

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)



PY2018

Year 3 of the PY2016-2020 Consolidated Plan



Jean Sullivan, Director
Charleston County Community Development Department
Lonnie Hamilton Public Services Building
4045 Bridge View Drive, Suite C-216
North Charleston, SC 29406
www.charlestoncounty.org



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) 2018-2019 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, 2018 and June 30, 2019 to meet the goals and objectives identified in the 2016-2020 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, 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
Action on Homelessness	Homeless	ESG: \$712,395	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	102	340.00%	5	35	700.00%
Action on Homelessness	Homeless	Included above	Homeless Person Overnight Shelter	Persons Assisted	500	2577	515.40%	263	810	307.98%
Demolition	Affordable Housing Homeless	CDBG: \$500,000	Buildings Demolished	Buildings	50	36	72.00%	12	19	158.33%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15,000	43,976	293.17%	3,601	5,184	143.96%
Direct Services to the LMI Community	Non-Homeless Special Needs	Included above	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	295		80	80	100.00%
Direct Services to the LMI Community	Non-Homeless Special Needs	Included above	Homeless Person Overnight Shelter	Persons Assisted	0	296		75	129	172.00%

Direct Services to the LMI Community	Non-Homeless Special Needs	Included above	Jobs created/retained	Jobs	0	3		-	-	
Emergency Rehabilitation	Affordable Housing	CDBG: \$900,000	Homeowner Housing Rehabilitated	Household Housing Unit	50	117	234.00%	40	42	105.00%
Infrastructure Improvement (Sidewalks)	Non-Housing Community Development	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17,500	11,760	67.20%	3,800	6,710	176.58%
Infrastructure Improvement (Water + sewer lines)	Non-Housing Community Development	CDBG: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	13	7	53.85%	-	-	
New Housing Construction (Rental and Sales)	Affordable Housing	HOME: \$1,513,170	Rental units constructed	Household Housing Unit	9	5	55.56%	2	0	0.00%
New Housing Construction (Rental and Sales)	Affordable Housing	Included above	Homeowner Housing Added	Household Housing Unit	6	1	16.67%	1	0	0.00%
Owner-Occupied Rehabilitation	Affordable Housing	HOME: \$833,000	Homeowner Housing Rehabilitated	Household Housing Unit	15	26	173.33%	5	4	80.00%
Program Administration	Affordable Housing	CDBG:	Other	Other	0	0				

	Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	\$1,611,875 HOME: \$288,465								
Rehabilitation (vacant units to sell or rent)	Affordable Housing	HOME: \$250,000	Rental units rehabilitated	Household Housing Unit	5	5	100.00%	7	3	42.86%
Rehabilitation (vacant units to sell or rent)	Affordable Housing	Included above	Homeowner Housing Added	Household Housing Unit	1	0	0.00%	-	-	
Well and Septic Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$1,647,510	Homeowner Housing Rehabilitated	Household Housing Unit	125	132	105.60%	30	30	100.00%

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

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: The PY16 and PY17 CAPERs inadvertently duplicated totals for 4 sidewalks (Kent Avenue, Marilyn Drive, Oakwood Avenue, and Ranger Drive), so the Strategic Plan to Date totals were updated to reflect the corrected number of individuals that were given access to sidewalks. There was one demolition in PY17 that was reported as completed, but it was cancelled; so, the Strategic Plan to Date total for

demolitions was also updated to reflect the corrected number of demolitions.

Table 1 lists the units incorrectly for rapid re-housing: "actual" outcomes should be persons assisted - not households assisted (however, the "expected" outcomes are households assisted). This issue is a result of discrepancies between IDIS reporting and HMIS/SAGE reporting for the CAPER.

This is the County's third year of the 2016-2020 Consolidated Plan and applicants were encouraged to submit proposals that align with the Consolidated Plan Goals. For CDBG, Infrastructure projects (particularly well, septic, and water/sewer connections) were one of the top priorities for the County in Program Year (PY) 2018. A total of 28 upgrades and 2 connections were provided to LMI households that now have clean drinking water and safe, sanitary septic systems through activities completed by the Charleston County Community Development Department. In addition to these infrastructure projects, sidewalk projects were completed in North Charleston (with prior year funds) on the following streets:

- ST Simmons Drive (from Garfield Street to Clinton Street), 1000LF
- Marilyn Drive (Smokey Street to Eileen Street), 500LF
- Ranger Drive (Oregon Avenue to Lawrence Street), 675LF
- Banyan Street (from Meeting Street to Hottinger Avenue), 500LF
- Clinton Street (ST Simmons to Baker Street), 850LF
- Marilyn Drive (from Eileen Street to McRoy Street), 650LF

These sidewalks represent access to approximately 6,710 individuals. Emergency Repairs were also one of the top priorities under CDBG for the County in PY2018, with 42 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, and legal and senior services. Over 5,000 total Charleston County residents received public services during the program year. According to HUD Report PR26, 95% percent of the CDBG funds were used to benefit low-to-moderate income individuals and families and 13% 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	7,747	0	249
Black or African American	17,215	7	433
Asian	156	0	6
American Indian or American Native	23	0	2
Native Hawaiian or Other Pacific Islander	60	0	1
Total	25,201	7	691
Hispanic	4,035	0	28
Not Hispanic	22,508	7	817

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

Narrative

Please note: In Table 2, the CDBG and ESG 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, 1,342 LMI persons identified themselves as "Other multi-racial," which brings the total number individuals receiving assistance under CDBG to 26,543. Under HESG, 113 LMI persons identified themselves as "Other multi-racial" and 41 people had missing information/refused to provide information, which brings the total number of individuals receiving assistance under HESG to 845.

