



SOUTH CAROLINA
Community
Loan Fund

Investing in Community



2021 ANNUAL
REPORT

LETTER FROM CEO & BOARD CHAIR

Dear Friends,

Each year, we create the South Carolina Community Loan Fund (SCCLF) annual report and it provides us an opportunity to reflect on the year as a whole. As we look back on 2021, we are filled with gratitude for what we were able to achieve together.

Last year, SCCLF achieved many milestones, which gave us reasons to feel optimistic and energized for the work ahead of us. It was a year in which our organization deployed \$11.5MM in New Markets Tax Credits. It was also a record-breaking year for new investments, and many current investors renewed or significantly increased their support. This tells us that you've heard the call for patient capital to provide flexible funding which allows us to meet the needs of our South Carolina communities. We are grateful for the trust you have placed in SCCLF and for your commitment to increasing access to capital in the communities where it matters most.

In the pages that follow, you will meet some of our borrowers, program participants and partners who are leading the community-driven change we all want to make possible. In a year where we closed 26 loans - our highest amount ever, SCCLF had the opportunity to be a small part of the success of a growing number of organizations owned or led by women and people of color.

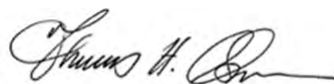
In addition, the driving force behind the impact SCCLF made in 2021 is the excellent team we have in place. During a year of great organizational change, our staff remained focused on our mission, thereby helping us achieve record-breaking results. We appreciate their dedication throughout the year and, with them at the helm, we look to the future with optimism and a strong sense of possibility.

Thank you for continuing to share our vision of a more just and equitable South Carolina. By investing in SCCLF and its borrowers, you are truly investing in community, and because of this, we know that our best days lie ahead.

In Partnership,



Nathaniel A. Barber
Chief Executive Officer



Thomas Anderson
Chairman, Board of Directors

IMPACT



26
Loans



56%
Loans to Female
Borrowers



65%
Loans to People
of Color



35%
Loans in Rural
Communities

LENDING

AFFORDABLE HOUSING

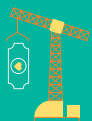
Affordable Options Unlimited	\$65,000.00	Chesterfield
Bingham Park	\$250,000.00	Mecklenburg
Catawba Crossing	\$225,000.00	York
JMW Consulting	\$65,000.00	York
Oneil Pointe	\$100,000.00	Richland

SMALL BUSINESS

Amos Tire Company	\$100,000.00	Dorchester
The Bee's Knees Toys and Books	\$150,000.00	Pickens
The Reid House- BEVID Senior Care Pharmacy	\$263,700.00	Spartanburg
Burbage Meats	\$145,000.00	Charleston
Clare's Creamery	\$163,254.00	Greenville
Camp Tails and Trails Pet Friendly RV and Tent Campground	\$400,000.00	Oconee
Fireproof, LLC	\$268,977.00	Fairfield
Foodie Faves	\$55,000.00	Darlington
Fuel Flo	\$145,000.00	Dorchester
Get Fit Nutrition: The Meal Prep Co.	\$95,000.00	Charleston
Johnson & Wilson Real Estate Co	\$625,000.00	Charleston
Mae's Sweets with Soul	\$645,000.00	Charleston
Old Magnolia	\$260,000.00	Hampton
Perrin Woodworking	\$150,000.00	Beaufort
Sports Academy	\$400,000.00	Beaufort

COMMUNITY FACILITIES

Croft Christian Academy	\$150,000.00	Spartanburg
Eleven Thirty-Five	\$85,000.00	Charleston
Gates School	\$100,000.00	Charleston
Lifefhouse Child Enrichment Station	\$2,674,000.00	Beaufort
Waverly Foundation of Allen University	\$1,299,930.00	Richland



