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The South Carolina Housing Trust Fund (hereafter referred to as HTF) is a state-funded program designed to provide financial assistance in the development, rehabilitation and acquisition of affordable housing for low-income households throughout the state. This includes single-family homes, group homes for the disabled, and emergency shelters for battered women and their children. The HTF accelerates the state's response to the production of affordable housing through innovative financing used by the non-profit and private sectors. It builds partnerships among governmental entities, qualified non-profits, and those in need of affordable housing. It strives to maximize the utilization of federal, state and/or other housing assistance programs in leveraging other public and private resources. Applications for the HTF are accepted for the following activities: Emergency Repair, Owner-Occupied Rehabilitation, Group Homes, Supportive Housing and Rental Housing.

The primary source of funds for the HTF is directly attributable to real estate sales; therefore the continued slowdown in the housing market continues to keep receipts lower than in years past. For FY12-13, the amount of funds expended was \$7,234,271.79. Despite limited funding, the HTF was still able to have measurable, positive impact on affordable housing for the citizens of South Carolina.

The mission of the South Carolina State Housing Finance and Development Authority (hereafter referred to as SC Housing) is to create quality, affordable housing opportunities for the citizens of South Carolina through a vision that all South Carolinians have the opportunity to live in safe, decent and affordable housing. The HTF is one way in which this mission is being accomplished and this vision is being fulfilled.

SECTION II

THE SOUTH CAROLINA HOUSING TRUST FUND ACT

CREATION OF THE SOUTH CAROLINA HOUSING TRUST FUND

In a bipartisan vote in 1992, the General Assembly passed, and Governor Carroll A. Campbell, Jr. signed the South Carolina Housing Trust Fund Act. This bipartisan support of the General Assembly created the HTF and has increased the supply of safe, decent, sanitary and affordable housing for members of the low- and very low-income households throughout the Palmetto State.

With passage of the South Carolina Housing Trust Fund Act, the legislature designated a portion of the state documentary stamp tax (an increase of twenty cents per five hundred dollars on real estate sold) to provide the capital for the production of affordable housing in South Carolina. These funds are used to finance affordable rental, homeownership, owner-occupied rehabilitation, shelter, transitional and group homes for citizens of our state. SC Housing's Board of Commissioners deposited \$3 million in the HTF during its initial six months of operation so that housing proposals could be funded immediately. According to the Trust Fund Project, a nationally published HTF periodical, this commitment placed South Carolina among the leaders in the nation in its dedication to the housing needs of our less fortunate citizens.

The legislation designated the State Treasurer as Trustee for the HTF. Former Governor, Carroll A. Campbell, Sr. designated SC State Housing as the Fund's Administrator. The Treasurer holds HTF money separate and distinct from the general funds of the state. The Chairman of SC Housing's Board of Commissioners and Executive Director must authorize HTF expenditures.

Housing sponsors eligible to apply for HTF awards include units of state, regional, local governments (including municipal corporations) and nonprofit housing sponsors. Approved sponsors are required to include twenty (20) year deed restrictions to ensure projects remain affordable for twenty (20) years. Beneficiaries must be low- or very low-income to be eligible under the HTF. A lower income household is defined as a single person, family or unrelated persons living together whose annual income adjusted for household size is more than 50 percent but less than 80 percent of the median income for the area of residence as determined by the United States Department of Housing and Urban Development (HUD). A very low-income household is defined as a single person, family or unrelated persons living together whose annual income adjusted for household size is 50 percent or less of the median income for the area of residence as determined by HUD.

The HTF can assist in the acquisition, creation and/or preservation of affordable housing for persons of the beneficiary class. Maximizing federal housing assistance programs and leveraging other public and private resources while creating partnerships that will strengthen the affordable housing capacity for South Carolina for years to come are encouraged by the HTF.

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

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

OWNER-OCCUPIED REHABILITATION ACTIVITY

The Owner-Occupied Rehabilitation Activity under the HTF program is designed to assist very low-income homeowners in correcting severe problems with their homes. The purpose of the funds is to correct health, safety and structural problems with the properties, not just to improve the property's cosmetic appearance. These totals include Emergency Repair projects to owner-occupied units that are necessary to eliminate a clear and present danger to the occupants. For FY12-13, the HTF program awarded \$5,428,457.79 and assisted 554 families under this activity.

