



Regular Board Meeting

- I. Call to Order (9:30 a.m.)
- II. Freedom of Information Act Statement
Recognition of Guests
- III. Adoption of Proposed Agenda
- IV. Regular Session
 - A. Approval of Minutes of November 18, 2003 and December 11, 2003 Meetings
 - B. Housing Trust

Breakout Table - 2004 Funding Amounts for Eligible Activities

Breakout Table – 2004 Housing Trust Awards by County

Tab B1. Homeownership – New Construction

Project 10804	Dorchester Habitat for Humanity, 16 Craig Court, Summerville
Project 13304	Oconee Habitat for Humanity, 1001 Overbrook Drive, Seneca
Project 12504	Sea Island Habitat for Humanity, 3389 Island Estates Drive, Johns Island
Project 12604	Sea Island H for H, 3331 Island Estates Drive, Johns Island
Project 12704	Sea Island H for H, 3420 Island Estates Drive, Johns Island
Project 12804	Sea Island H for H, 3327 Island Estates Drive, Johns Island
Project 12904	Sea Island H for H, 3396 Island Estates Drive, Johns Island

Tab B2. Homeownership – Acquisition

Project 13204	Charleston Bank Consortium, 62 Lee Street, Charleston
Project 11804	Santee Lynches CDC, 3853 Sumter Highway, Bishopville
Project 11904	United Methodist Relief, 258 Pecan Drive, Cheraw

Tab B3. Owner-Occupied – Rehabilitation

Project 10604	Santee Lynches CDC, 1728 Roger Road, Summerton
Project 10704	Santee Lynches CDC, 6860 Spring Hill Road, Rembert
Project 12304	United Methodist Relief, 110 Babe Lane, Summerville
Project 12404	United Methodist Relief, 4538 Maybank Highway, Wadmalaw Island
Project 13404	Voorhees Denmark CDC, 237 Cecile Street, Denmark

Tab B4. Rental Housing

Project 13504	Any Length Recovery, Inc., 1154 Rhonda Street, Sumter
Project 13104	Homes of Hope, Inc., Queen & Gower Street, Greenville
Project 12204	Nehemiah Corporation, 110 Genesis Court, Greenville
Project 12104	Upstate Homeless Coalition, Archer Road, Spartanburg
Project 13604	Volunteers of America, 1253 Sumner Ave., N. Charleston
Project 13004	Waccamaw Housing, Inc., Porter Street, Kingstree

Tab B5. Group Home

Project 13704	ARC of Pickens County, 204 Ridgecrest Drive, Easley
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C. Housing Trust Program Changes

D. Reports

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| 1. | Chairman | (Small) |
| 2. | Executive Director | (Hinson) |
| 3. | Personnel Update | (Anderson) |
| 4. | Homeownership | (Brewer) |
| 5. | Finance | (Moore) |

V. Other Business

VI. Executive Session

VII. Next Meeting – February 18, 2004

VIII. Adjournment

A. Minutes from November 18, 2003 and December 11, 2003

REGULAR COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority met Tuesday, November 18, 2003 9:30 a.m., at the SC State Housing Finance and Development Authority's office, located at 919 Bluff Road, Columbia, South Carolina 29201.

The following Commissioners were in attendance:

Charles I. Small, Chairman
Andrew N. Theodore, Vice-Chairman
Eddie C. Bines
Carl Roberts, Jr.
Brenda Martin
Clente Flemming
Fran Gilbert
Sam Howell
Robert Burton

Staff and Guests attending the meeting included the following:

STAFF: Don Hinson, Executive Director
Matt Rivers, Deputy Director
Barbara Anderson, Director of Human Resources
Lisa Brewer, Director of Homeownership
Ed Knight, Director of Rental Assistance
Lewis Levy, General Counsel
Rosalia Moore, Finance Director
Debra Seymour, Internal Auditor
Valarie Williams, Housing Development Director
Laura Nicholson, Program Coordinator

STAFF (CONTINUED)

Nancy Fairley, Program Coordinator
Alice Brooks, Director of Public Information
Barbara Pearson, Public Information Coordinator
Hank Moore, Chief Underwriter
Dorothy Sutton, Program Coordinator
Joseph Maxberry, Statistician
Turner Styon, Consultant
Jessica Apperson, Program Assistant
Ann Craddock, Acting Secretary

GUESTS:

Michael Chesser, Upstate Homeless Coalition
Pat Goss, U.M.R.C.
Michelle Murff, SCDMH
Tom Faulkner, Nehemiah Corporation
Bonnie Lester, Humanities Foundation
April Lucas, Nexsen Pruet
Jerry Cutrer, Headlands Capital Corporation
Dave Holland, Foundation Development, LLC
John Van Duys, Haynsworth Sinkler Boyd
Greg Logg, Simpson Housing Solutions
Kipling S. Sheppard, Simpson Housing Solutions
Don O'Connor, Simpson Housing Solutions
Larry Able, Architect
Paul Wietzman, Newman & Associates

The Chairman called the meeting to order at 9:30 a.m. and asked Mr. Hinson to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

The executive director recognized and welcomed all guests. Chairman Small called for a motion from the Board to approve the Tentative Agenda as the Final Agenda. Commissioner Burton asked if there would be a report regarding recommendations of the Housing Trust Fund Advisory Committee. Chairman Small stated that discussion would be deferred to January. Mr. Hinson stated that a proclamation regarding Homelessness would be presented for Board approval.

MOTION Vice Chairman Theodore moved to approve the agenda as amended and a second was received from Commissioner Howell. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

The Chairman then asked for a motion to approve the Minutes of the October 21, 2003 Board of Commissioners Meeting.

MOTION Commissioner Flemming so moved with a second from Commissioner Roberts. There being no discussion, all Commissioners voted in the affirmative and the motion carried.

Housing Trust Fund

The Chairman asked Ms. Williams to report on the Program Committee meeting and the possibility of receiving public comment on expanding the efforts of the Housing Trust Fund program. Ms. Williams stated that a draft plan has been prepared and includes tentative options as proposed by staff. The program committee decided to seek public comment on the proposed changes, incorporate those comments into the final recommendations and present the package to the Board for approval. Mr. Small stated that these changes will allow distribution of Trust funds to nonprofits and eligible parties to be done in larger volume with greater ease. The Chairman commended staff for their work in preparing these recommendations.

The Chairman called upon Nancy Fairley for the Housing Trust Fund report. Ms. Fairley presented statistical information on funding amounts allocated to the Fund's eligible activities as well as a listing of awards to counties for Fiscal Year 2004. Also presented were reports on applications received over the last seven months as well as a breakdown of the applications received and processed for the November Board meeting. A discussion ensued regarding the "incomplete" applications and the Board asked staff to include in their report categories for the number of applications pending review and applications with incomplete information. Ms. Fairley stated that additional workshops are planned that will help applicants complete the application process properly.

Ms. Fairley presented twenty Housing Trust Fund proposals for the Board's consideration.

Under Homeownership – New Construction there were nine projects listed: Projects 9104, 7104, 7204, 7304, 7404, 7504, 7604, 7704, and 7804.

MOTION Commissioner Burton moved to approve the nine listed projects and it was seconded by Commissioner Howell. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Under Owner-Occupied - Rehabilitation Only there were nine projects listed: Projects 8804, 7904, 8004, 8104, 8704, 5504, 8904, 8204, and 8404.

MOTION Commissioner Burton moved to approve the nine listed projects and it was seconded by Commissioner Bines. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Prior to consideration of the Owner-Occupied Rehabilitation projects, the Board discussed amending the Housing Trust Fund Program guidelines to allow the use of manufactured housing specifically for Elderly Transportable Housing (ETs) and Homes of Hope projects.

MOTION Commissioner Burton moved to approve Item 7 of the proposed Housing Trust Fund changes and it was seconded by Commissioner Flemming. Item 7 states: "Staff proposes to allow the use of manufactured housing specifically for Elderly Transportable Housing (ETs) and Homes of Hope projects." There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Under Rental Housing two projects were listed: Projects 8504 and 9004.

MOTION Commissioner Howell moved to approve Project 8504 and it was seconded by Commissioner Flemming. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

MOTION Commissioner Theodore moved to approve Project 9004 and it was seconded by Commissioner Flemming. Following discussion regarding the cost per square foot, all Commissioners voted in the affirmative and the motion carried.

Bond Resolutions

Chairman Small called upon Commissioner Howell for the Bond Committee report. Commissioner Howell stated that the Bond committee met on Monday, November 17 with some members meeting in person and others via telephone conference call. The committee discussed the following issues: bond resolutions regarding Bayside Apartments, three Delphi projects, and Rocky Creek Apartments, as well as preliminary discussion of single family bond underwriting review. Commissioner Howell stated that Bayside Apartments will bring additional information to the Board for consideration today and that with regard to the Delphi projects and Rocky Creek Apartments, the committee supports the recommendation of the staff to approve bond resolutions.

Bayside Apartments Project

The Chairman then called upon Lewis Levy to present the preliminary bond resolution on Bayside Apartments Project which was carried over from the October 21, 2003, Board meeting. Mr. Levy explained that because this is the Authority's last meeting of the calendar year and because the Budget and Control Board deadline for submission for its December meeting is November 18, there is also included a bond resolution in the event that the Board approves the preliminary resolution. Participating in the presentation were Authority staff, Lewis Levy and Hank Moore, and representatives of Bayside Apartments, Kip Sheppard, Greg Logg, Don O'Connor [all of Simpson Housing Solutions], Paul Weitzman [Newman & Associates], Larry

Able [architect], and John Van Duys [attorney]. Mr. Van Duys stated that in October 2000 the Authority issued \$9.5 million in bonds for the acquisition and rehabilitation of Bayside Apartments located in Charleston. Under a former developer the project ran into some problems and Simpson Housing purchased the limited partnership interest in the limited partnership as an investment for tax credits. Litigation ensued removing the general partner. Mr. Van Duys stated that the project had been underbid as the amount of work was much in excess of what was originally budgeted. Because of that, if additional money came into the project, they would lose since in order to qualify for tax credits, at least half of the development cost had to be financed by tax exempt bonds. In order to complete the project, \$7.8 million is needed. The 2000 bonds were structured to meet the requirements of a particular credit enhancer whose commitment to the project has expired. The bonds are currently owned by Wachovia and must be refunded for the project to survive. Wachovia will stay in as the construction lender during the construction period and that GMAC or its affiliates will purchase the new bond which is \$17.3 million (\$9.5 million to refund the 2000 bonds plus \$7.8 million required to complete the project). The Commissioners asked if these funds are adequate to complete the project and asked if staff had reviewed the budget. Mr. Moore indicated that staff had reviewed the budget and that we are relying upon the architect's representation. Chairman Small stated there should be a signed copy of the architect's representation including the architect's license number in the Authority's files. Simpson Housing Solutions indicated they had provided a letter to staff stating Simpson will cover any additional costs that are outside the currently stated budget. Following discussion, the Board agreed that Simpson had done everything the Program Committee and staff had requested and that Simpson Housing Solutions has committed to completing the project in a manner the Board will be satisfied with.

MOTION Commissioner Burton moved to approve the bond resolution and it was seconded by Commissioner Gilbert. [Commissioner Flemming did not participate in the vote as he had to leave the meeting early.] There being no further discussion, All Commissioners voted in the affirmative and the motion carried.

Delphi Projects

Mr. Levy presented for consideration bond resolutions for Beverly Apartments [Greer] in the amount of \$3.3 million, Greenville Arms Apartments [Greenville] in the amount of \$4.5 million, and Hillandale Apartments [Columbia] in the amount of \$6.6 million. Mr. Levy stated that these resolutions authorize the issuance of the Authority's Multifamily Rental Housing Revenue Bonds for each of these projects.

MOTION: Commissioner Burton moved that the request be approved and it received a second from Commissioner Howell. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Rocky Creek Apartments

Mr. Levy presented for consideration a Resolution to authorize the issuance of the Authority's Multifamily Rental Housing Revenue Bonds for Rocky Creek Apartments [Greenville] in the amount of \$10,780,000.

MOTION Commissioner Howell moved that the request be approved and it received a second from Commissioner Bines. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Single Family Bond Underwriting

Commissioner Howell stated that the Bond Committee discussed periodic review for the underwriting team for the Authority's single family mortgage bond program. The committee also discussed the possibility of the Authority hiring through an RFP process a financial adviser who could help with underwriter selection as well as bond issues and a variety of other matters. Commissioner Howell recommended the Board consider a financial adviser and suggested that the Bond Committee work with staff to gather information on the type of services a financial adviser could provide the Authority. It was agreed that the Board would discuss this matter at a later meeting.

Travel Policy

The Board reviewed a proposed travel policy for staff and commissioners. Following discussion,

MOTION Commissioner Burton moved that this item be tabled and brought back for further discussion at a later meeting. The motion received a second from Commissioner Bines and with all commissioners voting in the affirmative, the motion carried.

