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July 25, 2019

Via Email

Ms. Bonita Shropshire, Executive Director
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Boulevard
Columbia, SC 29210

RE: Follow-up question from the Subcommittee meetings with the agency on July 18 and July 22, 2019

Dear Director Shropshire:

The Economic Development, Transportation, and Natural Resources Subcommittee appreciates SC Housing's continued cooperation with the legislative oversight process. As follow-up from the meetings on July 18 and July 22, 2019, please respond to the following questions by August 26, 2019:

1. What are the mortgage foreclosure rates for your single-family homebuyer program and the eviction rates for tenants living in properties receiving allocations of Low Income Housing Tax Credits? What, if any, additional information do you track to measure the long-term success of your programs?
2. How many local governments have SC Housing staff met with in the last year to discuss affordable housing programs?
3. What kind of input do local governments have in the process of selecting projects that will receive funding or tax credits?
4. How many awards were made in the Neighborhood Initiative Program?
5. Does the agency have any current plans to address residential blight?
6. Are the fees that SC Housing receives for administering the state Housing Trust Fund established in statute?

7. Was there ever a requirement to have \$40,000 liquid assets in order to access Emergency Repair program funds?
8. Is the construction manager the only person who reviews and sets expected construction costs? What information is taken into consideration when setting those?
9. Please provide a list of fees that nonprofit organizations or others have to pay for SC Housing services or programs. For each fee, please indicate what the revenue is used for. If available, please also provide the total revenue from each of those fees in the last year.
10. What qualifications are required of inspectors?
11. Once an inspection of a Housing Trust Fund repair project is requested, how long is the wait? Do you track performance measures related to this?
12. What is the difference between group homes and supportive housing? Who owns each?
13. How many applications were received and awarded for group homes or supportive housing in the last year?
14. Please provide the number of applications that have been received and approved for Housing Trust Fund programs over the last three years.
15. Please provide a list of nonprofits you work with.
16. What kind of training do nonprofits have to go through to become qualified for participation in Housing Trust Fund programs? How do you market this training to nonprofits?
17. Does the agency play a role in developing nonprofit housing development capacity in the state?
18. How do individuals who need home repairs find out about Housing Trust Fund programs and know which local nonprofits can assist them in applying for this funding?
19. Given the challenges you cited with the administration of the Housing Trust Fund programs, have you ever considered receiving applications and supervising repairs directly rather than paying a fee to local nonprofits to complete this work?
20. What steps does the agency take to ensure that affordable housing development projects are distributed throughout the state?
21. Can you quantify the agency's impact in urban vs. rural areas?
22. How can individuals or partner organizations contact the Board of Commissioners? Is there a way to share feedback anonymously?
23. Other than Palmetto Heroes, are any of the single family mortgage programs targeted to specific groups, such as seniors?
24. Is there an appeals process for program changes included in program notices?
25. Does the agency benchmark any of its performance measures to other state housing finance agencies? If so, how does the agency compare?
26. Does the agency take any steps to reduce the number of mobile homes across the state?

27. What effect does the agency anticipate Opportunity Zones will have on statewide affordable housing and the agency's programs?
28. Please provide position descriptions for all director positions.

Please feel free to include any additional information you believe would be helpful to the Subcommittee. If this inquiry would yield a response that is not an accurate reflection of the agency or if additional time is needed to respond, please contact Committee staff. Thank you for your service to the people of South Carolina.

Sincerely,

A handwritten signature in blue ink that reads "Bill Hixon". The signature is written in a cursive, flowing style.

William M. "Bill" Hixon
Subcommittee Chair

cc: Economic Development, Transportation, and Natural Resources Subcommittee Members