

# Consolidated Annual Performance Evaluation Report

PY 2015 (Year 5)



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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Program Year (PY) 2015-2016 Consolidated Annual Performance and Evaluation Report (CAPER) illustrates the County of Charleston's efforts to coordinate funding in order to deliver comprehensive community development projects and services to its citizens. This report summarizes how federal funds were invested between July 1, 2015 and June 30, 2016 to meet the goals and objectives identified in the Amended 2011-2015 Charleston County Consolidated Plan. The County's partnership with the U.S. Department of Housing and Urban Development (HUD) has enabled significant re-investment in the county to create more safe and livable neighborhoods. Progress relating to these efforts is due in large part to the Community Development Block Grant (CDBG) funding received from HUD. Over the past year, Charleston County and the City of North Charleston have invested federal CDBG funds into infrastructure improvements, housing repairs, fair housing and important public services for the low-to-moderate income community at large. Likewise, the strategic investment of Home Investment Partnerships Program (HOME) and the Emergency Solutions Grant (HESG) funds have improved the quality of life for lower income residents and homeless families.

The Consolidated Plan is a comprehensive document that describes the County's housing market conditions, identifies the need for affordable housing and community development, and provides the strategies to address the needs over a five-year period. The County plan coordinates a unified vision for community development and housing actions with the primary goals of providing clean and safe drinking water, connecting neighborhoods, promoting fair housing, providing community and supportive services, investing in public infrastructure, and building affordable housing opportunities.

This CAPER provides an assessment of progress towards the five-year goals and the one-year goals. As a large and growing community, Charleston County must successfully balance a diverse array of housing and community issues. Given the range of competing needs, the County must invest its scarce resources wisely. Overall, the County has had efficient and effective program performance in delivering community development activities.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal*	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
CDBG-1a: Infrastructure: Water and Sewer	Non-Housing Community Development	CDBG: \$289930	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	175	536	306.29%	3	0	0.00%
CDBG-1a: Infrastructure: Water and Sewer	Non-Housing Community Development	CDBG: \$289930	Homeowner Housing Rehabilitated	Household Housing Unit	98	189	192.86%	25	41	164.00%
PY14-CDBG-1a: Infrastructure (Water and Sewer)	Affordable Housing Non-Housing Community Development		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted				0	3	
PY13-CDBG-1b INFRASTRUCTURE (Sidewalks)			Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2120	11735	553.54%	0	2720	
PY14-CDBG-1b: Infrastructure: Sidewalks	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted				0	500	
CDBG-2: Rehabilitation and Preservation	Affordable Housing Non-Homeless Special Needs	CDBG: \$105000	Homeowner Housing Rehabilitated	Household Housing Unit	85	128	150.59%	10	23	230.00%
CDBG-3: Affordable Housing	Affordable Housing	CDBG: \$110000	Direct Financial Assistance to Homebuyers	Households Assisted	10	3	30.00%	5	0	0.00%
CDBG-4: Public Service	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$222475	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	16684	556.13%	1381	2095	151.70%

CDBG-4: Public Service	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$222475	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	86	146	169.77%	86	97	112.79%
PY14-CDBG-4: Public Service	Non-Homeless Special Needs Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted				0	616	
CDBG-6: Demolition and Clearance	Non-Housing Community Development	CDBG: \$200000	Buildings Demolished	Buildings	0	56		30	0	0.00%
HESG-2: Rapid Re-Housing	Homeless	ESG: \$55177	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	75	192	256.00%	12	16	133.33%
HESG-3: Shelter Operations	Homeless	ESG: \$67500	Homeless Person Overnight Shelter	Persons Assisted	1700	2906	170.94%	300	732	244.00%
HOME-1: Rehabilitation	Affordable Housing	HOME: \$50000	Rental units rehabilitated	Household Housing Unit	1	5	500.00%	1	5	500.00%
HOME-1: Rehabilitation	Affordable Housing	HOME: \$50000	Homeowner Housing Rehabilitated	Household Housing Unit	24	64	266.67%			
PY13-HOME-1 REHABILITATION			Homeowner Housing Rehabilitated	Household Housing Unit				0	20	
HOME-4: Housing Construction	Affordable Housing	HOME: \$199000	Rental units constructed	Household Housing Unit	10	6	60.00%	2	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

\*By default, each category under “Goal” is for PY2015 unless otherwise specified. Some projects were completed in PY2015 (as shown in the table) but were funded out of previous years (i.e., PY2013, PY2014, etc.).

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

Please note that Table 1 lists the units incorrectly for several accomplishments. The units for sidewalks should be linear feet - not persons assisted. The units for rapid re-housing should be persons assisted - not households assisted.

This is the County's fifth and final year of the 2011-2015 Consolidated Plan and applicants were encouraged to submit proposals for Consolidated Plan Goals. For CDBG, Infrastructure projects (particularly well, septic, and water connections) were one of the top priorities for the County in Program Year (PY) 2015. A total of 44 LMI households now have clean drinking water and safe, sanitary septic systems through activities completed by the Town of Hollywood and the Charleston County Community Development Department. Of the well and/or septic repairs, a record 41 LMI households were served in 2015 - the most in any single year during the Consolidated Plan Years of 2011-2015. In addition to these infrastructure projects, sidewalk projects were completed in North Charleston (with prior year funds), including the Accabee Walking Trail, Dobson Street, and Louise Drive.

Emergency Repairs were one of the other top priorities under CDBG for the County in PY2015, with 23 repairs performed during the year. Also using CDBG funds, public service activities reached the most vulnerable of the county residents through youth programs, literacy and workplace training, in addition to legal and senior services. In total, 2,937 Charleston County residents received public service activities during the program year.

According to HUD Report PR26, 100 percent of the CDBG funds were used to benefit low-to-moderate income individuals and families and 13.42% of funds were obligated for Public Service activities.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	1,316	2	325
Black or African American	2,703	23	364
Asian	31	0	0
American Indian or American Native	0	0	6
Native Hawaiian or Other Pacific Islander	3	0	0
<b>Total</b>	<b>4,053</b>	<b>25</b>	<b>695</b>
Hispanic	752	0	18
Not Hispanic	3,728	25	730

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

In Table 2, the numbers reflect the number of individuals - not the number of families. In addition, the table does not include a line for "Other multi-racial." Under CDBG, 427 LMI persons identified themselves as "Other multi-racial," which brings the total number individuals receiving assistance under CDBG to 4,480. Under HESG, 28 LMI persons identified themselves as "Other multi-racial" and 25 people had missing information/refused to provide information, which brings the total number of individuals receiving assistance under HESG to 748.

CDBG funds were used for housing and non-housing services during PY2015. Together 4,480 LMI persons received benefits through public services, emergency housing repairs, and access to clean drinking water and sanitary sewer systems. Almost sixty percent reported their race as Black or African American, while about 29 percent were White or Caucasian. Nearly 17 percent of persons receiving a benefit from CDBG funds were Hispanic.