CDBG funds were used for housing and non-housing services during PY2018. According to the HUD PR23 report, a total of 26,543 LMI persons received benefits through public services, emergency housing repairs, and access to clean drinking water and sanitary sewer systems. Almost 65 percent reported their race as Black or African American, while about 29 percent were White or Caucasian. About 15 percent of persons receiving a benefit from CDBG funds were Hispanic.

About 100 percent receiving benefit of the HOME Program identified as Black or African-American. No individuals identified themselves as having a Hispanic origin.

Homeless individuals reported their racial background for the Emergency Solutions Grant was approximately 29 percent White or Caucasian and about 51 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	public - federal	1,902,843	1,537,755
HOME	public - federal	1,036,688	482,810
ESG	public - federal	148,962	151,420

Table 3 - Resources Made Available

Narrative

Community Development Block Grant (CDBG)

The 2018 CDBG allocation from HUD was \$1,762,846, which is a \$137,385 increase from the 2017 award of \$1,625,461. CDBG funds supported infrastructure projects, public service activities, and emergency housing repairs. James Island Outreach and East Cooper Faith Network are returning part of the PY18 funds they were awarded to Charleston County; recaptured CDBG funds will go to the County's Well and Septic Upgrade/utility connection/maintenance program.

Home Investment Partnerships Program (HOME)

The 2018 HOME allocation from HUD was \$798,461, which is a \$227,969 increase from the 2017 HOME allocation of \$570,492. The HOME program supports development and preservation of affordable housing stock for both County and City of North Charleston residents. Sea Island Habitat for Humanity was awarded \$70,000 in PY18, but they returned the funds to the County; the funds were included in the PY19 Request for Applications. 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 2019.

Emergency Solutions Grant (HESG)

The 2018 allocation for the Emergency Solutions Grant Program was \$146,328, a \$1,215 increase from the total 2017 allocation of \$145,113. These funds support core programs addressing homelessness in Charleston County, such as emergency shelter operations and rapid re-housing 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 2019.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County (Rural only)	5	13	Other
Countywide	95	87	County

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. The funds were distributed to organizations serving areas throughout Charleston County, with 13% of the funds focused on well/septic upgrades and water/sewer connections. The National objective of assisting those low/mod individuals represented 95 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.

HESG Match information

Total Match: \$173,481

Match Required \$151,420

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	1,978,074
2. Match contributed during current Federal fiscal year	5,211
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	1,983,285
4. Match liability for current Federal fiscal year	95,956
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	1,887,329

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-CHDO-2002-17	06/30/2019	11,517	0	0	0	0	0	11,517
01-CHDO-2033-2034-18	06/30/2019	345	0	0	0	0	0	345
01-HOME-1994-16	06/30/2019	0	0	0	0	0	0	0

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 \$
0	19,439	19,439	0	0

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	184,743	0	0	152,693	12,000	20,050
Number	12	0	0	7	1	4
Sub-Contracts						
Number	4	0	0	2	1	1
Dollar Amount	14,260	0	0	1,470	10,900	1,890
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	184,743	36,490	148,253			
Number	12	2	10			
Sub-Contracts						
Number	4	0	4			
Dollar Amount	14,260	0	14,260			

Table 8 - Minority Business and Women Business Enterprises

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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – 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	5	12
Number of Non-Homeless households to be provided affordable housing units	55	13
Number of Special-Needs households to be provided affordable housing units	0	36
Total	60	61

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	5	12
Number of households supported through The Production of New Units	3	0
Number of households supported through Rehab of Existing Units	52	49
Number of households supported through Acquisition of Existing Units	0	0
Total	60	61

Table 12 – Number of Households Supported

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

Although this section deals mostly with HOME-funded projects, ESG-funded rental assistance as well as CDBG-funded emergency repairs are included in the totals for outcomes. The tables represent the number of households supported - with one exception. The "number of homeless to be provided affordable housing units" and "number of households supported through rental assistance" is represented by the number of individuals receiving assistance through ESG-funded rental assistance. The "number of special-needs to be provided affordable housing" included elderly and/or disabled households. Housing projects often require several years to complete, which is the main issue in completing HOME-funded projects.

Discuss how these outcomes will impact future annual action plans.

The completion of HOME projects will continue in the coming year. Because several new construction projects are in the final stages of completion, there will be at least 2 new rental units completed over the next year. In addition, at least 2 vacant units that were rehabilitated should also be completed over the next year and will become available for renters.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	4,189	4
Low-income	390	1
Moderate-income	836	2
Total	5,415	7

Table 13 – Number of Households Served

Narrative Information

Note: The CDBG totals represent individuals and households served - not households only.

