



# CONSOLIDATED PLAN

Program Years 2021-2025

## Annual Action Plan - PY2021 (Year 1)



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# Table of Contents

Executive Summary..... 5  
 ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) ..... 5

The Process ..... 7  
 PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)..... 7  
 PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)..... 8  
 PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c) ..... 16

Needs Assessment ..... 17  
 NA-05 Overview ..... 17  
 NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) ..... 18  
 NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) ..... 28  
 NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) ..... 32  
 NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)..... 36  
 NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) ..... 37  
 NA-35 Public Housing – 91.205(b) ..... 38  
 NA-40 Homeless Needs Assessment – 91.205(c)..... 43  
 NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)..... 48  
 NA-50 Non-Housing Community Development Needs – 91.215 (f) ..... 50

Housing Market Analysis..... 52  
 MA-05 Overview ..... 52  
 MA-10 Number of Housing Units – 91.210(a)&(b)(2)..... 53  
 MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) ..... 55  
 MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)..... 58  
 MA-25 Public and Assisted Housing – 91.210(b) ..... 61  
 MA-30 Homeless Facilities and Services – 91.210(c)..... 64  
 MA-35 Special Needs Facilities and Services – 91.210(d)..... 66

MA-40 Barriers to Affordable Housing – 91.210(e) .....	68
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	69
MA-50 Needs and Market Analysis Discussion.....	74
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	76
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	77
Strategic Plan .....	78
SP-05 Overview .....	78
SP-10 Geographic Priorities – 91.215 (a)(1).....	79
SP-25 Priority Needs - 91.215(a)(2).....	81
SP-30 Influence of Market Conditions – 91.215 (b).....	85
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	101
SP-55 Barriers to affordable housing – 91.215(h).....	102
SP-60 Homelessness Strategy – 91.215(d).....	104
SP-65 Lead based paint Hazards – 91.215(i).....	106
SP-70 Anti-Poverty Strategy – 91.215(j) .....	107
SP-80 Monitoring – 91.230 .....	108
Expected Resources .....	109
AP-15 Expected Resources – 91.220(c)(1,2) .....	109
Annual Goals and Objectives .....	114
Projects .....	118
AP-35 Projects – 91.220(d) .....	118
AP-38 Project Summary .....	119
AP-50 Geographic Distribution – 91.220(f).....	126
Affordable Housing .....	127
AP-55 Affordable Housing – 91.220(g) .....	127
AP-60 Public Housing – 91.220(h).....	128

AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	129
AP-75 Barriers to affordable housing – 91.220(j) .....	132
AP-85 Other Actions – 91.220(k) .....	134
Program Specific Requirements.....	136
Appendix A – Citizen Participation.....	144
Appendix B – Citizen Participation Plan.....	208
Appendix C – Monitoring Plan.....	217
Appendix D – Fair Housing.....	225

# Executive Summary

## ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Every five years, Charleston County submits a Consolidated Plan (CP) explaining how the U.S. Department of Urban Development (HUD) resources will be used to improve communities throughout the County (outside the city limits of Charleston). The County receives direct assistance from HUD for the Community Development Block Grant (CDBG) program, the Home Investment Partnerships Program (HOME) as well as the Emergency Solutions Grant (HESG) program. The County's Community Development staff has worked to ensure that the CP sets forth the most pressing needs as identified by the citizens and by partnering organizations. The County gave the public multiple opportunities to provide feedback via a survey, public hearings/meetings and roundtables. By ensuring the public had ample time to comment and many different avenues to provide input, the goals and objectives in this plan are a representation of the County's current needs and priorities. The goals of the Consolidated Plan are targeted to low-to-moderate income residents and households in Charleston County.

### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The County has identified several priority needs for the 2021-2025 Consolidated Plan, they are:

1. Affordable Housing and Suitable Living Options
2. Building Self-Sufficiency & Sustainability
3. Infrastructure + Community Improvements
4. Homeless Needs

All of the programs in the Consolidated Plan and the Annual Action Plan support the effort to address these needs and will benefit low and moderate households in the County. See section SP-45 Goals and AP-35 Projects for more information.

### 3. Evaluation of past performance

The previous Consolidated Plan covers the years 2016 to 2020. Because Program Year 2020 is not complete, the data discussed here covers Program Years 2016 to 2019. Thus far, Charleston County has accomplished the following through its partnering agencies:

- Rehabilitated 10 units for rent

- Constructed 9 new units
- Rehabilitated 26 owner-occupied units
- Repaired 161 owner-occupied units
- Provided 184 well/septic upgrades or maintenance to well/septic systems
- Installed new sidewalks that provided walkable access to over 15,000 people
- Connected 8 households to water/sewer lines
- Demolished 46 structures that had been unfit for habitation
- Assisted over 47,000 people through public service projects
- Rapidly rehoused over 145 individuals experiencing homelessness
- Sheltered over 3,000 individuals experiencing homelessness

While a great deal has been achieved over the past few years, these accomplishments demonstrate several initiatives that require continued support in the community. Therefore, the Consolidated Plan continues to promote clean water and sanitary sewer, infrastructure improvements, home repairs, public services, new home construction, rapid re-housing, and shelter operations.

#### **4. Summary of citizen participation process and consultation process**

A sequence of public meetings/hearings was held in 2020 to discuss the preparation of the Program Year 2021 Annual Action Plan and the 2021-2025 Consolidated Plan, to answer resident questions, and to seek public input. Comments and feedback from citizens were consistently encouraged throughout the entire planning process. Multiple roundtable sessions were held to determine specific community needs by providing an opportunity for experts to share trends, needs, and other associated information. In addition, a county-wide web-based public survey was used to solicit ideas from the community. The information obtained as a result of these meetings and survey is covered in greater detail in the "Citizen Participation" Appendix.

#### **5. Summary of public comments**

Please see the "Citizen Participation" Appendix.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

#### **7. Summary**

Charleston County's community development programs seek to develop viable communities by providing affordable housing, a suitable living environment, and expanded economic opportunities. The Consolidated Plan enables Charleston County to examine the housing and community development needs of the county and to develop programs that effectively utilize the resources available to address these needs and improve the quality of life for low and moderate income residents.

# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	CHARLESTON COUNTY	
CDBG Administrator	CHARLESTON COUNTY	Community Development Department
HOPWA Administrator		
HOME Administrator	CHARLESTON COUNTY	Community Development Department
ESG Administrator	CHARLESTON COUNTY	Community Development Department
HOPWA-C Administrator		

**Table 1 – Responsible Agencies**

### Narrative

Charleston County’s Community Development Department administers the Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME) and Emergency Solutions Grant (ESG) for Charleston County and is designated as the lead entity responsible for overseeing the development of the county’s Consolidated Plan. However, preparation and development of the plan required input from numerous individuals, municipalities, agencies and organizations throughout the county.

### Consolidated Plan Public Contact Information

Jean Sullivan, Community Development Director  
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 4045 Bridge View Drive, Suite C-216  
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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

Charleston County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and nonprofit organizations that deliver housing and social services to the community. As the administrators of HUD's CDBG, HOME and HESG programs, the County's Department of Community Development acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

#### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

Charleston County staff is readily accessible and present at all County Council meetings to hear public comments on various public items on Council's agenda. Community Development staff is actively engaged in discussions and initiatives related to affordable housing; fair housing; Lowcountry Continuum of Care (CoC) meetings and discussions; and, Planning and Zoning coordination. County staff regularly attends Charleston County Housing and Redevelopment Authority (CCHRA) Board meetings and contacts CCHRA to receive input on community development plans and activities.

#### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The CoC plans, develops and implements comprehensive and coordinated strategies to address homelessness in Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton and Jasper Counties in South Carolina. A departmental staff person is also on the Governing Council for the local CoC.

Responsibilities of the CoC include:

- Conduct planning activities for the CoC, including setting strategic priorities
- Operate a Coordinated Entry System (CES)
- Conduct the HUD-required Point in Time Count
- Establish and follow written standards for providing assistance with HUD funds.

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. Most people access coordinated entry through the housing crisis line. They assess all households engaged through outreach and/or who seek housing assistance to determine their level



of vulnerability and appropriateness for housing interventions. The CES is advertised and participated in by service providers in the service area and by the housing crisis line, a human services information call center. All federally funded housing services provided within the CoC are prioritized based upon vulnerability.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

Charleston County is one of two HESG recipients in the CoC's geographic area. Lowcountry Continuum of Care, the area CoC, uses HMIS data to identify the most successful interventions. Lowcountry CoC assisted in establishing these two funding priorities for 2021:

- Shelter Operations
- Rapid Re-housing

The CoC collaborates with the other South Carolina CoCs and the South Carolina Office of Economic Opportunity (OEO) to establish state-wide HESG priorities; performance measures, HMIS data collection standards, and evaluation methods. The CoC provides HESG data for the County's CAPER. HMIS data is reviewed monthly by individual providers with the HMIS System Administrator providing training. CoC Committees evaluate the performance of renewal projects in the following areas, as captured in HMIS: data quality; client exits to permanent housing; length of time homeless; exits with earned income and income from all sources; occupancy rate; and recidivism rate. Project performance is evaluated in comparison to the CoC's performance objectives in each of these categories. New and renewal applicants are evaluated on general agency capacity; experience managing federal grants; review of monitoring visits; review of financial audits; timely payment of CoC Administrative Fees; PIT Count participation; CoC participation; adequate staffing and facilities; and use of best/evidence-based practices. Projects that serve clients with more barriers to housing are acknowledged and evaluated relative to their target-population. Only CoC endorsed applications are considered for funding by the County HESG Program.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	One80 Place
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lowcountry Continuum of Care Participation; Response to Request For Application for ESG and CDBG; Presentation to Community Development Advisory Board.
2	<b>Agency/Group/Organization</b>	CHARLESTON AREA SENIOR CITIZENS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
3	<b>Agency/Group/Organization</b>	Dee Norton Lowcountry Children's Center
	<b>Agency/Group/Organization Type</b>	Services-Children Services - Victims Child Welfare Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
4	<b>Agency/Group/Organization</b>	EAST COOPER MEALS ON WHEELS
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Services-Persons with Disabilities

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
5	<b>Agency/Group/Organization</b>	PRO BONO LEGAL SERVICES
	<b>Agency/Group/Organization Type</b>	Services - Legal
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Legal Services
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
6	<b>Agency/Group/Organization</b>	Operation Home
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Emergency Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
7	<b>Agency/Group/Organization</b>	East Cooper Community Outreach
	<b>Agency/Group/Organization Type</b>	Services-Health Emergency Rental Assistance
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
8	<b>Agency/Group/Organization</b>	Metanoia
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Technical Assistance
9	<b>Agency/Group/Organization</b>	CHARLESTON TRIDENT URBAN LEAGUE
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
10	<b>Agency/Group/Organization</b>	Home Works of America
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Emergency Repair
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
11	<b>Agency/Group/Organization</b>	HUMANITIES FOUNDATION
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
12	<b>Agency/Group/Organization</b>	TRIDENT LITERACY ASSOCIATION
	<b>Agency/Group/Organization Type</b>	Services-Education

	<b>What section of the Plan was addressed by Consultation?</b>	Anti-poverty Strategy Literacy Education
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG
13	<b>Agency/Group/Organization</b>	HERIndependence
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CHDO/HOME; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
14	<b>Agency/Group/Organization</b>	TriCounty Weatherization
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for HOME; Presentation to Community Development Advisory Board
15	<b>Agency/Group/Organization</b>	Community First Land trust
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for CDBG and CHDO/HOME; Presentation to Community Development Advisory Board; Participation in Consolidated Plan Roundtable
16	<b>Agency/Group/Organization</b>	Florence Crittenton Programs of South Carolina
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for ESG; Presentation to Community Development Advisory Board
17	<b>Agency/Group/Organization</b>	MY SISTER'S HOUSE
	<b>Agency/Group/Organization Type</b>	Housing Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Response to Request For Application for ESG; Presentation to Community Development Advisory Board

**Identify any Agency Types not consulted and provide rationale for not consulting**

N/A

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Lowcountry Continuum of Care	Enhance and strengthen programs directly benefiting homeless and those at risk of homelessness.
Charleston County Comprehensive Plan	Charleston County Zoning/Planning Department	Affordable housing
Berk.-Chas.-Dor. Housing Needs Assessment	Charleston County Zoning/Planning Department	Affordable Housing
Comprehensive Development Plan	City of North Charleston	Affordable housing; address homelessness
Public Housing Authority Five-Year Plan	Charleston County Housing and Redevelopment Authority	Affordable housing

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))**

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. The Board represents the following areas/interests: Unincorporated Charleston County, City of Isle of Palms, Town of Awendaw, Town of Hollywood, Town of James Island, Town of Lincolnville, Town of McClellanville, Town of Meggett, Town of Mount Pleasant, Town of Ravenel, Town of Sullivan's Island as well as financial, community, construction, and legal representatives.

