

# Consolidated Annual Performance and Evaluation Report (CAPER)

Program Year (PY) 2019-2020



Pictured: New Construction House for Homeownership by Palmetto Community Action Partnership

Jean Sullivan, Director  
Charleston County  
Community Development Department  
4045 Bridge View Drive, Suite C216  
North Charleston, SC 29405

## **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) 2019-2020 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, 2019 and June 30, 2020 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.

### **CARES Act Funding Outcomes**

The U.S. Department of Housing and Urban Development (HUD) provided funding to Charleston County Community Development Department

from the CARES Act to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Funds were received for the Community Development Block Grant (CDBG) in the amount of \$1,090,016 and the Emergency Solutions Grant (ESG) in the amount of \$535,900 in June 2020. Funds will be received for Emergency Solutions Grant (ESG) in the amount of \$890,215 in July 2020. These outcomes have not all been realized for the purposes of this report because outcomes are tallied through June 30, 2020 and the first funding was only received in June 2020. Outcomes through 6/30/20:

**Families assisted with rent/mortgage/utility assistance:** 56 households

**Prescription Assistance:** 6 individuals

**Meals on Wheels:** 360 individuals

**Hotel/Motel vouchers:** 2 homeless households

**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: \$       | Tenant-based rental assistance / Rapid Rehousing | Households Assisted | 30                      | 147                     | 490.00%          | 46                    | 45                    | 97.83%           |
| Action on Homelessness | Homeless                    | ESG: \$       | Homeless Person Overnight Shelter                | Persons Assisted    | 500                     | 3125                    | 625.00%          | 125                   | 548                   | 438.40%          |
| Demolition             | Affordable Housing Homeless | CDBG: \$      | Buildings Demolished                             | Buildings           | 50                      | 46                      | 92.00%           | 5                     | 10                    | 200.00%          |

|   |                                   |          |   |                        |       |       |         |      |      |         |
|---|-----------------------------------|----------|---|------------------------|-------|-------|---------|------|------|---------|
| <b>Direct Services to the LMI Community</b>           | Non-Homeless Special Needs        | CDBG: \$ | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted       | 15000 | 47026 | 313.51% | 2961 | 3156 | 106.59% |
| <b>Direct Services to the LMI Community</b>           | Non-Homeless Special Needs        | CDBG: \$ | Public service activities for Low/Moderate Income Housing Benefit (Subsistence Payments)    | Households Assisted    | 0     | 375   |         | 82   | 80   | 97.56%  |
| <b>Direct Services to the LMI Community</b>           | Non-Homeless Special Needs        | CDBG: \$ | Homeless Person Overnight Shelter   | Persons Assisted       | 0     | 402   |         | 27   | 106  | 392.59% |
| <b>Emergency Rehabilitation</b>                       | Affordable Housing                | CDBG: \$ | Homeowner Housing Rehabilitated   | Household Housing Unit | 50    | 161   | 322.00% | 42   | 44   | 104.76% |
| <b>Infrastructure Improvement (Sidewalks)</b>         | Non-Housing Community Development | CDBG: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 17500 | 15285 | 87.34%  | 2500 | 3525 | 141.00% |
| <b>Infrastructure Improvement (Water/sewer lines)</b> | Non-Housing Community Development | CDBG: \$ | Homeowner Housing Rehabilitated   | Household Housing Unit | 13    | 8     | 61.54%  | 0    | 1    |         |
| <b>New Housing Construction (Rental and Sales)</b>    | Affordable Housing                | HOME: \$ | Rental units constructed  | Household Housing Unit | 9     | 7     | 77.78%  | 2    | 2    | 100.00% |