In PY2018, Charleston County provided support of affordable housing using both CDBG and HOME funds through the emergency repair of 42 and rehabilitation of 4 owner-occupied housing units, and rehabilitation of 3 vacant units to rent.

The County provided housing assistance through all three grant programs - CDBG, HESG, and HOME. CDBG funded critical home repair services by East Cooper Faith Network, Operation Home, Metanoia, the Sustainability Institute, and the Town of Awendaw for 42 LMI owner-occupied housing units. Homeless prevention activities supported 80 at-risk households through Humanities Foundation with CDBG funding.

The HESG Program provided essential services to address the needs of homeless persons in emergency shelters and 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 810 homeless individuals. Florence Crittenton provided rapid re-housing services and case management to 35 homeless individuals during PY2018.

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 the Coordinated Entry System. The core elements of the 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. The CoC uses the HUD-recommended priority policy for Chronically Homeless individuals. The 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

- 60 beds for individual adult men experiencing homelessness
- 50 beds for individual women or families with children
- 40 transitional housing beds for male Veterans
- 6 transitional housing beds for female Veterans and/or families with children

Lowcountry Continuum of Care (CoC) 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. The 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 the CoC 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 the CoC focus the limited resources available on those who are in greatest need. 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.

There are 1,079 vouchers allocated for use in Charleston County. The Charleston County Housing and Redevelopment Authority (CCHRA) opened Housing Choice Voucher Program waiting list on Monday, February 5, 2018 at 9:00 a.m. The Housing Choice Voucher Program (HCVP) accepted 500 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). The single family homes are located in 50 different subdivisions throughout Charleston County. Public Housing serves an average of 508 families annually.

In addition, NCHA has over 2056 voucher holders, a portfolio of 352 RAD units, and is involved in four tax credit apartment communities. The NCHA began accepting applications for the wait list for 2 of its multi-family residences in June 2019.

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

CCHRA administers a program 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. Residents in the Section 8 Program may sign up to participate in FSS. The program works with residents, who establish goals such as, continuing their education, job training, purchasing a first-time home, or starting a small business. Residents who participate in the program must agree to work toward achieving their goals and participate in specific training. Participants build escrow accounts from their rent payments to help them reach their final goal at the completion of the program. The Resident Services Department works with various agencies in the community to develop resources for participating FSS family members.

In accordance with Section 3 mandates and the Disadvantaged Business Enterprises (DBE) initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing. Community Development staff, serving on the Charleston County Housing Authority, Family Self-Sufficiency Advisory Group, continues to assist public housing residents with the Section 3 registration and provides information

pertaining to DOT and County supported OJT opportunities.

NCHA also has the FSS Grant.

Actions taken to provide assistance to troubled PHAs

N/A

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)

See Appendix C - Fair Housing Outcomes (under "Impediment 3: Affordability") for more information.

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 Development 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 continue to be provided: Community Development staff review the Sub-Recipients' work writes-ups/rehabilitation projects scope of work, reviews of documentation supporting the approach to lead hazards reduction and reviews of lead risk assessments, analysis of procurement documents, and audits of participant disclosures/lead notifications are conducted.

Desktop monitorings are being conducted to ensure adherence to Lead Safe Housing Rule (LSHR) requirements. Reimbursement of construction related expenditures also require sufficient documentation and evidence of lead project management compliance when projects are subject to the LSHR. Charleston County Community Development staff continues to identify LSHR training resources available to HOME and CDBG Sub-Recipients. We routinely evaluate available resources in order to identify training models which would assist Sub-Recipients in developing knowledge and skills competency needed to ensure LSHR project management. Charleston County Community Development continues to enforce the Lead Assessors Procurement Process. In collaboration with the Charleston County Procurement Department, Community Development advertises their Request for Qualifications (RFQ) and maintains 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. Throughout the year, Community Development (CD) staff holds meetings with subrecipients to discuss HUD compliance and streamlining activities.

In addition, County staff communicate with the Charleston County Housing and Redevelopment Authority to better partner. Recently, CD staff have been in communication with the CCHRA Executive Director and Board members as well as attended CCHRA Board meetings.

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 Development 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-Recipients 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 promoting Sub-Recipients' enhanced performance and grant management competency, resulting in increased 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 organizational performance capacity of newer Sub-Recipients and the sustained capacity of more veteran Sub-Recipients who have expanded their service focus 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", to address problems, and to 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.

Charleston County Community Development is responsible for the administrative oversight of the City of North Charleston Urban Entitlement grant funded projects, and while the award amounts tend to be smaller, it continues to be necessary to ensure that the Risk Analysis Model annually evaluates 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. The risk model was amended to include 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 Development assists with facilitating dialogues between Sub-Recipients, the Procurement Department and small-business companies.