**Narrative (optional):**

In addition to the units of local government, non-profits, and developers mentioned in this section, the Community Development Department also consulted the following entities/agencies during the planning process and received input from them in a roundtable:

- Charleston County Greenbelt Programs
- Charleston County School District
- Charleston County Telecommunications
- Charleston County-Floodplain Management
- Charleston Water
- Comcast
- Mount Pleasant Waterworks
- North Charleston Housing Authority
- Palmetto Rural Telephone Company
- SC Department of Health & Environmental Control
- SC Housing

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

Please see the "Citizen Participation" Appendix.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
1	Please see the "Citizen Participation" Appendix.	All Charleston County residents	Please see the "Citizen Participation" Appendix.	Please see the "Citizen Participation" Appendix.	N/A	

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

This section assesses the housing needs in Charleston County by analyzing various demographic and economic indicators. Developing a picture of the current needs in the community begins by analyzing broad trends in population, area median income, the number of households, etc. The next step is intersecting those data points with a more nuanced analysis of variables such as family and household dynamics, race, and housing problems.

A key goal of the needs assessment is to identify the nature and prevalence of housing problems experienced by Charleston County's citizens. The main housing problems reviewed include the following: (a) cost-burdened households, (b) substandard housing, and (c) overcrowding. Furthermore, these housing problems are juxtaposed with economic and demographic indicators to discern if certain groups experience a disproportionate burden.

Understanding the magnitude and incidence of housing problems in Charleston County is crucial in setting priorities for the CDBG, HOME, and HESG programs. The area's public housing, homeless, and non-homeless special housing needs are also discussed. Finally, non-housing community development needs, such as public services, are reviewed.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

According to federal demographic data\*, Charleston County experienced a population growth of approximately 18 percent between 2010 and 2019 (2010 Census, 2019 Census), with the population climbing from 350,128 to 411,406. Over the same time period the median household income increased 28 percent to \$61,028. Beautiful natural amenities, world-class entertainment and recreation, and a growing economy are amongst a host of factors that make Charleston County a place people want to live. While rising prices (in terms of wages and housing) are positive indicators of economic growth, expensive housing puts continued pressure on low-to-moderate income households - pushing many of them into unsustainable housing situations. The Demographics table highlights demographic changes in population, number of households, and income.

PLEASE NOTE: the majority of the data throughout this section is calculated in an algorithm HUD uses that is based on a modified boundary of Charleston County. For instance, the City of Charleston is not included as part of HUD's boundary of Charleston County because each jurisdiction (the city and the county) provide different types of services through HUD. Therefore, the data in the "Needs Assessment" section for Charleston County will be different from the county data found in the Census or American Community Survey (ACS). Regardless, the difference in the data does not lessen its value or usefulness because its purpose is to show trends for the county - not precise values.

Example in data differences: the 2019 Census estimates the number of households in Charleston County to be 156,482 while the HUD-provided data in this section under the "Number of Households" table estimates the number of households to be 102,599. Using the most recent Census data (2019), there are 156,482 households in Charleston County and 55,013 households in the City of Charleston; if the City of Charleston households are subtracted from the County as a whole, then number is 101,469 households. This Census number (101,469 households) is similar to the HUD-provided data of 102,599 households as both do not include the City of Charleston.

\*Sources: 2010 Census, 2019 Census, 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year), HUD Comprehensive Housing Affordability Strategy (CHAS) 2013-2017

Demographics	Base Year: 2010	Most Recent Year: 2019	% Change
Population	350,128	411,406	18%
Households	139,754	156,482	12%
Median Income	\$47,770.00	\$61,028.00	28%

Table 5 - Housing Needs Assessment Demographics

**Alternate Data Source Name:**

2010 Census

**Data Source Comments:**

## Number of Households Table

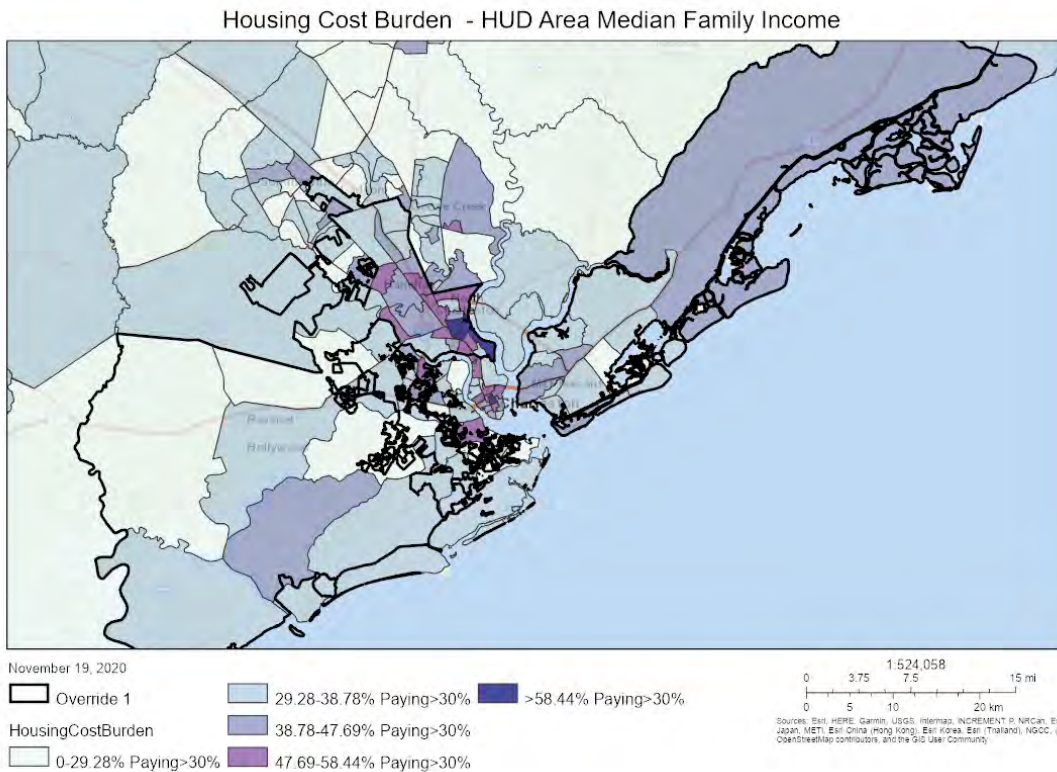
	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	12,480	11,180	15,560	9,279	54,100
Small Family Households	4,343	4,040	6,014	3,368	27,764
Large Family Households	692	823	807	551	3,028
Household contains at least one person 62-74 years of age	1,909	2,357	3,480	1,892	11,342
Household contains at least one person age 75 or older	1,359	1,555	2,110	1,084	4,007
Households with one or more children 6 years old or younger	2,393	1,931	2,246	1,194	6,285

Table 6 - Total Households Table

Data 2011-2015 CHAS  
Source:

## Number of Households

The Number of Households table breaks down family dynamics and income in Charleston County using 2011-2015 CHAS data. Approximately 12 percent of total households made 30 percent or less than the HUD Adjusted Median Family Income (HAMFI).



## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	100	49	50	85	284	49	53	53	34	189
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	60	115	0	15	190	25	55	15	15	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	240	154	215	124	733	15	85	99	130	329
Housing cost burden greater than 50% of income (and none of the above problems)	4,974	2,458	1,144	125	8,701	2,793	1,977	1,858	647	7,275

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	667	1,991	3,276	1,147	7,081	720	1,417	2,027	1,382	5,546
Zero/negative Income (and none of the above problems)	910	0	0	0	910	552	0	0	0	552

**Table 7 – Housing Problems Table**

Data 2011-2015 CHAS  
Source:

## Housing Problems

The Housing Problems table provides an overview of housing issues that households face in Charleston County. The table shows households experiencing each housing problem and is organized by income ranges and owner/renter status. Overall, cost burden is clearly the biggest housing problem in Charleston County in terms of total numbers.

### 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	5,369	2,782	1,409	349	9,909	2,888	2,167	2,028	836	7,919
Having none of four housing problems	1,528	2,818	5,604	3,283	13,233	1,232	3,404	6,535	4,820	15,991

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Household has negative income, but none of the other housing problems	910	0	0	0	910	552	0	0	0	552

**Table 8 – Housing Problems 2**

Data 2011-2015 CHAS  
Source:

### Housing Problems 2

The Housing Problems 2 table shows households with at least one severe housing problem broken out by income and occupancy. The broad trend in the data is simply the lower the income in a household, the greater the presence of severe housing problems.

### 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	2,537	1,993	1,590	6,120	946	1,156	1,649	3,751
Large Related	345	355	155	855	141	222	172	535
Elderly	877	565	689	2,131	1,440	1,592	1,274	4,306
Other	2,145	1,713	2,053	5,911	983	480	787	2,250
Total need by income	5,904	4,626	4,487	15,017	3,510	3,450	3,882	10,842

**Table 9 – Cost Burden > 30%**

Data 2011-2015 CHAS  
Source:

### Cost Burden (above 30 percent)

The Cost Burden (> 30 percent) table displays data on cost burdened households in Charleston County. HUD defines cost burden as paying more than 30 percent monthly income on housing costs. Overall, there are almost 4,000 more renters than owners who are cost burdened. In addition, there is a significant disparity between elderly renters and owners: 2,131 elderly renters were reported as cost burdened, whereas 4,306 elderly home owners had a cost burden. That is a disparity of over 2 times as many cost-burdened elderly owners as there are renters.