TABLE 1 OWNER-OCCUPIED REHABILITATION ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Amount Expended
Allen Temple CEDC	Greenville	2	\$44,100.00
Allendale County ALIVE, Inc.	Allendale, Jasper	19	\$194,032.00
ARM of KARE	Orangeburg	6	\$64,000.00
Beaufort-Jasper Economic Opportunity Commission	Beaufort	1	\$13,145.00
Berean CDC	Dillon, Florence, Marion	10	\$108,090.00
Blackville Community Development Corp.	Barnwell, Hampton, Orangeburg	6	\$79,250.00
Brookland West-Columbia Community & Housing Development Corp.	Lexington, Richland	6	\$77,345.32
Butterfly Foundation	Spartanburg	2	\$11,150.00
C.U.R.E. Cornerstone Upstate Reinvestment Enterprise	Anderson, Greenville	10	\$88,754.00
Camden First CDC	Kershaw	2	\$44,500.00
Camden First Community Development Corporation	Kershaw, Sumter Aiken, Barnwell, Calhoun, Dorchester, McCormick, Orangeburg	2	\$13,000.00
Carolina Communities Foundation, Inc. Carpentersville Community Development Corporation	Aiken	1	\$5,535.00
CDC of Marlboro Co.	Marlboro	2	\$12,850.00
Christians In Unity Inc.	Aiken, Edgefield, Richland	14	\$122,050.00
Clarendon County CDC	Clarendon, Sumter	13	\$105,576.00
Community Assistance and Mentoring Program, Inc. (CAMP)	Fairfield, Georgetown, Lexington, Richland, Sumter	27	\$320,757.00
Community Assistance Provider	Chester, Fairfield, Newberry, Richland	10	\$85,144.71
Community Development & Improvement Corporation	Aiken, Edgefield, McCormick, Newberry, Saluda, Union	16	\$133,240.00
Community Organization for Rights and Empowerment (CORE)	Orangeburg	7	\$59,767.00
Darlington Co. Community Action Agency	Darlington	1	\$6,500.00
Dorothy M. Mills Group, Inc.	Lee	1	\$19,465.00
East Bluff Community Organization	Fairfield, Lexington, Richland	9	\$112,106.00
Empowered Personal Care Home Health Alliance	Clarendon, Lee, Sumter	10	\$126,811.65
First Providence Foundation 29841, Inc.	Aiken	1	\$6,500.00
Fresh Start CDC	Anderson	14	\$104,918.00