|  |  |          |                                 |                        |     |     |         |    |    |         |
|--|--|----------|---------------------------------|------------------------|-----|-----|---------|----|----|---------|
| <b>New Housing Construction (Rental and Sales)</b>   | Affordable Housing                                   | HOME: \$ | Homeowner Housing Added         | Household Housing Unit | 6   | 2   | 33.33%  | 4  | 1  | 25.00%  |
| <b>Owner-Occupied Rehabilitation</b>                 | Affordable Housing                                   | HOME: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 15  | 26  | 173.33% | 2  | 0  | 0.00%   |
| <b>Rehabilitation (vacant units to sell or rent)</b> | Affordable Housing                                   | HOME: \$ | Rental units rehabilitated      | Household Housing Unit | 5   | 10  | 200.00% | 3  | 5  | 166.67% |
| <b>Rehabilitation (vacant units to sell or rent)</b> | Affordable Housing                                   | HOME: \$ | Homeowner Housing Added         | Household Housing Unit | 1   | 0   | 0.00%   |    |    |         |
| <b>Well and Septic Improvements</b>                  | Affordable Housing Non-Housing Community Development | CDBG: \$ | Homeowner Housing Rehabilitated | Household Housing Unit | 125 | 184 | 147.20% | 28 | 52 | 185.71% |

**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.**

*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. Well and septic improvements include 20 repairs considered "maintenance."*

This is the County’s fourth 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) 2019. A total of 32 well/septic upgrades, 20 maintenance repairs, and 1 connection was 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:

- Flanders Avenue (from Remount Road to Sumner Avenue), 1,350 linear feet
- Gary Drive (from Saratoga Road to Poplin Avenue), 800 linear feet

These sidewalks represent access to approximately 3525 individuals. Emergency Repairs were also one of the top priorities under CDBG for the County in PY2019, with 44 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 3,000 total Charleston County residents received public services during the program year. According to HUD Report PR26, over 85% percent of the CDBG funds were used to benefit low-to-moderate income individuals and families and less than 15% 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                                     | 1,966        | 0        | 210        |
| Black or African American                 | 3,500        | 8        | 291        |
| Asian                                     | 33           | 0        | 1          |
| American Indian or American Native        | 17           | 0        | 0          |
| Native Hawaiian or Other Pacific Islander | 12           | 0        | 4          |
| <b>Total</b>                              | <b>5,528</b> | <b>8</b> | <b>506</b> |
| Hispanic                                  | 505          | 0        | 36         |
| Not Hispanic                              | 5,788        | 8        | 557        |

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, 526 LMI persons identified themselves as "Other multi-racial," which brings the total number individuals receiving assistance under CDBG to 6,293. Under HESG, 84 LMI persons identified themselves as "Other multi-racial" and 3 people had missing information/refused to provide information, which brings the total number of individuals receiving assistance under HESG to 593.*

---

CDBG funds were used for housing and non-housing services during PY2019. According to the HUD PR23 report, a total of 6,293 LMI persons received benefits through public services, emergency housing repairs, and access to clean drinking water and sanitary sewer systems. Around 56 percent reported their race as Black or African American, while about 31 percent were White or Caucasian. About 8 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 35 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            | public - federal | 1,768,902                | 1,638,054                           |
| HOME            | public - federal | 910,702                  | 817,230                             |
| ESG             | public - federal | 149,581                  | 106,110                             |

**Table 3 - Resources Made Available**

### Narrative

The 2019 CDBG allocation from HUD was \$1,768,692, a \$5,856 increase from the 2018 award of \$1,762,846. CDBG funds supported infrastructure projects, public service activities, and emergency housing repairs. Recaptured CDBG funds will go to the County's Well and Septic Upgrade/utility connection/maintenance program. The additional \$210 funds made available in PY2019 were PY2018 unallocated funds.

### Home Investment Partnerships Program (HOME)

The 2019 HOME allocation from HUD was \$732,515, a \$65,946 decrease from the 2018 HOME allocation of \$798,461. 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 PY19. The remaining funds that were made available in PY2019 totalled \$108,187; these funds were unallocated from PY2018. 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 2020.

### Emergency Solutions Grant (HESG)

The 2019 allocation for the Emergency Solutions Grant Program was \$149,581, a \$3,253 increase from the total 2018 allocation of \$146,328. 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 2020.

