MISSION
To advance equitable access to capital by providing loans, technical assistance, and advocacy for affordable housing, healthy food, community facilities and community business enterprises.

LENDING IMPACT

297 Loans
$27.4 Million in Financing
$221.6 Million in Development
2,228 Families Served

1,291 Housing Units
7 Healthy Food Retail Outlets
10 Community Businesses
9 Community Facilities

Cover Photo: Wilbur Cave, Allendale County Alive – SCCLF Borrower
LETTER FROM CEO & BOARD CHAIR

In 2015, we celebrated our tenth year serving the community. Ten years, 297 loans and $27.4 million in financing later we are making progress toward our mission of advancing equitable access to capital. As this year’s annual report reflects, we are carrying out our mission throughout South Carolina, in both rural and urban communities, investing in projects both large and small, and partnering with diverse borrowers to meet their unique capital needs.

In our transition from local to regional to statewide, as Charleston Housing Trust then as Lowcountry Housing Trust and today as South Carolina Community Loan Fund, we continue to challenge ourselves to work harder and be more creative in reaching the South Carolina communities that are truly in the greatest need of investment.

We are pleased to announce that our impact has been strong thus far; however, we are not resting on our laurels. We will continue to expand our presence, build our team, and measure our progress to our mission while being good stewards of your investment in us. Here are some of our highlights from 2015:

• A number of position changes were made within our staff as well as additions to the team to better equip us to carry out our mission and meet the needs of our statewide partners, and their communities.
• We opened an Upstate office in Spartanburg with plans to open a third office in the Midlands in early 2016.
• We launched an annual thought leader speaker series with the goal of bringing some of the nation’s most critical thinkers and thought provoking leaders to South Carolina to help us collectively wrestle with some of the systemic roadblocks to true community development we face as a state.
• We made 15 loans to 14 different borrowers investing $4.4 million in 9 different counties that facilitated the development of $25.2 million in tax generating, wealth producing assets for South Carolina communities.

By building a strong team of qualified staff and board members, engaged community partners, and dedicated investors, and by focusing our time, energy, and capital on underserved and hard to reach communities, we can truly make systemic change in South Carolina. We plan to continue strengthening our partnerships, expanding our geographic presence, growing our team, and investing in underserved South Carolina communities throughout 2016 and beyond, and we hope you will continue with us on this journey.

On behalf of South Carolina Community Loan Fund’s board and staff, we thank you for your ongoing support and commitment to investing in community.

In Partnership,

Michelle Mapp  
Chief Executive Officer

Tony Woody  
Board Chair
Allendale County, which is located in the South Carolina Promise Zone, is suffering economically. Median household income is less than half the national average and 40% of county residents live in poverty, according to the US Census Bureau. Among other challenges, residents struggle with a severe lack of access to housing that they can afford.

Allendale County Alive, a local non-profit affordable housing development organization, seeks to combat this problem by building and rehabbing a large inventory of affordable rental properties in the area. The organization was working to rehab four rental properties when they ran into unexpected issues that the initial project funding they received would not cover. Traditional lenders were not willing to provide the additional funding needed so Allendale County Alive applied for a loan through South Carolina Community Loan Fund.

Allendale County Alive was approved for a $61,500 loan that would allow them to complete the renovation of the four units. All four units are now in good repair and occupied by families that otherwise would have been forced into substandard housing or paying rents beyond their means.

Founding Executive Director, Wilbur Cave, says the project would have stalled without SCCLF. “The benefit of working with South Carolina Community Loan Fund is that they understand our organization and the uniqueness of what we do,” he said. “They wanted this project to succeed and worked with us to make it happen.”
SIX MILE OUTPARCEL
Mount Pleasant, SC

Rapid growth in South Carolina urban centers has dramatically increased housing costs, forcing families with modest incomes to move out, and often farther from their employment. Soon moderate income families will have the opportunity to live affordably in northern Mt. Pleasant, though, thanks to a collaboration between the South Carolina Community Loan Fund and a for-profit developer.