BUDGET

Chairman Small informed the Board that program budgets should be completed in December and that copies will be provided to Board members for comment. The Chairman stated that these budgets will set out more clearly each program's expenses and revenues.

CHAIRMAN'S REPORT

2004 Meeting Schedule

The Chairman presented for the Board's review proposed meeting dates for 2004. The Board agreed that the next Board meeting will occur on Wednesday, January 21.

Chairman Small also stated that the Board will hold an afternoon work session on January 20. The work session will include discussions on program coordination and long-range planning.

STATUS REPORTS

The Chairman recognized Alice Brooks who informed the Board that November 16-22 is Hunger and Homelessness Awareness Week and asked the Board to sign a Proclamation pledging support to end homelessness in our state and to recognize November 16-22 as Hunger and Homelessness Awareness Week. By consensus, the Board approved and signed the Proclamation.

Personnel

Chairman Small called upon Barbara Anderson for the human resources report. Ms. Anderson reported that Richard Brockington and Jimmie Stinson recently resigned from the Authority and that Carl Bowen was promoted to manager of the rental assistance area.

Ms. Anderson reported on the Personnel Committee meeting stating that Commissioner Flemming agreed to serve as chair. Also, the Committee concurred with staff proposal to change employee bonus limits to \$2,000 in concurrence with the Appropriations Act.

Finance

The Chairman called upon Ms. Moore for the finance report. Ms. Moore stated that the State Auditor's office completed their work on the audit for the fiscal year ending June 2003 giving the Authority a clean opinion. Ms. Moore presented statistical reports showing the Authority's financial position through September 30, 2003.

Homeownership

The Chairman called upon Ms. Brewer for the Homeownership report. Ms. Brewer stated that our portfolio continues to shrink with purchases running at about eighty per month. The Board received statistical data on monthly loan purchases as well as the CHOP program.

Executive Session

MOTION: Vice Chairman Theodore moved that the Board enter executive session for the purpose of discussing legal matters. The motion received a second from Commissioner Burton. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

[BOARD IN EXECUTIVE SESSION]

Upon returning from Executive Session, the Chairman reported that a legal matter was discussed and that no motions were made and no action taken.

Adjourn

There being no further business, the Chairman called for a motion to adjourn.

MOTION Commissioner Howell so moved and Commissioner Martin seconded the motion. There being no further discussion, all Commissioners voted in the affirmative and the motion carried.

Respectfully submitted,

Donald R. Hinson

Approved: January 21, 2004

By: _____
Chairman Charles I. Small

TELEPHONIC COMMISSION MEETING

The Board of Commissioners of the South Carolina State Housing Finance and Development Authority held a telephonic meeting Tuesday, December 11, 2003 at 11:00 a.m.

The following Commissioners participated in the call:

Charles I. Small, Chairman
Andrew N. Theodore, Vice-Chairman
Eddie C. Bines
Brenda Martin
Clente Flemming
Sam Howell
Robert Burton

Commissioners Gilbert and Roberts were unavailable due to prior commitments.

Staff and Guests attending the meeting included the following:

STAFF:

Don Hinson, Executive Director
Matt Rivers, Deputy Director
Lewis Levy, General Counsel
Valarie Williams, Housing Development Director
Laura Nicholson, Program Coordinator
Nancy Fairley, Program Coordinator
Ann Craddock, Acting Secretary

GUESTS:

Michele Murff, SCDMH – HTF Advisory Committee
Danielle Metoyer, SC Appleseed Justice Center

The Chairman called the meeting to order at approximately 11:10 a.m. and asked Mr. Hinson to read into the record the Freedom of Information Statement.

“As required by the provisions of Section 30-4-80(e) of the Code of Laws of South Carolina, notification of this meeting has been given to all persons, organizations, local news media, and other news media which have requested such notifications.”

Mr. Hinson stated that this meeting was scheduled for the purpose of discussing Housing Trust matters. He also stated that Commissioner Bines would like the Board to consider a proposal regarding Charleston Housing Trust, Inc.

MOTION Commissioner Martin moved that the agenda be adopted and the motion received a second from Commissioner Bines. There being no further discussion, a voice vote was taken and all Commissioners voted in the affirmative and the motion carried.

Chairman Small recognized Commissioner Burton who stated he would be more comfortable discussing these matters in person. The Chairman polled Board members participating in the call and it was the consensus of the Board that these matters be discussed at the Board's next regularly scheduled meeting.

MOTION Commissioner Burton moved to table all recommendations for changes to the Housing Trust program until the Board's next meeting. The motion received a second from Commissioner Bines and on a voice vote all Commissioners voted in the affirmative.

MOTION Commissioner Howell moved that the meeting be adjourned and the motion received a second from Commissioner Theodore. There being no further discussion, a voice vote was taken and all Commissioners voted in the affirmative and the motion carried.

Respectfully submitted,

Donald R. Hinson

Approved: January 21, 2004

By: _____
Chairman Charles I. Small

B. Housing Trust

The following table represents the proposed 2004 funding amounts allocated to Housing Trust Fund eligible activities.

Activity	Beginning Balance	Award Amount to Date	Balance Available to Date	Awards Proposed for Approval in January	Proposed Remaining Balance
Homeownership	\$1,000,000.00	\$503,035.72	\$496,964.28	\$163,750.00	\$333,214.28
Emergency Repair	\$750,000.00	\$98,984.43	\$651,015.57	\$107,727.17	\$543,288.40
Owner-Occupied Rehabilitation	\$700,000.00	\$142,222.15	\$557,777.85	\$43,853.49	\$513,924.36
Group Homes for the Disabled	\$550,000.00	\$132,000.00	\$418,000.00	\$63,432.00	\$354,568.00
Shelters & Transitional Housing	\$450,000.00	\$63,759.62	\$386,240.38	\$0.00	\$386,240.38
Multifamily Rental Housing	\$3,550,000.00	\$778,431.50	\$2,771,568.50	\$1,987,206.00	\$784,362.50
Total	\$7,000,000.00	\$1,718,433.42	\$5,281,566.58	\$2,365,968.66	\$2,915,597.92

The following table represents the proposed 2004 funding amounts allocated to Housing Trust Fund eligible activities.

Activity	Beginning Balance	Award Amount to Date	Balance Available to Date	Awards Proposed for Approval in January	Proposed Remaining Balance
Homeownership	\$1,950,000.00	\$503,035.72	\$1,446,964.28	\$163,750.00	\$1,283,214.28
Emergency Repair	\$750,000.00	\$98,984.43	\$651,015.57	\$107,727.17	\$543,288.40
Owner-Occupied Rehabilitation	\$700,000.00	\$142,222.15	\$557,777.85	\$43,853.49	\$513,924.36
Group Homes for the Disabled	\$550,000.00	\$132,000.00	\$418,000.00	\$63,432.00	\$354,568.00
Shelters & Transitional Housing	\$450,000.00	\$63,759.62	\$386,240.38	\$0.00	\$386,240.38
Multifamily Rental Housing	\$2,600,000.00	\$778,431.50	\$1,821,568.50	\$1,987,206.00	(\$165,637.50)
Total	\$7,000,000.00	\$1,718,433.42	\$5,281,566.58	\$2,365,968.66	\$2,915,597.92



South Carolina
STATE HOUSING
Finance and Development Authority

(803) 734-2000 • 919 Bluff Road • Columbia, South Carolina 29201

M e m o r a n d u m

Date: January 12, 2004
To: Board of Commissioners
From: Donald R. Hinson & Nancy Fairley
Subject: HTF Request Budget line item transfer

Presented for your consideration is the following request: We request the transfer of \$950,000 budgeted from homeownership to multifamily rental housing line item. This would increase multifamily rental housing to \$3,550,000 in order to approve board recommendations.



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M e m o r a n d u m

Date: January 21, 2004
To: Board of Commissioners
From: Donald R. Hinson & Nancy Fairley
Subject: Housing Trust Fund Award per County List

Attached please find the Housing Trust Fund Award per County List for the 2004 Fiscal Year. The list includes all funds committed from July 1, 2003 through November 18, 2003. The list does not include the funds for projects being proposed at the January Board meeting.

County Awards for 2004

County	Total County Award
Bamberg	\$140,931.50
Barnwell	\$11,500.00
Beaufort	\$61,701.00
Charleston	\$227,711.79
Darlington	\$8,337.50
Dorchester	\$3,747.00
Fairfield	\$7,852.50
Greenville	\$440,000.00
Greenwood	\$14,385.72
Lee	\$12,000.00
Lexington	\$3,497.75
Marlboro	\$63,759.62
Newberry	\$63,725.00
Oconee	\$78,275.00
Orangeburg	\$37,450.00
Pickens	\$34,500.00
Richland	\$54,346.92
Spartanburg	\$54,500.00
Sumter	\$39,645.23
Williamsburg	\$6,350.00
Total:	\$1,364,216.53



South Carolina
STATE HOUSING
Finance and Development Authority

(803) 734-2000 • 919 Bluff Road • Columbia, South Carolina 29201

M e m o r a n d u m

Date: January 12, 2004
To: Donald Hinson and Valarie Williams
From: Nancy Fairley
Subject: Application Receipt Data

Below is a listing of all Housing Trust Fund applications received and processed since the November board meeting.

Type of Activity	Funds Requested	# Applications Received	# Complete/ Recommended	# In Process/ Review	# Incomplete/ Missing Documentation
Homeownership	\$307,442.56	19	10	7	2
Owner-Occupied Rehab	\$145,856.21	16	5	5	6
Rental	\$2,548,450.00	9	7	0	2
Group Homes	\$63,432.00	1	1	0	0
Emergency Repairs	\$137,755.97	27	2	18	7
Totals	\$3,202,936.74	72	25	30	17



South Carolina
STATE HOUSING
Finance and Development Authority

(803) 734-2000 • 919 Bluff Road • Columbia, South Carolina 29201

M e m o r a n d u m

Date: January 21, 2004
To: Board of Commissioners
From: Donald R. Hinson & Nancy Fairley
Subject: Housing Trust Fund

Enclosed please find 22 application proposals for your consideration. These include ten (10) Homeownership proposals, five (5) Owner-Occupied Rehabilitation proposals, one (1) Group Home proposal and six (6) Rental proposals. The total dollars requested are \$2,258,241.46.

The total Trust Fund projected balance is as follows:

Housing Trust Fund Balance:	\$ 16,818,820.02
Less Previously Awarded Projects:	\$(9,470,111.23)
Projected Deed Stamp Revenue:	\$1,235,097.18
Less Projects Recommended for January	\$(2,258,241.46)
Approximate Housing Trust Fund Balance	<u>\$6,325,564.51</u>



Division: **Housing Development**

Subject: **For Consideration for Housing Trust Fund**

We are submitting 22 applications for your consideration. The 22 projects are as follows:

1. Homeownership – New Construction

Dorchester Habitat for Humanity – (16 Craig Court, Summerville) Dorchester Habitat for Humanity proposes the construction of a three bedroom, 1.5 bathroom house in Summerville, SC for a very low income (at or below 50% of the median) family. **See project #10804.**

Oconee County Habitat for Humanity – (1001 Overbrook Drive, Seneca) Oconee County Habitat for Humanity proposes the construction of a four bedroom, two bathroom house in Seneca for a very low income (at or below 50% of median) family. **See project #13304.**

Sea Island Habitat for Humanity – (3389 Island Estates Drive, Johns Island) Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family. **See project #12504.**

Sea Island Habitat for Humanity – (3331 Island Estates Drive, Johns Island) Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family. **See project #12604.**

Sea Island Habitat for Humanity – (3420 Island Estates Drive, Johns Island) Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family. **See project #12704.**

Sea Island Habitat for Humanity – (3327 Island Estates Drive, Johns Island) Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family. **See project #12804.**

Sea Island Habitat for Humanity – (3396 Island Estates Drive, Johns Island) Sea Island Habitat for Humanity proposes the construction of a four bedroom, two bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family. **See project #12904.**

2. Homeownership – Acquisition

Charleston Bank Consortium – (62 Lee Street, Charleston) Charleston Bank Consortium proposes the acquisition and rehabilitation of a two bedroom, one bathroom house in Charleston for a very low income (at or below 50% of median) family. **See project #13204.**

Santee Lynches Affordable Housing & CDC – (3853 Sumter Highway, Bishopville) Santee Lynches Affordable housing & Community Dev. Corp. proposes the acquisition of a three bedroom, one bathroom house in Lee County for a very low income (at or below 50% of the median) family. **See project #11804.**

United Methodist Relief Center – (258 Pecan Drive, Cheraw) United Methodist Relief Center proposes the new construction and acquisition of a three bedroom two bath home for a low income (at or below 80% of the area medium income) family. **See project #11904.**

3. Owner-Occupied - Rehabilitation

Santee Lynches Affordable Housing & CDC – (1728 Roger Road, Summerton) Santee Lynches Affordable Housing & CDC proposes the rehabilitation of a three bedroom, 1.5 bathroom house in Clarendon Co. for a very low income (at or below 50% of median) elderly individual. **See project #10604.**