One hundred fifty-six (156) households received Fair Housing consultation services. Of these households, demographics were as follows: African American/Black: 55%; White: 23%; Hispanic: 8%; Multi-racial: 22%

About 92 percent receiving benefit of the HOME Program identified as Black or African-American and approximately 8 percent were White/Caucasian. No individuals identified themselves as having a Hispanic origin.

Homeless individuals reported their racial background for the Emergency Solutions Grant was approximately 43 percent White or Caucasian and about 49 percent Black or African American.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG			1,477,673
HOME			1,271,404
ESG			122,506

Table 3 - Resources Made Available

### Narrative

#### Community Development Block Grant (CDBG)

During the PY 2011-2015 Consolidated Plan, CDBG funding from the federal government has been reduced overall by approximately 14.5 percent. This is significant because of the three Urban Entitlement funds the County receives; CDBG is the most flexible of the funds in terms of local discretion over its use. The 2015 CDBG allocation from HUD was \$1,582,747, which is a \$3,917 increase from the 2014 award of \$1,578,830. CDBG funds supported infrastructure projects, public service activities, and emergency housing repairs.

#### Home Investment Partnerships Program (HOME)

The 2015 HOME allocation from HUD was \$534,007, which is a 5.4 percent decrease from the 2014 HOME allocation of \$564,658. The HOME program supports development and preservation of affordable housing stock for both County and City of North Charleston residents. Since the inception of this Five-Year Plan, this funding stream has seen a reduction of approximately 43 percent. The total HOME Funds expended is a total of applicable line items from PR07 report that comprise the County's Revenue Records for Fiscal Year 2016.

#### Emergency Solutions Grant (HESG)

The 2015 allocation for the Emergency Solutions Grant Program was \$140,732, a 4.4 percent increase from the total 2014 allocation of \$134,700. These funds support core programs addressing homelessness in Charleston County, such as emergency shelter operations, rapid re-housing services, and home-based support services. The total ESG Funds expended is a total of applicable line items from PR05 report that comprise the County's Budget to Actual for Fiscal Year 2016.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of North Charleston	54	53	City

Countywide	46	37	County
District 1			District
District 2		1	District
District 3			District
District 4			District
District 5			District
District 6			District
District 7			District
District 8		9	District
Town of Awendaw			Other
Town of Hollywood			Town
Town of James Island			Town
Town of Lincolnville			
Town of McClellanville			Municipality
Town of Meggett			Town
Town of Mount Pleasant			Other
Town of Ravenel			Town
Town of Sullivans Island			Town
Town of McClellanville			Other

**Table 4 – Identify the geographic distribution and location of investments**

## **Narrative**

The table above represents the location data for the distribution of funding plus the cost of administration and contracting of the CDBG, HOME and Emergency Solutions Programs. Actual percentage of allocation for PY 2015 was 53 percent to City of North Charleston and 37 percent to Countywide activities. All 2015 activities and expenditures were used to help accomplish one of the three national objectives: Low/Moderate Income Benefit, Prevention of Slum or Blight, and Urgent Health and Welfare. The National objective of assisting those low/mod individuals represented 100 percent of people served.



## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

This CAPER demonstrates the obligations that subrecipients assumed for community revitalization, housing and other services under the County's urban entitlement award. The County fully accepts these obligations as administrators of the urban entitlement funds and awards grants to meet its housing, economic development and community revitalization efforts. Thus, subrecipients are expected to bring along and commit to seeking other funds and resources; private and non-federal resources through monetary donations, volunteers and sweat equity requirements.

The County relies on Urban Entitlement funds to provide a foundation for community activities. However, they are by no means the only investments the County or the community at large make in programs and services to support low-to-moderate-income populations. Emergency Solutions partners brought 100 percent match to each of their projects as required by 24 CFR Parts 91 and 576.

### **HESG Match information**

**Total Match:** \$191,194.64

**Match Required:** \$140,732.00

In addition, applicants to the County's HOME program must provide evidence of a minimum of 25% non-federal, non-administrative match funds. All HOME activities require 25% match by subrecipients. The "Fiscal Year Summary - HOME Match" provides more information about the ways federal funds leveraged additional resources.

No publicly owned land or property located within the jurisdiction was used/leveraged to address the needs identified in the plan.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	2,540,114
2. Match contributed during current Federal fiscal year	26,424
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	2,566,538
4. Match liability for current Federal fiscal year	181,501
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	2,385,037

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
01-HOME-12-1915-15	06/30/2016	2,855	0	0	0	0	0	2,855
01-HOME-14A-1852-1	06/30/2016	23,569	0	0	0	0	0	23,569

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
3,445	0	0	0	3,445

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	1,127,434	0	0	707,979	0	419,455
Number	28	0	0	15	0	13
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	1,127,434	50,410	1,077,024			
Number	28	2	26			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	1	0	0	0	0	1
Dollar Amount	134,000	0	0	0	0	134,000

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	26	16
Number of Non-Homeless households to be provided affordable housing units	90	141
Number of Special-Needs households to be provided affordable housing units	11	4
<b>Total</b>	<b>127</b>	<b>161</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	86	113
Number of households supported through The Production of New Units	2	0
Number of households supported through Rehab of Existing Units	12	43
Number of households supported through Acquisition of Existing Units	1	5
<b>Total</b>	<b>101</b>	<b>161</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

Note: The "actual" values were adjusted from IDIS reports in order to report correct outcome numbers.

For the "number of special-needs to be provided affordable housing units," the main issue is eligibility. Applications are being received but not meeting eligibility criteria, which is geared toward elderly and disabled persons.

For the "number of homeless to be provided affordable housing units," the discrepancy is in how one-year goals were estimated. Now that the County has a better understanding of estimations for one-year goals for these categories, these issues should be remedied in the future.

For the production of new units, the issue is the length of time required to construct new homes.

**Discuss how these outcomes will impact future annual action plans.**

One of the PY2015 projects involved downpayment assistance for five households. However, the banking industry is still somewhat hesitant to provide mortgages to clients in lower income households. Instead of focusing on downpayment assistance, future annual action plans are instead concentrating on emergency repairs/home rehabilitation and new construction to meet affordable housing goals.

There are also ongoing discussions with subrecipients about changing their internal eligibility requirements in order to serve more LMI individuals/households (e.g., serve families with at least one child under the age of 13 as opposed to one child under the age of 5).

Lastly, the construction of new units should increase in the coming year. Because several new construction projects are completing the planning stages, there should be 7 new homes constructed over the next year.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	1,087	2
Low-income	1,215	7
Moderate-income	622	16
<b>Total</b>	<b>2,924</b>	<b>25</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

Note: The "actual" HOME values were adjusted from IDIS reports in order to report correct outcome numbers.