The Community Development Department continues to implement strategies to promote Sub-Recipients’ awareness and compliance with Section 3 mandates and continues to work collaboratively with the Charleston County Disadvantaged Business Enterprise (DBE) Program to identify and register Section 3 firms.

SECTION 3

Section 3, which is a provision of the HUD Act of 1968, requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Charleston County Sub-Recipients are required to ensure compliance with Section 3 mandates, to the greatest extent feasible. During PY 18 the Community Development Department and Charleston County Building Services sponsored a training opportunity for Emergency Repair Sub-Recipients and representatives from Section 3 Firms. The training focused on contract requirements, construction oversight, permits and building inspections. The training event also provided Section 3 firms with an opportunity to meet face-to-face with Charleston County Emergency Repair Sub-Recipients to discuss their construction experience and market their services.

Charleston County DBE Program

The DBE Program was created to ensure nondiscrimination in the award of federally assisted contracts. The DBE Program assists in the development of Disadvantaged Business Enterprises, in order to increase their competitiveness in the market place. The DBE Program creates a level playing field on which DBEs can compete fairly for US Department of Transportation (US DOT) contracts and other federally assisted contracts. The DBE aims to enhance and maximize participation of minorities and women in contracting and procurement. Firms and individuals receiving DBE assistance are now being referred to Community Development to determine the firm/individuals' interest and Section 3 eligibility. Community Development provides individualized information sessions to discuss the Section 3 self-certification and registration requirements. Charleston County Urban Entitlement Sub-Recipients' use of the Section 3 online database during their procurement of HUD funded services and products is routinely reviewed by Community Development staff. In an attempt to assist Section 3 firms expand their performance capacity Sub-Recipients have been offering Section 3 firms with feedback and mentoring to increase their marketing and responsiveness to bid/pricing/procurement opportunities.

In accordance with Sections 3 mandates and the DBE initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing. Community Development staff, serving on the Charleston County Housing Authority, Family Self-Sufficiency Advisory Group, continues to assist public housing residents with the Section 3 registration and provides information pertaining to DOT and County supported OJT opportunities.

Monitoring Schedule

See Appendix B for the PY 2018 Monitoring Schedule.

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 2018 CAPER. The public review and comment period was August 6, 2019 – September 6, 2019. No comments received.

- A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, August 20, 2019. No comments 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 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. No comments received.

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 recently submitted and received approval of a Substantial Amendment to the Consolidated Plan to change the goals and funding for "Well and Septic Improvements". Funding in the amount of \$300,000 was moved to the "well/septic goal" from the "water and sewer lines" goal to continue helping the wait list of citizens who need clean water/septic. In addition, the Substantial Amendment changed the goals for demolitions from 100 buildings to 50 buildings; the original goal overestimated the outcomes, so the number of demolished buildings has been decreased to a more realistic goal.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

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 Development 2018 annual monitoring plan identified all HOME-funded rental projects as being subject to an annual on-site monitoring; as such all properties currently under affordability requirements have been scheduled to be monitored during PY 18. This Monitoring plan exceeds 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' re-certification and verification of the information provided on the HUD mandated "Property Owner Annual Certification of Habitability". The "Property Owner Annual Certification of Habitability" is collected in December of each year and certifies that the owner of HOME-funded rental properties has determined that their HOME-funded 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 (HQS) as defined by HUD.

Seventeen (17) HOME-funded rental units were inspected as of July 31, 2019. Throughout the year, the Community Development Department receives and reviews copies of HOME lease renewals and new rental unit lease-ups. We use this opportunity to provide technical assistance and discuss the HOME owners' property management oversight and strategies to address consistent implementation of HQS. Owners of HOME-funded rental units also submit documentation of their attempts to resolve/remedy re-occurring tenant lease violations. Providing written notice of lease expectations, to tenants, combined with timely responsiveness to tenants and property maintenance concerns continues to be the most effective method to ensure both continued occupancy and preservation of the rental units.

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

The Community Development Department continues to assess staff capacity and performance of owners and property management representatives affiliated with HOME-funded rental projects, 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.

See Appendix B for table of inspections.

**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 Development 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**

Program income amount of \$19,439 was used in one owner-occupied rehabilitation project (income 30-50% and African American).

**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)**

The County has also worked with partnering agencies to maintain affordable housing by repairing 42 homes, rehabilitating 4 owner-occupied homes, and rehabilitating 3 vacant units for rental in PY2018. Also see Appendix C.