\$73.6
Million in Project
Development



\$8.9
Million in financing



198.5
Jobs created or
retained

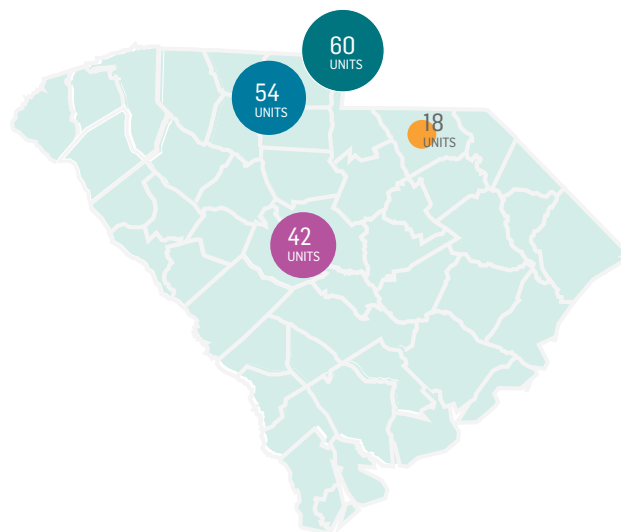


174
Housing units

AFFORDABLE HOUSING

UNITS FINANCED IN 2021

SCCLF continued to finance affordable housing projects throughout the state via participation in Centrant Community Capital. As construction costs rise and the need for affordable housing grows, SCCLF is committed to meeting the needs of developers ranging from nonprofits and municipalities to participation deals and Low Income Housing Tax Credit eligible projects.

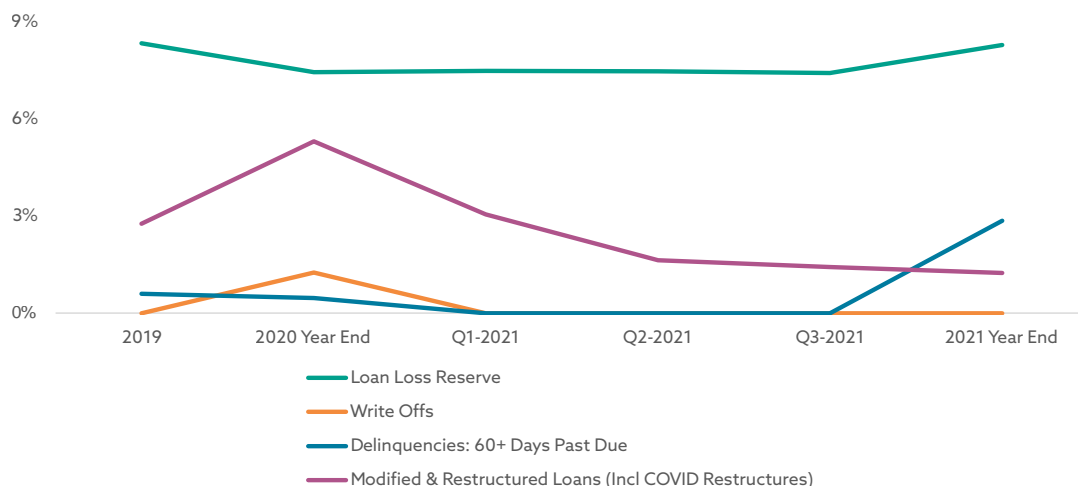


PORTFOLIO PERFORMANCE

AS PERCENTAGE OF LOANS OUTSTANDING

\$129,160,981 TOTAL

SCCLF's portfolio continues to perform well as borrowers work to recover from the effects of the pandemic. Modifications and restructures decreased steadily throughout the year, and SCCLF works closely with borrowers to resolve delinquencies as borrowers in underserved communities are often the last to feel the effects of economic relief efforts.



See Financials section for numerical presentation of above data.



Fuel Flo

\$145,000

Dorchester County

Amber Murray knows what it's like to be on the other side of "I'll stop for gas in the morning." The idea for her business, Fuel Flo, came to her after she accidentally ran out of gas while driving. Fuel Flo, based in St. George, South Carolina, is a mobile fueling service that provides fuel to their customers by driving to their home or work on a weekly basis.

"We're basically like a Door Dash or Uber for gas," said Amber. "We come to your house or wherever you work to come fill up your gas tank. You don't have to worry about being heckled at the gas station, you don't have to worry about being robbed, and with COVID, this is a sanitary avenue."

Amber was able to purchase a fuel tank and other equipment for her business through a small business loan with South Carolina Community Loan Fund.

"Without SCCLF, this would not have been possible," said Amber. "I got a whole lot of no's when it came to my business but they say it only takes one yes. My emotions are all over the place because I can't believe this is really happening. This was a blessing delayed but not denied."



Clare's Creamery

\$163,254

Greenville County

From sharing her homemade ice cream with her family across their kitchen table to now serving the same scoops to the Overbrook neighborhood in Greenville, Caitlin Hayes has always had the desire to open a community-based business that serves as a hub for the area residents.

Her women-led, Greenville-based business, Clare's Creamery, was inspired by her time working at a small-town family-owned ice cream shop in Ohio.