**Small Related:** A household of 2 to 4 persons which includes at least two related persons.

**Large Related:** A household of 5 or more persons which includes at least 2 related persons.

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,198	1,158	269	3,625	757	852	701	2,310
Large Related	330	190	45	565	137	114	99	350
Elderly	779	264	239	1,282	1,088	730	626	2,444
Other	1,910	860	595	3,365	824	311	443	1,578
Total need by income	5,217	2,472	1,148	8,837	2,806	2,007	1,869	6,682

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS  
Source:

**Cost Burden (above 50 percent)**

Above 50 percent, the cost burden is considered severe. The group that faces severe cost burden the most is renters in the 0-30 percent AMI category. Again, a significant disparity between elderly renters and owners: 1088 elderly renters were reported as cost burdened, whereas 2,444 elderly home owners had a cost burden. That is a disparity of over 2 times as many cost-burdened elderly owners as there are renters.

There are over 3,000 more renters than homeowners severely cost burdened in the 0-30 percent AMI income category. Overall, there are more renters than owners who are severely cost burdened.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	310	219	185	124	838	40	130	19	130	319
Multiple, unrelated family households	15	34	30	15	94	0	10	95	15	120

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	10	10	0	0	20	0	0	0	0	0
Total need by income	335	263	215	139	952	40	140	114	145	439

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

**Overcrowding**

Overcrowding is defined as having more than one person per room in a household. Renters are overwhelmingly more likely to live in an overcrowded household compared to homeowners with 68 percent of all overcrowded households belonging to renters.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

**Table 12 – Crowding Information – 2/2**

Data Source: American Community Survey 2019

**Describe the number and type of single person households in need of housing assistance.**

The American Community Survey 2019 data shows that there are approximately 52,448 single person households in Charleston County. In other words, single persons make up about 31 percent of households in the county. Almost 60 percent of these single person households are female while 40 percent are male. Single-person households account for 26.7 percent of homeowners and 40.3 percent of renters (American Community Survey 2019). Because single people are more likely to be renters, it's important to note that Census data show renters are more likely to be cost burdened or severely cost burdened - meaning they pay more than 30-50 percent of their income on housing costs.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

**Victims of Domestic Violence**



According to a local domestic violence service provider, 274 women and kids were housed in emergency shelter in Fiscal Year 2020. That is a 21% increase from the previous year. While this agency covers 3 counties (including Charleston County), there is a definite need for shelter and rental housing for families experiencing domestic violence.

## **Elderly**

The elderly (65+) make up almost 17 percent of the Charleston County population (American Community Survey 2019). They are discussed in this section because about 30 percent of elderly persons in the Charleston area are disabled (Source: American Community Survey 2019). About 6,750 elderly homeowners spend 30-50 percent or more of their income on housing while 3,413 elderly renters spend 30-50 percent or more of their income on rent, which means about 15 percent of the elderly are cost burdened for housing (Source: Housing Burden Tables and American Community Survey 2019). Housing serves as a linchpin amongst the needs of the elderly because the affordability, location, and accessibility of where one lives directly impacts the ability to access health and social services – both in terms of financial cost and physical practicality.

## **Disability**

According to American Community Survey 2019 data, 41,016 Charleston County residents had a disability of some sort – 10.2 percent of the total population. In addition to barriers such as housing discrimination and the difficulty finding accessible units, persons with disabilities face financial hardships at a much higher rate than the average person. About 40 percent of disabled individuals in the region are in the workforce, though they do face higher levels of unemployment than the non-disabled. Disabled individuals in Charleston County have an unemployment rate of 13.9 percent, which is 11 points higher than the unemployment rate of the general working population. Citizens provided feedback saying that better quality of housing is needed for persons with disabilities and more awareness of Fair Housing laws are needed for landlords who discriminate against potential renters with disabilities.

## **What are the most common housing problems?**

The most common housing problems for all residents in the Charleston region is housing affordability. There are over 28,000 households that are cost burdened or severely cost burdened.

## **Are any populations/household types more affected than others by these problems?**

In general, lower income households experience more housing problems across the board. The extremely low-income income range (30 percent AMI and below) is more likely than people in higher income ranges to have at least one housing problem. In addition, extremely low-income renters are more likely than owners to have a housing problem. When those facts intersect, we see that low and extremely low-income renters are more affected by housing problems than other groups. For example,

extremely low-income renter households show a greater existence of severe housing cost burden than all other groups.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Rapid re-housing and homeless service providers identified the following characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of becoming homeless:

- Cost burdened – paying more than 30% of their income on housing;
- Working low-wage jobs;
- Precariously housed;
- Lack of access to transportation;
- Higher utility costs due to substandard housing;
- Lack of access to childcare;
- Unmet health and mental health needs;
- Untreated substance abuse issues; and
- Lack of safety net.

Identified needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance include:

- Finding affordable housing, including landlords that accept third party payments;
- Long-term housing support such as vouchers;
- Access to transportation;
- Access to child care;
- Access to health and mental health care; and
- Better paying jobs.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

While the jurisdiction does not have an estimate of at-risk populations, we do know that 665 individuals between 1/1/2020 and 12/31/2020 were assisted with ESG homelessness prevention

funds. Homelessness Prevention Assistance is targeted to individuals and families at risk of homelessness. In general, at-risk includes individuals and families that lack sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

As described above, the following characteristics have been linked with instability and an increased risk of homelessness:

- Cost burdened;
- Working low-wage jobs;
- Precariously housed;
- Lack of access to transportation;
- Higher utility costs due to substandard housing;
- Lack of access to childcare;
- Unmet health and mental health needs;
- Untreated substance abuse issues; and
- Lack of safety net.

**Discussion**

Overall, lower income households experience more housing problems. In addition, one of the common housing problems for all residents in the Charleston region is housing affordability

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole. The following series of tables look at the existence of housing problems amongst different racial and ethnic groups across the 0-30 percent, 30-50 percent, 50-80 percent, and 80-100 percent AMI cohorts.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,637	1,381	1,462
White	3,566	461	714
Black / African American	5,109	842	617
Asian	105	10	4
American Indian, Alaska Native	14	10	10
Pacific Islander	4	0	0
Hispanic	684	40	89

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,362	2,804	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	3,615	1,164	0
Black / African American	3,850	1,378	0
Asian	95	10	0
American Indian, Alaska Native	34	10	0
Pacific Islander	0	0	0
Hispanic	735	170	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,750	6,807	0
White	4,916	3,373	0
Black / African American	3,248	2,896	0
Asian	195	50	0
American Indian, Alaska Native	10	35	0
Pacific Islander	0	0	0
Hispanic	305	414	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

**80%-100% of Area Median Income**

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,707	5,567	0
White	2,692	3,296	0
Black / African American	542	1,887	0
Asian	175	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	10	0	0
Hispanic	183	334	0

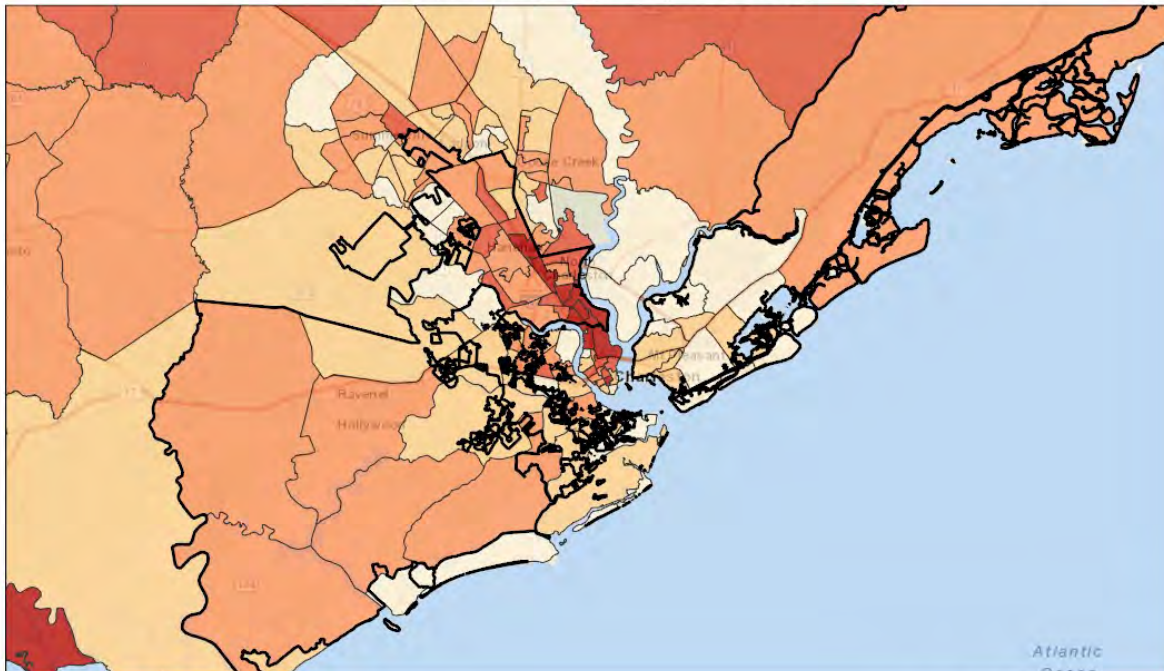
**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Moderate Income - (0–80 percent AMI)



February 4, 2021  
 [ ] Override 1  
 ModIncomeHouseholds  
 [ ] 0-25.37% [ ] 25.37-39.40% [ ] 39.40-53.82% [ ] 53.82-70.16% [ ] >70.16%

1:528,740  
 0 3.75 7.5 15 mi  
 0 5 10 20 km  
 Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

## Discussion

By HUD's definition of a disparity of 10 percent or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 77 percent of persons in the 0-30 percent AMI income cohort experienced at least one of the four housing problems. However, 88 percent of Asians and 100 percent of Pacific Islanders experience problems, which is 11 percent and 23 percent higher than the jurisdictional rate, respectively.

For the 30 - 50 percent AMI income cohort, 75 percent experienced at least one of the four housing problems. However, 90 percent of Asians in this income category experienced at least one housing problem - 15 percent higher than the jurisdictional rate.

For the 50-80 percent AMI income cohort, 56 percent experienced at least one of the four housing problems. However, Asians (at 80 percent) experienced at least one housing problem, which is 24 percent higher than the jurisdictional rate, respectively.

For the 80-100 percent AMI income cohort, 40 percent experienced at least one of the four housing problems. However, 81 percent of Asians and 100 percent of Pacific Islanders experience problems, which is 41 percent and 60 percent higher than the jurisdictional rate, respectively.

It is important to note that these populations are extremely small compared to the overall Charleston population, ranging from 4 to 195 people per race or ethnic group. Nonetheless, the fact that such high percentages of these groups experience housing problems is an issue planning efforts should take into consideration.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

This section compares the existence of severe housing problems amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's housing problems. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,257	2,760	1,462
White	3,066	947	714
Black / African American	4,379	1,577	617
Asian	105	10	4
American Indian, Alaska Native	10	14	10
Pacific Islander	4	0	0
Hispanic	559	165	89

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2011-2015 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,949	6,222	0
White	2,189	2,584	0



<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	2,321	2,921	0
Asian	80	25	0
American Indian, Alaska Native	30	14	0
Pacific Islander	0	0	0
Hispanic	315	595	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,437	12,139	0
White	2,325	5,963	0
Black / African American	853	5,272	0
Asian	60	185	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	140	579	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,185	8,103	0
White	780	5,207	0
Black / African American	120	2,306	0
Asian	130	85	0
American Indian, Alaska Native	0	4	0
Pacific Islander	10	0	0
Hispanic	95	418	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

By HUD's definition of a disparity of 10 percent or higher, a few different racial and ethnic groups experience a disproportionately greater need when it comes to housing problems. Jurisdiction wide, 66 percent of persons in the 0-30 percent AMI income cohort experienced at least one of the four severe housing problems. However, 88 percent of Asians and 100 percent of Pacific Islanders experience problems, which is 22 percent and 34 percent higher than the jurisdictional rate, respectively.

