



2021 Annual Report



Greetings to Supporters of Community Economic Development in South Carolina,

2021 was a transformative year for the community economic development (CED) industry in South Carolina. For years, we have operated from the margins of influence, working hard to demonstrate the value of CED to decision-makers, funders, and influencers. Well in 2021, all of the hard work of the CED field paid off. In 2021 we began to see signs of our work being placed in the center of the agenda for economic recovery and resilience.

- The South Carolina General Assembly approved a record \$5 million in grants and tax credits for certified community development corporations and community development financial institutions.
- The Office of Rural Health South Carolina, in partnership with the SC Department of Health and Environmental Control (DHEC), funded community garden development in South Carolina as a strategy to mitigate food deserts and impact health disparities in South Carolina.
- The US Economic Development Administration (EDA) awarded SCACED, Increasing HOPE and the SC Community Capital Alliance a \$711,000 grant to build an ecosystem and grow capital to support entrepreneurs of color.
- The US Small Business Administration (SBA) awarded SCACED and 8 partnering organizations a \$2.5 million grant to support minority, women and veteran entrepreneurs.
- And to cap off an historic year, SCACED and our 3 collaborative partners; Homes of Hope, the Center for Heirs' Property Preservation, and Increasing HOPE, completed The Opportunity Center as the new headquarters for our operations and a hub for economic prosperity.

These are but a few examples of the tremendous successes of the CED sector in South Carolina in 2021. And none of our success would have been possible without the support of our funders, our partners, and you, the leaders in the CED industry. To learn more, we invite you to review our 2021 Annual Report. Here you will learn about the progress and impact of the CED industry, which is playing a significant role in helping our state recover from the pandemic and transform the Palmetto State towards resiliency and prosperity. We thank you for your leadership and support.

To your prosperity,

Kristi King-Brock

KRISTI KING-BROCK

*Chairperson, SCACED Board of Directors
Executive Director, AIM*

Bernie Mazyck

BERNIE MAZYCK

President & CEO, SCACED

BOARD OF DIRECTORS

KRISTI KING-BROCK
Chairperson
Anderson Interfaith Ministries

WILBUR L. CAVE
Vice Chairperson
Allendale County ALIVE

KIM M. GRAHAM
Secretary
Pinnacle Financial Partners

GINNY STROUD
Treasurer
United Bank

DON C. OGLESBY
Immediate Past Chair
Homes of Hope

SCOTTY DAVIS
City of Florence

SEDRICK L. MCCALLUM
South State Bank

WALLACE EVANS, JR.
A Father's Place

LILA ANNA SAULS
Homeless No More

MERILYN JACKSON
South Carolina Regional CDC

GRAHAM ADAMS, PHD
SC Office of Rural Health

DOMINIK MJARTAN
Optus Bank

GEONA SHAW JOHNSON
City of Charleston

MIKE YOUNG
PASOs

JOHN F. VERREAULT, III
TD Bank

JENNIFER WILFORD
City of Rock Hill

BERNIE MAZYCK
President & CEO

KATE PRATT
Vice President of Operations

AMBER STEWART
Program Associate

KEN HARVIN
Rural Resource Coordinator

CHARLOTTE GRANT
*Community Engagement
Coordinator*

BUSH BRUNSON
*Communications &
Membership Coordinator*

RASHIDA DILLARD
*Executive Assistant &
Office Manager*

ROBERTO STEWART
*Charleston Southern
University Intern*

STAFF



Community Development Policy Wins

The Community Economic Development Industry received its greatest endorsement from the Legislature since the passage of the South Carolina Community Economic Development Act of 2000, which authorized \$10 million in grants, loans, and tax credits.

In 2021, the SC General Assembly allocated a total of \$5 million to the Community Economic Development Industry, serving as a testament to the relevance and significance of community development work being done across the state.

LEGISLATION PASSED TO FUND COMMUNITY ECONOMIC DEVELOPMENT

- \$3 Million in Community Development Tax Credits
- \$2 Million for the CED Fund



THE EFFECT

The \$5 Million total package will help transform South Carolina communities through affordable housing development and rehabilitation, workforce development, financial literacy, and small business lending and technical assistance.