"The owners cared a lot about the community we were in and I learned a lot from them," She said. "While working there, I started dreaming about how I could one day create a business of my own that held the same community-focused values."

In 2020, Caitlin started selling her ice cream batches to Greenville's Overbrook neighborhood out of a frozen cart. After securing a small business loan from SCCLF, Caitlin opened a brick-and-mortar shop in May of 2021.

"Finding financing for a food-based startup during a global pandemic was difficult," she said. "If we did not find South Carolina Community Loan Fund, I'm not sure where we would be. We are thankful and grateful."

NEW MARKETS TAX CREDITS

By the end of 2021, SCCLF deployed almost \$35MM New Markets Tax Credits via two allocations. Credits are allocated to Community Development Entities with proven successes in creating access to capital where it matters most. The projects SCCLF invested NMTCs in overlap with its lending efforts: projects in rural communities that provide job opportunities, those owned or led by people of color, and facilities that act as a hub for community services and activities.

PROJECT	ALLOCATION	COUNTY
Red Rock Development/ Allied Air	\$4,500,000	Orangeburg
Allen University	\$7,000,000	Richland



PROJECT SPOTLIGHT

GOOD SAMARITAN WAVERLY HOSPITAL

ALLEN UNIVERSITY

\$7MM NMTC ALLOCATION
\$1.9MM LOAN

South Carolina Community Loan Fund invested a \$7 million New Markets Tax Credit allocation into a community-based project that will breathe life back into a historical building that served as a medical hub for the African American community from 1938 to 1973.

Allen University, a historically black university (HBCU), broke ground on its Good Samaritan Waverly Hospital project in 2020. The building, which once served as a health center for the Black community in Columbia, has begun renovations to become a timeless hub for the past, present, and future of the university and its surrounding community. This project will redevelop the three-story hospital into a multifunctional space. It will serve as a civility learning center, a memorial space for the Emanuel Nine, and become the home to two new museums: the Palmetto African American Hall of Fame and the Waverly Wall Museum.

SCCLF's invested \$7 million of its New Markets Tax Credit Program Allocation into the Allen University project. Since 2019, SCCLF has deployed \$35 million to community-centered projects like this one. This financing was in participation with The Reinvestment Fund.

"The NMTC program permits SCCLF to help communities develop facilities that might not be feasible. For the right project, the combination of federal tax credits and private capital make all the difference to a resource-challenged community," said Nate Barber, CEO of SCCLF.



TECHNICAL ASSISTANCE

SCCLF offers in-depth, multi-week business development programs designed to give diverse entrepreneurs across the state the knowledge and skills they need to expand their businesses. These programs culminate in a competition for seed capital awards. Thanks to generous funders invested in supporting SC's small businesses, SCCLF was able to award more capital than ever before to business owners working to create jobs and serve their communities.

Feeding Innovation Winner Palmetto Works CDC

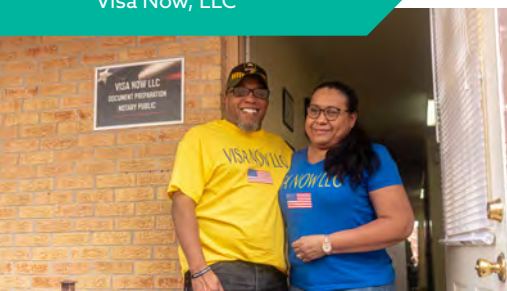


CHOPS Produce and Cannery, located in Conway, South Carolina, aims to provide fresh fruits and vegetables to its community to alleviate poor health and obesity. The produce stand is an initiative of Palmetto Works Community Development Corporation and run by Executive Director Cheryl Adamson.

CHOPS finished Feeding Innovation with a sound business plan that showed they had a viable path to expanding their services. They showed the judges that a capital award could increase the impact they have on their neighbors' access to healthy foods as well as local farmers' ability to sell their crops.

"Nutrition has always been my passion," said Cheryl. "Food is medicine and important. We want to teach people how to heal themselves through their eating. We want to teach people how to heal themselves through food."

LEAP Winner Visa Now, LLC



Embarking on the United States immigration process can be costly, and the paperwork process can be difficult to navigate alone. Lee and Nicole Gamble created their business, Visa Now LLC, to help people with their immigration documents while creating an environment for their clients that is supportive and understanding.