Santee Lynches Affordable Housing & CDC – (6860 Spring Hill Road, Rembert) Santee Lynches Affordable Housing & CDC proposes the rehabilitation of a three bedroom, one bathroom house in Sumter for a very low income (at or below 50% of median) elderly individual. **See project #10704.**

United Methodist Relief Center – (110 Babe Lane, Summerville) United Methodist Relief Center proposes the rehabilitation of a three bedroom, two bathroom house in Summerville for a very low income (at or below 50% of median) disabled family. **See project #12304.**

United Methodist Relief Center – (4538 Maybank Highway, Wadmalaw Island) United Methodist Relief Center proposes the rehabilitation of a three bedroom, one bathroom house in Wadmalaw Island for a very low income (at or below 50% of median) disabled individual. **See project #12404.**

Voorhees Denmark Community Development Corporation – (237 Cecile Street, Denmark) Voorhees Denmark Community Development Corporation proposes the rehabilitation of a three bedroom, one bathroom house in Denmark for a very low income (at or below 50% of median) family. **See project #13404.**

4. Rental Housing

Any Length Recovery, Inc. – (1154 Rhonda Street, Sumter) Any Length Recovery, Inc. proposes the Rehabilitation and Acquisition of a 23 units consisting of 46 bedrooms, 23 bathrooms in Sumter for very low (income at 50% of the area medium) disabled individuals. **See project #13504.**

Homes of Hope, Inc. – (Queen Street & Gower Street, Greenville) Homes of Hope, Inc. proposes the construction of ten units consisting of three bedroom, two bathroom houses in Greenville for very low income (at or below 50% of median) families. **See project #13104.**

Nehemiah Corporation – (110 Genesis Court, Greenville) Nehemiah Corporation proposes the construction of twelve units consisting of one bedroom, one bathroom apartments in Greenwood for very low income (at or below 50% of median) disabled individuals. **See project #12204.**

Upstate Homeless Coalition of South Carolina – (Archer Road, Spartanburg) Upstate Homeless Coalition of South Carolina proposes the construction of fourteen units consisting of two and three bedroom, one and two bathroom apartments in Spartanburg for very low income (at or below 50% of median) families. **See project #12104.**

Volunteers of America of the Carolinas, Inc. (1253 Sumner Avenue, North Charleston) Volunteers of America of the Carolinas, Inc. proposes the construction of 18 units of one bedroom, one bathroom apartments for very low (incomes of 50% of the area medium income) disabled individuals. **See project #13604.**

Waccamaw Housing, Inc. – (Porter Street, Kingstree) Waccamaw Housing, Inc. proposes the new construction of 12 units consisting of one bedroom, one bathroom apartments in Williamsburg for very low (at or below 50% of median) disabled individuals. **See project #13004.**

4. Group Home

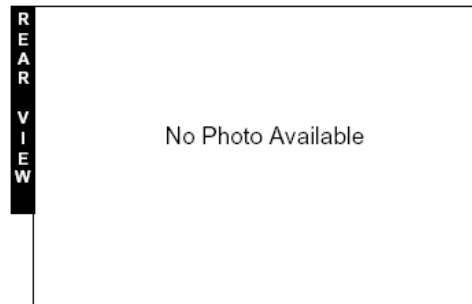
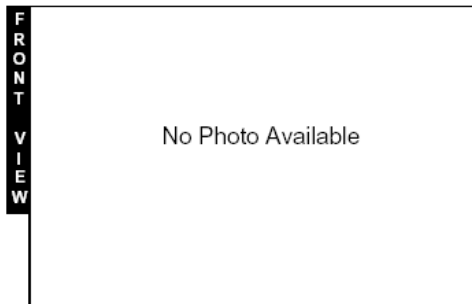
ARC of Pickens County – (204 Ridgecrest Drive, Easley) ARC of Pickens County proposes the acquisition and rehabilitation of a four bedroom, three bathroom house in Easley for very low income (at or below 50% of the median) disabled individuals. **See project #13704.**

Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*
No: 10804

Development Information		Site Information		Trust Fund Request	
Name:	16 Craig Court	Acres:	0.2	Buildings:	1
Address:	16 Craig Court, Summerville, SC	Units:	1	Bedrooms:	3
County:	Dorchester	People:	3	Baths:	1.5
Sponsor:	Dorchester Habitat for Humanity	Total Square Feet:		1,156	
Owner:	Cynthia Hurd	Non-Heated Square Feet:		36	
		Heated Square Feet:		1,120	
Amount Requested:		\$		10,750.00	
Award/Person:		\$		3,583.33	
Total Development Cost:		\$		57,350.00	
Total Dev. Cost/Heated Sq. Ft.:		\$		51.21	
Total Development Cost/Person:		\$		19,116.67	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Summerville Presbyterian Church	\$ 35,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Volunteer Labor Cost/Value	\$ 11,600.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 10,750.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Dorchester Habitat for Humanity proposes the construction of a three bedroom, 1.5 bathroom house in Summerville, SC for a very low income (at or below 50% of the median) family.



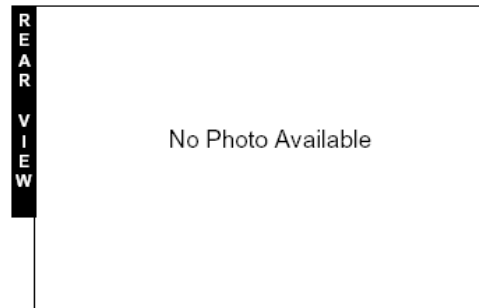
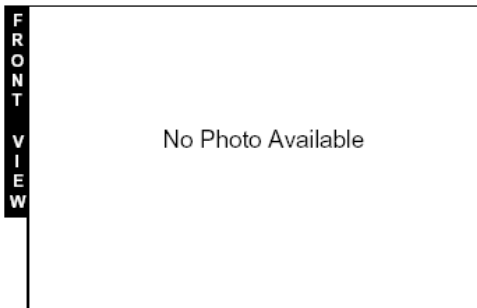
Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*

No: 13304

Development Information	Site Information	Trust Fund Request
Name: 1001 Overbrook Drive	Acres: 0.3 Buildings: 1	Amount Requested: \$ 10,000.00
Address: 1001 Overbrook Drive, Seneca, SC	Units: 1 Bedrooms: 4	Award/Person: \$ 2,500.00
County: Oconee	People: 4 Baths: 2	Total Development Cost: \$ 46,510.00
Sponsor: Oconee County Habitat for Humanity	Total Square Feet: 1,148	Total Dev. Cost/Heated Sq. Ft.: \$ 40.51
Owner: Cheryl Davis	Non-Heated Square Feet: 0	Total Development Cost/Person: \$ 11,627.50
	Heated Square Feet: 1,148	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Oconee County Habitat for Humanity	\$ 36,510.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 20 Years
SHA Housing Trust Fund	\$ 10,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Oconee County Habitat for Humanity proposes the construction of a four bedroom, two bathroom house in Seneca for a very low income (at or below 50% of median) family.



Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*
No: 12504

Development Information	Site Information	Trust Fund Request
Name: 3389 Island Estates	Acres: 0.405 Buildings: 1	Amount Requested: \$ 20,000.00
Address: 3389 Island Estates, Johns Island, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 5,000.00
County: Charleston	People: 4 Baths: 1.5	Total Development Cost: \$ 93,500.00
Sponsor: Sea Island Habitat for Humanity	Total Square Feet: 1,200	Total Dev. Cost/Heated Sq. Ft.: \$ 83.48
Owner: Carolyn Townsend	Non-Heated Square Feet: 80	Total Development Cost/Person: \$ 23,375.00
	Heated Square Feet: 1,120	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Sea Island Habitat For Humanity, Inc.	\$ 43,974.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 30 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
Value of Volunteer Services	\$ 14,000.00	<input type="checkbox"/>	<input type="checkbox"/>		
Sea Island Habitat For Humanity, Inc.	\$ 7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
SHOP	\$ 6,020.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHOP	\$ 2,006.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 4 Years

NOTES Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family.

FRONT VIEW

No Photo Available

REAR VIEW

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Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*
No: 12604

Development Information	Site Information	Trust Fund Request
Name: 3331 Island Estates Drive	Acres: 0.25 Buildings: 1	Amount Requested: \$ 20,000.00
Address: 3331 Island Estates Drive, Johns Island, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 4,000.00
County: Charleston	People: 5 Baths: 1.5	Total Development Cost: \$ 93,500.00
Sponsor: Sea Island Habitat for Humanity	Total Square Feet: 1,200	Total Dev. Cost/Heated Sq. Ft.: \$ 83.48
Owner: Fortino Casterjon & Josefa Figueroa	Non-Heated Square Feet: 80	Total Development Cost/Person: \$ 18,700.00
	Heated Square Feet: 1,120	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Sea Island Habitat For Humanity, Inc.	\$ 43,974.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 20 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
Value of Volunteer Services	\$ 14,000.00	<input type="checkbox"/>	<input type="checkbox"/>		
Sea Island Habitat For Humanity, Inc.	\$ 7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Year
SHOP	\$ 6,020.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHOP	\$ 2,006.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 4 Years

NOTES Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family.

FRONT VIEW

No Photo Available

REAR VIEW

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Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*

No: 12704

Development Information	Site Information	Trust Fund Request
Name: 3420 Island Estates Drive	Acres: 0.256 Buildings: 1	Amount Requested: \$ 20,000.00
Address: 3420 Island Estates Drive, Johns Island, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 4,000.00
County: Charleston	People: 5 Baths: 1.5	Total Development Cost: \$ 93,500.00
Sponsor: Sea Island Habitat for Humanity	Total Square Feet: 1,200	Total Dev. Cost/Heated Sq. Ft.: \$ 83.48
Owner: Mario R. Puga & Alma D. Lopez	Non-Heated Square Feet: 80	Total Development Cost/Person: \$ 18,700.00
	Heated Square Feet: 1,120	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Sea Island Habitat For Humanity, Inc.	\$ 43,974.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 20 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
Value of Volunteer Services	\$ 14,000.00	<input type="checkbox"/>	<input type="checkbox"/>		
Sea Island Habitat For Humanity, Inc.	\$ 7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
SHOP	\$ 6,020.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHOP	\$ 2,006.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 4 Years

NOTES Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family.

FRONT VIEW

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REAR VIEW

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Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*

No: 12804

Development Information	Site Information	Trust Fund Request
Name: 3327 Island Estates Drive	Acres: 0.25 Buildings: 1	Amount Requested: \$ 20,000.00
Address: 3327 Island Estates Drive, Johns Island, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 5,000.00
County: Charleston	People: 4 Baths: 1.5	Total Development Cost: \$ 93,500.00
Sponsor: Sea Island Habitat for Humanity	Total Square Feet: 1,200	Total Dev. Cost/Heated Sq. Ft.: \$ 83.48
Owner: Arturo Mata Sanchez & Herminia del Carmen Comp	Non-Heated Square Feet: 80	Total Development Cost/Person: \$ 23,375.00
	Heated Square Feet: 1,120	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Sea Island Habitat For Humanity, Inc.	\$ 43,974.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 20 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
Value of Volunteer Services	\$ 14,000.00	<input type="checkbox"/>	<input type="checkbox"/>		
Sea Island Habitat For Humanity, Inc.	\$ 7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
SHOP	\$ 6,020.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHOP	\$ 2,006.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 4 Years

NOTES Sea Island Habitat for Humanity proposes the construction of a three bedroom, one and a half bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family.

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Housing Trust Fund Award Request *HOMEOWNERSHIP - NEW CONSTRUCTION*

No: 12904

Development Information	Site Information	Trust Fund Request
Name: 3396 Island Estates Drive Address: 3396 Island Estates Drive, Johns Island, SC County: Charleston Sponsor: Sea Island Habitat for Humanity Owner: Serveriano Yata & Aurora Chavez	Acres: 0.389 Buildings: 1 Units: 1 Bedrooms: 4 People: 7 Baths: 2 Total Square Feet: 1,200 Non-Heated Square Feet: 80 Heated Square Feet: 1,120	Amount Requested: \$ 20,000.00 Award/Person: \$ 2,857.14 Total Development Cost: \$ 93,500.00 Total Dev. Cost/Heated Sq. Ft.: \$ 83.48 Total Development Cost/Person: \$ 13,357.14

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Sea Island Habitat For Humanity, Inc.	\$ 43,974.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 20 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
Value of Volunteer Services	\$ 14,000.00	<input type="checkbox"/>	<input type="checkbox"/>		
Sea Island Habitat For Humanity, Inc.	\$ 7,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
SHOP	\$ 6,020.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHOP	\$ 2,006.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Repayable Loan - 4 Years

NOTES Sea Island Habitat for Humanity proposes the construction of a four bedroom, two bathroom house in Johns Island for a lower income (below 80% but above 50% of median) family.