For the 30 - 50 percent AMI income cohort, 44 percent experienced at least one of the four severe housing problems. However, 76 percent of Asians and 68 percent of American Indian/Alaskan Natives in this income category experienced at least one housing problem - 32 and 24 percent higher than the jurisdictional rate, respectively.

For the 50-80 percent AMI income cohort, 22 percent experienced at least one of the four severe housing problems. However, there were no groups experiencing severe housing problems at least 10 percent higher than the jurisdictional rate.

For the 80-100 percent AMI income cohort, 13 percent experienced at least one of the four severe housing problems. However, 60 percent of Asians and 100 percent of Pacific Islanders experience problems, which is 47 percent and 87 percent higher than the jurisdictional rate, respectively.

It is important to note that these populations are extremely small compared to the overall Charleston population, ranging from 4 to 130 people per race or ethnic group. Nonetheless, the fact that such high percentages of these groups experience housing problems is an issue planning efforts should take into consideration.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

This section compares the existence of housing cost burden and severe cost burden amongst racial groups against that of the jurisdiction as a whole in an effort to see if any group(s) share a disproportionate burden of the area's cost burden. For this purpose, HUD guidelines deem a disproportionately greater need to exist when persons of a particular racial or ethnic group experience housing problems at a rate at least 10 percentage points higher than the jurisdiction as a whole.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	65,124	18,198	17,790	1,498
White	45,974	11,132	9,317	714
Black / African American	14,756	5,651	7,054	622
Asian	892	230	360	4
American Indian, Alaska Native	83	26	60	10
Pacific Islander	0	0	14	0
Hispanic	2,746	993	743	109

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data 2011-2015 CHAS  
Source:

### Discussion:

By HUD's definition of a disparity of 10 percent or higher, only American Indians/Alaska Natives and Pacific Islanders experience a disproportionately greater need when it comes to either cost burden or severe cost burden. Jurisdiction wide, 18 percent of persons experienced cost burden (paying more than 30 percent of income on housing costs) and 17 percent of persons experienced severe cost burden (paying more than 50 percent of income on housing costs). However, 34 percent of American Indians/Alaska Natives and 100 percent of Pacific Islanders experienced severe cost burden (which was 17 and 83 percent higher than the jurisdiction as a whole). It is important to note that this population is extremely small compared to the overall Charleston population, with 2011-15 CHAS data only counting 134 people affected. Nonetheless, the fact that these individuals experience severe housing cost burden is an issue planning efforts should take into consideration.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

### **Housing Problems**

The groups that experienced a disproportionately greater need in terms of housing problems included Asians (0-100 percent AMI) and Pacific Islanders (0-30 and 80-100 percent AMI).

### **Severe Housing Problems**

The groups that experienced a disproportionately greater need in terms of severe housing problems included Asians (0-50 percent and 80-100 AMI), American Indians or Alaskan Natives (30-50 percent AMI), and Pacific Islanders (0-30 percent and 80-100 percent AMI).

### **Housing Cost Burden**

American Indians or Alaskan Natives and Pacific Islanders experience a disproportionately greater need when it comes to severe cost burden.

**If they have needs not identified above, what are those needs?**

No additional needs have been identified.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

No - Using HUD's Community Planning and Development (CPD) map tool, there is no specific area where groups discussed in this section are more likely to live.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate income families, the elderly, and persons with disabilities. Public housing includes federally subsidized affordable housing that is owned and operated by the public housing authorities. Charleston County is primarily served by the Charleston County Housing and Redevelopment Authority (CCHRA) as well as the North Charleston Housing Authority (NCHA) (the Housing Authority of the City of Charleston is not included in the tables in this section). The tables in this section show characteristics of the people served by these housing authorities (default data provided by HUD - unless otherwise noted).

NCHA provides housing assistance for families, elderly, and disabled individuals through a variety of programs including Project Based Vouchers (PBV) and Housing Choice Vouchers / Section 8. NCHA repositioned 100% of their public housing portfolio through conversion to Project Based Vouchers under the Rental Assistance Demonstration Plan. There are currently 289 RAD PBV units. The NCHA currently has 2,315 ACC vouchers to utilize in the Section 8 Program.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	666	2,722	34	2,647	0	0	0

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### NCHA

NCHA has 286 project-based vouchers and 1,769 tenant-based vouchers in use.

### Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	1	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	176	336	34	295	0	0
# of Disabled Families	0	0	151	448	0	439	0	0
# of Families requesting accessibility features	0	0	666	2,722	34	2,647	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

### NCHA

NCHA currently has 381 vouchers in use by elderly participants (82 project-based, 299 tenant-based) and 517 vouchers in use by disabled families (43 project-based, 474 tenant-based)

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	74	124	7	113	0	0	0
Black/African American	0	0	589	2,592	27	2,529	0	0	0
Asian	0	0	1	2	0	1	0	0	0
American Indian/Alaska Native	0	0	1	4	0	4	0	0	0
Pacific Islander	0	0	1	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## NCHA

Race	Vouchers		
	Total	Project -based	Tenant -based
<b>White</b>	76	13	63
<b>Black/African American</b>	1966	268	1698
<b>Asian</b>	0	0	0
<b>American Indian/Alaska Native</b>	7	3	4



<b>Pacific Islander</b>	2	0	2
<b>Other</b>	4	2	2

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project -based	Tenant -based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	658	2,687	34	2,615	0	0	0

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**NCHA**

Ethnicity	Vouchers		
	Total	Project -based	Tenant -based
<b>Hispanic</b>	7	2	5
<b>Not Hispanic</b>	2048	284	1764

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

According to the data provided in Totals in Use Table, there are 666 families that requested accessibility features for public housing. However, applicants are chosen through a lottery system and their need for accommodations is not known until their name has been chosen for a unit.

NCHA no longer has Public Housing; however, they have no record of families needing accessible units that currently live in their PBV units.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Information pertaining to housing problems is not collected for waitlist applicants. There is a shortage of affordable housing in Charleston County. Specifically, there is a shortage of affordable housing for 1 and 2 bedrooms in North Charleston.

**How do these needs compare to the housing needs of the population at large**

Information pertaining to housing problems is not collected for waitlist applicants, so it is difficult to compare households on the waitlist to the population at-large. However, there is a shortage of affordable housing in Charleston County.

**Discussion**

County staff regularly meet with staff of the Charleston County Housing Authority.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homelessness emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate nighttime residence; and who has a primary nighttime residence that is:

- A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

The Lowcountry Continuum of Care (CoC) is a collaborative group of service providers, implementing housing services for those experiencing homelessness, as well as other organizations with an interest in preventing homelessness. Among those involved are local nonprofit agencies, local government entities, the public schools, housing authorities, law enforcement, faith communities, and financial supporters. The partnership was created to maximize the resources available to homeless persons through the development and coordination of an effective and comprehensive continuum of care system addressing services from homelessness prevention services, to outreach services, emergency shelter, transitional housing, permanent supportive housing, and permanent affordable housing. The Lowcountry Continuum of Care includes seven counties: Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton, and Jasper. The Coalition focuses on:

- Assessing the needs of homeless persons in the service areas and planning and coordination of services to best meet those needs.

- Annual applications for the HUD Continuum of Care grant (funding through McKinney-Vento legislation).
- Regular evaluation of projects funded through this grant as well as provision of training and technical assistance, as appropriate.
- Management of the Homeless Management Information System (HMIS) database of homeless clients and services.
- Facilitation of networking, information sharing, and collaboration development among homeless services providers and other interested parties.
- Research and outreach initiatives aimed at better understanding of the scope and nature of homelessness, including the annual Point In Time Count.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	11	52	194	20	128	43
Persons in Households with Only Children	0	0	37	13	25	15
Persons in Households with Only Adults	142	225	1,125	240	376	324
Chronically Homeless Individuals	45	43	197	0	59	980
Chronically Homeless Families	45	33	185	0	12	390
Veterans	13	81	474	45	230	143
Unaccompanied Child	6	7	3	7	21	21
Persons with HIV	0	2	27	5	20	53

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

\*Must be homeless to meet the Chronically Homeless definition

Indicate if the homeless population      Has No Rural Homeless  
is:

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data is available, so N/A

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	116	73
Black or African American	141	70
Asian	1	0
American Indian or Alaska Native	1	2
Pacific Islander	0	1
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	9	7
Not Hispanic	268	149

Data Source  
Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

Note: The estimates of homelessness represented in the "Homeless Needs Assessment" table are of "literal homelessness." Literal homelessness, as defined by HUD, means either staying at a shelter or transitional housing program, or sleeping in a vehicle, a tent, or other place not meant for human habitation.

According to the "Homeless Needs Assessment" table - about 194 families and 474 veterans are in need of housing assistance. Almost all of the families that experience homelessness in Charleston would fall under the category of staying in a shelter or transitional housing program. Unsheltered family homelessness is rare, but does exist (see estimates of family homelessness in table above). However, the population of families needing to stay "doubled up" with friends or family is much larger than the "literally homeless" population, and would represent a majority of family homelessness in Charleston.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

African Americans are over-represented within the homeless population as they make up over half of the homeless population, whereas this group only makes up about 26 percent of the overall population in Charleston.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The Lowcountry Continuum of Care has found that persons who live unsheltered suffer from significant rates of substance abuse and mental health problems. Unsheltered persons are at a higher risk of

serious health problems due to exposure to the elements, violence assaults, substance abuse, and mental health issues, among others. Because of this, visits to the emergency room are frequent.

Permanent Housing is the one of the main needs for many of the individuals living in emergency shelter or transitional housing in Charleston County. Research has shown that providing adequate, stable housing and supportive services is less expensive than allowing persons to live unsheltered because the costs of housing are less than local hospitals and jails or detention centers. Formerly homeless persons in stable housing enter the ER and jail systems at far lower rates than persons living unsheltered. Currently Charleston's HUD-funded permanent supportive housing developments are at full capacity and the County and its collaborative partners need to pursue alternative means to secure supportive housing for these unsheltered populations if the community is to achieve an end to homelessness in Charleston County.

**Discussion:**

Overall, the greatest needs for homeless persons are rapid re-housing, shelter, and permanent housing.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The primary groups with non-homeless special needs in Charleston County are the elderly, disabled (physical or mental), and those with HIV/AIDS (and their families). Currently, the City of Charleston receives funds for Housing Opportunities for Persons with AIDS (HOPWA) to help address the needs of persons with AIDS. This section will explain who they are and their needs.

### **Describe the characteristics of special needs populations in your community:**

Non-homeless persons with special needs include the elderly; persons with mental, physical and/or developmental disabilities; and victims of domestic violence, dating violence, sexual assault, and stalking. Members of these special needs populations often have very low incomes. Data on special needs populations is limited, but generally speaking, there is a significant need for housing and/or supportive services for all special needs subpopulations. See more information below.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Needs were determined through available data (sources included throughout discussion) and feedback from citizens.