In PY2015, Charleston County provided support of affordable housing through the emergency repair and rehabilitation of owner-occupied housing and the acquisition and rehabilitation of single-family rental units using both CDBG and HOME funds.

The County provided housing assistance through all three grant programs - CDBG, HESG, and HOME. CDBG funded critical home repair services by Operation Home, Home Dreams Foundation, and the Town of Awendaw for 23 LMI owner-occupied housing units. Homeless prevention activities supported 97 at-risk households through Humanities Foundation, Channel the Beacon, and Midland Park Community Ministries with CDBG funding.

The HESG Program provided essential services to address the needs of homeless persons living on the street, in emergency shelters, and in transitional housing as well as enabled homeless persons secure permanent housing and support services. These funds provided operational support to One80 Place, Inc. for food, shelter, education, legal and veteran services to 732 homeless individuals. Family Services, Inc. provided rapid re-housing services and case management to 16 homeless individuals during PY2015.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

People experiencing homelessness are engaged and assessed through our Coordinated Entry System. The core elements of our Coordinated Entry System include system entry points, the VI-SPDAT tool, and prioritization of individuals and families for referral to appropriate and available housing resources. The entry points to our system include all emergency shelters, street outreach teams, and the housing crisis phone line. These entry points are announced throughout the community using local media and community partners. When households present at any entry point, the first step of our assessment process is the diversion and prevention protocol. The second stage of the assessment process is the Housing Barrier Assessment and assistance with market housing. If the household is still experiencing homelessness after 14 days the VI-SPDAT is administered and the household is placed on the Prioritization List. Our CoC uses the HUD-recommended priority policy for Chronically Homeless individuals. Our CES helps to lower barriers to housing through consolidation of intake paper-work and a centralized Housing Inventory.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

One80 Place provides emergency shelter for individual men, women, families with children and transitional housing for veterans.

#### One80 Place

- 50 beds for individual adult men experiencing homelessness
- 40 beds for individual women or women with children
- 40 transitional housing beds for male Veterans

Lowcountry Homeless Coalition manages the Housing Crisis Phone Line for all requests for shelter services in the jurisdiction. Available shelter beds are prioritized for households with children, persons living in unsheltered situations, persons with long histories of homelessness, and for persons with disabling conditions.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that**



## **address housing, health, social services, employment, education, or youth needs**

Supportive services offered to households who have recently been housed are key to ensuring that homelessness remains a one-time occurrence. Our CES aims at shortening the length of time persons experience homelessness by targeted engagement through outreach and inclusion on our community's Prioritization List for Permanent Supportive Housing for Chronically Homeless Persons, and Rapid Re-Housing for households experiencing episodic homelessness. More resources are needed for both Permanent Supportive Housing and Rapid Re-Housing in order for our community to reach a "functional zero" of homelessness; where all persons experiencing homelessness can transition to housing within 30 days. Case managers at institutions such as hospitals or corrections programs work to ensure that no one is discharged into homelessness. However, more meaningful collaborations and more frequent communication between homeless service providers and these institutions are needed in order to prevent discharges to a homeless setting.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The Coordinated Entry System that is managed by LHC relies upon a common assessment that assesses the vulnerability of homeless persons to help with the decision making process about who to prioritize for services and how best to serve those persons and families experiencing homelessness. This process recommends certain persons and families for Permanent Supportive Housing (almost always these are chronically homeless persons), Rapid Re-Housing, or general support in finding suitable housing (but no financial support). Using this consistent method across Charleston County helps to focus the limited resources available on those who are in greatest need. Homelessness Prevention is also offered in the community for persons who have received an eviction notice. The focus of LHC is to work to house persons living on the streets or in shelters, but it is important to have these prevention programs in place in order to avoid persons from ever becoming homeless in the first place. All entry points to our Coordinated Entry System use a Prevention and Diversion assessment to help households identify alternative ways to avoid becoming homeless and entering the service system.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

There are two Public Housing Authorities located in Charleston County that benefit the citizens of North Charleston and residents located outside the city limits of Charleston, South Carolina. The North Charleston Housing Authority (NCHA) and Charleston County Housing and Redevelopment Authority (CCHRA) are funded directly by HUD and do not receive Urban Entitlement funds from either the County or the City.

Public Housing units are in very short supply. There are 1,079 vouchers allocated for use in Charleston County. At this time, the Housing Choice Voucher Program (HCVP) waiting list is closed and the HCVP division of CCHRA is not accepting applications. CCHRA also oversees the management and operations of 399 one, three, and four bedroom housing units (143 single-family homes and 256 elderly residences). CCHRA's single family homes are located in 50 different subdivisions throughout Charleston County. Public Housing serves an average of 508 families annually. Currently, however, CCHRA is not accepting new applications for single families.

The NCHA is facing similar challenges. Currently, there is a marked reduction in the number of available public housing rental units available; therefore, applications are not being accepted. However, over the next two to three years, NCHA will re-open the waiting list and begin to phase in new housing stock.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

CCHRA administers two programs to help residents become economically self-sufficient:

- The Family Self-Sufficiency (FSS) program, a Section 8 program of the United States Department of Housing and Urban Development (HUD) encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency.
- The Individual Development Accounts Program is administered by the Lowcountry Housing & Economic Development Foundation, Inc. (LHEDF). This asset building program helps participating families learn about saving money, budgeting, and more, through financial literacy training. Families also receive goal-specific training.

Like the CCHRA, the NCHA provides a Family Self-Sufficiency Program that assists families in becoming economically independent and self-sufficient. They provide case management combined with education, job training, and ongoing supportive services to aid families in achieving their goal to be self-sufficient.

### **Actions taken to provide assistance to troubled PHAs**

Not applicable.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

There are two documents that identify public policies that serve as barriers to affordable housing in the Charleston area: the Charleston County Comprehensive Plan and the Regional Housing Needs Assessment. Charleston County's 2008-2018 Comprehensive Plan was created by the Charleston County Planning Department with input from the citizens of the county. The plan is an expression of the County's intent for where and how future growth and development should occur. The Plan also identifies parts of the County that may or may not be appropriate for certain types of growth, given the Lowcountry's unique character and natural conditions.

In addition, the County finalized a Regional Housing Needs Assessment in collaboration with the Berkeley Charleston Dorchester Council of Governments. This document analyzes demographic trends, housing market, and includes recommendations for ways government, businesses, and non-profit organizations can work together to provide housing that is affordable to the region's residents and located near employment centers and public transportation. The study indicated local zoning regulations can often unintentionally encourage low-density, single family/single lot development resulting in higher priced housing; and, Federal regulations can unintentionally create hardships to housing affordability. For example, the Biggert-Waters Flood Insurance Reform Act of 2012 has the potential to negatively impact housing affordability in Charleston County. Changes to Federal Emergency Management Agency (FEMA) and the National Flood Insurance Program (NFIP) will result in increased rates for many homes in the region.