Six Mile Outparcel is building multi-family rental units adjacent to a shopping center completed in 2012 that includes a supermarket, retail and other services. The new development will house 92 families not eligible for state or federal housing programs, but still in need of affordable market rate rentals. South Carolina Community Loan Fund has provided a $500,000 loan to construct ten of the housing units. The rest of the project is financed by a commercial lender.

Tony Kassis, one of five members of the development group, says many of the people who work in the shopping center can’t afford to live in Mt. Pleasant. “If you can’t afford to live in the neighborhood where you work, there’s something wrong.”

The project is expected to be move-in ready by April 2017.
Honor Capital Principal, Marcus Scarborough, at the company’s first Save-a-Lot store on opening day.

HONOR CAPITAL, LLC
Columbia, SC

For four years after their grocery store left the neighborhood, the residents of Celia Saxon Homes in Columbia lived in a food desert. Forced to travel more than a mile to the nearest grocery store, residents had to incur additional public transportation costs, and often a two or three hour journey, in order to meet their families’ most basic need.

In 2014, SCCLF began working with Columbia Housing Authority, the owners of the neighboring shopping center, providing technical assistance on grocery store site development, underwriting and deal structuring. The Housing Authority identified Honor Capital LLC, led by eight Navy veterans, as an operator of a new store. Honor Capital was created to help eliminate food deserts in low-income communities and was embarking on its first grocery store venture. Backed by a $600,000 loan from SCCLF that covered 80% of the project’s $800,000 startup costs, Honor Capital opened a new store in May of 2015 allied with Save-A-Lot, the nation’s second largest grocer. By the end of the year it had filled most of its 25 staff positions with neighborhood residents and reached $3 million in sales.

“Working with SCCLF is definitely a partnership,” says Marcus Scarborough, Honor Capital Principal. “We went to traditional banks and high-wealth individuals and heard ‘no’ so many times. But these folks understood what our mission is and are 100% behind the mission.”
TRULUCK FARMS
Timmonsville, SC

Timmonsville is the poorest town in South Carolina, characterized by unsafe water and crime levels four times the state average. More than half of the town’s households make less than $20,000 per year. The local school district, Florence 4, is rated last in the state. Students grades K-12 share a school building and cafeteria and 72% of them receive free or reduced lunch. 86% of the student population is considered socially disadvantaged.

Truluck Farms, a woman-owned and operated for-profit grower, is working to make a difference in the Timmonsville area by providing fresh greens to local school districts, including Florence 4, as part of the farm-to-school movement. Farm-to-school programs not only improve the quality of school meals and nutrition education, they also support the local economy by keeping more of the money the school district spends on fruits and vegetables (which totals more than $17 million annually) in the hands of local farmers. Starting in the fall, Truluck Farms will provide local greens to Florence 4 school district, which has never sourced directly from a farmer.

Weatherly Thomas was awarded $12,500 through SCCLF’s Feeding Innovation program based on her plan to increase access to healthy food and vegetables in Timmonville, beginning with their farm-to-school program. The funding will help Truluck build a turnkey shed that is necessary in order to process and bag the collards before selling them to the school district. This program is expected to increase the farm’s sales, make much needed improvements to food security and nutrition, and provide additional job opportunities at the farm for Timmonville residents.

“It really is about growing fresh food and providing a great product to the students,” Thomas said. She expects to sell about 10,000 pounds of food to the district.
Like many healthcare organizations, New Horizon Family Health Services, Inc. (NHFHS), found itself at a point of inflection at the end of 2014. The nonprofit community health center has served the Greenville area since 1992 and has grown exponentially since its founding, moving from two locations to seven, increasing its staff from 35 to 180 employees, and increasing the number of residents it serves by 13,000. The organization was suffering growing pains in a rapidly changing healthcare industry characterized by a shifting labor market and subsequent retrenchment in lending by a traditional financial institution that was exiting their local marketplace.

NHFHS is committed to serving underserved populations including low income community members, HIV/AIDS patients, and homeless patients. They were in search of a new lending partner whose primary mission was the alignment of capital with social impact, not just profit. A lender that would place value on the impact NHFHS was making in Greenville County and elevate both the importance of its facility to the community and its financial condition.