### Identify the geographic distribution and location of investments

| Target Area         | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|---------------------|----------------------------------|---------------------------------|-----------------------|
| County (Rural only) | 5                                | 23                              | Other                 |
| Countywide          | 95                               | 77                              | 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 23% of the funds focused on well/septic upgrades, water/sewer connections, and well/septic maintenance. The well/septic/connection/maintenance program is open to the entire County (outside the City of Charleston) but typically serves those living in rural areas. The National objective of assisting those low/mod individuals represented 85 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:** \$138,832

**Match Required:** \$106,109

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                                 | 1,887,329 |
| 2. Match contributed during current Federal fiscal year                        | 127,684   |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 2,015,013 |
| 4. Match liability for current Federal fiscal year                             | 88,083    |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 1,926,930 |

**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 |
| 01CHDO2033<br>203418                           | 06/30/2020           | 17,050                     | 0                             | 0                            | 0                       | 0   | 0              | 17,050      |
| 01HOME206<br>218                               | 06/30/2020           | 63,995                     | 0                             | 0                            | 0                       | 0   | 0              | 63,995      |
| 01HOME206<br>318                               | 06/30/2020           | 46,639                     | 0                             | 0                            | 0                       | 0   | 0              | 46,639      |

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   | 15,700                                  | 15,700  | 0                        | 0  |

Table 7 – Program Income

| <b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b> |         |                                   |                           |                    |          |                    |
|---|---------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|   | Total   | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|   |         | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 40      | 0                                 | 0                         | 12                 | 11       | 17                 |
| Number  | 556,823 | 0                                 | 0                         | 390,952            | 68,792   | 97,079             |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| Number  | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount   | 0       | 0                                 | 0                         | 0                  | 0        | 0                  |
|   | Total   | Women Business Enterprises        | Male                      |                    |          |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 40      | 1                                 | 39                        |                    |          |                    |
| Number  | 556,823 | 31,067                            | 525,756                   |                    |          |                    |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| 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> |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | 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      | 124           | 73         |
| Number of Non-Homeless households to be provided affordable housing units  | 51            | 29         |
| Number of Special-Needs households to be provided affordable housing units | 0             | 23         |
| <b>Total</b>   | <b>175</b>    | <b>125</b> |

Table 11 – Number of Households

|  | One-Year Goal | Actual     |
|--|---------------|------------|
| Number of households supported through Rental Assistance             | 124           | 73         |
| Number of households supported through The Production of New Units   | 6             | 3          |
| Number of households supported through Rehab of Existing Units       | 45            | 49         |
| Number of households supported through Acquisition of Existing Units | 0             | 0          |
| <b>Total</b>   | <b>175</b>    | <b>125</b> |

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 goal of "homeless households to be supported" and "households to be supported with rental assistance" is 124, which was revised in June and July 2020 due to the County receiving ESG-CV funding to respond to COVID-19. Those outcomes have not been realized for the purposes of this report because outcomes are tallied through June 30, 2020, and the ESG-CV projects started in June 2020.

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. Housing projects often require several years to complete, which is the main issue in completing HOME-funded projects. Outcomes tied to the ESG-CV funding for COVID-19 will also continue over the next year. Some projects have been delayed as a result COVID-19 closures and delays. The Community Development Department will continue working with subrecipients to move projects forward.

**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        | 2,741        | 2           |
| Low-income                  | 365          | 2           |
| Moderate-income             | 445          | 4           |
| <b>Total</b>                | <b>3,551</b> | <b>8</b>    |

**Table 13 – Number of Households Served**

**Narrative Information**

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

In PY2019, Charleston County provided support of affordable housing using both CDBG and HOME funds through the emergency repair of 44 units, construction of 1 unit for homeownership, construction of 2 rental units, and rehabilitation of 5 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, Home Works, Operation Home, Metanoia, the Sustainability Institute, and the Town of Awendaw for 44 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 548 homeless individuals. Florence Crittenton, Origin SC, and My Sister's House provided rapid re-housing services and case management to 45 homeless individuals during PY2019.