Community Development Tax Credit

A taxpayer may claim as a credit against their state income tax, bank tax, or premium tax liability 33% of all equity investments and 50% all cash donations to certified Community Development Corporations (CDCs) and Community Development Financial Institutions (CDFIs). \$1 million in available CD Tax Credits were reserved in record breaking timing of 2 minutes. 62 Individuals contributed \$2.6 million to the 11 certified CDCs and CDFIs below, helping support affordable housing, workforce development, and small and micro businesses across the state.

| ORGANIZATION | SERVICE AREA |
|--|---|
| Habitat for Humanity of Greenville County CLIMB Fund | Greenville Charleston, Dorchester, Colleton, Williamsburg |
| Greenwood Area Habitat for Humanity Metanoia CommunityWorks | Greenwood North Charleston Greenville, Spartanburg, Anderson, Pickens |
| Anderson Interfaith Ministries South Carolina Community Loan Fund Increasing HOPE Soteria CDC Rebuild Upstate Homes of Hope | Anderson Statewide Charleston, Berkeley, Dorchester Greenville Anderson, Greenville, Oconee, Pickens Greenville, Charleston |

2021 CD TAX CREDITS

- \$1 million available
- Reserved in 2 minutes
- \$2.6 million leveraged



Community Development Institute

CDI offers professional organizations and their staff an opportunity to build skills, learn from peers and connect to existing state, regional and national resources. We offer structured training sessions throughout the year and covering a broad range of topics.

292 ATTENDEES | 9 VIRTUAL TRAININGS

ADVOCACY BOOTCAMP WEBINAR SERIES

Advocacy 101

Exercising Your Voice

Building Relationships with Decision Makers

Advocacy in Action:

- 36% Cap Rate on Consumer Loan Products
- Community Mobilization
- Advocating for the Community Economic Development Industry

NATIONAL DEVELOPMENT COUNCIL COURSES

Supported by Truist

52 Worked Towards Housing Financial Professional Certification

SUMMER LUNCH & LEARN

August 2021

Over 60 SCACED members and units of local government learned from guest speaker John L.S. Simpkins, JD, LLM, President of MDC, Inc., who discussed how local governments can use and leverage American Rescue Plan funding.



Landowner Workshop Program

The Landowner Workshop Program focuses on providing critical support for historically underserved producers to increase local market opportunities and long-term capacity. Program participants learned different uses and value of their land, how to increase profitability, and conservation planning.

- 5 Landowners Resource Workshops
- 1 Landowner's 101
- 1 Landowner's 201

OUTCOMES

- 24 Environmental Quality Incentives Program (EQIP) Applications
- 99 Farmers and Landowners attendees
- 9 Farmers obtain a farm tract number
- 2,948.92 of Acres represented



Community Garden Grant Program

In partnership with USDA Natural Resources Conservation Services (NRCS), SCACED makes available community garden and hoop house grants for the establishment of a community gardens in a low-access and/or rural communities. In 2021, SCACED awarded three (3) hoop house grants and eight (8) community garden grants.

HOOP HOUSE GRANT AWARDEES

| ORGANIZATION | LOCATION |
|---|------------|
| Gullah Farmer's Cooperative | Beaufort |
| Soteria Community Development Corporation | Greenville |
| John W. Moore Middle School | Florence |

COMMUNITY GARDEN GRANT AWARDEES

| ORGANIZATION | LOCATION |
|--------------------------------------|------------|
| Bridging the Gap | Laurens |
| Lighthouse Hydromart | Dorchester |
| Penn Center, Inc. | Beaufort |
| Oconee Cultivation Project | Oconee |
| Lakeview Baptist Church | Kershaw |
| The Hands of Mercy, Inc. | York |
| Habitat for Humanity of Horry County | Horry |
| Destiny Community Outreach | Charleston |



Broadband Community Champion Training

The Broadband Community Champion Training Initiative addresses barriers and the lack of broadband access in rural communities. The goal of the initiative is to certify Community Broadband Champions to marshal sustainable support from key community stakeholders. Our design empowers local leaders to attract service providers and capital to expand rural broadband service. Counties selected to participate are engaged in three (3) training sessions; access, adoption, and use of broadband; K-12 education; and healthcare.