#### **Victims of Domestic Violence**

According to a local domestic violence service provider, 274 women and kids were housed in emergency shelter in Fiscal Year 2020. That is a 21% increase from the previous year. While this agency covers 3 counties (including Charleston County), there is a definite need for shelter and rental housing for families experiencing domestic violence.

#### **Elderly**

The elderly (65+) make up almost 17 percent of the Charleston County population (American Community Survey 2019). They are discussed in this section because about 30 percent of elderly persons in the Charleston area are disabled (Source: American Community Survey 2019). About 6,750 elderly homeowners spend 30-50 percent or more of their income on housing while 3,413 elderly renters spend 30-50 percent or more of their income on rent, which means about 15 percent of the elderly are cost burdened for housing (Source: Housing Burden Tables and American Community Survey 2019). Housing serves as a linchpin amongst the needs of the elderly because the affordability, location, and accessibility of where one lives directly impacts the ability to access health and social services – both in terms of financial cost and physical practicality. In addition, based on previous work with the Community Development Department's well/septic/connection/maintenance program and local organizations' emergency repair programs, we know this population also needs housing rehabilitation.



## **Disability**

According to American Community Survey 2019 data, 41,016 Charleston County residents had a disability of some sort – 10.2 percent of the total population. In addition to barriers such as housing discrimination and the difficulty finding accessible units, persons with disabilities face financial hardships at a much higher rate than the average person. About 40 percent of disabled individuals in the region are in the workforce, though they do face higher levels of unemployment than the non-disabled. Disabled individuals in Charleston County have an unemployment rate of 13.9 percent, which is 11 points higher than the unemployment rate of the general working population. Citizens provided feedback saying that better quality of housing is needed for persons with disabilities and more awareness of Fair Housing laws are needed for landlords who discriminate against potential renters with disabilities.

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

According to the City of Charleston's 2020 Consolidated Plan, local surveillance data from SC DHEC states 4,745 persons are living with HIV/AIDS. The following primary populations have been identified as being at the highest risk of HIV/AIDS: men who have sex with men (MSM), high-risk heterosexuals, injecting drug users (IDUs), and men who have sex with men and injecting drug use. African Americans are disproportionately affected by HIV/AIDS and are overrepresented among all risk populations.

### **Discussion:**

Overall, the assessment showed that the special needs population is in need of housing (rehabilitation), public services (health services, elderly assistance, counseling/services for neglected and abused children, legal help, subsistence payments), rapid re-housing, and shelter operations.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction’s need for Public Facilities:

The County's main non-community development need is public improvements such as access to clean water/sanitary sewer (well/septic, water/sewer) and Broadband internet access. However, homeless shelters are probably the main public facility need.

### How were these needs determined?

The needs were expressed through roundtable meetings, community meetings, and a community survey.

### Describe the jurisdiction’s need for Public Improvements:

The County's need for public improvements include access to clean water/sanitary sewer (well/septic, water/sewer) and Broadband internet access.

### How were these needs determined?

The needs were expressed through roundtable meetings, community meetings, and a community survey.

### Describe the jurisdiction’s need for Public Services:

Legal services and Fair Housing were often discussed as needs at roundtable meetings. Here are the jurisdiction's need for public services as ranked in the community survey:

Priority	Percent (%)
Health Services for all Ages	20.2
Employment Training/Placement Services	19.8
Services for Abused and Neglected Children	17.5
Feeding Programs	7.9
Senior Services	7.9
Legal Services	4.7
Domestic Violence Services and Counseling	4.6
Housing Counseling	4.4
Fair housing and Tenant/Landlord Counseling	4.1
Substance-Abuse Services and Counseling	3.7
Services for Persons with Disabilities	3
One-Time Rental/Utility Assistance	2.1
HIV/AIDS Services	0

**How were these needs determined?**

These needs were determined through a community survey and roundtable meetings.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

To understand the housing issues facing the county, stakeholders and decision-makers must understand the existing conditions of the local housing market. The Housing Market Analysis consists of a description of the existing housing inventory, an assessment of the local housing market based on recent sales data, and current housing and development needs in the community. Key findings have been summarized below. More in-depth analysis is provided in the rest of the section.

- Traditional single-family, detached homes are most common type of housing, accounting for 63 percent of all housing units.
- There is a lack of decent affordable units across the county. More than 15,700 renters and 12,800 homeowners in Charleston County are currently cost burdened, pointing to a disconnect between the housing supply and residents' incomes.
- More affordable, alternative housing types such as townhouses, row houses, and apartments comprise only 23 percent of the region's housing stock. This is not amenable to small household sizes or the renting population.
- While median home values increased 51 percent and median rent rose 79 percent over ten years in Charleston County, median incomes only increased by 28 percent.
- Twenty-nine percent of all owner-occupied housing units have at least one housing condition while 48 percent of renter housing units have a least one problematic condition.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

This section examines the composition of Charleston County’s housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

The following two tables show Charleston’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 63 percent of all housing units. Residential properties with multiple units (ranging from 2 to 20 units or more) account for 23 percent of the properties in the county while 9 percent of housing units are classified as mobile home, boat, RV, van, etc.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	74,690	63%
1-unit, attached structure	6,916	6%
2-4 units	6,588	6%
5-19 units	14,003	12%
20 or more units	5,417	5%
Mobile Home, boat, RV, van, etc	10,957	9%
<b>Total</b>	<b>118,571</b>	<b>100%</b>

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	176	0%	505	1%
1 bedroom	503	1%	5,840	16%
2 bedrooms	7,860	12%	14,989	41%
3 or more bedrooms	57,684	87%	15,040	41%
<b>Total</b>	<b>66,223</b>	<b>100%</b>	<b>36,374</b>	<b>99%</b>

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

In PY 2021, Charleston County and its housing partners plan to provide housing assistance in the following ways: a) purchase, rehabilitate, and lease properties to low-moderate income households, b) construct affordable homes for low-moderate income households, c) repair low-moderate income owner-occupied homes, and d) provide access to homeless shelter beds for extremely low-income persons.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The I-526 LCC WEST project has identified some affordable units will be lost. More information here: <https://www.526lowcountrycorridor.com/>

**Does the availability of housing units meet the needs of the population?**

No. There is a lack of decent affordable units across the county. More than 15,700 renters and 12,800 homeowners in Charleston County are currently cost burdened, pointing to a disconnect between the housing supply and residents' incomes.

**Describe the need for specific types of housing:**

More affordable, alternative housing types such as townhouses, row houses, and apartments are needed as they comprise only 23 percent of the region's housing stock. This is of particular need for the region since there are more than 28,000 cost burdened households.

**Discussion**

Overall, more affordable and more alternative housing types are needed in Charleston County.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

The following section examines the cost of housing for both homeowners and renters within Charleston County. Current home values and rents are reviewed as well as the recent changes in home values and rents. Finally, affordability of the existing housing stock for the residents of the jurisdiction is also examined.

The first table in this section (Cost of Housing) reveals that the median home value has risen 51 percent over 10 years in Charleston County while the median rent has risen 79 percent. The second table reveals rent paid in different pricing ranges. The most common range of rent is \$1,000-1,499, with 41 percent of renters falling in that range.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2019	% Change
Median Home Value	231,100	349,600	51%
Median Contract Rent	687	1,229	79%

Table 29 – Cost of Housing

**Alternate Data Source Name:**

American Community Survey 2019

**Data Source Comments:** 2009 data is from HUD provided data 2005-2009 ACS (Base Year)

Rent Paid	Number	%
Less than \$500	2,752	19.6%
\$500-999	13,632	51.7%
\$1,000-1,499	23,352	20.8%
\$1,500-1,999	12,763	4.3%
\$2,000 or more	5,070	3.6%
<b>Total</b>	<b>57,569</b>	<b>99.9%</b>

Table 30 - Rent Paid

**Alternate Data Source Name:**

American Community Survey 2019

**Data Source Comments:**

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,854	No Data
50% HAMFI	6,963	5,132
80% HAMFI	20,124	12,355

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
100% HAMFI	No Data	17,907
<b>Total</b>	<b>28,941</b>	<b>35,394</b>

**Table 31 – Housing Affordability**

Data Source: 2011-2015 CHAS

## Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
Fair Market Rent	818	967	1,118	1,479	1,938
High HOME Rent	818	931	1,118	1,284	1,413
Low HOME Rent	682	731	877	1,013	1,130

**Table 32 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

No. As the Housing Affordability table shows, the lower a household's income, the fewer options they have as renters or owners.

## How is affordability of housing likely to change considering changes to home values and/or rents?

While median home values increased 51 percent and median rent rose 79 percent over ten years in Charleston County, median incomes only increased by 28 percent. Continued increases in housing values and rents without commensurate income growth will further increase housing cost burden across the board.

## How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median rent for all units in Charleston County was \$1,229 according to American Community Survey 2019 estimates - meaning half of units rent for lower than this amount and half rent for more than \$1,229. The \$1,229 median rent for the County falls between the high HOME rent for a 2-bedroom (\$1,118) unit and a 3-bedroom unit (\$1,284). Since 70 percent of renters in Charleston County pay less than \$1,499 in rent, there is a lot of competition for units in the HOME rent ranges. As housing cost increases continue to outpace income growth, a greater number of renter households are in need of assistance, either from direct rental assistance or through more affordable rents.

## Discussion



Overall, the cost of home ownership and renting a home is increasing in Charleston County, but income growth has not increased at the same rate as housing costs. The County's residents are in need of more affordable options.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30 percent of their income towards housing costs.

### Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. Charleston County's Community Development Department provides funds to organizations that rehabilitate housing. Those organizations make a determination about the suitability for rehabilitation. As such, the Department accepts the following codes for new construction and reconstruction:

1. Council of American Building Officials (CABO) One and Two Family Dwelling Code
2. Standard Building Code
3. Standard Existing Building Code
4. Model Energy Code published by CABO

A "standard condition" for housing would be a new construction and reconstruction that meets all of the codes listed above.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	19,029	29%	17,523	48%
With two selected Conditions	277	0%	694	2%
With three selected Conditions	23	0%	39	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	46,880	71%	18,124	50%
<b>Total</b>	<b>66,209</b>	<b>100%</b>	<b>36,380</b>	<b>100%</b>

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	20,110	30%	8,760	24%
1980-1999	20,909	32%	10,965	30%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
1950-1979	21,455	32%	14,463	40%
Before 1950	3,744	6%	2,203	6%
<b>Total</b>	<b>66,218</b>	<b>100%</b>	<b>36,391</b>	<b>100%</b>

**Table 34 – Year Unit Built**

Data Source: 2011-2015 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	25,199	38%	16,666	46%
Housing Units build before 1980 with children present	10,184	15%	6,454	18%

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

### Vacancy Rate

Vacancy rates tend to be higher in rural areas and directly along the coast in Charleston County; however, there is one area near the airport with higher vacancy rates.

### Need for Owner and Rental Rehabilitation

Twenty-nine percent of all owner-occupied housing units have at least one housing condition while 48 percent of renter housing units have a least one problematic condition. Generally speaking, there are relatively few households with multiple housing problems. Thirty-eight percent of owner occupied homes and 46 percent of renter occupied homes were built in 1979 or earlier. These homes will naturally have higher concentrations of deferred maintenance and deteriorating conditions. Additionally, older homes may have any number of code violations and a risk of lead-based paint hazards.