## **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. North Charleston Housing 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. 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, NCH has over 2056 voucher holders, a portfolio of 352 RAD units, and is involved in four tax credit apartment communities.

### **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.

NCH 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 ongoing 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 performance reviews primarily affect the smaller grants awarded but can be applied to any level of funding.

### **Oversight of Construction Management**

During PY 19 monitoring revisions were made to the CDBG Emergency Repair projects. Interim and annual site visits were being conducted in an attempt to inspect projects upon completion. However, with the increased volume of CDBG Emergency Repair projects undertaken, visiting each project had become an unrealistic goal. Community Development now requires the submission of Before, During and After photos along with eligibility documentation as a condition for all CDBG Emergency Repair reimbursement payments. The resulting desktop review has enabled Community Development staff to evaluate Sub recipients’ performance capacity and address faulty construction standards in a timely manner. Annual site visits are reserved for the review of the Sub recipients’ administrative policies and practices. The early implementation (pre COVID-19) of the comprehensive desktop review process of the CDBG Emergency Repair projects has been instrumental in Community Development supporting Sub recipient's continued operation and provision of essential services during the COVID-19 pandemic. 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. During PY 19 the Community Development Department, Charleston County Building Services and City of North Charleston Building Services sponsored a training opportunity for CDBG Emergency Repair Sub-Recipients, HOME Sub-Recipients and representatives from Section 3 Firms. The training focused on contract requirements, construction oversight, LBP requirements building inspections/permits and an overview of South Carolina Labor Licensing and Regulations (SCLLR) contractor licensing requirements. The training event also featured several Section 3 firms hosting a Panel discussion where they encouraged peer mentorship as a means to smaller Section 3 firms building capacity. In addition to the informational session the forum served as an opportunity for Section 3 firms to meet face-to-face with Charleston County Emergency Repair and HOME 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. The DBE Program hosted a 10 week training series focusing on the fundamentals of cost estimating. The workshops were geared towards enhancing contractor skill competencies. The facilitator was a registered Section 3 business partner who has expressed an interest in both hiring and mentoring novice Section 3 business firms. Monitoring Schedule See Appendix B for the PY 2019 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 2019 CAPER. The public review and comment period held July 28, 2020 – September 1, 2020.

- A public hearing will be held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, August 11, 2020. No 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.
- A draft copy of the CAPER was made available on the County's website <https://www.charlestoncounty.org/departments/community-development/index.php> 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 will be 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.**

Some projects have been delayed as a result COVID-19 closures and delays. The Community Development Department will continue working with subrecipients to move projects forward.

**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 2019 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 19. 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.

The onset of COVID-19 has required revisions to the monitoring plan. During the initial months of the pandemic Sub recipients undertaking HOME Owner Occupied Rehabilitation and HOME Rental Rehabilitation projects involving interior construction services ceased operations as they developed practices which ensured citizens, staff's and contractors' safety and protection. During the pandemic Community Development will continue to closely evaluate and revise its monitoring schedule to ensure that unnecessary risks and exposure are avoided. . Nineteen (19) HOME-funded rental units were inspected as of July 31, 2020. 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 provides 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. The older of the Charleston County HOME-funded rental projects, Lincolnville Gardens, is a project which was originally managed by Charleston County Housing and Redevelopment Authority. The senior housing project which includes 39 rental units, has satisfied the 20 year Affordability term for new rental construction .,

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. Instructional programming was designed to provide tenants with housekeeping, energy conservation/weatherization and maintenance skills; unfortunately due to COVID 19 outreach programming planned during National Community Development Week (April 13-17, 2020) was cancelled. Enhancing tenants' skill level in the areas of housekeeping and home maintenance continues to be an on-going need. Strategies to address the knowledge deficits will be responded to jointly by Charleston County Community Development and the owners of County HOME-funded rental projects as protecting the HOME investment and preventing blighted conditions is a shared responsibility.

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**

There was \$15,700 in program income from owner-occupied rehabilitation. This amount is currently being used to in another owner-occupied rehabilitation project that will be completed in Program Year 2020.