NUMBER OF PEOPLE WHO RECEIVED TRAINING:

77 Broadband Community Champions

NUMBER OF COUNTIES AWARDED:

8 Broadband Community Champion Counties awarded \$11,079,766.

COUNTIES WHO PARTICIPATED IN TRAINING:

Clarendon, Marion, Union, Chester, and Orangeburg

Program funded by the USDA Rural Community Development Initiative Grant



Image 1: SCACED staff poses with Rep. Jim Clyburn at the Allendale Broadband Pilot Program reception. Left to right: Bush Brunson, Ken Harvin, Rep. Clyburn, Bernie Mazyck, and Kate Pratt

Image 2: Jim Stritzinger, Director of Broadband at SCORS, delivers remarks at the Allendale Broadband Pilot Program reception, recognizing SCACED's role in the program. Pictured left to right: Jim Stritzinger (podium), Bernie Mazyck, Wilbur Cave (Board member), Ken Harvin, and Kate Pratt

Minority Business Development

The COVID-19 pandemic and its economic impact brought renewed focus on small and minority business development. In 2021, SCACED received two transformational grants from the Economic Development Administration (EDA) and Small Business Administration (SBA) to help serve the needs of minority entrepreneurs and business owners across the state. The grants will provide a variety of support services for entrepreneurs such as structuring and establishing a business, raising capital, workforce development, and capacity building.

MINORITY BUSINESS DEVELOPMENT INITIATIVE

Supported by the EDA | AMOUNT: \$711,000

Impact: The funding from the EDA will help support The Opportunity Center's Minority Business Development Initiative. Designed as an entrepreneurial ecosystem, the Initiative aims to be a one-stop-shop for local minority entrepreneurs by offering a variety of services:

- Pandemic relief resources
- Workforce Development
- Organizational development trainings
- Affordable capital



SBA SOUTH CAROLINA COMMUNITY NAVIGATOR PROGRAM

Supported by the SBA | AMOUNT: \$2.5 million

Impact: Through the SBA's Community Navigator Pilot Program, SCACED will serve as the "hub" organization in South Carolina working with eight (8) "spoke" organizations across the state who will deploy recovery and support resources to minority entrepreneurs and business owners. The program aims to reduce barriers and close the resource gap for minority and small business owners. The eight "spokes" in the state are:

- Increasing HOPE Financial Training Center
- South Carolina Small Business Development Center
- CommunityWorks
- South Carolina Hispanic Chamber of Commerce
- Benedict College Women's Business Center
- CLIMB Fund
- Optus Bank
- DESA, Inc.



Opportunity SC: 2021

Part of Resilient Communities, The National Forum

The largest comprehensive community development convention and forum in South Carolina, was virtual and national. We partnered again with the National Alliance of Community Economic Development Associations (NACEDA) and seven other community development organizations from across the country to bring a virtual event with a national presence. Over 1,500 people participated including 150 from across South Carolina.

HIGHLIGHTS

South Carolina Keynote Speaker: John Hope Bryant

20 National Sessions

4 South Carolina Sessions:

- The State of the Sector: Where We've Been and Where We're Going in South Carolina
- Keynote Address from John Hope Bryant & SCACED Awards Ceremony
- What We Say and How We Say It: Why Word Choice Matters
- Financial Tools for Your Next Community Development Project