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	Eula Jean
Middle Name	0
Last Name	Sullivan
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	8432026971
Extension	0
Fax Number	0
Email Address	jsullivan@charlestoncounty.org

ESG Secondary Contact

Prefix	Dr
First Name	Anna
Last Name	Eskridge
Suffix	0
Title	Program Manager
Phone Number	8432026986
Extension	0
Email Address	aeskridge@charlestoncounty.org

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2018
Program Year End Date	06/30/2019

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

Subrecipient or Contractor Name: Florence Crittenton Programs of South Carolina

City: Charleston

State: SC

Zip Code: 29403, 3612

DUNS Number: 834136410

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 59481

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: 74481

CR-65 - Persons Assisted (Please note: this information is now submitted with the SAGE reporting system to HUD)

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	
Female	
Transgender	
Don't Know/Refused/Other	
Missing Information	
Total	

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – 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				
Victims of Domestic Violence				
Elderly				
HIV/AIDS				
Chronically Homeless				
Persons with Disabilities:				
Severely Mentally Ill				
Chronic Substance Abuse				
Other Disability				
Total (unduplicated if possible)				

Table 23 – 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	43,070
Total Number of bed-nights provided	44,918
Capacity Utilization	104.30%

Table 24 – Shelter Capacity

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

Housing Stability

GOAL: 96% exit to stable housing

Total Income Measure

GOAL: 8% increase their income from any source

Earned Income Measure

GOAL: 8% increase their earned income

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
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
Subtotal Homelessness Prevention	0	0	0

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Expenditures for Rental Assistance	57,026	0	37,561
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	0
Expenditures for Housing Relocation & Stabilization Services - Services	26,877	53,854	24,378
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	83,903	53,854	61,939

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Essential Services	0	0	0
Operations	73,719	75,000	74,481
Renovation	0	0	0

Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	73,719	75,000	74,481

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2016	2017	2018
Street Outreach	0	0	0
HMIS	15,000	17,479	15,000
Administration	0	0	0

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2016	2017	2018
	172,622	146,333	151,420

Table 29 - Total ESG Funds Expended

11f. Match Source

	2016	2017	2018
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	34,663	0	0
State Government	0	0	0
Local Government	0	0	0
Private Funds	153,255	123,763	113,481
Other	101,045	50,000	60,000
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	288,963	173,763	173,481

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2016	2017	2018
	461,585	320,096	324,901

Table 31 - Total Amount of Funds Expended on ESG Activities

Appendices

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
Attn: Wendolyn Parrilla

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):

08/02/19 Fri PC
08/02/19 Fri CNW

at a cost of \$118.54
Account# 103042
Order# 1809453
P.O. Number:

Subscribed and sworn to before
me this 2nd day
of August
A.D. 2019


Advertising clerk


NOTARY PUBLIC, SC
My commission expires

NOTICE OF AVAILABILITY: 2018 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER)
The County of Charleston is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The FY 2018 CAPER provides an opportunity to evaluate Charleston County's progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its FY 2018 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, August 20, 2019 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 August 6, 2019, a draft of the CAPER may be reviewed at www.charlestoncounty.org/departments/community-development/ and can also be reviewed at the address below. The CAPER will be submitted to the U.S. Department of Housing and Urban Development on or before September 30, 2019. Those interested in submitting written statements have until September 5, 2019. Comments should be directed to: Jean Sullivan, Director, Charleston County Community Development.

Charleston One
1211-1211-1211

**NOTICE OF AVAILABILITY: 2018 CONSOLIDATED
ANNUAL PERFORMANCE EVALUATION REPORT (CAPER):**

The County of Charleston is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2018 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 2018 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, August 20, 2019 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 August 6, 2019, a draft of the CAPER may be reviewed at www.charlestoncounty.org/departments/community-development/ and can also be reviewed at the address below. The CAPER will be submitted to the U.S. Department of Housing and Urban Development on or before September 30, 2019. Those interested in submitting written statements have until September 6, 2019. Comments should be directed to: Jean Sullivan, Director, Charleston County Community Development Department, 4045 Bridge View Drive, Suite C202, North Charleston, SC 29405, Telephone (843) 202-6960.

PUBLIC COMMENTS:

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. The public review and comment period was August 6, 2019 – September 6, 2019. No comments received.

A public hearing was held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, August 20, 2019. No comments received.

APPENDIX B
TABLES FOR CR-40 AND CR-50

CR-40 - Monitoring Tables

PY 2018 MONITORING SCHEDULE

On- Site

Date Monitored	Sub recipient	Award	Funding Type
September 27, 2018	Town of Awendaw PY 17	\$30,000	CDBG Emergency Repair
June 4, 2019	Palmetto Community Action Partnership PY 16	\$40,000	HOME – New Construction for Sale
June 11, 2019	East Cooper Meals on Wheels PY 18	\$26,366	CDBG
June 18-20, 2019	Metanoia	Annual Rental Review (9 units) -\$473,690	HOME/CHDO
	Metanoia Emergency Repairs PY 17	\$60,000	CDBG
	Metanoia – PY 17	\$53,484 Rehabilitation for Homeownership	CHDO
	Metanoia – PY 17	\$304,201 Owner Occupied Rehabilitation	HOME
	Metanoia – PY 17	\$80,000- Rehab/Rental	CHDO
June 27, 2019	One-80 Place PY 18	\$89,481 Homeless Shelter Homeless Management Information Systems (HMIS)	HESG

June 27, 2019	One-80 Place PY 18	\$16,974	CDBG
June 27, 2019	Lowcountry Homeless Coalition PY 18	\$16,778	CDBG
July 9, 2019	Town of Hollywood/Hollygrove	PY 10, PY12, PY 13, PY 15, PY 16 Awards Total - \$985,561	HOME
July 11, 2019	Humanities Foundation	\$ 24,341	CDBG
July 23, 2019	Florence Crittenton	\$59,481	HESG