**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 44 homes, rehabilitating 5 vacant units for rental, construction of 1 unit for homeownership, and construction of 2 units for rent in PY2019. 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** 07/01/2019

**Program Year End Date** 06/30/2020

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

**Subrecipient or Contractor Name:** MY SISTER'S HOUSE

**City:** CHARLESTON COUNTY

**State:** SC

**Zip Code:** ,

**DUNS Number:**

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

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

**ESG Subgrant or Contract Award Amount:** 27141

**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:** 25813

**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:** 35813

**Subrecipient or Contractor Name:** One Eighty Place  
**City:** Charleston  
**State:** SC  
**Zip Code:** 29403, 4525  
**DUNS Number:** 960375996  
**Is subrecipient a victim services provider:** N  
**Subrecipient Organization Type:** Other Non-Profit Organization  
**ESG Subgrant or Contract Award Amount:** 45814

**CR-65 - Persons Assisted (this section is now reported through SAGE)**

## 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 | 38,325 |
| Total Number of bed-nights provided  | 31,412 |
| Capacity Utilization                 | 81.96% |

Table 24 – Shelter Capacity

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

#### Housing Stability

**GOAL:** 97% exit to stable housing

#### Total Income Measure

**GOAL:** 13% increase their income from any source

#### Earned Income Measure

**GOAL:** 10% increase their earned income

## CR-75 – Expenditures

### 11. Expenditures

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

|   | Dollar Amount of Expenditures in Program Year |          |          |
|---|---|----------|----------|
|   | 2017  | 2018     | 2019     |
| 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 25 – ESG Expenditures for Homelessness Prevention

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

|   | Dollar Amount of Expenditures in Program Year |               |               |
|---|---|---------------|---------------|
|   | 2017  | 2018          | 2019          |
| Expenditures for Rental Assistance  | 0   | 37,561        | 34,319        |
| Expenditures for Housing Relocation and Stabilization Services - Financial Assistance | 0   | 0             | 0             |
| Expenditures for Housing Relocation & Stabilization Services - Services               | 53,854  | 24,378        | 10,977        |
| Expenditures for Homeless Assistance under Emergency Shelter Grants Program           | 0   | 0             | 0             |
| <b>Subtotal Rapid Re-Housing</b>  | <b>53,854</b>                                 | <b>61,939</b> | <b>45,296</b> |

Table 26 – ESG Expenditures for Rapid Re-Housing

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

|                    | Dollar Amount of Expenditures in Program Year |               |               |
|--------------------|---|---------------|---------------|
|                    | 2017  | 2018          | 2019          |
| Essential Services | 0   | 0             | 0             |
| Operations         | 75,000  | 74,481        | 45,814        |
| Renovation         | 0   | 0             | 0             |
| Major Rehab        | 0   | 0             | 0             |
| Conversion         | 0   | 0             | 0             |
| <b>Subtotal</b>    | <b>75,000</b>                                 | <b>74,481</b> | <b>45,814</b> |

Table 27 – ESG Expenditures for Emergency Shelter



**11d. Other Grant Expenditures**

|                 | Dollar Amount of Expenditures in Program Year |        |        |
|-----------------|---|--------|--------|
|                 | 2017  | 2018   | 2019   |
| Street Outreach | 0   | 0      | 0      |
| HMIS            | 17,479  | 15,000 | 15,000 |
| Administration  | 0   | 0      | 0      |

**Table 28 - Other Grant Expenditures**

**11e. Total ESG Grant Funds**

| Total ESG Funds Expended | 2017    | 2018    | 2019    |
|--------------------------|---------|---------|---------|
|                          | 146,333 | 151,420 | 106,110 |