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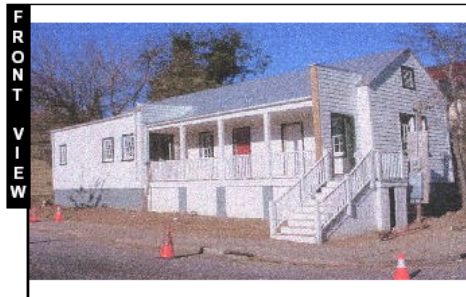
Housing Trust Fund Award Request *HOMEOWNERSHIP - ACQUISITION WITH REHABILITATION*

No: 13204

Development Information	Site Information	Trust Fund Request
Name: 62 Lee Street	Acres: 0.25 Buildings: 1	Amount Requested: \$ 20,000.00
Address: 62 Lee Street, Charleston, SC	Units: 1 Bedrooms: 2	Award/Person: \$ 10,000.00
County: Charleston	People: 2 Baths: 1	Total Development Cost: \$ 86,000.00
Sponsor: Charleston Bank Consortium	Total Square Feet: 994	Total Dev. Cost/Heated Sq. Ft.: \$ 86.52
Owner: Alfreda Williams	Non-Heated Square Feet: 0	Total Development Cost/Person: \$ 43,000.00
	Heated Square Feet: 994	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
City of Charleston	\$ 46,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3.00%	Repayable Loan - 30 Years
City of Charleston	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years
SHA Housing Trust Fund	\$ 20,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	Forgivable Loan - 20 Years

NOTES Charleston Bank Consortium proposes the acquisition and rehabilitation of a two bedroom, one bathroom house in Charleston for a very low income (at or below 50% of median) family.



Housing Trust Fund Award Request *HOMEOWNERSHIP - ACQUISITION*

No: 11804

Development Information	Site Information	Trust Fund Request
Name: 3853 Sumter Highway	Acres: 0.23 Buildings: 1	Amount Requested: \$ 11,500.00
Address: 3853 Sumter Highway, Bishopville, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 11,500.00
County: Lee	People: 1 Baths: 1	Total Development Cost: \$ 51,450.00
Sponsor: Santee Lynches Affordable Housing and CDC	Total Square Feet: 1,068	Total Dev. Cost/Heated Sq. Ft.: \$ 59.55
Owner: Mary Elaine Brock	Non-Heated Square Feet: 204	Total Development Cost/Person: \$ 51,450.00
	Heated Square Feet: 864	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Rural Development/USDA	\$ 39,950.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.37%	33 years
SHA Housing Trust Fund	\$ 11,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	

NOTES Santee Lynches Affordable housing & Community Dev. Corp. proposes the acquisition of a three bedroom, one bathroom house in Lee County for a very low income (at or below 50% of the median) family.



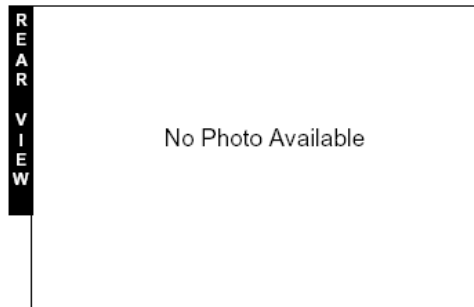
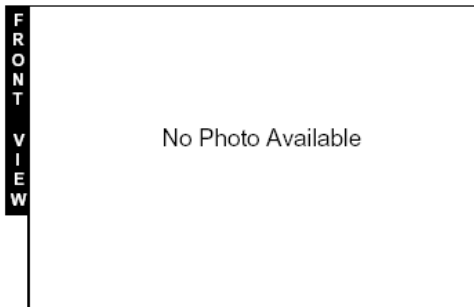
Housing Trust Fund Award Request *HOMEOWNERSHIP - ACQUISITION*

No: 11904

Development Information	Site Information	Trust Fund Request
Name: 258 Pecan Drive Address: 258 Pecan Drive, Cheraw, SC County: Chesterfield Sponsor: United Methodist Relief Center Owner: Robert and Cheryl Covington	Acres: 0.36 Buildings: 1 Units: 1 Bedrooms: 3 People: 2 Baths: 2 Total Square Feet: 1,133 Non-Heated Square Feet: 126 Heated Square Feet: 1,007	Amount Requested: \$ 11,500.00 Award/Person: \$ 5,750.00 Total Development Cost: \$ 83,679.00 Total Dev. Cost/Heated Sq. Ft.: \$ 83.10 Total Development Cost/Person: \$ 41,839.50

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Crosswinds Mortgage	\$ 48,403.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	6.00%	30 years
Town of Cheraw/HOME Grant Funds	\$ 18,904.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	10 years
SHA Housing Trust Fund	\$ 11,500.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Robert and Cheryl Covington	\$ 4,872.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES United Methodist Relief Center proposes the new construction and acquisition of a three bedroom two bath home for a low income (at or below 80% of the area medium income) family.



Housing Trust Fund Award Request *OWNER-OCCUPIED - REHABILITATION*

No: 10604

Development Information	Site Information	Trust Fund Request
Name: 1728 Roger Road	Acres: 1 Buildings: 1	Amount Requested: \$ 9,800.30
Address: 1728 Roger Road, Summerton, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 9,800.30
County: Clarendon	People: 1 Baths: 1.5	Total Development Cost: \$ 12,641.30
Sponsor: Santee Lynches Affordable Housing and CDC	Total Square Feet: 1,510	Total Dev. Cost/Heated Sq. Ft.: \$ 10.48
Owner: Louise Hilton	Non-Heated Square Feet: 304	Total Development Cost/Person: \$ 12,641.30
	Heated Square Feet: 1,206	

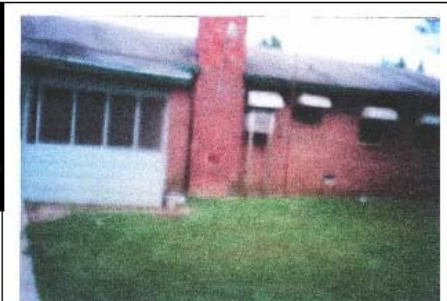
Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA Housing Trust Fund	\$ 9,800.30	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Santee Lynches Rehab Assistance Program	\$ 2,841.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Santee Lynches Affordable Housing & CDC proposes the rehabilitation of a three bedroom, 1.5 bathroom house in Clarendon Co. for a very low income (at or below 50% of median) elderly individual.

FRONT VIEW



REAR VIEW



Housing Trust Fund Award Request *OWNER-OCCUPIED - REHABILITATION*

No: 10704

Development Information	Site Information	Trust Fund Request
Name: 6860 Spring Hill Road	Acres: 1 Buildings: 1	Amount Requested: \$ 4,505.70
Address: 6860 Spring Hill Road, Rembert, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 4,505.70
County: Sumter	People: 1 Baths: 1	Total Development Cost: \$ 5,812.70
Sponsor: Santee Lynches Affordable Housing and CDC	Total Square Feet: 1,088	Total Dev. Cost/Heated Sq. Ft.: \$ 6.99
Owner: Janie Kershaw	Non-Heated Square Feet: 256	Total Development Cost/Person: \$ 5,812.70
	Heated Square Feet: 832	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA Housing Trust Fund	\$ 4,505.70	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Santee Lynches Rehab Assistance Program	\$ 1,307.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Santee Lynches Affordable Housing & CDC proposes the rehabilitation of a three bedroom, one bathroom house in Sumter for a very low income (at or below 50% of median) elderly individual.



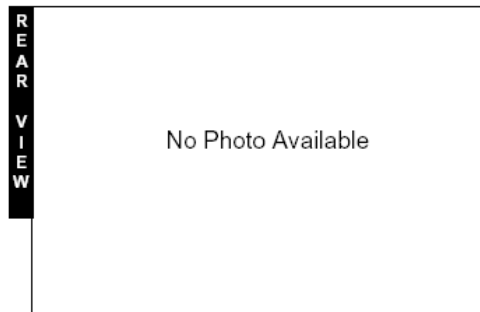
Housing Trust Fund Award Request *OWNER-OCCUPIED - REHABILITATION*

No: 12304

Development Information		Site Information		Trust Fund Request	
Name:	110 Babe Lane	Acres:	1	Buildings:	1
Address:	110 Babe Lane, Summerville, SC	Units:	1	Bedrooms:	3
County:	Berkeley	People:	3	Baths:	2
Sponsor:	United Methodist Relief Center	Total Square Feet:	2,200	Total Dev. Cost/Heated Sq. Ft.:	\$ 11.24
Owner:	Kate E. Benton	Non-Heated Square Feet:	200	Total Development Cost/Person:	\$ 7,496.48
		Heated Square Feet:	2,000		

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA Housing Trust Fund	\$ 9,507.25	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Value of Volunteer Services	\$ 8,097.71	<input type="checkbox"/>	<input type="checkbox"/>		
US Dept. of Agriculture Rural Development	\$ 4,809.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Donations	\$ 75.00	<input type="checkbox"/>	<input type="checkbox"/>		

NOTES United Methodist Relief Center proposes the rehabilitation of a three bedroom, two bathroom house in Summerville for a very low income (at or below 50% of median) disabled family.



Housing Trust Fund Award Request *OWNER-OCCUPIED - REHABILITATION*

No: 12404

Development Information	Site Information	Trust Fund Request
Name: 4538 Maybank Highway	Acres: 1 Buildings: 1	Amount Requested: \$ 11,339.31
Address: 4538 Maybank Highway, Wadmalaw Island, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 11,339.31
County: Charleston	People: 1 Baths: 1	Total Development Cost: \$ 27,995.82
Sponsor: United Methodist Relief Center	Total Square Feet: 1,682	Total Dev. Cost/Heated Sq. Ft.: \$ 17.52
Owner: Lucille Gadsden	Non-Heated Square Feet: 84	Total Development Cost/Person: \$ 27,995.82
	Heated Square Feet: 1,598	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA Housing Trust Fund	\$ 11,339.31	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Value of Volunteer Services	\$ 7,750.00	<input type="checkbox"/>	<input type="checkbox"/>		
AHP	\$ 5,039.35	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
USDA/Housing Preservation	\$ 3,867.16	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES United Methodist Relief Center proposes the rehabilitation of a three bedroom, one bathroom house in Wadmalaw Island for a very low income (at or below 50% of median) disabled individual.



Housing Trust Fund Award Request *OWNER-OCCUPIED - REHABILITATION*

No: 13404

Development Information	Site Information	Trust Fund Request
Name: 237 Cecile Street	Acres: 0.7 Buildings: 1	Amount Requested: \$ 8,700.90
Address: 237 Cecile Street, Denmark, SC	Units: 1 Bedrooms: 3	Award/Person: \$ 4,350.45
County: Bamberg	People: 2 Baths: 1	Total Development Cost: \$ 18,200.90
Sponsor: Voorhees Denmark Community Development Corpo	Total Square Feet: 1,704	Total Dev. Cost/Heated Sq. Ft.: \$ 14.73
Owner: Carrie Kershaw	Non-Heated Square Feet: 468	Total Development Cost/Person: \$ 9,100.45
	Heated Square Feet: 1,236	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Federal Home Loan Bank	\$ 9,500.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 8,700.90	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Voorhees Denmark Community Development Corporation proposes the rehabilitation of a three bedroom, one bathroom house in Denmark for a very low income (at or below 50% of median) family.



Housing Trust Fund Award Request *MULTIFAMILY RENTAL - ACQUISITION WITH REHABILITATION*

No: 13504

Development Information	Site Information	Trust Fund Request
Name: 1154 Rhonda Street	Acres: 2 Buildings: 6	Amount Requested: \$ 487,206.00
Address: 1154 Rhonda Street, Sumter, SC	Units: 23 Bedrooms: 46	Award/Person: \$ 10,591.43
County: Sumter	People: 46 Baths: 23	Total Development Cost: \$ 1,107,006.00
Sponsor: Any Length Recovery, Inc.	Total Square Feet: 15,120	Total Dev. Cost/Total Sq. Feet: \$ 73.21
Owner: Any Length Recovery, Inc.	Non-Heated Square Feet: 0	Total Development Cost/Person: \$ 24,065.35
	Heated Square Feet: 15,120	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
HUD- SHP Grant	\$ 520,500.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	
SHA Housing Trust Fund	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 187,206.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.00%	30 years
Any Length Recovery	\$ 99,300.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	

NOTES Any Length Recovery, Inc. proposes the Rehabilitation and Acquisition of a 23 units consisting of 46 bedrooms, 23 bathrooms in Sumter for very low (income at 50% of the area medium) disabled individuals.