Desktop

Date Monitored	Subrecipient	Award	Funding Type
July 29, 2019 (site visit)	Carolina Youth Development/Freedom School	\$11,975	CDBG
July 29, 2019 (site visit)	Trident Literacy	\$ 16,974	CDBG

CR-50 – HOME - Tables

Date Monitored	Organization	Location	Award/Year
June 18-20, 2019	Metanoia	Success Street Grayson Street Leland Street Kent Avenue Ranger Drive Redwood Street Norwood Street Carlton Street Success Street (#2)	PY 09-PY 17 \$473,691
July 9, 2019	Town of Hollywood	Hollywood, SC (9 units inspected)	PY 10, PY12, PY 13, PY 15, PY 16 Awards Total - \$985,561

APPENDIX C
FAIR HOUSING OUTCOMES

PY2018 CAPER
Community Development Department
Fair Housing Outcomes

2018 Impediment Status Report

Analysis of Impediments to Fair Housing:

In 2016, Charleston County, the City of Charleston, and City of North Charleston released an updated Analysis of Impediments (AI) to Fair Housing to go along with the PY16-20 Consolidated Plan. The AI includes a list of sample strategies and measures that can be used to assess progress in mitigating impediments to fair housing for each key issue. While not every example strategy/measure is addressed (as they are suggested approaches), this appendix to the PY2018 CAPER for Charleston County summarizes the efforts the County and/or community partners took to address Fair Housing issues.

Impediment 1: Lack of Fair Housing Awareness

- Strategy: Distribution of fair housing materials; and,
- Strategy: A record of presentations and meetings with local governments, real estate professionals, housing property managers and housing developers
Actions/Outcomes to Address Strategies:
 - July 21, 2018: The Community Development Director attended event to discuss Community Development and Fair Housing at Allen AME Church on Edisto Island.
 - October 6, 2018: Community Development co-sponsored a Homebuyer and Fair Housing Workshop – 32 people were in attendance.
 - November 28, 2018: Handing out and discussing Fair Housing materials at Councilwoman Johnson's Roundtable at John's Island Library, 3531 Maybank Highway, John's Island
 - March 9, 2019: Handing out Fair Housing materials at Charleston Black Expo
 - April 9, 2019: Handing out Fair Housing materials before County Council meeting
 - April 22 – 26, 2019: Handing out Fair Housing materials during CD Week
 - April 22, 2019: South Santee Senior/Community Center - 710 S Santee Rd, McClellanville, SC 29458
 - April 23, 2019: Charleston County Public Services Building – 4045 Bridge View Dr, North Charleston, SC 29405
 - April 24, 2019: North Charleston City Hall – 2500 City Hall Ln, North Charleston, SC 29406
 - April 25, 2019: Johns Island Regional Library – 3531 Maybank Hwy, Johns Island, SC 29455
 - April 26, 2019: Wadmalaw Island Senior/ Community Center – 5605 Katy Hill Rd., Wadmalaw Island, SC 29487
 - April 2019: Fair Housing Month Celebration in the County, which was proclaimed through a County Council resolution.
 - May 3, 2019: Community Development staff attended a senior outreach event and handed out Fair Housing materials at Town of Hollywood Community Fair.
 - Fair Housing booklets are displayed and available for community members in the County Community Development office.
 - Fair Housing booklets are distributed to each of the PY2018 Subrecipients at the time of agreement execution. The Community Development Department requests (in writing) that the Subrecipients display the booklet in a place of prominence in their office where community members are likely to read them.
 - CDBG-funded outreach programs by Charleston Pro Bono Legal Services: Dates were 9/26/18, 2/13/19, 2/27/19, 3/13/19, 4/29/19, and 6/26/19. Topics included Evictions, Housing Law, Probate, Understanding Your Lease, and Landlord-Tenant Issues.
- Strategy: Fair Housing complaints referred to the South Carolina Fair Housing Center, the SC Human Affairs Commission and the HUD Office of Fair Housing and Equal Opportunity
Actions/Outcomes to Address Strategy:

- The Community Development Department has an internal process to refer calls to the South Carolina Fair Housing Center, the SC Human Affairs Commission, and the HUD Office of Fair Housing and Equal Opportunity.
- In PY2018, 1 caller was referred to the SC Human Affairs Commission due to Fair Housing issues.
- Strategy: Frequent review of complaints logged by partner agencies
Actions/Outcomes to Address Strategy:
 - In PY2018, 211 individuals were assisted through Charleston Trident Urban League's Fair Housing hot line.

In addition to the measures mentioned previously, on May 24, 2019, the Supreme Court of SC created a Housing Court in the Charleston County Magistrate Court. There is a significant need to provide access to legal representation to tenants in Charleston County facing eviction. The Court will be tracking data and metrics for this Pilot Program over the next year.