Given the number and impact of governmental barriers to affordable housing identified, Charleston County will continue to assess their cumulative impact on the construction and delivery of affordable housing. The following strategies to address Barriers to Affordable Housing are in line with the community's desire and priorities set forth by way of Charleston County's Comprehensive Plan.

**Strategy 1:** Amend County ordinance(s) to alter density requirements when affordable housing will result. - COMPLETED

**Strategy 2:** Create and complete a county-wide affordable housing plan to address issues such as high density nodes; locations; complementary ordinances; and issues related to taxation and fees. - COMPLETED

**Strategy 3:** Work to enact form-based zoning regulations for in-fill projects. - COMPLETED

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The County seeks to meet underserved needs through its housing and community development programs. A particular need in the Charleston County is financial assistance to persons who are homeless or who are at-risk of becoming homeless. The County addresses this need by providing funds to nonprofit organizations serving homeless individuals and households. In addition, infrastructure improvements, mostly in underserved communities, will help to foster safe and decent living environments for the residents of Charleston County.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

Lead based paint hazard and rehabilitation project management continues to be an area requiring on-going technical assistance, project analysis and monitoring of project administration. Community Services continues to offer Environmental Protection Agency (EPA) and HUD endorsed lead resources while also securing HUD guidance pertaining to regulatory interpretation in an effort to increase sub recipients' knowledge and skills competency. Supports in the following areas are provided: Community Services staff review of sub recipients' work writes ups/rehabilitation projects scope of work, review of documentation supporting the approach to lead hazards reduction and reviews of lead risk assessments, analysis of bid documents, and audits of participant disclosures/lead notifications.

Desktop monitorings are being conducted to ensure adherence to Lead Safe Housing Rule (LSHR) requirements. Reimbursement of construction related expenditures also require sufficient documentation evidence of lead project management compliance when projects are subject to the LSHR. Community Services continues to identify LSHR training resources available to HOME and CDBG sub recipients. Funding has been available for sub recipients' construction staff to attend a one-day EPA certified lead renovators course. We will re-evaluate this resource going forward to determine if other training models would be more effective in developing the knowledgebase and skills competency needed to ensure LSHR project management. Charleston County Community Services continues to enforce the Lead Assessors Procurement Process. In collaboration with the Charleston County Procurement Department Community Services advertised their Request for Qualifications (RFQ) and developed a list of approved Lead Hazards Assessors. This list along with invoicing document ensures that all CDBG repair and HOME funded rehabilitation projects are operating under uniform and County endorsed procurement practices.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Some of the actions taken to reduce poverty are as follows: (1) Through the use of collaborative partnerships, provided additional and improved housing by engaging in the rehabilitation and creation of housing; (2) Through the County's partnering institutions, provided persons who are at risk of becoming homeless with rapid re-housing, rental, mortgage and/ or utility assistance; and, (3) Funded partners that assisted homeless individuals and households with overnight shelter.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

Charleston County's Community Development Department continues to improve its processes and programs by participating in HUD-sponsored training and other training activities that increase our capacity to deliver superior service to low and moderate income citizens in Charleston County. The number of clients serviced under each program has increased and in most cases has exceeded the annual goal established in the County's Consolidated Plan. The Department is also building its capacity by continuing to partner with nonprofit housing and public service providers as well as engaging professional services (e.g., well drilling) when necessary to ensure that the needs of the community are being addressed. The Department is fortunate to have a Community Development Advisory Board to assist it in making funding decisions and meeting the needs of the community.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Charleston County has targeted significant CDBG and HOME resources for its housing partners to build affordable housing and rehabilitate existing units and owner-occupied homes. The County will continue to work with its partners to encourage affordable housing. In addition, County staff has recently met with the Board of the Charleston County Housing Authority to see how we can better partner.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

See Appendix C - Fair Housing Outcomes for more information.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Charleston County Community Services monitors 100% of the grant-funded sub recipients; the monitoring system incorporates the following standards:

**Accurately Assessing Risk:** The Primary Tenants of Monitoring utilizes a risk assessment model with project scoring to determine the sub recipients' monitoring level for the program year. Risk variables analyzed include, organizational capacity/experience, demonstrated performance, documented program compliance (i.e., prior year monitoring status or findings) and current funding amount(s). The Risk Analysis Model is inclusive of an assessment scale, which provides the basis for evaluating risks and subsequently ranking projects in categories ranging from "*high to low risk*".

**Identifying Technical Assistance Needs:** Sub recipient receive trainings and support in areas of policy and procedures review and development, review of program design and recommendations for managing grant funded services and most importantly, incorporating regulatory elements into program operations. Offering sub recipients technical assistance sessions has been an effective strategy in preparing sub recipients for their onsite monitoring visit while also increasing performance capacity- thereby increasing the likelihood of regulatory compliance.

### **Evaluating Performance Capacity**

*Timeliness of Expenditure Reporting:* All reimbursement requests undergo a rigorous review; cost allowability, beneficiary eligibility, procurement/pricing practices, and cost reasonableness are all examined as are timeliness of expenses. These elements continue to be a critical indicator as we are constantly examining staff and organizational performance capacity of newer sub recipients and the sustained capacity of more veteran sub recipients who have expanded their services and services areas.

*Timeliness and Accuracy of Progress Reporting:* The review and analysis of monthly/quarterly progress reports enables County staff to conduct an "early intervention", address problems and develop strategies to ensure regulatory compliance as well as compliance with the sub recipient agreement. The monitoring of expenditures and progress reporting is a valuable tool that aids in establishing the framework to develop and implement meaningful and appropriate levels of technical assistance.

With Charleston County Community Services assuming responsibility for the administrative oversight of the City of North Charleston Urban Entitlement grant funded projects it became necessary to ensure that the Risk Analysis Model was structured to annually evaluate performance variables associated with grants awarded in the \$5,000-\$10,000 range. These grants would typically score as "*low risk*" and not

meet the established criteria or be subject to a site monitoring or desktop review. Revisions were implemented to the risk model, which now includes pre-contract technical assistance (for sub recipients who are new to the Urban Entitlement funding arena), and formal performance reviews with written reports. The revisions primarily affect the smaller grants awarded but can be applied to any level of funding where performance challenges arise.

### **Minority Business Outreach**

The Small Business Enterprise (SBE) program is the small-business development component of Charleston County's Contracts and Procurement Department. The SBE Program is race and gender neutral with an emphasis on assisting small companies to achieve maximum exposure to the public procurement process. Urban Entitlement sub recipients are encouraged to utilize the small companies providing services and/or supplies that are consistent with their grant-funded activities. Charleston County Community Services assists with facilitating dialogues between sub recipients, the Procurement Department, and small-business companies.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Charleston County Community Development conducted the following actions prior to submission of the 2015 CAPER. The public review and comment period was September 1, 2016 – September 30, 2016.

