



SC State Housing  
FY 2011-12  
Housing Trust Fund  
Accountability Report



SOUTH CAROLINA STATE HOUSING  
FINANCE AND DEVELOPMENT AUTHORITY



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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 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 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 FY11-12, the amount of funds expended was \$9,475,609.20. 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 State 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 State 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, Sr. designated SC State 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 State 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 20 year deed restrictions to ensure projects remain affordable for 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 State Housing must give final approval to any proposal submitted to the HTF. The board members during this annual report period were as follows:

Mr. T. Scott Smith, Chairman, Charleston  
Mr. Clente Flemming, Vice-Chairman, Columbia  
Mr. Eddie C. Bines, Charleston  
Mr. Carlisle Roberts, Jr., Columbia  
Mr. Robert Mickle, Jr., Columbia  
Mr. John S. Hill, Columbia  
Ms. Felicia D. Morant, Columbia  
Ms. Mary L. Thomas, Spartanburg

**OWNER-OCCUPIED REHABILITATION ACTIVITY**

The Owner-Occupied Rehabilitation Activity under the HTF program is designed to assist very low-income homeowners in correcting 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 FY11-12, the HTF program expended \$7,190,148.37 and assisted 674 families under this activity.

**TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Amount Expended
Aiken Corporation	Aiken	1	\$5,209.77
Allen Temple Community Economic Development Corporation	Greenville	4	\$85,600.00
Allendale County ALIVE, Inc.	Allendale	24	\$187,360.00
ARM of KARE	Orangeburg	1	\$22,250.00
Beaufort-Jasper Economic Opportunity Commission	Beaufort, Jasper	4	\$81,961.00
Berean CDC	Dillon, Marion	10	\$158,480.00
Blackville Community Development Corporation	Bamberg, Barnwell, Hampton, Orangeburg	14	\$220,573.00
Brookland West-Columbia Community & Housing Development	Lexington, Richland	8	\$97,992.46
C.U.R.E. Cornerstone Upstate Reinvestment Enterprise	Anderson	14	\$89,156.00
Camden First Community Development Corporation	Fairfield, Kershaw, Lexington, Richland, Sumter	7	\$108,500.00
Carolina Communities Foundation, Inc.	Aiken, Barnwell, Orangeburg	16	\$252,625.00
Christians in Unity	Aiken, Edgefield, Saluda	15	\$44,500.00
City of Sumter Housing & Economic Development Corporation	Sumter	2	\$44,500.00
Clarendon County CDC	Clarendon	24	\$226,993.00
Community Assistance and Mentoring Program, Inc.	Calhoun, Richland	37	\$296,990.00
Community Assistance Provider	Chester, Fairfield, Lancaster, Lexington, Newberry, Richland	22	\$236,862.62
Community Development & Improvement Corporation	Aiken, Edgefield, Lexington, Orangeburg, Saluda	14	\$135,365.00
Community Development Corporation of Marlboro County	Marlboro	7	\$77,000.00
Community Organization for Rights and Empowerment (CORE)	Orangeburg	8	\$49,591.00
Darlington County Community Action Agency	Darlington	1	\$6,500.00
Dorothy M. Mills Group, Inc.	Lee	7	\$61,250.00
East Bluff Community Organization	Fairfield, Lexington, Orangeburg, Richland	13	\$111,504.48

**TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY (CONTINUED)**

Empowered Personal Care Home Health Alliance	Clarendon, Lee Sumter	8	\$130,750.00
First Providence Foundation 29841, Inc.	Aiken	2	\$12,955.00
Fresh Start CDC	Anderson, Spartanburg	36	\$324,104.50
Friendship Community Improvement Corporation	Aiken	3	\$45,316.64
Glory Community Development of SC	Richland	1	\$6,500.00
Grand Strand Housing & CDC	Georgetown, Horry	6	\$59,380.00
Greer Community Outreach Center	Abbeville, Anderson, Greenville, Oconee Spartanburg	21	\$197,394.00
Helping Hand Int. Outreach Ministry	Charleston, Dorchester	7	\$70,883.00
HoJac Enterprises, Inc.	Calhoun, Orangeburg	15	\$154,717.00
Home Rehabilitation of Cherokee County	Cherokee	7	\$107,956.90
Homes of Hope, Inc.	Greenville, Spartanburg	9	\$169,531.59
Housing Development Corporation of Rock Hill	York	4	\$63,862.77
ICI Community Solutions, Inc.	Aiken, Edgefield, Saluda	6	\$54,750.00
Jasper County Neighbors United, Inc.	Jasper	7	\$102,887.00
Kennedy Community Development Corporation	Fairfield, Kershaw	3	\$65,073.00
Kingdom Vision Christian Center	Berkeley, Charleston, Dorchester, Orangeburg	15	\$148,315.83
Lighthouse Learning Center	Darlington, Orangeburg	11	\$97,728.61
Low Country Community Services, Inc.	Berkeley, Charleston, Dorchester, Orangeburg	25	\$236,862.00
Lowcountry Housing & Economic Development Foundation, Inc.	Charleston	1	\$22,250.00
Lynchburg CDC	Lee, Sumter	6	\$39,000.00
Metanoia CDC	Charleston	1	\$22,250.00
Mt. Olive Corporation	Orangeburg	1	\$22,250.00
Nehemiah CRC	Greenville, Pickens	7	\$120,240.00
Nehemiah Restoration Center, Inc.	Aiken	1	\$6,500.00
Neighborhood Housing Corp of Greenville, Inc.	Greenville	1	\$18,970.00
New Covenant Community Center, Inc.	Greenwood, Lexington, Saluda	8	\$144,100.00
New Prospect Baptist Church	Anderson	12	\$75,685.00
OIKOS Community Development, Inc.	Aiken, Edgefield, Fairfield, Lancaster, Lexington, Newberry, Richland, Saluda	28	\$267,860.00
Operation Home, Inc.	Charleston	1	\$6,500.00
Parnell's Community Development Corporation, Inc.	Darlington, Florence, Marion, Marlboro	8	\$51,815.00
Rural Initiatives	Edgefield	5	\$111,091.00

S.E.E.D. Faith Ministries International, Inc.	Kershaw, Lexington, Richland	13	\$172,287.25
Santee Electric Trust Operation Round Up	Williamsburg	1	\$17,864.75
Santee Lynches Affordable Housing and CDC	Sumter	1	\$22,250.00
SC Uplift Community Outreach	Bamberg, Chester, Lexington, Orangeburg, Richland,	17	\$148,017.75
Sea Island Habitat for Humanity	Charleston	1	\$4,078.25
Soteria Community Development Corporation	Abbeville, Greenville	4	\$51,850.00
Southern Carolina Regional CDC	Bamberg	3	\$51,000.00
Sumter County Community Development Corporation	Lee, Sumter	21	\$176,100.00
Sunbelt Human Advancement Resources, Inc.	Anderson, Greenville, Oconee, Pickens	48	\$344,653.00
Town of Cheraw CDC	Chesterfield	2	\$43,046.00
Tri-Development Center of Aiken County, Inc.	Aiken	1	\$6,475.00
United Way of Kershaw County	Kershaw	6	\$94,849.00
Unity Unlimited Services, Inc.	Marion	1	\$22,000.00
VEER CDC	Fairfield, Kershaw, Richland	13	\$155,112.00
Waccamaw Regional Council of Government	Georgetown, Horry, Williamsburg	5	\$72,456.20
Williamsburg Enterprise Community Commission, Inc.	Florence, Williamsburg	10	\$155,947.00
Williamsburg Regional Boys to Men Club, Inc.	Florence, Williamsburg	8	\$93,920.00
<b>Total</b>		<b>674</b>	<b>7,190,148.37</b>



## 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 FY11-12, the HTF program expended \$1,164,703.18 and assisted 85 families under this activity.

**TABLE 2 SUPPORTIVE HOUSING ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Disabilities Board of Charleston County	Charleston	8	\$150,000.00
Homes of Hope, Inc.	Anderson, Greenville	12	\$550,000.00
SAFE Homes – Rape Crisis Coalition	Spartanburg	53	\$75,000.00
Update Homeless Coalition of South Carolina	Greenville	8	\$314,703.18
Williamsburg County Disabilities and Special Needs Board	Williamsburg	4	\$75,000.00
<b>Total</b>		<b>85</b>	<b>\$1,164,703.18</b>

## 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 FY11-12, the HTF program expended \$1,120,757.65 and assisted 72 families under this activity.

**TABLE 3 RENTAL HOUSING ACTIVITY**

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Allen Temple CEDC	Greenville, Pickens	15	\$98,573.65
Genesis Homes	Greenville	4	\$25,000.00
Greer Community Outreach Center	Greenville	2	\$131,000.00
Homes of Hope, Inc.	Anderson, Greenville	21	\$300,000.00
Nehemiah CRC	Anderson	5	\$16,575.00
North Charleston Community Interfaith	Charleston	8	\$192,142.00
Second Baptist CDC	Aiken	9	\$160,794.00
Upstate Homeless Coalition of South Carolina	Spartanburg	8	\$196,673.00
<b>Total</b>		<b>72</b>	<b>\$1,120,757.65</b>