SAVE THE DATE

Opportunity SC: 2022 | October 12-14 | Greenville, SC

SUPPORTERS

Amplify Fund
Bank of America
Coastal Community Foundation
Center for Heirs Property Preservation
CommunityWorks, Inc.
The Conservation Fund
The Cypress Fund
Dominion Energy
Donnelley Foundation Gaylord & Dorothy
First Bank
First Citizens Bank & Trust Company
Hollingsworth Funds
Homes of Hope, Inc.
JP Morgan Chase & Co.
Optus Bank
National Community Reinvestment Coalition (NCRC)
NeighborWorks America
PASOs
Pinnacle Financial Partners
PNC Bank
Regions Bank
Roper St. Francis
Sisters of Charity Foundation of South Carolina
South Carolina Commission of Minority Affairs

South State Bank
Synovus
TD Bank
TD Charitable Foundation
Truist Bank
United Bank
Unum – Colonial Life
USDA - Rural Development
USDA – NRCS
US Energy Foundation
Wells Fargo Bank
Woodforest Bank

INDIVIDUAL MEMBERS

Graham Adams
Nate Barber
Virginia Berry White
Wilbur Cave
Scotty Davis
Shelah Durant
Wallace Evans, Jr.
Kim M. Graham
Linda Howard
Kristi King-Brock
Don C. Oglesby
Dr. Mark O'Rourke
Lila Ann Sauls
William "Bill" C. Stanfield

Virginia "Ginny" Boyd Stroud
Lee and Erica Trent
John F. Verreault, III
Jennifer Wilford
Mike Young

NON-PROFIT & GOVERNMENT MEMBERS

ABCD The Palmetto Group
A Father's Place
Allendale County ALIVE
Allen Temple Community Economic Development Corporation
Anderson Interfaith Ministries (AIM)
Town of Andrews Community & Economic Development Association
Barber Tech Academy
Beaufort County Black Chamber of Commerce
Blackville Community Development Corporation
BrownStone Too, Inc.
Carolina Café on 29
Carolina Foothills Federal Credit Union
Carolina Human Reinvestment
Central Midlands Council of Governments
Charleston County

Charity Foundation (The)
CLIMB Fund
Charleston Redevelopment Corporation
Chesterfield-Marlboro Economic Opportunity Council, Inc.
City of Columbia (Office of Business Opportunities)
City of Greenville
City of Spartanburg
Clinton College CDC
COGUM Global
Columbia Empowerment Zone, Inc. //
City of Columbia
Columbia Housing Development Corporation (CHDC)
Community Assistance Provider
Community First Land Trust
Community Resource Center
CTI Leasing LLC
Dillon County Boys and Girls Youth Center
East Cooper Community Outreach (ECCO)
Economic Opportunity Council
Empower Development Center
Encore Music Empowerment
First Impressions SC
Florence Crittenton Programs of SC
Folkways Community Development Corporation
Gemini Development Corporation



MEMBERSHIP

Georgetown Business Association
- Downtown Georgetown
Revitalization

Genesis Homes, Inc.

Grace Impact Development
Center

Greenville County Human
Relations Commission

Greenville County Redevelopment
Authority (GCRA)

Greenwood Area Habitat for
Humanity

Greenwood Village Incorporation

Greenville Housing Fund

Gullah Geechee Chamber
of Commerce

Habitat for Humanity
of Greenville County

Habitat for Humanity
of Horry County

Habitat for Humanity
of York County

Homeless No More (Trinity
Housing Corporation)

Housing Advocates of
the Carolinas

House of Refuge

Hub City Farmers Market

Increasing H.O.P.E. (Helping
Others Prosper Economically)

Kershaw County
Housing Authority

King's Court

Koinonia Communities LLC

Latino Communications CDC

Lexington County

LISC Upstate SC

The Lot Project

Lowcountry Alliance for Model
Communities

Lowcountry Community Action
Agency, Inc. (LCAA)

Lowcountry Equitable Land
& Resource Trust

McCormick County Economic
& Community Development

Medi Community Resource Center

MEETING Place International
Church

Metanoia

MercyWorks

Midlands CDC

Midlands Housing Trust Fund

National Development Council
(NDC)

Nehemiah Community
Revitalization Corporation

New Alpha Community
Development Corporation

New America Corporation

North Charleston Academy
of Boxing

Northside Development
Corporation

Orangeburg County

Opportunity South Carolina

Palmetto Works Community
Development Corporation

Partners for Active Living

Pick 42 Foundation, Inc.