**Table 29 - Total ESG Funds Expended**

**11f. Match Source**

|                           | 2017           | 2018           | 2019           |
|---------------------------|----------------|----------------|----------------|
| Other Non-ESG HUD Funds   | 0              | 0              | 0              |
| Other Federal Funds       | 0              | 0              | 0              |
| State Government          | 0              | 0              | 0              |
| Local Government          | 0              | 0              | 0              |
| Private Funds             | 123,763        | 113,481        | 84,814         |
| Other                     | 50,000         | 60,000         | 54,018         |
| Fees                      | 0              | 0              | 0              |
| Program Income            | 0              | 0              | 0              |
| <b>Total Match Amount</b> | <b>173,763</b> | <b>173,481</b> | <b>138,832</b> |

**Table 30 - Other Funds Expended on Eligible ESG Activities**

**11g. Total**

| Total Amount of Funds Expended on ESG Activities | 2017    | 2018    | 2019    |
|--|---------|---------|---------|
|  | 320,096 | 324,901 | 244,942 |

**Table 31 - Total Amount of Funds Expended on ESG Activities**

# Attachment

## 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 DRIVE SUITE B-270  
NORTH CHARLESTON SC 29405-7464  
Attn: Gwendolyn V. 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):

07/10/20 Fri PC  
07/10/20 Fri CNW

at a cost of \$227.54  
Account# 103042  
Order# 1883424  
P.O. Number:

Subscribed and sworn to before me this 13th day of July A.D. 2020

*[Signature]*  
advertising clerk

*[Signature]*  
NOTARY PUBLIC, SC  
My commission expires



**COMMUNITY DEVELOPMENT ANNOUNCEMENTS:**  
As part of the upcoming PY2021-2025 Consolidated Planning process, Charleston County Community Development (hereafter, "Department") is requesting citizens' input on how to spend federal funding from the U.S. Department of Housing and Urban Development (HUD). Charleston County and the City of North Charleston can use this funding for housing and community development projects that benefit low-to-moderate income households. Charleston County is asking citizens to fill out a survey to help identify and prioritize community needs. The survey can be found here: [www.charlestoncounty.org/departments/community-development/survey](http://www.charlestoncounty.org/departments/community-development/survey). A paper copy can be requested by calling (843) 202-6960. The survey closes on September 1, 2020. For questions about this survey or accommodations for persons with disabilities or limited English proficiency, please call the Department at (843) 202-6960. The Department will also be holding roundtable meetings and public hearings in July and August 2020 to discuss community priorities. Information about meetings can be found here: [www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/).

**NOTICE OF AVAILABILITY: 2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER):** Charleston County is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2019 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 2019 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, August 11, 2020 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 July 28, 2020; a draft of the CAPER may be reviewed at [www.charlestoncounty.org/departments/community-development/](http://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, 2020. Those interested in submitting written statements have until September 1, 2020. Comments should be directed to Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, 4045 Bridge View Drive, Suite C216, North Charleston, SC 29405; Telephone: (843) 202-6960.

AD# 1883424

**COMMUNITY DEVELOPMENT ANNOUNCEMENTS:** As part of the upcoming PY2021-2025 Consolidated Planning process, Charleston County Community Development (hereafter, "Department") is requesting citizens' input on how to spend federal funding from the U.S. Department of Housing and Urban Development (HUD). Charleston County and the City of North Charleston can use this funding for housing and community development projects that benefit low-to-moderate income households. Charleston County is asking citizens to fill out a survey to help identify and prioritize community needs. The survey can be found here: [www.charlestoncounty.org/departments/community-development/survey](http://www.charlestoncounty.org/departments/community-development/survey). A paper copy can be requested by calling (843) 202-6960. The survey closes on September 1, 2020. For questions about this survey or accommodations for persons with disabilities or limited English proficiency, please call the Department at (843) 202-6960. The Department will also be holding roundtable meetings and public hearings in July and August 2020 to discuss community priorities. Information about meetings can be found here:

[www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/). **NOTICE OF AVAILABILITY: 2019 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER):** Charleston County is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2019 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 2019 Annual Action Plan. All interested parties are encouraged to attend a public hearing on Tuesday, August 11, 2020 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 July 28, 2020, a draft of the CAPER may be reviewed at [www.charlestoncounty.org/departments/community-development/](http://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, 2020. Those interested in submitting written statements have until September 1, 2020. Comments should be directed to Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, 4045 Bridge View Drive, Suite C216, 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 held July 28, 2020 – September 1, 2020. 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 11, 2020. No comments received.