## **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The greatest potential for lead-based paint and other environmental and safety hazards to families exists in the approximate 41,865 homes built before 1980 (of those, 16,638 have children present). It is essential to identify and address these environmental hazards and safety issues present in these older homes before rehabilitation takes place. Based on the CPD map showing the concentration of rental housing constructed before 1980 (previous page) and concentration of LMI households, the location of lead-based paint hazards tend to be located in North Charleston.

### **Discussion**

The County has a number of homes in need of rehabilitation. Charleston County and its partners have made housing repairs and rehabilitation a top priority and a key strategy for the preservation of affordable housing in this market.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

There are two Public Housing Authorities within the County's jurisdiction (outside the City of Charleston): the Charleston County Housing and Redevelopment Authority (CCHRA) and North Charleston Housing Authority (NCHA). The Charleston County Housing and Redevelopment Authority (CCHRA) provides housing programs for Charleston County; they provide both public housing and housing choice vouchers. North Charleston Housing Authority provides housing assistance for families, elderly, and disabled individuals through a variety of programs including Project Based Vouchers (PBV) and Housing Choice Vouchers / Section 8.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	722	3,105	14	2,012	0	900	0
# of accessible units									

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 37 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

### NCHA

The North Charleston Housing Authority provides housing assistance for families, elderly, and disabled individuals through a variety of programs including Project Based Vouchers (PBV) and Housing Choice Vouchers / Section 8. Below are the total number of NCHA vouchers:

	<b>Total</b>	<b>Project -based</b>	<b>Tenant -based</b>
<b># of units vouchers available</b>	2315	323	1992
<b># of accessible units</b>	28	28	Unknown

**Describe the supply of public housing developments:**

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

CCHRA also oversees the management and operations of 399 one, three, and four bedroom housing units (143 single-family homes and 256 elderly residences). CCHRA's single family homes are located in 50 different subdivisions throughout Charleston County.

The North Charleston Housing Authority repositioned 100% of their public housing portfolio through conversion to Project Based Vouchers under the Rental Assistance Demonstration Plan. There are currently 289 RAD PBV units.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Joseph Floyd Manor Apartments	19
Single Family Scattered Site Housing	56
Brighton Place Apartments	80

Table 38 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

CCHRA continues to utilize its Capital Funds for the repair of its Public Housing Units; however, the conditions of the Public Housing units continue to rapidly decline and are considered sub-standard by HUD's Inspection Regulations.

Most of the Single Family Scattered Site Units are in need of major repairs: roof replacements, floor replacement, plumbing repairs, and electrical work.

The Joseph Floyd Manor Building is in need of a new boiler/heating system including pipes to ensure efficient heating of the building.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

To resolve these issues, CCHRA has completed and submitted HUD's Disposition Grant to authorize the vending of 18 Single Family Scattered Site Homes. The proceeds from the sales will be used to repair and renovate the remaining Public Housing units.

To specifically address the sub-standard conditions of CCHRA's Joseph Floyd Manor Apartment Building, a plan of transition is being developed to convert its Public Housing Program into an asset management program which will allow public and private resources to collaborate and develop new apartment buildings and demolish those that are sub-standard according to HUD Inspection Regulations.

To immediately address Joseph Floyd Manor's Apartment Building's need for a new Boiler System; CCHRA has prepared and submitted HUD's Emergency Grant to receive funds to replace the boiler system.

### Discussion:

Funding for Public Housing has been steadily decreasing over the past several years. Alternative options to the Public Housing program will have to be explored to keep the units safe, decent, and affordable.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

Charleston County's Community Development Department partners with the Lowcountry Continuum of Care, which is comprised of organizations providing services to persons who are experiencing homelessness, who have recently been homeless, or who are at risk for being homeless. In addition, One80 Place serves the homeless population and is the largest homeless shelter in the Tri-County area.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	65	135	2	48	0
Households with Only Adults	174	0	94	388	0
Chronically Homeless Households	0	0	0	86	0
Veterans	0	0	96	305	0
Unaccompanied Youth	0	0	0	0	0

**Table 39 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

One80 Place offers food daily to all shelter guests. Shelter, case management, health care services, mental health care services and psychiatric services are also offered for persons residing at One80 Place shelters. The HELP Center at One80 Place offers job coaching and counseling, adult education classes including GED preparation, computer classes, and ServSafe Training. The RISE program that trains guests in food preparation and presentation in the community kitchen. The Homeless Justice Project provides legal services to those experiencing homelessness.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

As listed above, One80 Place offers a variety of supportive services to persons and families experiencing homelessness including but not limited to: mental health and substance abuse care, general health care services, job training and employment services, rapid re-housing financial services, mainstream benefits enrollment, and legal services. The Veteran Services Dept at One80 Place offers services specifically targeted for veterans including transitional housing, mental health care services, substance abuse treatment services, and rapid re-housing financial support.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are several groups with non-homeless special needs in Charleston County: the elderly, persons with mental disabilities, and persons with alcohol or other drug addictions. This section will explain these groups' needs and how the county is accommodating or should accommodate these needs.

### **Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Elderly:** Elderly persons generally need an environment that provides several areas of assistance or convenience. The availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. For PY21, Charleston County is awarding HUD funds to East Cooper Meals on Wheels (ECMOW) and Charleston Area Senior Citizens (CASC). ECMOW and CASC both provide meals to help prevent elderly residents from needing to move into assisted living.

In addition to these services, the Charleston County Housing and Redevelopment Authority (CCHRA) also provides 256 elderly residences to elderly/disabled residents.

**Persons with mental disabilities:** Charleston/Dorchester Mental Health Center (CDMHC) services include: crisis intervention, psychiatric and medical assessments, triage, referrals, individual, family, and group therapy, vocational and rehabilitative services, peer support, case management, and more. The services provided at CDMHC help families remain safely intact, keep children in their homes and schools, and help adults function in the community as safe and productive citizens.

**Persons with alcohol or other drug addictions:** Charleston County's Department of Alcohol and Other Drug Abuse Services (DAODAS), more commonly known as Charleston Center, is a substance abuse prevention, intervention, education and treatment center. Some of the services at the center include inpatient and outpatient services, alcohol and drug safety action programs, and medication assisted treatment. They also offer residential services to those in treatment and family counseling.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The Lowcountry Continuum of Care (CoC) is a collaborative group of service providers, implementing housing services for the homeless, as well as other organizations with an interest in preventing homelessness. Since many persons with mental disabilities or alcohol/drug addictions are at risk for homelessness, the CoC's group of service providers assist with temporary shelter and rapid re-housing for those residents in need.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

As previously stated, Charleston County is awarding HUD funds for PY21 to organizations that provide meals to help prevent elderly residents from needing to move into assisted living.

In addition, the County is awarding HUD funds to an organization that provides emergency assistance to families to meet basic needs such as utility or rent payments. All of these services can be provided to individuals and households who have special needs.

See goal of "Direct Services to the LMI Community".

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

In addition to the activities described above, Charleston County is awarding funds for PY21 to organizations that will purchase, rehabilitate, and lease properties in Charleston County to low-moderate income households. In addition, several organizations are receiving funds to construct new homes in the County. All of the properties can be rented, sold, and/or provided to individuals discussed in this section as long as they meet the eligibility requirements. Overall, these activities fall under the County's goals of "Housing Rehabilitation" and "New Housing Construction."

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

**Issue:** Coordination on Affordable Housing (identified through roundtables in July/August 2020 and ongoing community discussions). There is a need to improve and streamline development of affordable housing as well as foster collaboration between government entities, developers, non-profits, employers, and affordable housing supporters. Education of the general public is also needed to create support for affordable housing.

**Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions).

**Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in the United States (<https://evictionlab.org/>)

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

This section provides insight into Charleston County's economic development landscape. The table below details the extent of business sector employment throughout the County. Unemployment, commuting times, and education are also analyzed in this section.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	259	201	0	0	0
Arts, Entertainment, Accommodations	17,076	16,893	20	14	-6
Construction	5,450	9,511	6	8	2
Education and Health Care Services	14,203	17,520	16	15	-1
Finance, Insurance, and Real Estate	5,794	7,765	7	7	0
Information	2,375	3,293	3	3	0
Manufacturing	7,679	15,259	9	13	4
Other Services	3,555	3,935	4	3	-1
Professional, Scientific, Management Services	9,282	11,239	11	10	-1
Public Administration	0	0	0	0	0
Retail Trade	13,931	18,362	16	16	0
Transportation and Warehousing	4,420	7,609	5	7	2
Wholesale Trade	3,437	5,030	4	4	0
Total	87,461	116,617	--	--	--

**Table 40 - Business Activity**

**Data Source:** 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	138,557
Civilian Employed Population 16 years and over	127,070
Unemployment Rate	8.27
Unemployment Rate for Ages 16-24	28.24
Unemployment Rate for Ages 25-65	5.25

**Table 41 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	31,459
Farming, fisheries and forestry occupations	4,483
Service	13,746
Sales and office	31,300
Construction, extraction, maintenance and repair	11,070
Production, transportation and material moving	6,625

**Table 42 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	80,655	67%
30-59 Minutes	34,500	29%
60 or More Minutes	4,792	4%
<b>Total</b>	<b>119,947</b>	<b>100%</b>

**Table 43 - Travel Time**

Data Source: 2011-2015 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	8,460	1,310	6,521

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	22,169	2,241	8,295
Some college or Associate's degree	32,114	2,333	8,900
Bachelor's degree or higher	44,685	1,941	8,460

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	348	1,648	1,039	1,994	2,554
9th to 12th grade, no diploma	3,354	3,308	2,377	5,913	2,925
High school graduate, GED, or alternative	7,224	8,721	6,570	17,573	10,019
Some college, no degree	7,552	9,212	6,781	15,068	7,224
Associate's degree	951	3,745	2,791	6,480	2,049
Bachelor's degree	2,383	12,024	9,461	15,669	6,003
Graduate or professional degree	145	4,045	4,914	9,572	4,681

**Table 45 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	485,145
High school graduate (includes equivalency)	563,360
Some college or Associate's degree	665,794
Bachelor's degree	956,568
Graduate or professional degree	1,514,161

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The Arts, Entertainment, and Accommodations sector, Education & Health Care Services sector, and Retail Trade sector account for the largest shares of jobs in the County at 14 percent, 15 percent, and 16

percent, respectively. However, the Arts, Entertainment, and Accommodations sector contains 20 percent of the workers in the County.

**Describe the workforce and infrastructure needs of the business community:**

In terms of workforce needs, the Berkeley-Charleston-Dorchester Comprehensive Economic Development Strategy (CEDS) report ([https://www.bcdco.com/wp-content/uploads/2016/12/BCD\\_CEDS\\_Final.pdf](https://www.bcdco.com/wp-content/uploads/2016/12/BCD_CEDS_Final.pdf)), outlined the following needs:

- Capitalize on upward population growth to fill job shortages
- Increased investment in public transportation
- Affordability improvements(Housing, Transportation, Cost of living)
- Broadened educational opportunities
- Creating guidelines for sustainable land development
- Reduce Congestion
- Balance land uses with market demands

According to the Charleston Metro Chamber of Commerce's 2019 report on Infrastructure Priorities, the region must "enhance the capacity of our transportation network and make necessary investments in freight movement and storm water management" (Priority projects are in the report here: [https://www.charlestonchamber.org/wp-content/uploads/2019/01/Infrastructure-White-Paper-2018\\_final.pdf](https://www.charlestonchamber.org/wp-content/uploads/2019/01/Infrastructure-White-Paper-2018_final.pdf)).