SCCLF’s understanding of the unique business model of nonprofit community health centers allowed us to work with the organization to meet their financing needs. In May 2015, SCCLF provided a loan of $1,027,546 to NHFHS to refinance their existing loans. This loan allowed NHFHS to consolidate and refinance their outstanding debt, which reduced their debt service and monthly payments.

“From the very beginning, SCCLF was responsive and helpful,” recalled NHFHS President & CEO, Regina Mitchell. “It went beyond the mechanics of the financial transaction and made a genuine effort to understand our business model, as well as the unique circumstances that precipitated the need for the loan.”
Students in the target area for Quest Leadership Academy live in some of the poorest neighborhoods in Greenville, with 39% of the population below the poverty line. The founders of Quest believe that any child can be academically and socially successful given the proper supports. A $50,000 SCCLF investment in Quest Leadership Academy Charter School is aimed at interrupting the school-to-prison pipeline that so often characterizes the educational system in disadvantaged neighborhoods.

South Carolina Community Loan Fund provided a bridge loan to the school for planning expenses, which will be reimbursed by the South Carolina Department of Education. The loan helped the school get established and begin serving children and families.

The school, which began serving K4 to second grade in the 2014-15 school year and will eventually serve up to eighth grade, takes a holistic approach to education, with low student-to-teacher ratios, a focus on early childhood and an extended school day employing volunteers from the corporate community.

In addition, Quest partners heavily with parents to ensure that education is happening at home as well as at school. “If we don’t teach our parents, the children won’t get the help they desperately need and deserve,” said Brenda Humbert, Quest’s board chair.
NEW AMERICA CORPORATION

Orangeburg, SC

With downtown Orangeburg struggling to attract business, New America Corporation proposed to purchase three dilapidated commercial buildings, rehabilitate them and lease them to small business owners. New America Corp. is a non-profit organization committed to business development, affordable housing and education.

New America Corporation previously worked with South Carolina Community Loan Fund to finance affordable housing projects and saw this commercial project as another opportunity to partner with our organization. SCCLF provided an $84,000 loan for the purchase and renovation of the properties. The repairs were extensive in two of the buildings, including new electrical, plumbing, central heating and air conditioning, ventilation, roofing, framing, drywall, painting and flooring.

New America Corp. has completed the renovations and is leasing two of the properties as of February 2016. The first business to move in, Lush Nail Lounge, had its grand opening on January 12th. The owner of this small business, Sharnise McMichael, graduated with a business degree from Claflin University in 2015 and is already fulfilling her longtime dream of opening her own nail salon. Beyond enabling one woman’s success, the renovation of this space, and the opening of three new businesses will stimulate economic activity in this underinvested area of downtown Orangeburg, and create new job opportunities for members of the community.

Adolphus Johnson, New America Corp. CEO, says his organization believes that downtown rebirth is the key to Orangeburg’s success. “One of the greatest obstacles to fostering economic development in downtown is the derelict condition of its real estate.”
Grand Strand Housing and Community Development Corporation, a nonprofit organization located in Myrtle Beach, has assisted hundreds of families in a variety of affordable housing projects around the state. They have partnered with for-profit developers on a dozen multi-family housing projects in Horry and Florence counties. In addition, the agency administers the housing rehabilitation programs for the cities of Myrtle Beach and Conway.

Recently, though, the federal government began requiring that agencies pay contractors at the completion of their work before submitting proof of payment for reimbursement. Turnaround time for that reimbursement is generally 10 days to two weeks and Grand Strand Housing lacks the surplus funds to pay contractors without reimbursement funds in hand.

South Carolina Community Loan Fund provided Grand Strand Housing with a $50,000 line of credit in order to help cover these upfront costs. “The working capital line of credit will allow our longtime partner to continue providing much-needed affordable housing to residents of the Waccamaw region,” explained Patrick King, SCCLF’s Chief Lending Officer.

The first program for which the line of credit will be utilized is a home rental program in Georgetown and Williamsburg counties.