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

**CR-40 - Monitoring Tables**

**2019 MONITORING SCHEDULE**

**On- Site**

| Date Monitored  | Sub recipient                        | Award   | Funding Type |
|---|--------------------------------------|---|--------------|
| February 18, 2020   | Town of Hollywood /Hollygrove Rental | PY 10, PY12, PY 13, PY 15, PY 16                | HOME         |
| February 27, 2020   | Tri County Weatherization            | PY 11, PY 12, PY 13, PY 14, PY 15, PY 16, PY 18 | HOME         |
| In response to COVID 19, on site monitoring visits were cancelled effective March 2020 and have not resumed due to Sub recipients' workplace restrictions and safety precautions/interventions in place to prevent the spread of the virus. Community Development will utilize Desk top reviews and virtual meeting formats to evaluate Sub recipients' performance capacity, contract management and adherence to regulatory requirements. |                                      |   |              |

**Performance Review with Report/Summary**

| Date Monitored | Subrecipient                             | Award    | Funding Type |
|----------------|--|----------|--------------|
| 1/2/2020       | East Cooper Community Outreach           | \$17,367 | CDBG PY 18   |
| 1/2/2020       | WINGS                                    | \$6,974  | CDBG PY 18   |
| 1/2/2020       | Dee Norton Low Country Children's Center | \$18,341 | CDBG PY 18   |

**CR-50 – HOME – Tables**

| Date Monitored    | Organization                                     | Location  | Award/Year   |
|-------------------|--|---|--|
| February 18, 2020 | Town of Hollywood –Semi Annual Rental Inspection | Hollywood, SC<br>(10 units inspected)   | PY 10, PY12, PY 13, PY 15, PY 16<br>Awards Total - \$985,561 |
| February 27, 2020 | Tri County Weatherization                        | Greenhill Road<br>Sorentrule Avenue<br>Sorentrule Avenue<br>Madden Drive<br>Cashew Street(2 units)<br>Glenn Street (2 units)<br>Disco Avenue<br>(9 Projects Inspected ) | PY 11 – PY 18 Award Total<br>\$396,148                       |

**APPENDIX C  
FAIR HOUSING OUTCOMES**

**PY2019 CAPER**

CAPER

40



**Community Development Department  
Fair Housing Outcomes**

**2019 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 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:*
  - Handing out Fair Housing materials at the following places:
    - **McClellanville**: 405 Pinckney St, McClellanville, SC 29458, Monday, November 4, 2019 at 7 PM
    - **John's Island**: Library, 3531 Maybank Highway, John's Island, Wednesday, November 20, 2019 at 12:30 PM
    - **Hollywood**: 5150 S.C. Highway 165, Hollywood, SC 29449, Monday, November 25, 2019 at 6 PM
    - **Awendaw**: 6971 Doar Rd, Awendaw, Thursday, December 5, 2019 at 7 PM
    - **Mount Pleasant**: 100 Ann Edwards Lane, Mount Pleasant, Tuesday, December 10, 2019 at 6 PM
    - **Ravenel**: 5962 Highway 165, Ste 100, Ravenel, Wednesday, December 18, 2019 at 6 PM
  - 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 PY2019 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 program by Charleston Pro Bono Legal Services on May 29, 2020. This program's topic was COVID-19 and included legal issues about housing. Pro Bono did this in conjunction with Spanish-speaking attorneys in an attempt to increase outreach.
- 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. However, no callers were referred to the SC Human Affairs Commission due to Fair Housing issues in PY19. Because of the partnership with Charleston Trident Urban League, callers are contacting that organization instead.
- Strategy: Frequent review of complaints logged by partner agencies  
*Actions/Outcomes to Address Strategy:*
  - In PY2019, 60 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. Here is some **preliminary** data from its first year: (see next page)