Visa Now LLC is a document preparation service that specializes in preparing, reviewing, and assembling forms. The business is veteran- and woman-owned and is based in Sumter, South Carolina. Visa Now LLC won first place and a \$30,000 seed capital award to expand their business because of their business plan and investment pitch.

"We have done the research, been through the process, and know the ins and outs of it," said Nicole. "We want all of our clients to know that we are here for them."

PROGRAM WINNERS

Feeding Innovation Cycle 1

Grateville Acres, LLC	Paxville
Palmetto Works CDC	Conway
Sal's Feed, Seed, & Supply	Columbia

Feeding Innovation Cycle 2

The Naked Pantry Co.	Goose Creek
Futnuss	North Charleston
Dragonfly Creek	Walterboro

LEAP Cycle 1

Beyond This February	Cowpens
1 Am She	Lake View
Visa Now, LLC	Sumter

LEAP Cycle 2

Garden City Gymnastics	Orangeburg
Empanadas & Salsas El Ca-fe	Piedmont
Lily's Front Porch	Cades



42
Small businesses
enrolled



\$180K
Seed capital
awarded



76%
Participants are
women



84%
Participants are
people of color

FINANCIALS

STATEMENT OF FINANCIAL POSITION:

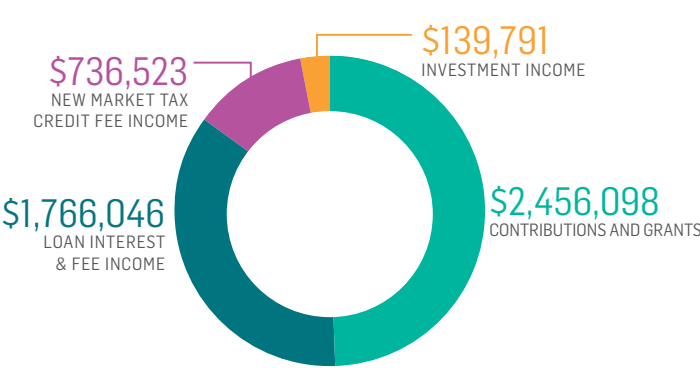
	2021	2020
ASSETS		
Lending & Operating Cash	\$4,565,885	\$3,495,797
Investor & Operating Reserves	\$3,950,496	\$4,359,825
Loans Receivable	\$28,885,981	\$19,802,425
Allowance for Loan Losses	\$(2,391,261)	\$(1,777,587)
Non-Recourse Note Receivable	\$6,200,000	\$6,200,000
Other Assets	\$1,328,355	\$4,338,080
Total Assets	\$42,539,456	\$36,418,540
LIABILITIES & NET ASSETS		
PRI, EQ2, and Other Investments	\$25,894,797	\$20,985,674
Non-Recourse Note Payable	\$6,200,000	\$6,200,000
Other Liabilities	\$323,943	\$279,019
Total Liabilities	\$32,418,740	\$27,464,693
NET ASSETS		
Net Assets without Donor Restrictions	\$9,283,395	\$8,353,067
Net Assets with Donor Restrictions	\$837,321	\$600,780
Total Net Assets	\$10,120,716	\$8,953,847
Total Liabilities & Net Assets	\$42,539,456	\$36,418,540

KEY FINANCIAL METRICS:

Net Assets / Total Assets	23.54%
Loan Loss Reserves	8.28%
Self Sufficiency	67.2%

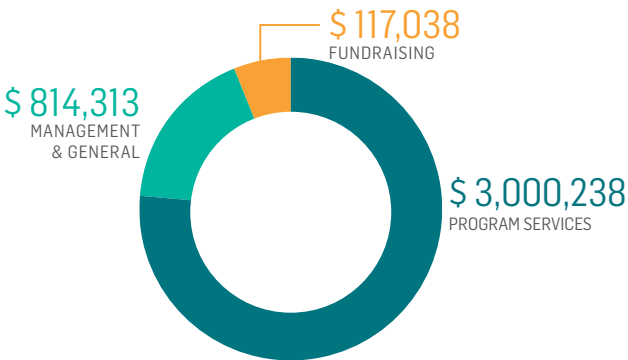
REVENUES & SUPPORT

\$5,098,458 TOTAL



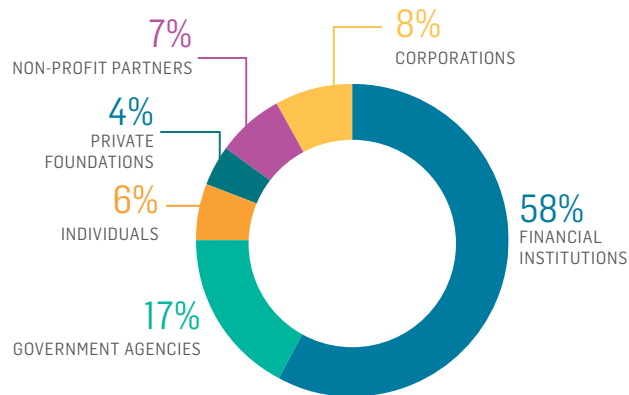
EXPENSES

\$3,931,589 TOTAL

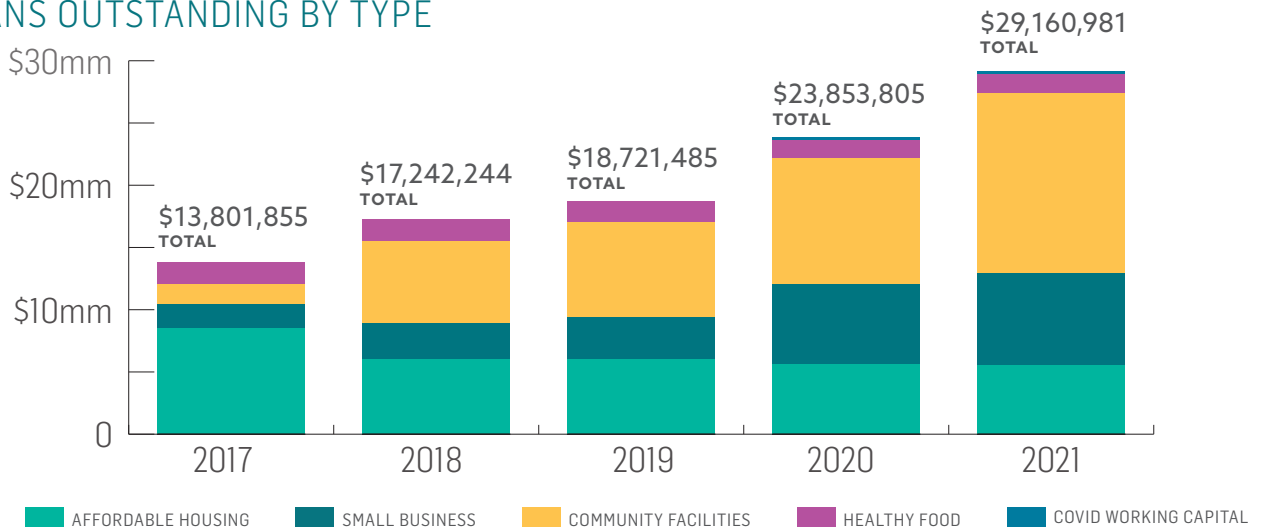


REVOLVING LOAN FUND INVESTORS

\$25,894,797 TOTAL



LOANS OUTSTANDING BY TYPE



PORTFOLIO PERFORMANCE

AS % OF TOTAL LOANS OUTSTANDING

	2019	2020	Q1-2021	Q2-2021	Q3-2021	2021 YEAR END
Loan Loss Reserve	8.33%	7.45%	7.48%	7.47%	7.42%	8.28%
Write-Offs	0.00%	1.26%	0.00%	0.00%	0.00%	0.00%
Delinquencies: 60+ Days Past Due	0.60%	0.47%	0.00%	0.00%	0.00%	2.86%
Modified & Restructured Loans	2.76%	5.31%	3.04%	1.63%	1.42%	1.24%

(Incl COVID Restructures)

Elliott Davis Decosimo, LLC audited the financial statements for the fiscal year ending December 31, 2021 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.



SOUTH CAROLINA
Community Loan Fund
Investing in Community

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Drew Harrison, Carolina Commercial, LLC
Jim Haley, Cityvolve, LLC
Martin Livingston, City of Spartanburg
Michael Mansson, Ziff Properties
Robert Johnston, The InterTech Group, Inc.
Zach Bearden, Origin Development Partners, LLC

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Jaclyn Kohlhepp, Consultant
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Richard Doelling, Greystar

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3710 Landmark Drive
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Columbia, SC 29204



OPPORTUNITYFINANCE
NETWORK

AERIS
RATED
★★★A-
POLICY PLUS

TAX ID 01-0793507

SCCLF is a SC and US Treasury Certified Community Development Financial Institution (CDFI).

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