Housing Trust Fund Award Request MULTIFAMILY RENTAL - NEW CONSTRUCTION
No: 13104

Development Information	Site Information	Trust Fund Request
Name: Queen Street Project	Acres: 1.5 Buildings: 10	Amount Requested: \$ 425,000.00
Address: Queen Street & Gower Street, Greenville, SC	Units: 10 Bedrooms: 30	Award/Person: \$ 14,166.67
County: Greenville	People: 30 Baths: 20	Total Development Cost: \$ 1,089,182.00
Sponsor: Homes of Hope, Inc.	Total Square Feet: 12,960	Total Dev. Cost/Total Sq. Feet: \$ 84.04
Owner: Homes of Hope, Inc.	Non-Heated Square Feet: 0	Total Development Cost/Person: \$ 36,306.07
	Heated Square Feet: 12,960	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA HOME	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Midland Mortgage	\$ 249,432.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	7.00%	Repayable Loan - 30 Years
SHA Housing Trust Fund	\$ 225,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 200,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.00%	Repayable Loan - 30 Years
City of Greenville	\$ 114,750.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Homes of Hope, Inc. proposes the construction of ten units consisting of three bedroom, two bathroom houses in Greenville for very low income (at or below 50% of median) families.

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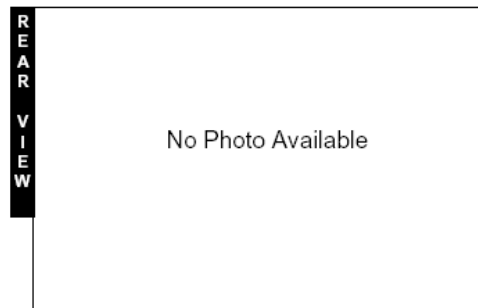
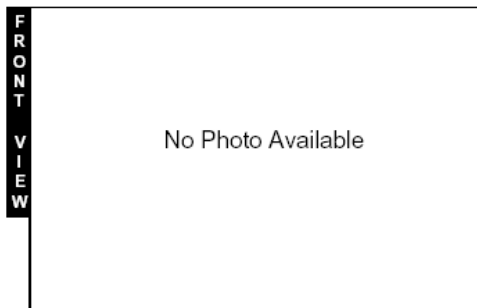
Housing Trust Fund Award Request *MULTIFAMILY RENTAL - NEW CONSTRUCTION*

No: 12204

Development Information		Site Information		Trust Fund Request	
Name:	110 Genesis Court	Acres:	3	Buildings:	4
Address:	110 Genesis Court, Greenville, SC	Units:	12	Bedrooms:	12
County:	Greenwood	People:	12	Baths:	12
Sponsor:	Nehemiah Corporation	Total Square Feet:		11,275	
Owner:	Eagles Nest	Non-Heated Square Feet:		2,160	
		Heated Square Feet:		9,115	
				Amount Requested:	\$ 300,000.00
				Award/Person:	\$ 25,000.00
				Total Development Cost:	\$ 857,034.00
				Total Dev. Cost/Total Sq. Feet:	\$ 76.01
				Total Development Cost/Person:	\$ 71,419.50

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SHA HOME	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SC Dept. of Mental Health	\$ 207,034.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Eagle's Nest	\$ 50,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Nehemiah Corporation proposes the construction of twelve units consisting of one bedroom, one bathroom apartments in Greenwood for very low income (at or below 50% of median) disabled individuals.



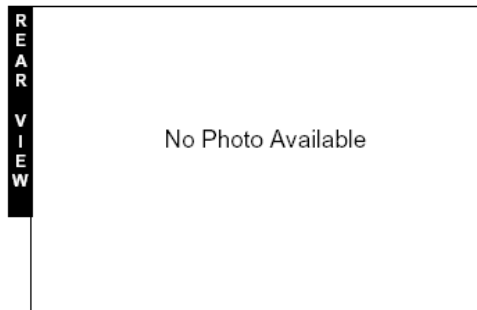
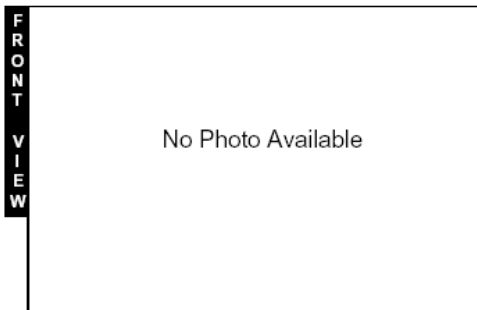
Housing Trust Fund Award Request *MULTIFAMILY RENTAL - NEW CONSTRUCTION*

No: 12104

Development Information	Site Information	Trust Fund Request
Name: Draymont Ridge Phase IIIC	Acres: 24 Buildings: 7	Amount Requested: \$ 100,000.00
Address: Archer Road, Spartanburg, SC	Units: 14 Bedrooms: 34	Award/Person: \$
County: Spartanburg	People: Baths: 20	Total Development Cost: \$ 1,131,406.00
Sponsor: Upstate Homeless Coalition of South Carolina	Total Square Feet: 17,548	Total Dev. Cost/Total Sq. Feet: \$ 64.47
Owner: Upstate Homeless Coalition of SC	Non-Heated Square Feet: 980	Total Development Cost/Person: \$
	Heated Square Feet: 16,568	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
Spartanburg County	\$ 531,406.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA HOME	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
HOME Loan	\$ 200,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	2.00%	30 years
SHA Housing Trust Fund	\$ 100,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	

NOTES Upstate Homeless Coalition of South Carolina proposes the construction of fourteen units consisting of two and three bedroom, one and two bathroom apartments in Spartanburg for very low income (at or below 50% of median) families.



Housing Trust Fund Award Request *MULTIFAMILY RENTAL - NEW CONSTRUCTION*

No: 13604

Development Information	Site Information	Trust Fund Request
Name: 1253 Sumner Avenue	Acres: 3 Buildings: 5	Amount Requested: \$ 375,000.00
Address: 1253 Sumner Avenue, North Charleston, SC	Units: 18 Bedrooms: 18	Award/Person: \$ 20,833.33
County: Charleston	People: 18 Baths: 18	Total Development Cost: \$ 1,333,354.00
Sponsor: Volunteers of America of the Carolinas, Inc.	Total Square Feet: 12,095	Total Dev. Cost/Total Sq. Feet: \$ 110.24
Owner: Sumner Avenue Apartments	Non-Heated Square Feet: 1,104	Total Development Cost/Person: \$ 74,075.22
	Heated Square Feet: 10,991	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
HUD- SHP Grant	\$ 350,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SC Dept. of Mental Health	\$ 308,354.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA HOME	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 75,000.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1.00%	15 years

NOTES Volunteers of America of the Carolinas, Inc. proposes the construction of 18 units of one bedroom, one bathroom apartments for very low (incomes of 50% of the area medium income) disabled individuals.

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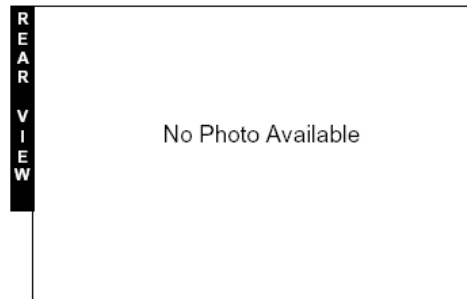
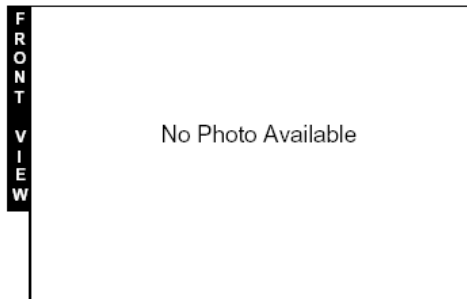
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Housing Trust Fund Award Request *MULTIFAMILY RENTAL - NEW CONSTRUCTION*
No: 13004

Development Information	Site Information	Trust Fund Request
Name: Porter Street	Acres: 2.25 Buildings: 4	Amount Requested: \$ 300,000.00
Address: Porter Street, Kingstreet, SC	Units: 12 Bedrooms: 12	Award/Person: \$ 25,000.00
County: Williamsburg	People: 12 Baths: 12	Total Development Cost: \$ 901,513.00
Sponsor: Waccamaw Housing, Inc.	Total Square Feet: 9,186	Total Dev. Cost/Total Sq. Feet: \$ 98.14
Owner: Porter Place	Non-Heated Square Feet: 1,590	Total Development Cost/Person: \$ 75,126.08
	Heated Square Feet: 7,596	

Funding Sources	Amount	Grant	Loan	Loan Interest	Terms
SC Dept. of Mental Health	\$ 301,513.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA HOME	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund	\$ 300,000.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

NOTES Waccamaw Housing, Inc. proposes the new construction of 12 units consisting of one bedroom, one bathroom apartments in Williamsburg for very low (at or below 50% of median) disabled individuals.



Housing Trust Fund Award Request *GROUP HOME FOR THE DISABLED - ACQUISITION WITH REHABILITATION*

No: 13704

Development Information		Site Information		Trust Fund Request		
Name:	204 Ridgecrest Drive	Acres:	0	Buildings:	1	
Address:	204 Ridgecrest Drive, Easley, SC	Units:	1	Bedrooms:	4	
		People:	4	Baths:	3	
County:	Pickens	Total Square Feet:		2,000		
Sponsor:	ARC of Pickens County	Non-Heated Square Feet:		452		
Owner:	Pickens County Board of Disabilities and Special Ne	Heated Square Feet:		1,548		
				Amount Requested:	\$ 63,432.00	
				Award/Person:	\$ 15,858.00	
				Total Development Cost:	\$ 126,865.00	
				Total Dev. Cost/Heated Sq. Ft.:	\$ 81.95	
				Total Development Cost/Person:	\$ 31,716.25	
Funding Sources		Amount	Grant	Loan	Loan Interest	Terms
SC Dept. of Disabilities & Special Needs		\$ 63,433.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
SHA Housing Trust Fund		\$ 63,432.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>	0.00%	

ARC of Pickens County proposes the acquisition and rehabilitation of a four bedroom, three bathroom house in Easley for very low income (at or below 50% of the median) disabled individuals.

NOTES



C. Housing Trust Program Changes – no attachments

D. Reports

1. Chairman
2. Executive Director
3. Personnel Update
4. Homeownership
5. Finance



South Carolina
STATE HOUSING
Finance and Development Authority

January 21, 2004

Division: Chairman

Subject: Oral Report/Discussion

To be presented at the meeting.



South Carolina
STATE HOUSING
Finance and Development Authority

January 21, 2004

Division: Executive Director

Subject: Oral Report

To be presented at the meeting.



Division: **Human Resources**

Subject: **Personnel Update**

Total Authorized Permanent Positions **122**

Filled Permanent Positions 115

Temporaries 7

Resignations

Technology Center

John Birgeron, Information Resource Consultant II, effective November 16, 2003

New Hires

Loan Servicing

Lisa Turner, Program Coordinator II, effective December 2, 2003

Rental Assistance

L.Z. Harrison, Program Coordinator I, effective December 17, 2003



South Carolina

STATE HOUSING

Finance and Development Authority

January 21, 2004

Homeownership Division

The following Homeownership Division monthly status reports as of December 31, 2003, are presented for information:

- Monthly Loan Purchase Statistics
- Broker Program Loan Purchase Statistics (Since Program Inception)
- Fiscal YTD Loan Purchase Statistics
- Community Homeownership Opportunity Program (CHOP)
- Monthly Portfolio Statistics
- Fiscal YTD Portfolio Statistics

The Homeownership Division has no matters requiring action from the Board at this time.

