and redevelop foreclosed properties as well as to demolish blighted buildings in areas of the state determined to have the greatest need by HUD.

Outcome Measures:

To effectively allocate available funds to those groups serving areas of greatest need and demonstrating the greatest cooperation between local governments and non-profit entities in a given area. Success will be seen in the prevention or reversal of decline in neighborhoods that have suffered due to proportionately high levels of foreclosures.

This is a new program that was established in July 2008 as part of the Housing and Economic Recovery Act (HERA). S.C. Code Section 31-13-190.

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1949 Compliance Monitoring and Inspections

The Authority inspects and monitors Multifamily properties to ensure that program requirements are being adhered to as well as to verify that work done under the various programs has been completed and is to standard.. S.C. Code Section 31-13-50 and 31-13-190.

Statewide Result Area: Improve the health and protections of our children and adults

Strategy: Provide timely and effective interventions when safety is compromised in the home or family.

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Total	General Funds	Federal Funds	Non-Recurring Provisos	Part III (ARRA Funds)	Other Funds	FTEs
\$485,945	\$0	\$0	\$0	\$0	\$485,945	6.00

Other Fund - Subfund No. & Title:

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3414 - FHA Multi-Family Development

Budgetary Program No.:

Expected Results:

Compliance Monitoring and Inspections monitors and inspects properties to ensure compliance with various federal and state laws and regulations and bond financing requirements. The monitoring of completed projects includes verifying that the required number of units are occupied by appropriate beneficiary classes and that properties are maintained to specific standards.

Outcome Measures:

Ensures that properties funded under various federal programs and the Housing Trust Fund continue to meet the program requirements. Tax Credit properties are monitored every 3 years, with 20% of the units monitored annually. Tax Exempt Bond properties are monitored annually with 20% of all units inspected; HOME properties are monitored every 1, 2 or 3 years, depending on the number of HOME units in each property, with 20% of the units inspected. Inspections are conducted on HOME and Housing Trust Fund Projects during and upon completion of awards that involve construction and/or rehabilitation of multi-family projects, single family units, and emergency repairs of single family units.

This activity was previously combined with Contract Administration.

AGENCY TOTALS

Housing Finance and Development Authority

TOTAL AGENCY FUNDS	TOTAL GENERAL FUNDS	TOTAL FEDERAL FUNDS	TOTAL OTHER FUNDS
\$183,408,413	\$0	\$163,036,957	\$20,371,456
	TOTAL NON-RECURRING FUNDS	TOTAL PART III FUNDS	TOTAL FTEs
	\$0	\$0	127.00