Friendship Community Improvement Corp.	Aiken	2	\$28,030.00
Glory Community Development of SC	Richland	1	\$6,500.00
Grand Strand Housing & CDC	Georgetown, Horry	2	\$25,965.00
Greer Community Outreach Center	Abbeville, Anderson	11	\$70,869.00
Helping Hands International Outreach Ministry	Dorchester	1	\$22,250.00
HoJac Enterprises, Inc.	Calhoun, Lexington, Orangeburg	12	\$108,950.00
Home Rehabilitation of Cherokee County	Cherokee	1	\$18,300.00
Homes of Hope, Inc.	Greenville, Laurens	5	\$106,015.00
Housing Development Corp. of Rock Hill	York	2	\$28,514.00
Jasper County Neighbors United Inc.	Colleton, Hampton, Jasper	12	\$114,043.00
Kevin Brown Ministries	Charleston	3	\$16,933.00
Kingdom Vision Christian Center	Charleston, Dorchester Calhoun, Kershaw, Orangeburg,	5	\$59,327.80
Lighthouse Learning Center	Richland	10	\$110,136.00
Low Country Community Services, Inc.	Berkeley, Charleston, Dorchester	20	\$192,134.00
Nazareth House Ministries	Anderson	1	\$6,500.00
Nehemiah CRC	Anderson, Greenville, Oconee	10	\$102,021.00
Neighborhood Housing Corp. of Greenville, Inc.	Greenville	1	\$18,970.00
New Covenant Community Center, Inc.	Aiken, Greenwood, Lexington	6	\$71,153.00
New Prospect Baptist Church	Anderson	10	\$76,276.00
OIKOS Community Development, Inc.	Aiken, Dillon, Greenville, Kershaw, Lexington, Richland, York	13	\$132,651.00
Palmland Community Development Foundation	Lexington, Newberry, Richland Clarendon, Darlington, Dillon,	29	\$209,179.67
Parnell's Community Development Corp., Inc.	Florence, Lee, Marion, Marlboro	23	\$178,409.00
Pee Dee Community Action Partnership	Florence	4	\$53,443.00
Potters Home Restoration & Housing Agency	Berkeley, Charleston	2	\$12,000.00
Promised Land CDC	Cherokee, Spartanburg	14	\$84,719.64
Rural Initiatives Foundation, Inc.	Aiken, Edgefield, Saluda	4	\$89,000.00
S.E.E.D. Faith Ministries International, Inc.	Richland	6	\$86,250.00
Santee Lynches Affordable Housing and CDC	Lee, Richland, Sumter	7	\$140,000.00
SC Uplift Community Outreach	Chester, Lexington, Richland Chester, Kershaw, Lexington,	4	\$37,089.00
SC Uplift Community Outreach	Richland	19	\$132,985.00
Soteria Community Development Corp.	Greenville	3	\$49,000.00
Southern Carolina Regional CDC	Hampton	1	\$3,144.00
Sumter County Community Development Corporation	Lee, Sumter	19	\$169,850.00
Sunbelt Human Advancement Resources, Inc. (SHARE)	Anderson, Greenville, Pickens	34	\$243,210.00
Tackling the Streets	Anderson	5	\$29,735.00
The Butterfly Foundation	Spartanburg	5	\$27,233.00
Tri-Development Center of Aiken County, Inc.	Aiken	3	\$19,075.00
United Way of Kershaw County	Kershaw	10	\$135,709.00
Veer CDC	Richland	13	\$110,101.00
Waccamaw Regional Council of Government	Georgetown, Williamsburg	3	\$48,600.00
Williamsburg Enterprise Community Commission, Inc.	Florence, Williamsburg	9	\$118,964.00
Williamsburg Regional Boys to Men Club, Inc.	Williamsburg	5	\$30,727.00
Total		554	\$5,428,457.79

SUPPORTIVE HOUSING ACTIVITY

The Supportive Housing Activity under the HTF program is designed to assist sponsors in creating shelters, transitional housing, and group homes to provide housing for very low-income citizens. These projects always include funding from other sources to provide needed services to the residents. For FY12-13, the HTF program awarded \$814,651.00 and assisted 40 families under this activity.

TABLE 2 SUPPORTIVE HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
CHESCO Services	Marlboro	4	75,000.00
Community Options, Inc.	Lexington	4	73,250.00
Marion-Dillon County Board of Disabilities & Special Needs	Dillon	4	69,150.00
Homes of Hope, Inc.	Anderson	6	210,702.00
Upstate Homeless Coalition of South Carolina	Greenville	6	92,971.00
Babcock Center, Inc.	Richland	4	75,000.00
United Cerebral Palsy of South Carolina, Inc.	Lexington	4	75,000.00
Community Options, Inc.	Lexington	4	72,650.00
Community Options, Inc.	Greenville	4	70,928.00
Total		40	\$814,651.00

RENTAL HOUSING ACTIVITY

The Rental Housing Activity under the HTF program is designed to assist sponsors in building, acquiring and rehabilitating rental properties to provide housing for very low- and low-income citizens. For FY12-13, the HTF program awarded \$991,163.00 and assisted 33 families under this activity.

TABLE 3 RENTAL HOUSING ACTIVITY

Housing Sponsor	Counties	Families Assisted	Total Award Amount
Genesis Homes	Laurens	2	62,500.00
Greenville Housing Futures, Inc.	Greenville	2	32,000.00
Homes of Hope, Inc.	Anderson	3	123,000.00
Homes of Hope, Inc.	Anderson	4	158,000.00
Nehemiah CRC	Spartanburg	6	193,963.00
Nehemiah CRC	Greenwood	8	200,000.00
Upstate Homeless Coalition	Richland	4	115,950.00
Allen Temple CEDC	Greenville	4	105,750.00
Total		33	\$991,163.00