Monthly Loan Purchase Statistics

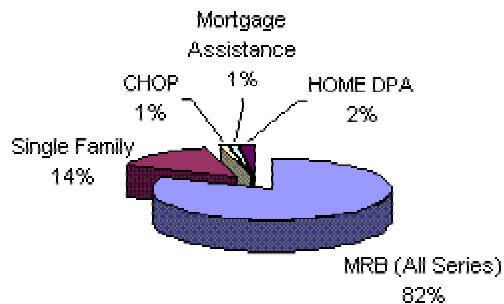
Month of December, 2003

Funding Source	Average Loan Amount	Average Household Income	Beginning Fund Balance (Allocated)	Purchases		New Fund Allocations	Recyled Funds	Ending Balance	Outstanding Reservations	Unreserved Balance
				Volume	Units					
MRB (All Series)	\$89,633	\$32,194	\$78,928,488	(\$3,764,587)	42	\$0	\$0	\$75,163,901	(\$15,644,488)	\$64,650,034
Single Family	\$82,254	\$28,580	\$3,210,908	(\$658,032)	8	\$0	\$0	\$2,552,876	(\$2,108,970)	\$444,816
CHOP	\$56,953	\$28,580	\$6,476,045	(\$56,953)	1	\$0	\$0	\$6,419,092	(\$743,965)	\$5,746,527
Mortgage Assistance	\$2,000	\$34,414	\$1,865,397	(\$50,000)	25	\$0	\$0	\$1,815,397	(\$157,864)	\$1,694,891
HOME DPA	\$5,000	\$31,464	\$1,024,045	(\$90,000)	18	\$0	\$0	\$934,045	(\$275,000)	\$717,045
TOTAL All Sources			\$91,504,883	(\$4,619,572)	94	\$0	\$0	\$86,885,311	(\$18,930,287)	\$67,955,024

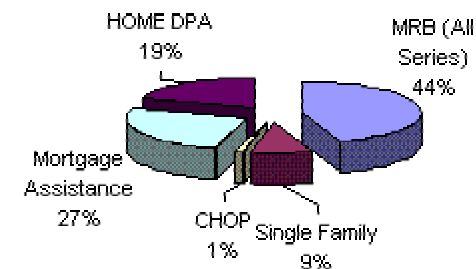
Broker Program Loan Purchase Statistics

December				
	Volume	% of Total Purchase	Units	% of Total Purchase
First Mortgage	\$460,644	10.3%	5	9.8%
Mortgage Assistance	\$4,000	8.0%	2	8.0%
HOME DPA	\$10,000	11.1%	2	11.1%
TOTAL All Sources	\$474,644	10.3%	9	9.6%

Purchases - \$Volume



Purchases - Unit Volume



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**Broker Program Loan Purchase Statistics
By Month, Since Inception**

September				
	Volume	% of Total Purchase*	Units	% of Total Purchase
First Mortgage	\$415,750	8.4%	4	7.0%
Mortgage Assistance	\$6,000	14.7%	3	14.3%
HOME DPA	\$0	0.0%	0	0.0%
TOTAL All Sources	\$421,750	8.3%	7	7.1%

November				
	Volume	% of Total Purchase	Units	% of Total Purchase
First Mortgage	\$392,002	6.6%	5	6.8%
Mortgage Assistance	\$6,000	9.4%	3	8.8%
HOME DPA	\$10,000	6.9%	2	6.9%
TOTAL All Sources	\$408,002	6.6%	10	7.3%

October				
	Volume	% of Total Purchase	Units	% of Total Purchase
First Mortgage	\$883,310	16.4%	10	14.5%
Mortgage Assistance	\$10,000	14.4%	5	14.3%
HOME DPA	\$10,000	13.3%	2	13.3%
TOTAL All Sources	\$903,310	16.3%	17	14.3%

December				
	Volume	% of Total Purchase	Units	% of Total Purchase
First Mortgage	\$460,644	10.3%	5	9.8%
Mortgage Assistance	\$4,000	8.0%	2	8.0%
HOME DPA	\$10,000	11.1%	2	11.1%
TOTAL All Sources	\$474,644	10.3%	9	9.6%

Total Since Inception				
	Volume	% of Total Purchase	Units	% of Total Purchase
First Mortgage	\$2,151,706	10.4%	24	13.2%
Mortgage Assistance	\$26,000	11.6%	13	11.3%
HOME DPA	\$30,000	7.3%	6	7.3%
TOTAL All Sources	\$2,207,706	10.3%	43	11.3%

*This figure is the amount of broker loans purchased as a percentage of all loans purchased.

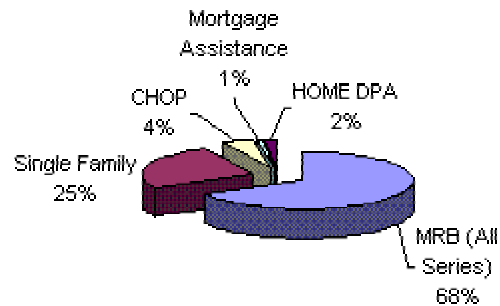
Fiscal YTD Loan Purchase Statistics

Through Month-End December 2003

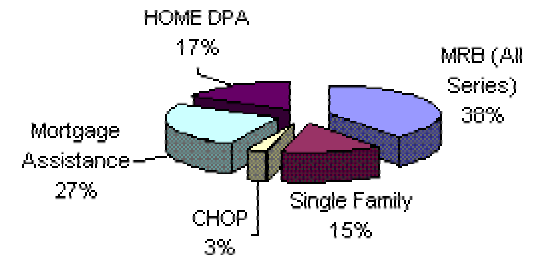
Funding Source	Beginning Fund Balance (Allocated)	Purchases		New Fund Allocations	Recyled Funds	Ending Balance	Outstanding Reservations	Unreserved Balance
		Volume	Units					
MRB (All Series)	\$14,947,316	(\$19,783,415)	239	\$80,000,000	\$0	\$75,163,901	(\$15,644,488)	\$59,519,413
Single Family	\$10,000,000	(\$7,447,124)	90	\$0	\$0	\$2,552,876	(\$2,108,970)	\$443,906
CHOP	\$7,701,025	(\$1,281,933)	18	\$0	\$0	\$6,419,092	(\$743,965)	\$5,675,127
Mortgage Assistance	\$2,132,459	(\$317,062)	163	\$0	\$0	\$1,815,397	(\$157,864)	\$1,657,533
HOME DPA	\$1,437,937	(\$503,892)	101	\$0	\$0	\$934,045	(\$275,000)	\$659,045
TOTAL All Sources	\$36,218,737	(\$29,333,426)	611	\$80,000,000	\$0	\$86,885,311	(\$18,930,287)	\$67,955,024

MRB Series Unreserved Balances	
MRB 2001	\$7,763
MRB 2002	\$22,214
MRB 2003	\$59,489,435
TOTAL	\$59,519,412

Purchases - \$Volume



Purchases - Units



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Community Homeownership Opportunity Program

Through Month-End December, 2003

Program	Carry Forward & 2002-03 Budget	Reserved	Purchased	Balance	Expires
Aiken Hsg. Auth.	1,170,969	111,098	253,643	806,228	01-31-04
City of Charleston	309,003			309,003	07-31-04
City of Anderson	463,244	39,400	153,389	270,455	09-30-04
City of Greenville	761,381	179,905	178,850	402,626	06-30-04
SC Reg. Hsg. #3	600,603	58,200	62,930	479,473	07-31-04
Spartanburg Hsg. Auth.	1,317,284	150,362	436,264	730,658	07-31-04
Greenville County	1,000,000	205,000	136,252	658,748	06-30-04
Greenwood Hsg Authority	300,000		60,605	239,395	09-30-04
City of Spartanburg	571,012			571,012	09-30-03
Special Projects/Unallocated	1,207,529			1,207,529	
Totals:	7,701,025	743,965	1,281,933	5,675,127	

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Monthly Portfolio Statistics

Month of December, 2003

Total Portfolio

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$4,479,572	51	(\$4,387,545)	(92)	\$0	0	\$92,027	(41)	\$476,043,623	9,068
Second Mortgage	\$140,000	43	(\$17,101)	(31)	(\$5,011)	(4)	\$117,888	8	\$3,865,369	2,737
Other	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
TOTAL	\$4,619,572	94	(\$4,404,646)	(123)	(\$5,011)	(4)	\$209,915	(33)	\$479,908,992	11,805

In-House Servicing

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$4,147,633	46	(\$3,415,390)	(60)	\$0	0	\$732,243	(14)	\$374,688,386	6,387
Second Mortgage	\$140,000	43	(\$17,101)	(31)	(\$5,011)	(4)	\$117,888	8	\$3,865,369	2,737
Other	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
TOTAL	\$4,287,633	89	(\$3,432,491)	(91)	(\$5,011)	(4)	\$850,131	(6)	\$378,553,755	9,124

Delinquency/Foreclosure Statistics

Period Ending	60 Days	Over 90 Days	Foreclosures	Bankruptcies
	SCSHFDA	SCSHFDA	SCSHFDA	SCSHFDA
Dec-03	1.80%	0.99%	3.00%	3.04%

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Nov-03	2.94%	1.41%	2.31%	3.65%
Oct-03	2.03%	1.27%	2.14%	3.45%
Sep-03	2.26%	1.40%	1.93%	3.46%
Aug-03	1.94%	1.28%	2.19%	3.40%
Jul-03	1.83%	1.13%	2.24%	2.96%

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YTD Portfolio Statistics

Through Month-End December, 2003

Total Portfolio

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$28,511,572	347	(\$40,272,949)	(826)	(\$1,473,807)	(25)	(\$13,235,184)	(504)	\$476,043,623	9,068
Second Mortgage	\$820,954	264	(\$232,690)	(260)	(\$39,588)	(28)	\$548,676	(24)	\$3,865,369	2,737
Other	\$0	-	\$0	-	\$0	-	\$0	-	\$0	-
TOTAL	\$29,332,526	611	(\$40,505,639)	(1,086)	(\$1,513,395)	(53)	(\$12,686,508)	(528)	\$479,908,992	11,805

In-House Servicing

Loan Type	New Purchases		Payoffs		Foreclosures		Net Change		Ending Balance	
	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units	Principal Balance	Units
First Mortgage	\$26,197,916	315	(\$30,153,097)	(548)	(\$815,508)	(13)	(\$4,770,689)	(246)	\$374,688,386	6,387
Second Mortgage	\$820,954	264	(\$232,690)	(260)	(\$39,588)	(28)	\$548,676	(24)	\$3,865,369	2,737
Other	\$0	0	\$0	0	\$0	0	\$0	0	\$0	0
TOTAL	\$27,018,870	579	(\$30,385,787)	(808)	(\$855,096)	(41)	(\$4,222,013)	(270)	\$378,553,755	9,124

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January 21, 2004

Division: **Finance Division**

Subject: **Financial Reports – Information Only**

The financial statements for the period ending November 30, 2003 are attached.

The Authority's financial condition continues to be solid.

**South Carolina State Housing Finance and Development Authority
Balance Sheet**

	General Operating Fund	Single Family Finance Programs	Multifamily Finance Programs	Program Fund	November 30	
					<u>2003</u>	<u>2002</u>
Assets						
Cash and cash equivalents	\$8,232,511	239,423,345	2,798,476	2,350,052	\$252,804,384	\$239,839,470
Accounts receivable	1,684,641		309,739	145,729	2,140,109	1,257,787
Investments, at market		4,180,297	231,619	659,025	5,070,941	5,165,501
Loans receivable, net of unamortized discounts	18,779,889	477,018,663	18,512,117	12,475,215	526,785,884	562,107,491
Interest receivable:						
Loans		4,220,755	168,500	39,867	4,429,122	4,551,534
Deposits and Investments		1,585,783	12,071	1,891	1,599,745	1,158,186
Prepayments		11,708			11,708	10,407
Unamortized bond issuance cost		4,589,847	155,778		4,745,625	4,687,315
Mortgage Clearing					0	49,668
Furniture and equipment-net of depreciation	85,229				85,229	93,987
Total Assets	<u>28,782,270</u>	<u>731,030,398</u>	<u>22,188,300</u>	<u>15,671,779</u>	<u>797,672,747</u>	<u>818,921,346</u>
Liabilities and Retained Earnings						
Liabilities						
Accounts payable and accrued expenses	2,293,752		1,104	621	2,295,477	2,691,349
Bonds payable, net of unamortized discounts		533,472,201	13,851,905		547,324,106	580,223,139
Interest payable on bonds		11,770,474	3,851		11,774,325	11,995,788
Mortgage escrows		7,331,280	1,230,147	982	8,562,409	7,822,884
Other		181,779	126	78,702	260,607	183,693
Total Liabilities	<u>2,293,752</u>	<u>552,755,734</u>	<u>15,087,133</u>	<u>80,305</u>	<u>570,216,924</u>	<u>602,916,853</u>
Retained Earnings						
Reserved for debt service		178,274,664	6,869,548		185,144,212	180,811,349
Reserved - bond reserves			231,619		231,619	231,619
Designated for special programs				15,591,474	15,591,474	14,951,249
Undesignated	26,488,518				26,488,518	20,010,276
Total Retained Earnings	<u>26,488,518</u>	<u>178,274,664</u>	<u>7,101,167</u>	<u>15,591,474</u>	<u>227,455,823</u>	<u>216,004,493</u>
Total Liabilities and Retained Earnings	<u>\$28,782,270</u>	<u>731,030,398</u>	<u>22,188,300</u>	<u>15,671,779</u>	<u>\$797,672,747</u>	<u>\$818,921,346</u>

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South Carolina State Housing Finance and Development Authority
Statement of Revenues, Expenses and Changes In Retained Earnings