Impediment 2: Lack of Transportation Options

- Strategy: Additional routes and expanded hours leading to increased number of riders
Actions/Outcomes to Address Strategy:

CARTA Breaks Ground on First Permanent Park-and-Ride Lot (March 6, 2019)

Summary: CARTA broke ground on a new four-acre Rivers Avenue park-and-ride lot in North Charleston. The current park-and-ride area, in a nearby shared lot, hosts hundreds of commuter vehicles daily. The bulk of passengers are MUSC and College of Charleston employees and students, in addition to other riders who work on the peninsula. There is no cost to park. CARTA board chairman Mike Seekings stated, "It's going to be safe, clean and offer amenities that will please our longtime riders and hopefully attract many new ones."

<https://www.ridecarta.com/carta-breaks-ground-on-first-permanent-park-and-ride-lot/>

School Students Can Now Ride CARTA for Free (April 9, 2019)

Summary: A new Free Student Fare pilot program that allows students in the system's service area ages 6 and older to ride CARTA for free. The new program is available to both public and private school students and applies to all CARTA services

https://storage.googleapis.com/carta-cdn/wp-content/uploads/2019/04/CARTA_Students-Ride-Free-Release.pdf

CARTA Moving Forward With Fare, Pass Improvements (May 15, 2019)

Summary: CARTA Board of Directors approved moving forward with the following items:

- Expansion of Senior Fares (\$1 per ride) to all operating hours (previously available between 9 a.m. and 3 p.m.)
- Elimination of transfer fees (currently 50 cents)
- Establishment of weekly unlimited regular passes (\$15) and Express passes (\$25) (currently available on a monthly basis)

"The steps taken today will directly benefit a large portion of our ridership by easing strain on wallets and reducing barriers to mobility," said CARTA Board of Directors Chairman Mike Seekings.

<https://www.ridecarta.com/carta-moving-forward-with-fare-pass-improvements/>

Impediment 3: Affordability

- Strategy: Introduce inclusionary zoning as an affordable housing tool that links the production of affordable housing to the production of market-rate housing which either require or encourage new residential developments to make a certain percentage of the housing units affordable to low- or moderate- income residents.
- Strategy: Provide additional financial incentives to Charleston area housing developers who provide additional affordable housing options.
Actions/Outcomes to Address Strategy:

- Charleston County hired a consultant to assist in reviewing and updating the County's Zoning and Land Development Regulations Ordinance (ZLDR). This is a three-year project, which began in the spring of 2017. The update includes a review of the incentives for development of affordable housing currently included in the ZLDR and recommended revisions to improve and streamline those incentives. The recommendations will be presented to the County Planning Commission for recommendation and County Council for approval in the 2020 timeframe.
- The Comprehensive Plan 10-Year Update was most recently adopted on October 9, 2018. The update included strategies in support of affordable housing.
- In addition, Charleston County Council has an Affordable Housing Committee to discuss ways to encourage affordable housing in the County. Community Development staff are involved in the committee.
- **Strategy:** Increased number of affordable housing units developed or maintained.
Actions/Outcomes to Address Strategy:
 - In PY2018, completed 3 rehabilitations for LMI rental.
 - In PY2018, completed 4 owner-occupied rehabilitation projects and 42 emergency repair projects to assist low-income, elderly, and indigent homeowners maintain their homes and stability in neighborhoods.
- **Strategy:** Increase in the number of TBRA, Section 8 or VASH vouchers available to low-income residents.
Actions/Outcomes to Address Strategy:
 - In PY2018, 12 households received rapid re-housing assistance.

Impediment 4: Elderly and Handicap Accessible Housing Units – Special Needs Housing

- **Strategy:** Distribution of fair housing materials in relation with special needs housing and handicap accessible housing units
Actions/Outcomes to Address Strategy:
 - All of the events listed under "Impediment 1" where fair housing materials were distributed included a handout on "Fair Housing and People with Disabilities."

Impediment 5: Not In My Backyard (NIMBY)

- **Strategy:** Increased availability of housing for lower income families.
Actions/Outcomes to Address Strategy:
 - In PY2018, completed 3 rehabilitations for LMI rental.
 - In PY2017, completed 4 owner-occupied rehabilitation projects and 42 emergency repair projects to assist low-income, elderly, and indigent homeowners maintain their homes and stability in neighborhoods.
- **Strategy:** Decreased public opposition towards affordable, workforce, and multifamily housing.
Actions/Outcomes to Address Strategy:
 - As discussed previously, Charleston County Council has an Affordable Housing Committee to discuss ways to encourage affordable housing in the County.

