



CHARLESTON COUNTY
Housing our Future



SOUTH CAROLINA
**Community
Loan Fund**

Investing in Community

Housing Our Future Trust Fund Revolving Loan Fund Program Overview

SCCLF reserves sole right to change program guidelines. This document does not represent a comprehensive list of all guidelines and requirements.

◆ Housing Our Future Trust Fund Overview

Purpose:

The Housing Our Future Trust Fund (Fund) is a partnership between Charleston County Government and the South Carolina Community Loan Fund (SCCLF). The Fund provides **below-market rate loans** to support the creation and preservation of **affordable and workforce housing** in Charleston County, SC. Managed by SCCLF, the Fund helps meet local housing needs by providing flexible, need based and mission-driven financing. The Fund aims to fill gaps that traditional lenders often can't and to fund projects that could not move forward without this financing.

Eligible Uses:

- Acquisition
- Acquisition/Rehabilitation
- New Construction
- Rehabilitation (rental and homeownership). Excluding owner occupied rehabilitation
- Predevelopment costs (fees, surveys, appraisals, legal, etc.)

Applicants must have a site selected and demonstrate site control in the form of purchase contract, option or lease etc.

Ineligible Uses Include But Not Limited To: (SCCLF reserves sole right to determine eligibility)

- Completed projects
- Down payment assistance
- Emergency shelters, nursing homes, hospitals, residential treatment facilities, correctional facilities
- Farm worker housing
- Loan funds or pools
- Manufactured or mobile housing
- Non-residential or commercial development
- Owner-occupied rehabilitation
- Projects involving displacement or relocation that do **not** have approved relocation plan
- Purchase of existing partnership interest
- Projects located in flood zones will be approved/underwritten on a case-by-case basis
- Refinance of existing loan or debt
- Rental assistance
- Resident services
- Short term or transitional housing
- Student housing

SCCLF reserves sole right to change program guidelines. This document does not represent a comprehensive list of all guidelines and requirements.

◆ Eligible Applicants

- **Nonprofits:** 501(c)(3) or 501(c)(4), in “Good Standing” with SC Secretary of State
 - **For-Profits:** Must be legally registered and in good standing with SC Secretary of State
 - **Experience Required:** 2+ years and at least two similar projects completed in Charleston County or similar markets within the last 10 years
-

◆ Ineligible Applicants

- Applicants/borrowers or development team members debarred from any federal or state programs
 - Applicants/borrowers in default on a loan with SCCLF currently or that have defaulted on any loan with SCCLF or Charleston County Government
 - Applicants/borrowers defaulting on a loan resulting in foreclosure or deed in lieu of foreclosure for a residential property within the most recent 10- year period
 - Applicants/borrowers with a history of loan default, bankruptcy or significant outstanding liens within most the recent 10-year period or currently in default or arrearage of at least 3 months on any housing mortgage or loan
 - Applicants/borrowers with unresolved building code violations or other evidence of poor maintenance within Charleston County or the State of South Carolina
-

◆ Project Guidelines

- **Location:** Proposed projects must be located in Charleston County, SC
 - **Income Targeting or AMI Requirements:**
 - Rental Projects**
 - At least 80% of total units must target households at or below 120% AMI
 - At least 25% of total units must target households at or below 80% AMI
 - No more than 20% of total units as market-rate units (no income restrictions)
 - Homeownership Projects**
 - At least 80% of total homes must target households at or below 120% AMI
 - No more than 20% of total homes as market-rate units (no income restrictions)
-

Loan Terms

- **General Loans:**
 - Loan size: \$50,000 up \$2 million
 - Terms: Up to 60 months, interest only payments
 - May be subordinate or first lien depending on use
 - Project must demonstrate need for funds
 - Maximum per assistance unit: \$50,000

 - **Predevelopment Loans:**
 - Max: Up to \$2M (determined by guarantor net worth/liquidity)
 - Term: Up to 48 months + up to two 6-month extensions
-

Affordability Period Requirements

- **Rental Projects:** 20-year affordability period enforced via deed or covenant. Other restrictions apply.
 - **Homeownership Projects:** 7-year affordability period enforced via deed or covenant. Resale to income-eligible buyer during affordability period or pro-rated repayment required. Other restrictions apply.
 - **Third Party File Review/Income Verification** -will be required for tenant or homebuyer files at time of permanent loan closing. Applicant/project responsible for cost.
-

Application Process

1. The Housing Our Future Trust Fund application is a 2-step process: a preliminary application (pre-app) submission and approval, followed by approval of a full application.
2. **Access the Preliminary Application (Pre-App) via the SCCLF website**
 - <https://www.scommunityloanfund.org/housing/>
 - Click the “Apply Here for HOFTF”. You will need to create a Neighborly portal participant account by clicking “Sign Up Now”.
 - Basic project information and eligibility criteria required.
 - All pre-applications will be assigned a Case ID that will be used to complete a full application once eligibility is determined/approved.
 - Allow up to 5 business days for preliminary application review and approval.

3. Complete Full Application

- A link to the full application will be provided by SCCLF staff.
- More detailed information will be required for the full application:
 - Project information and overview
 - Target income population served by the project
 - Market feasibility
 - Development budget, pro-forma (rental projects) and funding sources
 - Environmental and zoning
- SCCLF reviews the proposed project for alignment with underwriting and feasibility guidelines.
- Allow 4-8 weeks for full application underwriting and approval.

4. Rolling Applications accepted until funding is exhausted and/or committed.

◆ Contact Us

Email: hoftf@scommunityloanfund.org

Housing Our Future Webpage: <https://www.scommunityloanfund.org/housing/>

Website: www.scommunityloanfund.org

Phone: 843-973-7285