	General Operating Fund	Single Family Finance Programs	Multifamily Finance Programs	Program Fund	Period Ending 2003
Operating Revenues					
Interest on loans	151,568	12,826,707	645,157	69,055	\$13,692,487
Interest on deposits and investments		2,769,955	48,074	39,125	2,857,154
Administrative fees	2,277,649			187,839	2,465,488
Other	588,235	16,046			604,281
Total Operating Revenues	<u>3,017,452</u>	<u>15,612,708</u>	<u>693,231</u>	<u>296,019</u>	<u>19,619,410</u>
Operating Expenses					
Bond interest expense		12,146,147	413,378		12,559,525
Program expenses		624,754	113,102	3,769	741,625
General and administrative expenses	3,664,622				3,664,622
Bond issuance cost amortization		120,912	34,353		155,265
Depreciation	13,002				13,002
Other		85,618			85,618
Total Operating Expenses	<u>3,677,624</u>	<u>12,977,431</u>	<u>560,833</u>	<u>3,769</u>	<u>17,219,657</u>
Operating Income (Loss)	<u>(660,172)</u>	<u>2,635,277</u>	<u>132,398</u>	<u>292,250</u>	<u>2,399,753</u>
Nonoperating Revenues (Expenses)					
HUD housing assistance contributions earned	47,902,249				47,902,249
Housing assistance payments	46,667,249				46,667,249
State appropriations earned					0
Total Nonoperating Revenues (Expenses) - Net	<u>1,235,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,235,000</u>
Income (Loss) Before Operating Transfers	574,828	2,635,277	132,398	292,250	3,634,753
Transfers					
Transfers among programs	1,469,000	(1,469,000)	(3,126)	3,126	0
Transfer to State General					0
Income (Loss) Before Extraordinary Item	<u>2,043,828</u>	<u>1,166,277</u>	<u>129,272</u>	<u>295,376</u>	<u>3,634,753</u>
Extraordinary Items					
Extraordinary loss on early extinguishment of debt		(167,877)			(167,877)
Net Income (Loss)	<u>2,043,828</u>	<u>998,400</u>	<u>129,272</u>	<u>295,376</u>	<u>3,466,876</u>
Retained Earnings					
At beginning of period	24,444,690	177,276,264	6,971,895	15,296,098	223,988,947
Retained Earnings at End of Period	<u>\$26,488,518</u>	<u>178,274,664</u>	<u>7,101,167</u>	<u>15,591,474</u>	<u>\$227,455,823</u>

“Housing South Carolina Is Our Business”

South Carolina State Housing Finance and Development Authority
Statement of Cash Flows
November 30, 2003

	General Operating Fund	Single Family Finance Programs	Multifamily Finance Programs	Program Fund	Memorandum Total
Cash flows from operating activities					
Receipts from Customers	200,023	56,258,343	1,291,432	727,105	58,476,903
Mortgage Purchases	(1,235,000)	(24,032,900)		(267,062)	(25,534,962)
Payments to Vendors	(1,671,912)	(347,028)	(113,901)	(3,765)	(2,136,606)
Payments to Employees	(1,992,910)				(1,992,910)
Receipts from HUD	1,257,356				1,257,356
Disbursements to Customers			(425,057)	(576)	(425,633)
Other Receipts	3,017,452				3,017,452
Net Cash provided	(424,991)	31,878,415	752,474	455,702	32,661,600
Cash flows from capital financing activities					
Purchase of equipment	(24,906)				(24,906)
Net cash used in capital financing activities	(24,906)	0	0	0	(24,906)
Cash flows from non-capital financing activities					
Proceeds from sale of bonds		50,000,000			50,000,000
Interest payment on bonds		(14,693,293)	(523,996)		(15,217,289)
Principal payment on bonds		(55,890,000)	(2,675,000)		(58,565,000)
Payment of bond issuance cost		(572,912)			(572,912)
Transfers (to) from other programs	1,469,000	(1,469,000)	(3,126)	3,126	0
Transfer (to) from State General Fund					0
Receipts from HUD	47,902,249				47,902,249
Housing assistance payments	(46,667,249)				(46,667,249)
Net cash used in noncapital financing activities	2,704,000	(22,625,205)	(3,202,122)	3,126	(23,120,201)
Cash flows from investing activities					
Sale (purchase) of investments					0
Interest from investments		1,483,536	56,785	43,861	1,584,182
Net cash provided by investing activities	0	1,483,536	56,785	43,861	1,584,182
Net Increase (decrease) in cash and equivalents	2,254,103	10,736,746	(2,392,863)	502,689	11,100,675
Cash and cash equivalents at beginning of year	5,978,408	228,686,599	5,191,339	1,847,363	241,703,709
Cash and cash equivalents at end of year	\$8,232,511	239,423,345	2,798,476	2,350,052	\$252,804,384
Cash flows from operating activities					
Net operating income (loss)	(660,172)	2,635,277	132,398	292,250	\$2,399,753
Adjustments to reconcile net operating income to net cash provided by operating activities:					
Depreciation and write-off of equipment	13,002				13,002
Bond issue cost amortization					0
Bond premium interest		120,912			120,912
Bond premium amortization		(16,046)			(16,046)
Bond financing amortization			34,353		34,353
Bond interest expense		12,146,147	413,378		12,559,525
Prepaid bond insurance		(11,708)			(11,708)
Interest on investments					0
reclassified to investing activities		(2,769,955)	(48,074)	(39,125)	(2,857,154)
Mortgage discount amortization		(573)			(573)
Mortgage principal writeoff		0			0
Receipt of loan principal payments	200,023	42,583,809	92,723	497,500	43,374,055
Purchase of new loans	(1,235,000)	(24,032,900)		(267,062)	(25,534,962)
(Increase) decrease in long term investments					0
(Increase) decrease in interest receivable-loans		(6,829)	27,312	(1,445)	19,038
(Increase) decrease in accounts receivable	1,127,150			(44,789)	1,082,361
Increase (decrease) in mortgage escrows		1,232,842	100,515	381	1,333,738
Increase (decrease) in accounts payable and accrued expenses	130,006				0
Increase (decrease) in other liabilities		(2,561)	(131)	17,988	15,296
Increase (decrease) to other programs				4	4
Total Adjustments	235,181	29,243,138	620,076	163,452	30,261,847
Net Cash provided by operating activities	(424,991)	31,878,415	752,474	455,702	32,661,600

“Housing South Carolina Is Our Business”

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Assets, Liabilities and Retained Earnings

	November 30	
	<u>2003</u>	<u>2002</u>
Assets		
Cash and cash equivalents	\$16,740,903	\$12,346,108
Accounts receivable	878,438	604,972
Investments, cost or amortized cost		
Loans receivable, net of unamortized discounts	7,218,520	7,391,048
Interest receivable:		
Investments	1,867	1,351
Loans	15,352	32,701
Total Assets	<u>24,855,080</u>	<u>20,376,180</u>
Liabilities and Fund Equity		
Liabilities	<u>6,530</u>	<u>3,491,922</u>
Total Liabilities	<u>6,530</u>	<u>3,491,922</u>
Fund Equity		
Fund balance		
Unpaid Grants/Awards	3,913,421	
Reserved for Housing Trust Programs	24,848,550	16,884,258
Total Fund Equity	<u>24,848,550</u>	<u>16,884,258</u>
Total Liabilities and Fund Equity	<u>\$24,855,080</u>	<u>\$20,376,180</u>

South Carolina State Housing Finance and Development Authority
Housing Trust Fund
Statement of Revenues, Expenses and Changes In Retained Earnings
Period Ending November 30, 2003

	<u>2003</u>	<u>2002</u>
Operating Revenues		
Interest on loans	\$70,710	\$39,676
Interest on deposits and investments	69,061	87,866
Documentary stamp fees	3,288,697	3,213,708
Total Operating Revenues	<u>3,428,468</u>	<u>3,341,250</u>
Expenditures		
Grant disbursements for Housing Trust Programs	2,578,029	2,233,911
Total Expenditures	<u>2,578,029</u>	<u>2,233,911</u>
Excess of Revenues Over Expenditures	850,439	1,107,339
Transfer		
Transfer to State General Funds	0	(892,569)
Retained Earnings		
At beginning of period	23,998,111	20,159,077
Retained Earnings at End of Period	<u><u>\$24,848,550</u></u>	<u><u>\$20,373,847</u></u>

South Carolina State Housing Finance and Development Authority
Budgeted Versus Actual Expenditures (Cash Basis)
For Fiscal Year 2004, Through November 2003

Classification Title	Original Budget	Adjusted Budget	November Expenditures	Year-to-Date Expenditures	Balance Remaining	Percent Used (41.6 % of Year)
Personal Services:						
Executive Director	\$ 74,952	74,952	3,382	33,825	\$ 41,127	45.13%
Classified Positions	4,822,959	4,752,959	190,507	1,874,022	2,878,937	39.43%
Temporary Positions	30,000	100,000	9,729	83,032	16,968	83.03%
Per Diem-Commissioners	7,000	7,000	560	2,030	4,970	29.00%
Employee Benefits	1,358,083	1,358,083	69,231	585,336	772,747	43.10%
Total Personal Services	6,292,994	6,292,994	273,409	2,578,245	3,714,749	40.97%
Other Operating Expenses	2,669,608	2,669,608	212,287	1,108,031	1,561,577	41.51%
Total Agency Operating	8,962,602	8,962,602	485,696	3,686,276	5,276,326	41.13%
Special Items:						
Housing Assistance Payments	100,000,000	100,000,000	7,676,721	44,201,468	55,798,532	44.20%
Allocations	8,000,000	8,000,000	534,664	3,695,979	4,304,021	46.20%
Total Agency Budget	\$ 116,962,602	116,962,602	8,697,081	51,583,723	\$ 65,378,879	44.10%

Detail - Other Operating Expenses	November	Year-to-Date
Contractual Services	38,973	269,968
Supplies and Materials	10,281	92,517
Fixed Charges & Contributions	144,600	577,672
Travel	18,433	142,968
Furniture and Equipment	-	24,906
Total Other Operating	212,287	1,108,031

“Housing South Carolina Is Our Business”



Division: **Communication and Training**

Subject: **Board Report**

Included in this report:

News Releases:

- State Housing Authority to Hold Tax Credit Application Workshop
- Affordable Housing Partners Announce Plans for Statewide Housing Forum
- State Housing Authority Announces Trust Fund Awards
- State Housing Authority Recognizes Homeless Week.
Attached Proclamation
- State Housing Authority Awards Over \$2.7 Million in HOME Awards
Attached Fact Sheet

In House Newsletter – Fall

Education and Outreach Activity Service Schedule of Events

South Carolina State Housing Finance and Development Authority
919 Bluff Road · Columbia, South Carolina · 29201

For immediate release
December 30, 2003

Contact: Alice Brooks, 803.734.2367 or
Barbara Pearson, 803.734.2364

State Housing Authority to Hold Tax Credit Application Workshop

The South Carolina State Housing Finance and Development Authority will sponsor a Low Income Housing Tax Credit Application Workshop on Friday, January 9th at the Clarion Hotel, 1615 Gervais Street in Columbia.

The Workshop, scheduled from 8:30 A.M. until 1:00 P.M., is being held to review the Low Income Housing Tax Credit application process and manuals with people interested in participating in the Tax Credit program.

Under the Housing Credit program, investors are entitled to an annual income tax credit for 10 years, based on the type of investment used. In return for the credits, the owners must agree to rent units to households whose incomes, based on HUD-published median income limits, qualify as below the median income for the county. The Housing Credit program is designed to compensate the property owner for charging rents that are lower than what would be considered feasible without the credits.

For questions relating to this workshop, please call Shante Edmonds at (803) 734-4761. There is no registration fee for this workshop.

The South State Housing Finance and Development Authority is a self supporting agency of state government and operates at no cost to the taxpayers of the state.

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South Carolina State Housing Finance and Development Authority
919 Bluff Road · Columbia, South Carolina · 29201

For immediate release
November 25, 2003

Contact: Alice Brooks, 803.734-2367 or
Barbara Pearson, 803.734.2364

Affordable Housing Partners Announce Plans for Statewide Housing Forum

[Columbia, SC] Drawing from the success of the State Housing Authority's 2003 Palmetto Housing Forum, two federal agencies and two affordable housing advocacy groups have joined the Authority in a cooperative effort to present a more comprehensive Palmetto Affordable Housing Forum early next year. Plans are underway now by the partners – the US Department of Housing and Urban Development (HUD), the Fannie Mae Corporation, the Affordable Housing Coalition of South Carolina, and the South Carolina Homeless Coalition – for the 2004 event to be held February 4th – 5th at the Adam's Mark Hotel in Columbia. The Affordable Housing Forum, the only statewide meeting of its kind in the Palmetto State, is expected to attract over 300 participants – including representatives from local and state government, for profit and nonprofit organizations, financial institutions, social service agencies, and housing advocates across the state.

The Palmetto Affordable Housing Forum is designed for the novice and experienced housing professional as well as those interested in improving the supply and condition of affordable housing in the state. The Forum will offer South Carolinians working in the housing arena and related industries an opportunity to keep abreast of the latest developments in affordable housing while networking with their peers. In fact, it is the best option for a wide range of industry professionals confronted with similar housing challenges to network, according to Charles I. Small, chairman of the South Carolina State Housing Finance and Development Authority. "It's a chance for the affordable housing community to come together, share ideas, and build relationships that can help expand housing choices for South Carolinians with modest and limited incomes." Session highlights from conference plans to date include:

- Challenges for the Latino/Hispanic population;
- Advocacy: Affecting the Legislative Process;
- Issues for Homeless families;
- Best practices in Affordable Housing Development;
- Services for Homeless Veterans;
- Continuing education training for Realtors®;
- Homeless Management Information Systems (HMIS) training for Homeless Service Providers; and

"Housing South Carolina Is Our Business"

- Workshops on HUD, Fannie Mae, and State Housing Authority programs and products

Winners of the State Housing Authority's annual *South Carolina Housing Achievement Awards* and its heart-warming "*What My Home Means to Me*" Coloring and Essay Contest for Children will be presented at an awards luncheon hosted by popular television personality Joe Pinner.