Impediment 6: Poverty Rates – Extremely Low Income

- **Strategy:** Support agencies that provide workforce development programs and continuing education courses.
- **Strategy:** Invest in efforts and partnerships that aim at revitalizing concentration areas and improving communities across multiple fronts – housing, education, infrastructure, education, etc.
- **Strategy:** Increased public investment dollars into distressed minority concentration areas (affordable housing units, public services, etc.).
Actions/Outcomes to Address Strategy (related HUD-funded projects discussed below):
 - Trident Literacy Association
Provide individualized small class instruction in literacy and workplace skills training to impoverished, under-educated, under or unemployed adults.
\$16,974

- DEMOGRAPHICS: African American/Black: 39%; Asian: 4%; American Indian/Alaskan Native: 1%; White: 55%; Native Hawaiian/Pacific Islander: 0.5%; Multi-racial: 0.25%; Hispanic: 39%
- OUTCOMES: 508 individuals
- Humanities Foundation
Provide emergency assistance to LMI households to prevent homelessness.
\$24,341
DEMOGRAPHICS: African American/Black: 88%; White: 12%
OUTCOMES: 80 households
 - TriCounty Weatherization
Rehabilitation of a home for rent
\$40,174.37
DEMOGRAPHICS: African American (1 household)
OUTCOMES: 1 household
 - Metanoia
Rehabilitation of a duplex for rent
\$80,000
DEMOGRAPHICS: African American/Black (2 households)
OUTCOMES: 2 households
 - Charleston County Community Development Well/Septic/Connection Program
Provide clean water and sanitary wastewater by either upgrading failing wells and septic systems or connecting LMI households to existing infrastructure
\$197,546
DEMOGRAPHICS: African American/Black: 100%
OUTCOMES: 30 upgrades and/or connections for LMI households
 - Sidewalks
Sidewalks installed in LMI neighborhoods to increase connectivity and access to public transportation, schools, and employment
North Charleston:
ST Simmons Drive (from Garfield Street to Clinton Street), 1000LF
Marilyn Drive (Smokey Street to Eileen Street), 500LF
Ranger Drive (Oregon Avenue to Lawrence Street), 675LF
Banyan Street (from Meeting Street to Hottinger Avenue), 500LF
Clinton Street (ST Simmons to Baker Street), 850LF
Marilyn Drive (from Eileen Street to McRoy Street), 650LF

In addition to these HUD-funded projects, Charleston County's Budget Department provides funds to local non-profits and organizations through the County's Community Investment program each year. The funding is awarded to a broad range of organizations – some of the organizations work with distressed minority concentration areas while others work in high opportunity areas; all organizations aim to improve communities through their work.

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

- Financial incentives, grants & loans
- Workforce recruitment, testing, and training
- International trade consulting
- Entrepreneur resource referrals
- Outreach by the Small Business Enterprise (SBE) Program
- Business counseling through SCORE

Small Business Enterprise Program: Charleston County Contracts and Procurement Department manages the Small Business Enterprise Program to help firms desiring to work on Charleston County

opportunities in the areas of construction, architecture and engineering, professional services, and goods and supplies. Support services are provided for small firms in an array of fields:

- Outreach
- Technical Assistance
- Business development program
- Business related workshops
- Notification of upcoming contracting opportunities
- Notification of upcoming outreach and networking events

Summer Youth Program: Charleston County Government provides 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 Small Business Enterprise Program database.

Charleston County DBE Program: The DBE Program was created to ensure nondiscrimination in the award of federally assisted contracts. The DBE Program assists in the development of Disadvantaged Business Enterprises, in order to increase their competitiveness in the market place. The DBE Program creates a level playing field on which DBEs can compete fairly for US Department of Transportation (US DOT) contracts and other federally assisted contracts. The DBE aims to enhance and maximize participation of minorities and women in contracting and procurement. Firms and individuals receiving DBE assistance are now being referred to Community Development to determine the firm/individuals' interest and Section 3 eligibility. Community Development provides individualized information sessions to discuss the Section 3 self-certification and registration requirements. Urban Entitlement Sub-Recipients use of the Section 3 online database during their procurement of HUD funded services and products is routinely reviewed by Community Development staff. In an attempt to assist Section 3 firms, expand their performance capacity Sub-Recipients have offered to provide Section 3 firms with feedback and mentoring to increase their marketing and responsiveness to bid/pricing/procurement opportunities.

In accordance with Sections 3 mandates and the DBE initiative the availability of the Section 3 Business Registry and DOT funded employment and On the Job Training (OJT) opportunities were made available to residents who reside in public housing. Community Development staff, serving on the Charleston County Housing Authority, Family Self-Sufficiency Advisory Group, assisted public housing residents with the Section 3 registration and provided information pertaining to DOT and County supported OJT opportunities.

Impediment 7: Low Home Ownership Rates/High Loan Denial Rates Amongst Minorities

- Strategy: Increase in the number of Credit Counseling classes or programs offered.
- Strategy: Increase in the number of Financial Literacy classes or programs offered.
 - Actions/Outcomes to Address Strategy:*
 - Refer citizens to the Homeownership Resource Center, a division of Origin SC. Also refer citizens to Metanoia and the Charleston Trident Urban League for homeownership counseling and financial literacy training to adequately prepare those who are seeking mortgages.

- Refer citizens to the State Housing Finance and Development Authority Program, SC HELP, to take advantage of the loan modification program.
- The Community Development Department co-sponsored a Homebuyer and Fair Housing Workshop as well as a workshop for Seniors & Veterans Information On Aging In Place & Transferring Wealth on Saturday, October 6, 2018 – 32 people were in attendance.