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The planned Lowcountry Rapid Transit - bus rapid transit (BRT) system will connect service to employment centers, transit-oriented development and park-and-ride facilities at certain stations. The goal is to reduce vehicle congestion in the I-26 Corridor and offer residents the opportunity for a car-optional commute.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

According to the Berkeley-Charleston-Dorchester Comprehensive Economic Development Strategy (CEDS), Charleston County had higher education attainment levels for bachelor’s and graduate degrees than the U.S. average. The largest workforce shortages that will occur are general assemblers (838 jobs), accounting support (345) and software developers (278). There is a need to continue to invest in “alternative” education and training programs to provide residents across all skill levels with access to



opportunity as well as increase the Charleston area’s talent pipeline so that out-of-area recruiting is not needed.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The BCDCOG CEDS report states that the Charleston Metro Chamber of Commerce has also taken on the effort to increase the Region’s workforce development capacity. The Chamber has partnered with regional education and business partners to increase the Charleston area’s talent pipeline through a series of initiatives. These initiatives include:

**Career Academies:** Located within high schools across the Tri-County area, these programs seek to engage students in high-demand work sectors through internships and immersive career driven classes.

**Youth Apprenticeship Programs:** Programs that connect high school juniors and seniors with local companies, who hire them as apprentices while in school.

**Tri-County Cradle to Career Collaborative:** A Tri-County effort focused on improving the quality of life of its citizens and its workforce through education by collectively aligning resources and working toward common goals.

These initiatives can help lead individuals obtain higher wages, which will help with obtaining housing and economic opportunities.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) oversees the regional Comprehensive Economic Development Strategy (CEDS). These are the activities that could impact economic growth:

- providing affordable housing
- providing training opportunities

**Discussion**

Overall, Charleston County has a robust economy but can benefit from improved infrastructure and educational opportunities.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Concentration is defined as the existence of housing problems, low-income households, or ethnic/racial minorities in a Census Tract at a rate of 10 percent or higher than the County as a whole. The four housing problems that HUD evaluates are: 1. Lacks complete kitchen facilities (substandard housing) 2. Lacks complete plumbing facilities (substandard housing) 3. More than one person per room (overcrowding) 4. Housing costs greater than 30 percent of monthly income (cost burden). As seen in the map in section MA-20, there are concentrations of households with multiple housing problems throughout the entire county - almost all municipalities have households with housing problems.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Concentration defined as existence at a rate of 10 percent or higher than the County as a whole. The highest concentration of low-income families is located in the southern part of North Charleston (concentration is more than 54% of individuals living in an area are considered low-income). In terms of concentrations of racial or ethnic minorities, there is a Hispanic population near Trident Technical College in North Charleston (28-47% of the population in that area) and African Americans are concentrated in North Charleston (the southern part of North Charleston and up to the airport) and the Adams Run area (at a rate of more than 53% of the population in that area). (Information provided HUD CPD mapping tool)

### **What are the characteristics of the market in these areas/neighborhoods?**

Adams Run is an unincorporated community in rural Charleston County. Housing in the rural areas of the County tends to be less expensive than the urban areas of the county and contain more heirs property. The Adams Run is dominated by owner-occupied housing at over 78% (Information provided HUD CPD mapping tool). In contrast, housing in North Charleston is dominated by rental units. Housing for sale tends to be less expensive compared to other parts of the urbanized Charleston area, but this is quickly changing as the demand for housing has increased.

### **Are there any community assets in these areas/neighborhoods?**

Adams Run contains a historic African American community; the area is rural with several houses of worship and dispersed owner-occupied housing. In North Charleston, there are several strong neighborhood/community associations. The area is a hub of commercial and industrial activity as well as tourist/visitor interests. North Charleston serves as one of the job centers of the Charleston area.

### **Are there other strategic opportunities in any of these areas?**

The North Charleston area is a particularly strategic location in terms of transportation, housing, and commercial purposes and has been the focus of public-private planning and investment efforts. The planned bus rapid transit (BRT) system will be a focus of future planning and housing efforts.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The greatest need for broadband wiring and connections for households is in rural areas of the counties. For low-to-moderate income households in urban areas, there may be access but the cost of home internet might not be feasible. (Source: Roundtable meetings and <https://www.palmettocareconnections.org/broadband/counties/charleston-county/>)

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

There are multiple broadband providers in Charleston County, including (but not limited to) AT&T, Xfinity, WOW!, and Home Telecom. Access to these providers depends on location within the County.

## **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The County is at risk of increased sea level rising and flooding

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Newly constructed affordable housing built through HUD funding requires environmental reviews and/or must meet environmental guidelines required by HUD, helping ensure such developments are not any more vulnerable to natural hazards than new market rate housing. However, much of the housing that is affordable to lower income households is often older and less desirable housing. Many of these older units, built to less stringent standards, may be at increased risk to natural hazards.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

Consistent with HUD’s mission, the County’s mission is to increase homeownership, support community development, and increase access to affordable housing free from discrimination. To fulfill this mission, Charleston County will embrace high standards of ethics, management, and accountability and will continue to form new partnerships that leverage resources and improve HUD’s ability to be effective on the community level. The County has one simple but very ambitious goal: to continue to create a county of growth and opportunity for all by making Charleston County’s neighborhoods better places to work, live, and play.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

Table 47 - Geographic Priority Areas

1	<b>Area Name:</b>	Countywide
	<b>Area Type:</b>	County
	<b>Other Target Area Description:</b>	County
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Entire county except the City of Charleston (for HOME and CDBG funds); City of Charleston receives its own HUD funding. ESG funds can be used throughout entire county.
	<b>Include specific housing and commercial characteristics of this target area.</b>	There is need for affordable housing, community development, and homeless services throughout the entire county.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	There is a need for affordable housing, community development, and homeless services throughout the entire county.
	<b>Identify the needs in this target area.</b>	see Section SP-25 Priority Needs
	<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>		
2	<b>Area Name:</b>	City of North Charleston
	<b>Area Type:</b>	City
	<b>Other Target Area Description:</b>	City
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	

<b>Identify the neighborhood boundaries for this target area.</b>	City of North Charleston
<b>Include specific housing and commercial characteristics of this target area.</b>	There is need for affordable housing, community development, and homeless services throughout the City of North Charleston.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
<b>Identify the needs in this target area.</b>	The City of North Charleston has identified the need for sidewalks and demolitions in City limits
<b>What are the opportunities for improvement in this target area?</b>	
<b>Are there barriers to improvement in this target area?</b>	

**General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Charleston County awards grant funds to support housing and community development activities throughout the County (with the exception of City of Charleston, which has its own HUD funding). These funds support projects under the CDBG, HOME, and HESG programs. Charleston County's partnering organizations serve the needs of residents in all of the county's communities, so no area is prioritized over another. The City of North Charleston funds projects with its allocation inside the City of North Charleston. In particular, demolition and sidewalk projects are prioritized by the City of North Charleston, so those projects are located in the City.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 48 – Priority Needs Summary

<b>1</b>	<b>Priority Need Name</b>	Affordable Housing and Suitable Living Options
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County
	<b>Associated Goals</b>	Access to Clean Water and Sanitary Sewer Housing Rehabilitation New Housing Construction Emergency Housing Repairs Program Administration Homeownership Expansion
	<b>Description</b>	Charleston County has identified the need for improved quality and increased availability of affordable housing in addition to providing for safe, decent, and suitable living environments.

	<b>Basis for Relative Priority</b>	Improving the access to and availability of affordable housing is one of the highest priority needs for residents of Charleston County. The need for suitable living environments goes hand in hand with the expansion of access to affordable housing. The County must maintain high quality living arrangements while balancing the ever growing business and residential development.
<b>2</b>	<b>Priority Need Name</b>	Building Self-Sufficiency & Sustainability
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	County
	<b>Associated Goals</b>	Direct Services to the LMI Community Program Administration Economic Development
	<b>Description</b>	Increase Services and Initiatives to Build Self-Sufficiency & Sustainability
	<b>Basis for Relative Priority</b>	Many in the County need assistance to help gain stability in their life. HUD funding allows organizations to deliver those services in order to provide people with needed help and resources. And, economic development initiatives allow for resources to go toward workforce development for LMI individuals.
	<b>3</b>	<b>Priority Need Name</b>

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly
	<b>Geographic Areas Affected</b>	City County
	<b>Associated Goals</b>	Access to Clean Water and Sanitary Sewer Sidewalk Improvements Demolition Program Administration Broadband Internet Access
	<b>Description</b>	Charleston County has identified the need for improved infrastructure, water/sewer accessibility, broadband internet, and demolitions of unsafe structures to provide residents with a safe and decent living environment.
	<b>Basis for Relative Priority</b>	Infrastructure improvements, broadband internet access, demolitions of unsafe structures, and water/sewer accessibility, mostly in underserved communities, will help to foster safe and decent living environments for the residents of Charleston County.
<b>4</b>	<b>Priority Need Name</b>	Homeless Needs
	<b>Priority Level</b>	High
	<b>Population</b>	Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth

<b>Geographic Areas Affected</b>	County
<b>Associated Goals</b>	Action on Homelessness Program Administration
<b>Description</b>	Charleston County has identified the need to help the homeless population and prevent more people from becoming homeless
<b>Basis for Relative Priority</b>	Homeless service providers in Charleston County need funds for facilities and services to better provide for the needs of the homeless population in the community.

**Narrative (Optional)**

The County has identified several priority needs for the 2021-2025 Consolidated Plan, they are:

1. Affordable Housing and Suitable Living Options
2. Building Self-Sufficiency & Sustainability
3. Infrastructure + Community Improvements
4. Homeless Needs

All of the programs in the Consolidated Plan and the Annual Action Plan support the effort to address these needs and will benefit low and moderate households in the County.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Tenant Based Rental Assistance (TBRA)	Charleston County does not provide TBRA Assistance and does not plan to implement a direct program related to TBRA. The County does, however, provide financial support for a number of organizations that do provide TBRA.
TBRA for Non-Homeless Special Needs	Charleston County does not provide TBRA Assistance and does not plan to implement a direct program related to TBRA. The County does, however, provide financial support for a number of organizations that do provide TBRA.
New Unit Production	Charleston County has identified the need for affordable rental and ownership units as one of its highest priorities. HOME funding will be utilized to support new unit construction.
Rehabilitation	Along with providing for new unit construction, Charleston County will provide support for programs that repair and rehabilitate existing rental and owner occupied housing. The preservation of affordable units is a strategy equally as important as the development of new housing.
Acquisition, including preservation	In an effort to improve land use and utilization of existing buildings some subrecipients of grant funds may utilize funding for the acquisition of houses to rehabilitate.