Registration for the Forum is a nominal \$75 on or before January 1st and \$100 thereafter. The registration fee will include all sessions, two luncheons and a legislative reception. Call Alice Brooks or Barbara Pearson, (803) 734-2364, or visit the Authority's website: www.sha.state.sc.us/forum for more information. Persons wishing to register online with a credit card may do so beginning December 1st.

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11-25-03/ajb

Editors and News Directors: This is an excellent opportunity for reporters covering affordable housing to learn about the industry and meet housing professionals from across the state. The registration fee is waived for members of the press who are welcome to attend all or portions of the Forum. Press kits will be available onsite.

South Carolina State Housing Finance and Development Authority
919 Bluff Road · Columbia, South Carolina · 29201

For immediate release
November 20, 2003

Contact: Alice Brooks, 803.734.2367 or
Barbara Pearson, 803.734.2364

State Housing Authority Announces Trust Fund Awards

[Columbia, SC] The Board of Commissioners for the South Carolina State Housing Finance and Development Authority recently approved **\$846,411.48** in Trust Fund awards at their regular monthly meeting. These awards are for the acquisition, rehabilitation, and/or construction of 20 properties throughout Orangeburg, Spartanburg, Pickens, Charleston, Kershaw, Richland, Florence, Sumter, Lee, and Williamsburg counties.

The awards are as follows:

- **Claflin College Community Development Corporation - \$11,450** for the construction of a four-bedroom home in Orangeburg to be occupied by a lower income family above 50 percent but below 80 percent of the county median income.
- **Habitat for Humanity of Spartanburg, Inc. - \$23,000** for the construction of three-bedroom and four-bedroom homes located in Una to house a very low income family at or below 50 percent of the county median income.
- **Pickens County Habitat for Humanity - \$11,500** for the construction of a three-bedroom home in Easley to house a very low-income family.
- **Sea Island Habitat for Humanity - \$100,000** for the construction of five 3-bedroom homes on Johns Island to be occupied by lower income families.
- **Camden First Community and Development Corporation - \$11,500** for the rehabilitation of a four- bedroom home in Kershaw for a very low-income elderly family.
- **Community Assistance Provider, Inc. - \$19,475.75** for the rehabilitation of a one 4-bedroom and two 3-bedroom homes located in Columbia and one 3-bedroom home located in Darlington to be occupied by very low-income families.
- **Santee Lynches Affordable Housing and Community Development Corporation - \$4,520** for the rehabilitation of a four-bedroom home in Lynchburg to be occupied by a very low-income elderly family.
- **Santee-Lynches Regional Council of Governments - \$9,775** for the rehabilitation of a two-bedroom home in Bishopville to house a very low-income elderly family.
- **Sumter County Community Development Corporation - \$9,100.23** for the rehabilitation of a three- bedroom home located in Gable to be occupied by a very low income family.
- **Williamsburg Enterprise Community Commission, Inc. - \$8,590.50** for the rehabilitation of a three-bedroom home in Hemingway for a very low-income family.
- **United Methodist Relief Center - \$237,500** for the construction of ten 1-bedroom elderly transportable housing units in Charleston, Berkeley and Dorchester counties for lower income senior citizens.
- **Upstate Homeless Coalition of South Carolina - \$400,000** for the construction of six 1-bedroom duplexes located in Greenville to be occupied by very low-income individuals with HIV/Aids.

The Trust Fund provides financial assistance for the development of affordable housing for low to very low-income families or individuals. Proceeds awarded by the Trust Fund cannot exceed approximately 50 percent of the total development cost of the project and can only be used to serve households that are at or below 80 percent of the county median income.

“Housing South Carolina Is Our Business”

Persons interested in obtaining more information on the Housing Trust Fund may contact the Authority at (803) 734-2000 or visit the agency's website: www.sha.state.sc.us. Hearing or speech impaired persons may use the TTY line (803) 734-2369.

The South Carolina State Housing Finance and Development Authority is a self-supporting agency of state government and operates at no cost to the taxpayers of the state.

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11/20/03-bmp

South Carolina State Housing Finance and Development Authority
919 Bluff Road · Columbia, South Carolina · 29201

For immediate release
November 19, 2003

Contact: Alice Brooks, 803.734.2367 or
Barbara Pearson, 803.734.2364

State Housing Authority Recognizes Homeless Week

[Columbia, SC] In observance of National Hunger and Homelessness Week, November 16 –22, 2003, the Board of Commissioners for the South Carolina State Housing Authority signed a proclamation as a symbolic gesture recognizing the ever growing problem of homelessness in South Carolina.

There are an estimated 13,000 homeless people in South Carolina including families with children, young adults, the elderly, and veterans. Homelessness continues to increase as the housing affordability for the underprivileged decreases.

“The mission of the State Housing Authority is to provide safe, decent, affordable housing for the citizens of South Carolina,” said chairman Charles I. Small. “We, as an Agency, recognize the problem of Homelessness and we will continue to address this crisis as we work toward increasing the affordable housing stock for the citizens of our state,” he added.

The South Carolina State Housing Finance and Development Authority is an agency of state government operating at no expense to the taxpayers of South Carolina.

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11/19/03-bmp

“Housing South Carolina Is Our Business”

State of South Carolina

Governor's Proclamation

WHEREAS, because a home provides shelter and a safe place where families can prosper and children can thrive, homeownership is an important part of the American dream; and

WHEREAS, homeownership unites families, empowers communities, and strengthens both local and national economies; and

WHEREAS, homeownership encourages personal responsibility and strong values, while creating more stable neighborhoods, civic-minded residents, better schools, and less crime; and

WHEREAS, the annual observance of National Homeownership Month provides an opportunity to work together to provide all families with the tools and information they need to overcome barriers to homeownership.

NOW, THEREFORE, I, Mark Sanford, Governor of the Great State of South Carolina, do hereby proclaim June 2003 as

HOMEOWNERSHIP MONTH

throughout the state and encourage all South Carolinians to work together to promote quality affordable housing, safe communities, and increased ownership opportunity for the residents of the Palmetto State.



A handwritten signature in black ink, appearing to read "Mark Sanford".

MARK SANFORD
GOVERNOR
STATE OF SOUTH CAROLINA

South Carolina State Housing Finance and Development Authority
919 Bluff Road · Columbia, South Carolina · 29201

For immediate release
November 18, 2003

Contact: Alice Brooks, 803.734-2367 or
Barbara Pearson, 803.734.2364

State Housing Authority Awards Over \$2.7 Million in HOME Awards

[Columbia, SC] The South Carolina State Housing Authority, through the HOME Investment Partnerships Program (HOME), has awarded over \$2.7 million in federal grants and loans in its final funding cycle this year. Thirteen local governments, for-profits, nonprofits and Community Housing Development Organizations (CHDOs) in South Carolina will receive HOME grants ranging from \$46,815 to \$500,000. (List of HOME awards attached)

Housing activities authorized by the HOME program include Owner Occupied Replacement, Rental Housing, Homeownership, Lease Purchase, and Tenant Based Rental Assistance (TBRA). In this cycle ending in August, Rental Housing was allotted \$2, 373,428 million for new construction, and/or acquisition or rehabilitation of affordable housing and \$409,075 was allotted for Homeownership.

The HOME Program was created under the Cranston-Gonzalez National Affordable Housing act of 1990. HOME is a flexible block grant program designed to promote partnerships among the federal government (HUD), state and local governments, and the nonprofit and for-profit sectors who build, own, manage, finance, and support a variety of low income housing initiatives.

HOME funds are competitively awarded each year. The applications are reviewed, scored and ranked against published criteria. Awards are announced approximately 90 days after the end of each cycle. The 2004 funding cycles for the program will be announced at a later date.

HOME funds must benefit persons at 80 percent or below of the county median income. Units of local government, CHDOs, as well as other non-profit and for-profit organizations are eligible to apply for HOME funds.

Since 1992 over \$91 million in HOME funds has been invested in providing affordable housing units (single-family, rental, and special needs housing) across the state.

The South Carolina State Housing Authority is a self-supporting agency of state government and operates at no cost to the taxpayers of the state of South Carolina.

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11/18/03/bmp

“Housing South Carolina Is Our Business”

South Carolina State Housing Finance and Development Authority

HOME Program August 2003 Cycle Recommendations

	Contact	Organization	Amount Awarded	Project County	# of HOME units	Total # of Units	
Homeownership							
	Kim Mead	Walterboro Homes	\$60,000	Colleton	10	10	
	Veronica Rodriguez	Community Assistance Provider	\$60,000	Newberry/ Williamsburg	4	4	
	Wilbure Cave	Allendale County Alive	\$60,000	Allendale, Barnwell, Bamberg	4	4	
	Lana Odom	Sumter County CDC	\$46,815	Sumter	1	1	
	Cathy Kleiman	Charleston Affordable Housing	\$182,260	Charleston	15	15	
Totals			\$409,075		34	34	

Rental

	Tom Faulkner	Nehemiah	\$300,000	Greenwood	11	12	
	Patricia Charlesworth	Waccamaw Housing	\$300,000	Williamsburg	11	12	
	Robert Thomas	Southeastern Housing Foundation	\$300,000	Jasper	11	48	
	Mike Chesser	Upstate Homeless Coalition	\$500,000	Spartanburg	11	14	
	Leo Smith	LRS Business Ventures	\$89,742	Dillon	2	2	
	Willie & Mable Bethea	Bethea Rentals	\$83,686	Dillon	1	1	
	Kim Mead	Companion at Windsor East	\$500,000	Colleton	10	10	
	Kim Mead	Homes of Hope, Inc.	\$300,000	Greenville	10	10	
Totals			\$2,373,428		67	109	

2004 Education and Outreach Activities

(Scheduled as of 1/30/04)

“Housing South Carolina Is Our Business”

2004 Education and Outreach Activities

(Scheduled as of 1/30/04)

		March 10-12	SAHMA Statewide Meeting Embassy Suites Hotel
Jan. 7	Housing Trust Fund Advisory Board Meeting State Housing Authority	March 17	SC Partners in Homeownership Meeting State Housing Authority
Jan. 9	Low Income Housing Tax Credit Workshop Clarion Townhouse Hotel Columbia	March 23-25	Mortgage Bankers Meeting Kingston Plantation Myrtle Beach
Jan. 11-13	NCSHA Credit Opportunities Washington, DC	April 7	Housing Trust Fund Meeting State Housing Authority
Jan 13-15	NCSHA HOMESTrengths Washington, DC	May 5	HOME Wellness Clinic State Housing Authority
Jan. 15	Homebuyer Seminar Clarion Hotel Columbia Sponsored by: SC State Housing Authority	May 15-18 Workshops	NCSHA Spring Portland, Oregon
Jan. 15-16	NCSHA Pursuing Contract Administration Excellence Washington, DC	June 2	Housing Trust Fund Meeting State Housing Authority
Jan. 22	Homebuyer Seminar Gleamms Headstart Program Winnsboro Sponsored by: SC State Housing Authority	June 16	SC Partners in Homeownership Meeting State Housing Authority
Jan. 24	Homebuyer Seminar Mt. Olive Baptist Church Gaffney Sponsored by: SC State Housing Authority	July 7	HOME Wellness Clinic State Housing Authority
		July 15-18	Municipal Association Of South Carolina Annual Meeting Hilton Head
Feb. 4	Housing Trust Fund Meeting Adam's Mark Hotel Columbia	August 4	Housing Trust Fund Meeting State Housing Authority
		Sept. 1	HOME Wellness Clinic State Housing Authority
		Sept. 15	SC Partners in Homeownership Meeting State Housing Authority
Feb. 4 –5	Palmetto Affordable Housing Forum Adam's Mark Hotel		
March 3	HOME Wellness Clinic State Housing Authority		
March 8 – 10	NCSHA Legislative Conference Washington, DC		

"Housing South Carolina Is Our Business"

Oct. 6	Housing Trust Fund Meeting State Housing Authority
Oct. 16-19	NCSHA Annual Conference and Tradeshow Chicago, Ill.
Nov. 3	HOME Wellness Clinic State Housing Authority
Dec. 1	Housing Trust Fund Meeting State Housing Authority
Dec. 15	SC Partners in Homeownership Meeting State Housing Authority

**2004
South Carolina State Housing
Finance & Development Authority
Board Meeting Dates**

**The Board of Commissioners of the SC State
Housing Authority approved the following dates
at 919 Bluff Road, Columbia, South Carolina at
9:00 AM.**

**January 21
February 18
March 16
April 20
May 18
June 15
July 20
August 17
September 21
October 19
November 16
December 21**

**These dates may be subject to change due to
holiday changes or possible conflicts.**