- A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, September 6, 2016. No public comments were received.
- A public notice was published in the Post and Courier, the area's widest circulated newspaper to announce the availability of the CAPER for public review and comment.
- A draft copy of the CAPER was made available on the County's website [www.charlestoncounty.org](http://www.charlestoncounty.org) for public review.
- A draft copy of the CAPER was made available in the Community Development Department located in the Public Services Building on Bridge View Drive.
- Written comments were accepted as outlined in the Citizen Participation Plan.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

The County awarded a downpayment assistance program for PY2015 but recently submitted a Substantial Amendment modifying that award to support housing rehabilitation. The non-profit is a high performing agency but many banks locally were not interested in assisting homeowners by utilizing these funds. The County has encountered this in previous years and will be focusing more on the Consolidated Plan top priorities - housing rehabilitation and providing access to clean water and sanitary wastewater systems.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
--	----

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**



## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The Charleston County Community Services 2015 annual monitoring plan identified all HOME-funded rental projects as being subject to an annual on-site monitoring; this exceeded the rental inspection requirements as identified at 24 CFR 92.504(d). During the affordability period, the rental inspections include a review of the tenants' recertification and verification of the information provided on the HUD mandated "*Property Owner Annual Certification of Habitability*". The annual review certifies that the owner of HOME-funded rental properties has determined the HOME-assisted rental property is suitable for occupancy as defined by local, state and health and safety ordinances, requirements and regulations. Additionally, the reviews documents the owners' record of property inspection(s), oversight of property maintenance and adherence to acceptable Housing Quality Standards as defined by HUD. The certifications are reviewed and Community Services provides technical assistance to promote consistent enforcement of acceptable Housing Quality Standards.

All HOME rental projects are monitored annually; eleven (11) HOME-funded rental projects were inspected during the 2015 CAPER reporting period. Inoperable smoke detectors continue to be a concern with tenants disconnecting detectors or failing to report smoke detector malfunctions. Corrective actions are on-going. Ensuring adherence to Housing Quality Standards is being addressed with the rental property owners increasing the frequency of their inspections. Lack of rental unit cleanliness, poor housekeeping and tenant neglect, in the past had been a concern affecting the majority of the rental properties; corrective actions have been implemented and much improvement has occurred. There have also been improvements in the timeliness of property owners' remedying maintenance and repair concerns. This may be due in part to clarification of owners' and property managers' roles, obligations and duties as identified in the restrictive covenants. Additionally, in accordance with participating jurisdiction responsibilities at 24 CFR 92.505 Community Services collects, reviews and responds to the Annual Property Owner's Certification of Habitability. Communicating lease expectations to tenants combined with responsiveness to tenant concerns continues to be the preferred and most effective method to ensure the preservation of rental units that are clean, sanitary and well maintained. Community Services continues to encourage increased frequency of rental property inspections when lease and property maintenance issues arise.

The older of the Charleston County HOME-funded rental projects, a project managed by Charleston County Housing and Redevelopment Authority, provides housing to senior citizens. The project continues to demonstrate stability in its oversight and adherence to regulatory standards. Tenants have

consistently expressed satisfaction with the responsiveness of the owner and satisfaction with their living environment. The senior rental project, which includes 39 rental units, continues to score as a “*high risk*” due to its size and nature of population served. As a result, the project is subject to an annual on-site monitoring for the duration of the Affordability Period.

Community Service continues to assess staff capacity and performance while offering technical assistance to sub recipients, developers and property management representatives thereby ensuring that HOME regulations and the Affordability Period requirements are understood. In doing this, we are protecting the HOME investment and ensuring that the HOME-assisted rental units do not fall into conditions of disrepair.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.  
92.351(b)**

Sufficient evidence of Affirmative Marketing and Minority Outreach efforts has been provided by owners of HOME-assisted rental projects; specifically rental projects consisting of five or more units. Affirmative Marketing and minority outreach practices and adherence to the Community Services Affirmative Marketing requirements are reviewed annually in coordination with the scheduled HOME rental project inspections. Owners of HOME-assisted homebuyer projects will receive technical assistance to ensure compliance with HOME regulatory requirements and implementation of Affirmative Marketing standards as outlined in the Charleston County HOME Program Operating and Procedures Manual.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

There was no Program Income that was receipted or disbursed during the 2015 program year.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing).  
91.320(j)**

To foster and maintain affordable housing, several actions have been taken:

- 1) Amend County ordinance(s) to alter density requirements when affordable housing will result.
- 2) Create and complete a county-wide affordable housing plan to address issues such as high density nodes; locations; complementary ordinances; and issues related to taxation and fees.
- 3) Work to enact form-based zoning regulations for in-fill projects.

The County has also worked with partnering agencies to maintain affordable housing by rehabilitating 20 homes and 5 rentals in PY2015.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	CHARLESTON COUNTY
Organizational DUNS Number	073728248
EIN/TIN Number	576001289
Identify the Field Office	COLUMBIA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Charleston/Low Country CoC

##### ESG Contact Name

Prefix	Mrs
First Name	Johnna
Middle Name	C
Last Name	Murray
Suffix	0
Title	Community Development Director

##### ESG Contact Address

Street Address 1	4045 Bridge View Drive, Suite C216
Street Address 2	0
City	North Charleston
State	SC
ZIP Code	29405-
Phone Number	8432026968
Extension	0
Fax Number	0
Email Address	jmurray@charlestoncounty.org

##### ESG Secondary Contact

Prefix	Mrs
First Name	Eula
Last Name	Sullivan
Suffix	0
Title	Community Services Financial Officer
Phone Number	8432026971
Extension	0
Email Address	Jsullivan@charlestoncounty.org

## **2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2015
<b>Program Year End Date</b>	06/30/2016

### **3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** Family Services

**City:** North Charleston

**State:** SC

**Zip Code:** 29406, 6513

**DUNS Number:** 163011075

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 55177

**Subrecipient or Contractor Name:** One80Place

**City:** Charleston

**State:** SC

**Zip Code:** 29413, 0038

**DUNS Number:** 960375996

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Other Non-Profit Organization

**ESG Subgrant or Contract Award Amount:** 75000

## CR-65 - Persons Assisted (this section now replaced with data in eCart spreadsheet)

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 14 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 15 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Gender Information

## 6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 20 – Age Information

## 7. Special Populations Served—Complete for All Activities

Number of Persons in Households				
Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table 21 – Special Population Served

## CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	29,200
Total Number of bed-nights provided	30,263
Capacity Utilization	103.64%

Table 22 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

#### Housing Stability

**GOAL:** 85% exit to stable housing

#### Total Income Measure

**GOAL:** 50% increase their income from any source

#### Earned Income Measure

**GOAL:** 20% increase their earned income



## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	0
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	0
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Homelessness Prevention</b>	<b>0</b>	<b>0</b>	<b>0</b>