Prime Community Development
Corporation

Rebuild Upstate

RevOZ Fund Holdings

Rembert Area Community
Coalition

RLB Development LLC

Rural Area Leadership Initiative

Santee Lynches Community
Development Corporation

Self-Help Credit Union

Seven Mile C.A.G.E. (CAGE)

Sewee to Santee Community
Development Corporation

Soteria Community Development
Corporation

South Carolina Association of
Habitat Affiliates

South Carolina Coastal
Community Development
Corporation

South Carolina Community
Capital Alliance

South Carolina Community Loan
Fund (SC Loan Fund)

South Carolina Empowerment
Centre

South Carolina Legal Services

South Carolina Rural Community &
Workforce Development, Inc.

SC Uplift Community Outreach

Southeastern Housing and
Community Development

Southern Carolina Regional
Community Development
Corporation (SCRDC)

Step by Step Ministry
Hope Project

Sterling Land Trust

Sumter County Community
Development Corporation

Telamon Corporation
(South Carolina)

TINYisPOWERFUL

TN Development Corporation

United Way of Greenville County, Inc.

VisionGreenwood

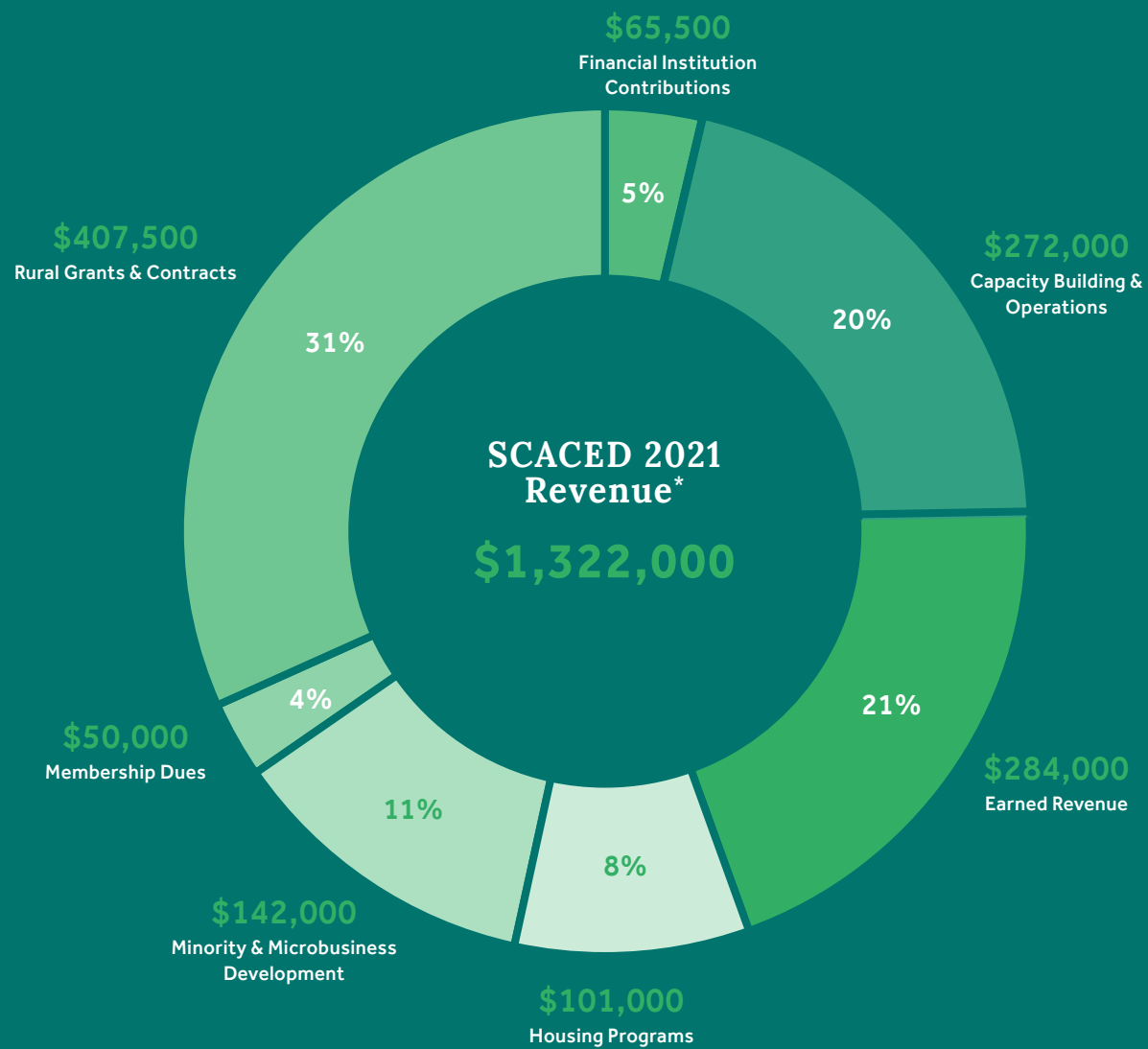
Williamsburg Enterprise
Community Commission