“We’ve enjoyed an ongoing partnership with the South Carolina Community Loan Fund,” said Pat Phillips, Executive Director of Grand Strand Housing and Community Development Corporation. “They share our mission of increasing the supply of affordable housing and they understand how organizations like ours work.”
2015 PROJECTS

AFFORDABLE HOUSING LOANS
1. Allendale County Alive $61,500, 4 units, Allendale, SC
2. Six Mile Outparcel $500,000, 92 units, Mt. Pleasant, SC
3. Crabapple Chase Apartments $60,000, 42 units, Anderson, SC
4. PASTORS Attaway Project $99,390, 1 unit, North Charleston, SC
5. City of Florence $700,000, 9 units, Florence, SC

HEALTHY FOOD LOANS
6. Honor Capital $600,000, 1 unit, 20 Jobs Created Columbia, SC
7. Truluck Farms $12,500, 1 unit Timmonsville, SC

COMMUNITY FACILITY LOANS
8. St. James Santee Family Health Center $225,000, 1 unit, 59 Jobs Created/Saved McClellanville, SC
9. Quest Leadership Academy $50,000 & $65,000, 1 unit, 35 Jobs Created/Saved Greenville, SC
10. New Horizon Family Health Services $1,027,546, 1 unit, 222 Jobs Created/Saved Greenville, SC
11. D.P. Cooper Charter School $135,000, 1 unit, 44.5 Jobs Created/Saved Salters, SC

COMMUNITY BUSINESSES LOANS
12. Grand Strand Housing & CDC $50,000, 2 Jobs Saved Myrtle Beach, SC
13. Humanities Foundation $750,000, 11 Jobs Created/Saved Mt. Pleasant, SC
14. New America Corporation $80,000, 3 units, 8 Jobs Created Orangeburg, SC

SCCCLF HAS NOW MADE LOANS IN 20 OF 46 SC COUNTIES
CORE FUNCTIONS

LENDING

In 2015 we provided...

- **$25.2M** in Development
- **360** Families Served
- **144** Housing Units
- **2** Healthy Food Retail Outlets
- **3** Community Businesses
- **$4.4M** in Financing
- **15** Loans
- **322** Families Served

TECHNICAL ASSISTANCE

- **7** Workshops & Events
- **2** TA Contracts
- **322** Attendees

ADVOCACY/POLICY CHANGE

SC Food Access Summit

The Food Access Summit, born out of the SC Food Access Task Force, is an all-day summit that highlights efforts that improve access to healthy food for South Carolinians with limited financial resources. The first annual summit was held in 2015 and brought in nearly 100 attendees ranging from non-profit leaders to farmers to government officials.


Tri-County Housing Summit

The annual Tri-County Housing Summit provides an opportunity for representatives from all sectors to interact and focus their collective energy on meeting our region’s housing and economic development needs. Developments from past summits have led to a number of efforts including Housing Matters SC, an ongoing public education campaign.

For more information about the Housing Matters SC visit www.housingmattersssc.com.

ASSESSMENT AND KNOWLEDGE SHARING

Thought Leader Speaker Series

We launched the Thought Leader Speaker Series in 2015 with the goal of bringing some of America’s most critical thinkers and thought provoking voices to South Carolina to help us collectively tackle some of the systemic roadblocks we face as a state. The 2015 speaker was two-time Pulitzer Prize winner and human rights advocate, Nicholas Kristof.
FINANCIALS

ASSETS

Cash and Investments  $6,774,944
Loans Receivable  $8,509,877
Reserve for Loan Loss  ($616,862)
Plant and Equipment  $25,398
Other Assets  $11,387

Total Assets  $14,704,744

LIABILITIES & NET ASSETS

Accrued and Other Payables  $16,435
Deferred Revenue  $140,000
Program Related Investments  $1,450,000
Other Investments  $5,680,457
Equity Equivalent Investments  $1,942,000