Table 23 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	5,210	30,542	24,328
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	37	0
Expenditures for Housing Relocation & Stabilization Services - Services	3,499	32,397	14,363
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
<b>Subtotal Rapid Re-Housing</b>	<b>8,709</b>	<b>62,976</b>	<b>38,691</b>

Table 24 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	0	0	0
Operations	50,005	60,000	67,600
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
<b>Subtotal</b>	<b>50,005</b>	<b>60,000</b>	<b>67,600</b>

Table 25 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	7,500	12,480	7,500
Administration	0	0	8,715
Street Outreach	0	0	0

Table 26 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2013	2014	2015
324,176	66,214	135,456	122,506

Table 27 - Total ESG Funds Expended

**11f. Match Source**

	2013	2014	2015
Other Non-ESG HUD Funds	0	61,403	0
Other Federal Funds	0	0	0
State Government	0	0	0
Local Government	65,000	0	0
Private Funds	85,372	25,390	116,194
Other	0	72,800	75,000
Fees	0	0	0
Program Income	0	0	0
<b>Total Match Amount</b>	<b>150,372</b>	<b>159,593</b>	<b>191,194</b>

Table 28 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
825,335	216,586	295,049	313,700

Table 29 - Total Amount of Funds Expended on ESG Activities

**ESG Totals**

The total ESG Funds expended in 11e (\$122,506) is a total of applicable line items from PR05 report that comprise the County's Budget to Actual for Fiscal Year 2016.

**APPENDIX A**  
**PUBLIC NOTICE AND PUBLIC COMMENTS**

PLEASE NOTE: THE TEXT OF THE PUBLIC NOTICE IS ALSO INCLUDED ON THE NEXT PAGE

CHARLESTON COUNTY PROCUREMENT  
4045 BRIDGE VIEW DR, C-202  
NORTH CHARLESTON SC 29405-7464

## AFFIDAVIT OF PUBLICATION

# The Post and Courier

State of South Carolina  
County of Charleston

Personally appeared before me the undersigned advertising clerk of the above indicated newspaper published in the city of Charleston, county and state aforesaid, who, being duly sworn, says that the advertisement of

(copy attached)

appeared in the issues of said newspaper on the following day(s):

08/23/16 Tue PC  
08/23/16 Tue CNW

at a cost of \$285.60  
Account# 103042  
Order# 1488551  
P.O. Number:

Subscribed and sworn to before  
me this 23 day  
of August  
A.D. 2016

*Stephanie Kruger*  
advertising clerk

*[Signature]*  
NOTARY PUBLIC  
My commission expires

### NOTICE OF AVAILABILITY: 2015 ANNUAL ACTION PLAN, SUBSTANTIAL AMENDMENT AND 2015 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)

The County of Charleston is submitting a Substantial Amendment to the FY 2015 Annual Action Plan to SA20 for approval. The proposed amendment will change the original proposed North Charleston and Charleston County, South Carolina, that Charleston County Council approved on 10/20/14 to the FY 2015 Consolidated Annual Performance Evaluation Report (CAPER). The proposed amendment is to revise the CAPER to reflect the County's performance in the FY 2015. The County has determined that the funds would be used to support the County's efforts to provide emergency response to low-income households in order to create a stable living situation. The FY 2015 Consolidated Annual Performance Evaluation Report (CAPER) provides an opportunity to evaluate Charleston County's progress in carrying out services and identify solutions identified in its Consolidated Plan and its FY 2015 Annual Action Plan.

All interested parties are encouraged to attend a public hearing on Tuesday, September 6, 2016 at 6:00 pm at Charleston County Council Chambers, located on the 3rd floor of the Lander-Harrison Public Service Building, 4045 Bridge View Drive, North Charleston, South Carolina. The hearing on September 6, 2016, drafts of the Substantial Amendment and the CAPER may be reviewed. All interested parties are encouraged to submit comments to the County Clerk's Office by September 6, 2016. Comments will be reviewed by the County Council on September 13, 2016. Those interested in submitting written comments should do so by September 6, 2016. Comments should be directed to:

Charleston County Council Chambers  
James C. Butler, Director  
4045 Bridge View Drive, Suite 200, North Charleston, SC 29405  
Telephone (843) 992-4966, TDD (843) 992-4972  
ADA 1488551



**NOTICE OF AVAILABILITY: 2015 ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT AND 2015  
CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)**

The County of Charleston is submitting a Substantial Amendment to the Program Year (PY) 2015 Annual Action Plan to HUD for approval. The proposed amendment will change the original intended use of the grant funding. To better serve the citizens of the City of North Charleston and Charleston County, Metanoia has requested that Charleston County Council approve an amendment to the PY15 CDBG funded Direct Homeownership Assistance project. The project was originally funded to provide LMI households with down payment or reasonable closing costs and housing counseling to create affordable housing. Metanoia has determined that the funds would better support utilization of the \$110,000 to provide emergency repairs to LMI owner-occupied housing units to create suitable living situations. The PY 2015 Consolidated Annual Performance Evaluation Report (CAPER) provides an opportunity to evaluate Charleston County's progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its PY 2015 Annual Action Plan.

All interested parties are encouraged to attend a public hearing on Tuesday, September 6, 2016 at 6:30 pm in Charleston County Council Chambers, located on the 2nd Floor of the Lonnie Hamilton Public Service Building, 4045 Bridge View Drive, North Charleston, South Carolina. Starting on September 1, 2016, drafts of the Substantial Amendment and the CAPER may be reviewed at <http://www.charlestoncounty.org/departments/community-development/index.php> and can also be reviewed at the address below. A draft of the Substantial Amendment and CAPER will be submitted to the U.S. Department of Housing and Urban Development on or before September 30, 2016. Those interested in submitting written statements have until 5:00 pm on September 30, 2016. Comments should be directed to:

Charleston County Community Development Department  
Johnna C. Murray, Director  
4045 Bridge View Drive, Suite C202, North Charleston, SC 29405  
Telephone (843) 202-6960, TDD (843) 958-4717



**PUBLIC COMMENTS:**

A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, September 6, 2016. No public comments were received.

The public review and comment period was September 1, 2016 – September 30, 2016. No public comments were received.