United Way of Oconee County, Inc.

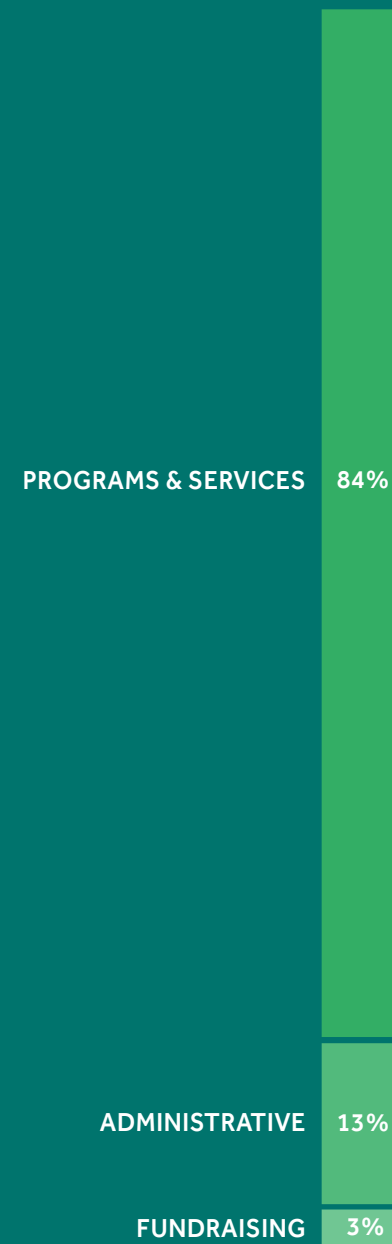
Williamsburg Enterprise Community
Commission



FINANCIALS



2021 Expenses



*These represent unaudited financials for fiscal year 2021.

Paving the Way

2021 was a historic year for community economic development in South Carolina, full of milestones and momentous achievements such as the state legislature allocating \$5 million towards Community Development Tax Credits and the Community Economic Development Fund. SCACED also experienced a year of tremendous growth. We moved into a new, unique, collaborative workspace, The Opportunity Center, and received support from various grants to expand support services for minority and women entrepreneurs. As we transition to our new headquarters and this new chapter in our organization, we've reflected on the 25-plus year journey to where we are today, reminding us of each stakeholder and supporter who helped us along the way. We're eager to build on the momentum of this past year as we dive into this exciting new chapter for our organization.



2022 POLICY PRIORITIES

American Rescue Plan Economic Equity Agenda

- \$125 million for micro and small business recovery and resiliency funding
- \$197 million for a Comprehensive Affordable Housing Strategy
- \$10 million for a statewide Individual Development Account (IDA) program

Advocate for a 36% cap rate on consumer loan products