Total Liabilities  $9,228,892

NET ASSETS

Unrestricted  $4,773,372
Temporarily Restricted  $702,480

Total Net Assets  $5,475,852

Elliott Davis Decosimo, LLC audited the financial statements for the fiscal year ending December 31, 2015 in accordance with generally accepted accounting principles and expressed an unqualified opinion. The audit was approved by the Board of Directors and is available on our website, sccommunityloanfund.org.
PEOPLE

STAFF

Michelle Mapp
Chief Executive Officer

Anna Hamilton Lewin
Chief Operating Officer

Alice Williams
Accounting Manager

Brendan Buttimer
Community Development Loan Officer (Upstate)

Debby Waid
Chief Program Officer

James Chatfield
Community Development Loan Officer (Midlands)

Patrick King
Chief Lending Officer

Suzanne Lynch
Chief Finance Officer

Victoria Baker
Communications & Development Manager

2015 BOARD

Karen Abrams, Chair
Keller Williams Realty

Stephen Wichmann, Vice-Chair
Heritage Trust Federal Credit Union

Jim Haley, Treasurer
Cityvolve, LLC

Ashley Heggie, Secretary
Greystar

Tony Woody, At-Large
Thomas & Hutton Engineering Co.

Andy Hewitt
The Paramount Group-SC

Bill Stanfield
Metanoia

Pamela Williams
Patricia King
Robert Nettles
SCANPO
Trident United Way
Wendy Zara

Madeleine McGee
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Michael Mansson
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Reese McFaddin
Ron Owens
Sherrie Snipes Williams
Steve Wichmann
Susan and Alec Taylor
Susan P. Breslin
Suzanne Lynch
Tammie Hoy Hawkins
Tanda Ingram
Thomas Anderson
Vince Graham
Wilbur Cave
Zach Bearden

$100,000 - $499,999
BB&T
First Citizens Bank
Patricia Lewin
SCBiz News
Tom Baker

Thomas & Hutton Engineering Co.
Tony Woody
Whitney Powers

$500,000+
Anita Zucker
TD Bank
U.S. Department of Treasury CDFI Fund

*Asterisk indicates 2015 investor

DONORS/INVESTORS

$1 - $500
Adolphus Johnson
Alice Williams
Amanda Lawrence
Andrew Hewitt
Anonymous
Bill Stanfield
Bronwyn K. Lester
Carolina Mascarin
Cathy Kleiman
Chris and Louisa Sandvig
Christe McCoy-Lawrence
Dan Winters
David and Ann Marconi
Deanna Demory
Dottie Forester
Eleanor Borstein
Franklin Scott, Jr.
George Hartley
Grace C Fricks
Habitat for Humanity of Berkeley County
Jeanne Milliken Bonds
Jennie Stephens
Jerrell Anthony
Johnson
Julie Hussey
Karen Hauck
Kathleen Cassels
Letitia Lynn

$100,000 - $499,999
Blue Cross Blue Shield of South Carolina
Edward W. Hazen Foundation *
CBC National Bank *
Kresge Foundation
Mary Reynolds Babcock Foundation
NBSC, a division of Synovus Bank *
Robert Johnston *
Woodforest National Bank *

$500,000+
Anita Zucker *
TD Bank *
U.S. Department of Treasury CDFI Fund *

$5,000 - $49,999
Anna and David Lewin
Anonymous
Dr. Michael S. Kogan
Elizabeth and Childs Smith
Elliott Davis Decosimo, LLC
Evening Post Industries, Inc
Heritage Trust Federal Credit Union
Housing Summit
Howell Linkous & Nettles, LLC
Karen Abrams
Landing Financial Group of Raymond James
McNair Law Firm
PNC Bank
Royal Live Oaks Academy
Santee Cooper
SunTrust

* denotes a 2015 investor
COASTAL OFFICE
1064 Gardner St. Ste 302
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(843) 973-7285

UPSTATE OFFICE
160 E St John Street
Spartanburg, SC 29306
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MIDLANDS OFFICE
4300 North Main Street
Columbia, SC 29203
(803) 403-5524

Office Locations
- Coastal Region
- Midlands Region
- Upstate Region