**APPENDIX B**  
**TABLES FOR CR-40 AND CR-50**

**CR-40 - Monitoring Tables**  
**PY 2015 MONITORING SCHEDULE**

**On- Site**

Date Monitored	Sub recipient	Award	Funding Type
December 12, 2015	Metanoia	\$565,840.55 - City of North Charleston PY 12 and PY 13	HOME/ OOR
April 4, 2016	Town of Hollywood/Hollygrove PY10, PY12, PY 13	\$580,137	HOME and CHDO New Rental Construction
May 3, 2016	Operation Home PY 14	\$50,000 – City of North Charleston	CDBG
May 5, 2016	Home Dreams PY 15	\$45,000 City of North Charleston \$60,000 Charleston County Total - \$105,000	CDBG
May 26, 2016	Tricounty Weatherization PY11 Tricounty Weatherization PY 12 Tricounty Weatherization PY 13	\$23,529 \$27,916 \$65,000 Total - \$116,445	HOME/Rental Rehab
June 2, 2016	Humanities Foundation PY 15	\$25,000 City of North Charleston \$12,500 Charleston County Total - \$25,000	CDBG
June 14, 2016	Town of Mt. Pleasant-Whitehall Terrace PY 12, PY 13	\$125,110	CDBG
June 15, 2016	Dee Norton Lowcountry Children's Center PY 15	\$5,000 City of North Charleston \$15,000 Charleston County Total \$20,000	CDBG
June 16, 2016	One 80 Place PY 15	\$67,500 – Homeless Shelter \$7,500 –Lowcountry Homeless Coalition Total - \$75,000	ESG
June 21, 2016	Metanoia Youth Café PY 14	\$20,000 - City of North Charleston	CDBG
June 21, 2016	Metanoia – City of North Charleston PY 09 – PY 11	Rehabilitation- \$39,949 New Construction - \$41,250 New Construction - \$41,250 Rehabilitation - \$17,898 Rehabilitation – \$57, 805 Total - \$198,153	HOME/CHDO Rental
June 21, 2016	Metanoia PY 09	\$77, 538	HOME/CHDO Rental Rehab
July 7, 2016	PASTORS PY 15	\$103,212 - City of North Charleston	HOME/CHDO
July 7, 2016	FA Johnson PY 14	\$149,999	HOME/OOR
July 14, 2016	Charleston County Housing and Redevelopment Authority and Lowcountry Economic Development Foundation, Inc. PY 98	\$79, 215	HOME/Rental
July 26, 2016	City of North Charleston Sidewalks and Demolition PY 13	Demolition - \$100,000 Sidewalk Installation - \$427, 355	CDBG



July 26, 2016	City of North Charleston Sidewalks and Demolition PY 14	Demolition - \$200,000 Sidewalk Installation - \$400,000 (Environmental Reviews only)	CDBG
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#### Desktop

Date Monitored	Subrecipient	Award	Funding Type
December 2-4, 2015	Community Services Well and Septic Program PY 14	\$173,415	CDBG
April 7, 2016	East Cooper Meals on Wheels PY 15	\$23,425	CDBG
April 28, 2016	Charleston Area Senior Citizen's Services PY 15	\$20,000 – City of North Charleston \$21,425 – Charleston County	CDBG
June 7, 2016	Family Anonymous of SC dba Family Corps PY 15	\$22,400 – City of North Charleston	CDBG
July 22, 2016	Charleston Trident Urban League PY 15	\$10,000 – City of North Charleston	CDBG

#### Performance Review with Report/Summary

Date Monitored	Subrecipient	Award	Funding Type
April 14, 2016	Channel the Beacon PY 15	\$8,500 – City of North Charleston	CDBG
April 21, 2016	Pro Bono Legal Services PY 15	\$8,600 – City of North Charleston	CDBG
May 31, 2016	Coastal Community Foundation – The New Fund PY 14	\$5,000 – City of North Charleston	CDBG
July 7, 2016	Trident Literacy Association PY 15	\$20,000 – City of North Charleston	CDBG
July 22, 2016	Carolina Youth – Freedom School PY 15	\$15,000 – City of North Charleston	CDBG

CR-50 – HOME - Tables

**HOME RENTAL PROJECT(S) – ANNUAL PROPERTY INSPECTIONS AND REVIEW OF OCCUPANCY REQUIREMENTS**

Date Monitored	Organization	Location	Award/Year
April 4, 2016	Town of Hollywood/Hollygrove (6 single family homes inspected)	Hollywood, SC	PY10, PY12, PY 13 Award - \$580,137
May 26, 2016	Tricounty Weatherization PY11 Tricounty Weatherization PY 12 Tricounty Weatherization PY 13	Greenhill Road Sorenttrue Avenue Sorenttrue Avenue <b>(3 Projects)</b>	PY 11 PY 12 PY 13 Award – \$116,445
June 21, 2016	Metanoia – City of North Charleston	Success Street Grayson Street Leland Street Kent Avenue Ranger Drive <b>(Five Projects)</b>	PY 09-PY 11 Award - \$198,153
June 21, 2016	Metanoia	Success Street	PY 09 Award - \$77, 538
July 14, 2016	Charleston County Housing and Redevelopment Authority and Lowcountry Economic Development Foundation, Inc. (12 units inspected)	Lincolnville Gardens	PY 98 Award - \$79, 215

**APPENDIX C**  
**FAIR HOUSING OUTCOMES**

**PY2015 CAPER  
Community Development Department  
Fair Housing Outcomes**

**Identified Impediment #1:**

*Limited resources to assist lower income, elderly and indigent homeowners maintain their homes and stability in neighborhoods.*

Action plan includes funding through CDBG and HOME funding to address housing rehabilitation, emergency housing repairs, and providing access to water and sewer/septic:

**The N.E.W. Fund of the Coastal Community Foundation**

Provide technical assistance to empower low-income neighborhood organizations.

\$15,000

Demographics: African American/Black: 74%; White: 18%; Hispanic: 8%; Multi-racial: 2%

OUTCOMES: 113 individuals

**SUBSTANDARD HOUSING**

**Home Dreams Foundation**

Repair LMI owner-occupied housing units.

\$105,000

Demographics: African American/Black: 85%; White: 15%

OUTCOMES: 7 households

**TriCounty Weatherization Group**

Acquire, rehabilitate and bring up to code rental property for LMI household.

\$50,000

Demographics: 100% African American/Black (average clientele on annual basis and forecasted for PY2015)

OUTCOMES: 5 households

**ACCESS TO CLEAN WATER and SEWER/SEPTIC SYSTEMS**

**Town of Hollywood**

Water Line Extension - Mizzell Road Phase II Project will provide public water service connection and tap-in connection fees to the water main line for LMI households.

\$86,363

Demographics: 100% African American/Black

OUTCOMES: 3 households

**Charleston County Community Services Department**

Program to upgrade failing wells and septic systems for LMI households.

\$225,000

Demographics: Based upon waiting list and historical analyses of households served 99% are African American/Black.

OUTCOMES: 41 households

**Identified Impediment #2:**

*Increased public awareness of fair housing rights and local fair housing legislation and local enforcement should be evaluated.*

Action plan includes funding through CDBG funding to address fair housing rights and outreach.

**Charleston Pro Bono Legal Services, Inc.**

\$5,000

Provide essential legal services supporting home and family stability for LMI individuals to include landlord-tenant mediation.