| Hearing descriptions   | Numbers<br>(Preliminary) |
|--|--------------------------|
| Cases settled without an eviction  | 98                       |
| Cases where the eviction was denied  | 21                       |
| Cases where the eviction was dismissed   | 15                       |
| <b>TOTAL – NO EVICTIONS</b>  | <b>134</b>               |
|  |                          |
| Cases where tenant was evicted at hearing  | 19                       |
| Cases that were settled, but the tenant was later evicted due to not following through with the settlement agreement | 35                       |
| <b>TOTAL – EVICTIONS</b>   | <b>54</b>                |
|  |                          |
| <b>TOTAL – Eviction hearings held</b>  | <b>188</b>               |
|  |                          |
| <b>Percentage of tenants who were not evicted at a Charleston Housing Court hearing</b>                              | <b>71%</b>               |

### Impediment 2: Lack of Transportation Options

- **Strategy:** Additional routes and expanded hours leading to increased number of riders

*Actions/Outcomes to Address Strategy:*

- **Free Student Fares Program Extended Through December 2019**

The CARTA Board of Directors voted on Aug. 22, 2019, to extend Free Student Fares program through December. The Free Student Fare program is available to both public and private school students ages 6 and up and applies to all CARTA services. (Children under 5 also ride for free.) Students are not required to show ID.

Source: <https://www.ridecarta.com/free-student-fares-program-extended-through-december-2019/#more-25680>

### 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.

- **Strategy:** Increased number of affordable housing units developed or maintained.  
*Actions/Outcomes to Address Strategy:*
  - In PY2019, completed 5 rehabilitations for LMI rental, 2 new construction units for rental, and 1 new construction unit for homeownership.
  - In PY2019, completed 44 emergency repair projects to assist low-income, elderly, and LMI 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 PY2019, 45 households received rapid re-housing assistance.

#### **Impediment 5: Not In My Backyard (NIMBY)**

- **Strategy:** Increased availability of housing for lower income families.  
*Actions/Outcomes to Address Strategy:*
  - In PY2019, completed 5 rehabilitations for LMI rental, 2 new construction units for rental, and 1 new construction unit for homeownership.
  - In PY2019, completed 44 emergency repair projects to assist low-income, elderly, and LMI homeowners maintain their homes and stability in neighborhoods.
- **Strategy:** Decreased public opposition towards affordable, workforce, and multifamily housing.  
*Actions/Outcomes to Address Strategy:*
  - 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):*
  - Rehabilitation (vacant units to rent)
    - \$218,521
    - Outcomes – 4 households: African American/Black 100%
  - New Housing Construction (2 rental and 1 homeownership)
    - \$246,424
    - Outcomes – 3 households: African American/Black 100%
  - Trident Literacy Association  
Provide individualized small class instruction in literacy and workplace skills training to impoverished, under-educated, under or unemployed adults.  
\$16,722  
DEMOGRAPHICS: African American/Black: 30%; Asian: 2%; American Indian/Alaskan Native: <1%; White: 63%; Native Hawaiian/Pacific Islander: <1%; Multi-racial: 4%; Hispanic: 48%  
OUTCOMES: 246 individuals
  - Humanities Foundation  
Provide emergency assistance to LMI households to prevent homelessness.  
\$22,771  
DEMOGRAPHICS: African American/Black: 92%; White: 8%, Hispanic: 3%  
OUTCOMES: 80 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  
\$387,930

DEMOGRAPHICS: African American/Black: 93%, White: 7%

OUTCOMES: 53 upgrades, maintenance, and/or connections for LMI households

o Sidewalks

Sidewalks installed in LMI neighborhoods to increase connectivity and access to public transportation, schools, and employment

North Charleston:

- Flanders Avenue (from Remount Road to Sumner Avenue), 1350 LF
- Gary Drive (from Saratoga Road to Poplin Avenue), 800 LF

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

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 Charleston Trident Urban League for homeownership counseling and financial literacy training to adequately prepare those who are seeking mortgages.