DEMOGRAPHICS: African American/Black: 64%; White: 24%; Hispanic: 2%; Asian: 0.2%; Multi-racial: 11%

OUTCOMES: 255 people

**Charleston Trident Urban League, Inc.**

\$10,000

Fair housing services for the City of North Charleston. The Trident Urban League administers Fair Housing workshops, advertising and one-on-one counseling services on behalf of the City of North Charleston. These services and activities include the operation of a 24-hour Fair Housing Hotline to handle questions and complaints about housing and landlord/tenant discrimination. Provide fair housing and landlord/tenant services to underserved populations (African Americans, immigrants and residents with disabilities). Conduct client intake, document/process complaints and refer qualified cases and refer enforcement proposals to the SC Human Affairs Commission. Conduct predatory lending and debt management workshops to decrease the number of minority homeowner foreclosures. Increase fair lending and homeownership opportunities for minorities and LMI families. Improve public awareness of rights and responsibilities under Fair Housing Law and the South Carolina Landlord/Tenant Law. Distribute fair housing brochures at fixed locations throughout the City and at special events.

Demographics: African American/Black: 55%; White: 23%; Hispanic: 8%; Multi-racial: 22%

OUTCOMES: 156

**Identified Impediment #3:**

*Poverty and low-income among minority populations.*

**Channel the Beacon**

One time financial assistance for the cost of mortgage, rent, security deposit and/or utility costs for those with disabilities and special needs to remain in their home and not become homeless.

\$8,500

DEMOGRAPHICS: African American/Black: 75%; Multi-racial: 25%

OUTCOMES: 4 households

**Humanities Foundation**

Provide emergency assistance to LMI households to prevent homelessness.

\$22,500

DEMOGRAPHICS: African American/Black: 84%; Asian: 1%; White: 15%

OUTCOMES: 71 households

**Trident Literacy Association**

Provide individualized small class instruction in literacy and workplace skills training to impoverished, under-educated, under or unemployed adults at three sites.

\$10,000

DEMOGRAPHICS: African American/Black: 36%; Asian: 3%; White: 60%; Native Hawaiian/Pacific Islander: 0.1%; Multi-racial: 0.6%; Hispanic: 47%

OUTCOMES: 754 individuals

**Identified Impediment #4:**

*Low number of loan applications from minorities and low origination rates for minority applicants.*

**Metanoia, Inc.**

Provide LMI households with down payment assistance and housing counseling to create affordable housing.

\$110,000

\*\* Metanoia requested a project change from DP assistance to housing rehabilitation and as such, no outcomes were achieved.

The Charleston County Economic Development, Procurement, and Community Development Departments will continue to actively engage minority and women-owned businesses to do business in and with the County. The County also offers many programs, services and incentives that are available to existing as well as new businesses in Charleston County such as:

- Financial assistance, gap loans, and capital formation
- Workforce recruitment, testing, and training
- International trade consulting
- Entrepreneur resource referrals
- Outreach by Minority/Disadvantaged Business Enterprise (DBE) Program
- Business counseling through SCORE

Charleston County Contracts and Procurement Department manages the Minority and Disadvantaged Business Enterprise (MWDDBE) Program to help firms desiring to work on Charleston County construction and transportation development projects. Support services are provided for minority firms in an array of fields including highway construction industry:

- Outreach (i.e. Salute to Small Business; OSMB Trade Fair; American Indian Business Expo; Women in Business Conference; Metro Chamber of Commerce Business Expo; SC Commission Minority Affairs "Micro Business Conference"; DOT Transportation civil Rights Conference)
- Technical Assistance
- Business development program
- Business related workshops
- Notification of upcoming contracting opportunities
- Notification of upcoming outreach and networking events

The County, through the Contracts and Procurement Department, will continue to employ an On-the Job Training (OJT) Program for federal-aid construction projects that include Training Special Provision (TSP) requirement in which the South Carolina Department of Transportation (SCDOT) assigns a specific number of OJT slots. Provisions are in place to hire women, minority, or economically disadvantaged individuals.

Charleston County Government will again provide a six week employment experience through the Summer Youth Employment Program geared to students 15-22 to develop work place readiness skills. The program will expose them to a professional environment and help them gain experience in the operations of county government.

**Section 3:**

Section 3 of the Housing and Urban Development Act of 1968 contains provisions to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall to the

greatest extent feasible, be directed to low-to-very low income persons, particularly those who are recipients of government assistance for housing and to business concerns that provide economic opportunities to these populations. Charleston County Community Development promotes and encourages Urban Entitlement Funding subrecipients to hire Section 3 residents and Section 3 businesses through pre-bid meetings and during contract negotiations. During the Request for Application process, Charleston County Procurement Department will send a notice of funding opportunity to contacts in the Minority and Disadvantaged Business Enterprise (MWD BE) Program database and to area Public Housing Authority executives.

**Public Awareness:**

1. Fair Housing Month Celebration and press releases sent to all media outlets in the county.
2. The County plans to host a Fair Housing Seminar/Educational Opportunity for all PY2015 Subrecipients to ensure that all are informed and current as far as each entity's responsibilities as it pertains to Fair Housing.
3. In addition to ensuring that all funded agencies have the appropriate Fair Housing posters on display, staff will also distribute fair housing information to rural churches, libraries and town halls to ensure the rural community is made aware of its rights to Fair Housing.
4. Continually update County website with relevant and current Fair Housing information provided by the Department of Housing and Urban Development (HUD) or South Carolina Human Affairs Commission.
5. Provide one on one customer service to any resident that may have a Fair Housing complaint and direct them to contact the State Human Affairs Commission for further investigation or mitigation.
6. Continue to partner with and refer clients to the Homeownership Resource Center, a division of Family Services and the Charleston Trident Urban League to provide homeownership counseling, debt management assistance and financial literacy training to adequately prepare those who are seeking mortgages.
7. Direct minority and lower income residents requesting business support to the County MWD BE Program and S.C.O.R.E.
8. Refer clients to the State Housing Finance and Development Authority Program, SC HELP, to take advantage of the loan modification program.

**Affordable Housing:**

The County's Community Development staff worked in tandem with the County's Planning and Zoning Department to make the following modifications to current County policies in order to promote affordable housing development county-wide. All activities are now complete.

1. Amend County ordinance to alter density requirements when affordable housing will result (COMPLETED 10/2011)
2. Work to enact form-based zoning regulations for in-fill projects (COMPLETED 1/2015)
3. Create and complete a county-wide affordable housing plan (COMPLETED 2/2014)
4. Begin the draft language of a Fair Housing Ordinance to take before County Council (COMPLETED 4/2013)

**Analysis of Impediments to Fair Housing:**

In 2016, Charleston County, the City of Charleston and North Charleston released an updated Analysis of Impediments to Fair Housing, which was included in next year's Five Year Consolidated Plan for Charleston County (2016-2020).