**Table 49 – Influence of Market Conditions**

**SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

**Introduction**

CDBG, HOME, and ESG are the entitlement grant funds Charleston County receives directly from HUD.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,897,577	0	16,626	1,914,203	7,590,308	CDBG funds will be allocated for the administration of the program, emergency repairs, clean water, sanitary sewer, Fair Housing activities, programs and services benefiting the public, community revitalization and other eligible activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	811,306	0	81,860	893,166	3,245,224	HOME funds will be used to support administration of the program, the development and rehabilitation of housing for low to moderate income individuals and families, and other activities related to creating suitable living environments.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	158,023	0	0	158,023	632,092	ESG funds will be used to administer the program, provide homeless management information system (HMIS) technical assistance, rapid re-housing, and shelter operations.

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly/quarterly reporting system, or when they ask for reimbursement for the activity that they were funded. In addition, County staff monitors each Subrecipient on an annual basis at a minimum. Staff reviews each file’s documentation and also requests a copy of their audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients.



All HOME projects are expected to provide a leveraging match of at least 25% of the total HOME funds awarded. The match funds must be from non-federal sources (unless the federal source allows the match) and be permanently committed to a HOME-assisted or eligible project. Eligible match includes: cash, donated land, donated labor, percentage of bond financing, direct costs of supportive services and homebuyer counseling. Subrecipients are expected to provide proof of match either with their application, or prior to the release of HOME funds for the project. The County reserves the right to use accumulated match in extenuating circumstances.

All ESG projects must follow the matching requirements outlined in 24 CFR 576.201. Although the regulations detail the requirements, some of the rules are as follows: The recipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD. Contributions used to match a previous ESG grant may not be used to match a subsequent ESG grant. The matching requirement may be met by one or both of the following: cash or noncash contributions (noncash contributions must be calculated according to the rules outlined in 24 CFR 576.201).

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County's Public Services Building acts as a hub for administering the CDBG, HOME, and HESG programs as well as a meeting place for hearings and focus groups to discuss plan goals.

**Discussion**

CDBG funds will be allocated for the administration of the program, emergency repairs, clean water, sanitary sewer, Fair Housing activities, programs and services benefiting the public, community revitalization and other eligible activities. HOME funds will be used to support administration of the program, the development and rehabilitation of housing for low to moderate income individuals and families, and other activities related to creating suitable living environments. ESG funds will be used to provide homeless management information system (HMIS) technical assistance, rapid re-housing, and shelter operations.

The following provides information on Prior Year resources that are being included with PY2021 projects:

- \$11,453 in CDBG funds came from PY 2019 North Charleston Recreation that was returned and not spent.
- \$5,173 in CDBG funds from PY2017 Sustainability Institute that was returned and not spent.

- \$81,860 in HOME funds from PY2020 Cruise Development that was returned and never spent.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CHARLESTON COUNTY	Government	Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
City of North Charleston	Government	Non-homeless special needs Planning neighborhood improvements public facilities	Jurisdiction
Charleston County Housing & Redevelopment Authority	PHA	Public Housing	Jurisdiction
Home Works of America	Non-profit organizations	Ownership	Jurisdiction
Operation Home	Non-profit organizations	Ownership	Jurisdiction
TOWN OF AWENDAW	Government	Ownership	Jurisdiction
Town of James Island	Government	Ownership	Jurisdiction
CAROLINA YOUTH DEVELOPMENT CENTER	Non-profit organizations	public services	Jurisdiction
PRO BONO LEGAL SERVICES	Non-profit organizations	public services	Jurisdiction
CHARLESTON TRIDENT URBAN LEAGUE	Non-profit organizations		Jurisdiction
Dee Norton Lowcountry Children's Center	Non-profit organizations	public services	Jurisdiction
EAST COOPER COMMUNITY OUTREACH	Non-profit organizations	public services	Jurisdiction

<b>Responsible Entity</b>	<b>Responsible Entity Type</b>	<b>Role</b>	<b>Geographic Area Served</b>
EAST COOPER MEALS ON WHEELS	Non-profit organizations	public services	Jurisdiction
HUMANITIES FOUNDATION	Non-profit organizations		Jurisdiction
Community First Land trust	Non-profit organizations	Ownership	Jurisdiction
Charleston County Human Services Commission	Non-profit organizations	Ownership	Jurisdiction
TriCounty Weatherization	Developer	Rental	Jurisdiction
Florence Crittenton Programs of South Carolina	Non-profit organizations	Homelessness	Jurisdiction
MY SISTER'S HOUSE	Non-profit organizations	Homelessness	Jurisdiction
One80 Place	Non-profit organizations	Homelessness	Jurisdiction
Metanoia	Non-profit organizations	Ownership Rental neighborhood improvements public services	Jurisdiction
TRIDENT LITERACY ASSOCIATION	Non-profit organizations	public services	Jurisdiction
Lowcountry Continuum of Care Partnership	Regional organization	Homelessness	Region

**Table 51 - Institutional Delivery Structure**

**Assess of Strengths and Gaps in the Institutional Delivery System**

**Strengths in the Institutional Delivery System**

- Variety of housing, service providers and community development partners
- Many years of experience (Charleston County and its partners)
- Charleston County governmental resources and support
- Continual guidance and training on program regulations

**Gaps in the Institutional Delivery System**

- Timeliness in the delivery of housing placement, waiting lists in the local housing Authorities

- Availability of funding to provide housing and services
- Awareness and connectivity between organizations
- Lack of housing rehabilitation contractors

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
<b>Other</b>			

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Through various partnerships, Charleston County aids in direct services provided to homeless individuals and families. In the most recent program year, the County provided funds to support the following programs:

- Humanities Foundation: Provide emergency financial assistance to low-income households facing eviction, foreclosure or utility disconnection.
- Origin SC: Provide rapid rehousing and home-based support services for homeless individuals
- Florence Crittenton Programs of SC: Provide scattered rapid rehousing and home-based support services for homeless families
- One80 Place: Provide operational support for the homeless shelter and rapid re-housing services to homeless individuals.
- My Sister's House: Provide operational support for the homeless shelter and rapid re-housing services to victims of domestic violence.

Currently, the City of Charleston receives funds for Housing Opportunities for Persons with AIDS (HOPWA) to help address the needs of persons with AIDS.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Strengths of the service delivery system for special needs populations

- Coordination of efforts through the CoC
- Frequent opportunities for regional collaboration
- County staff on Governing Council for Continuum of Care

Gaps of the service delivery system for special needs

- Federal and private funding
- Public awareness and education of the needs of the homeless/ special needs population

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

To overcome gaps in the system, Charleston County will continue to provide opportunities for public, private, and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make a project happen, address barriers associated with implementing activities, and coordinate efforts.

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. Properly planned and coordinated service delivery among the many county-wide service providers is the key to shortening gaps in the institutional structure and service delivery system.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2025	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$1,400,877	Rental units rehabilitated: 14 Household Housing Unit  Homeowner Housing Added: 1 Household Housing Unit
2	Emergency Housing Repairs	2021	2025	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing and Suitable Living Options	CDBG: \$1,375,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
3	New Housing Construction	2021	2025	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$750,000	Homeowner Housing Added: 5 Household Housing Unit
4	Homeownership Expansion	2021	2025	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	CDBG: \$265,385 HOME: \$1,500,000	Direct Financial Assistance to Homebuyers: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Direct Services to the LMI Community	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Building Self-Sufficiency & Sustainability	CDBG: \$1,423,180	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted  Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted  Homeless Person Overnight Shelter: 150 Persons Assisted
6	Access to Clean Water and Sanitary Sewer	2021	2025	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Countywide	Affordable Housing and Suitable Living Options Infrastructure + Community Improvements	CDBG: \$1,776,743	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted  Homeowner Housing Rehabilitated: 100 Household Housing Unit
7	Economic Development	2021	2025	Non-Housing Community Development	Countywide	Building Self-Sufficiency & Sustainability	CDBG: \$250,000	Jobs created/retained: 35 Jobs



Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Action on Homelessness	2021	2025	Homeless	Countywide	Homeless Needs	ESG: \$790,115	Tenant-based rental assistance / Rapid Rehousing: 25 Households Assisted  Homeless Person Overnight Shelter: 750 Persons Assisted  Homelessness Prevention: 25 Persons Assisted
9	Broadband Internet Access	2021	2025	Non-Housing Community Development	Countywide	Infrastructure + Community Improvements	CDBG: \$250,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
10	Sidewalk Improvements	2021	2025	Non-Housing Community Development	City of North Charleston	Infrastructure + Community Improvements	CDBG: \$1,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12500 Persons Assisted
11	Demolition	2021	2025	Non-Housing Community Development	City of North Charleston	Infrastructure + Community Improvements	CDBG: \$750,000	Buildings Demolished: 50 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Program Administration	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Affordable Housing and Suitable Living Options Infrastructure + Community Improvements Building Self-Sufficiency & Sustainability Homeless Needs	CDBG: \$1,897,577 HOME: \$405,653	Other: 0 Other

Table 53 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	A priority for the County and its partners is to promote the availability of decent housing by rehabilitating housing units to sell or rent to LMI households. Owner-occupied housing can also be rehabilitated.
2	<b>Goal Name</b>	Emergency Housing Repairs
	<b>Goal Description</b>	Repairs of housing occupied by LMI households
3	<b>Goal Name</b>	New Housing Construction
	<b>Goal Description</b>	The County will continue to support the construction of affordable housing (sales and rental) throughout the jurisdiction.

4	<b>Goal Name</b>	Homeownership Expansion
	<b>Goal Description</b>	Provide assistance to eligible LMI homebuyers to purchase a home
5	<b>Goal Name</b>	Direct Services to the LMI Community
	<b>Goal Description</b>	Provide public services such as training/education, health services, elderly services, neglected and abused children services, legal services, and subsistence payments.
6	<b>Goal Name</b>	Access to Clean Water and Sanitary Sewer
	<b>Goal Description</b>	Provide clean water and sanitary wastewater by either upgrading failing wells and septic systems or connecting LMI households to water/sewer infrastructure.
7	<b>Goal Name</b>	Economic Development
	<b>Goal Description</b>	Promote economic development activities that expand economic opportunities for LMI individuals
8	<b>Goal Name</b>	Action on Homelessness
	<b>Goal Description</b>	The County and its partners will assist households with interventions like rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. This goal also includes HMIS administration.
9	<b>Goal Name</b>	Broadband Internet Access
	<b>Goal Description</b>	Provide broadband internet access to LMI households
10	<b>Goal Name</b>	Sidewalk Improvements
	<b>Goal Description</b>	Provide sidewalk construction to create livable and walkable communities.
11	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolish and remove unsafe housing to create safe and livable communities.

12	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Funds will be used to administer Charleston County's CDBG and HOME programs.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

- a) Emergency repair of low-moderate income owner-occupied homes,
- b) Rehabilitation of vacant units to sell or rent to low-moderate income households,
- c) New construction of affordable rental units (or units for purchase) for low-moderate income households,
- d) Rapid re-housing for low-moderate/extremely low income households,
- e) Access to homeless shelter beds for extremely low-income persons.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

N/A

### **Activities to Increase Resident Involvements**

CCHRA administers the following 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.

NCH also has the FSS Grant.

### **Is the public housing agency designated as troubled under 24 CFR part 902?**

N/A

### **Plan to remove the ‘troubled’ designation**

N/A

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

**Issue:** Coordination on Affordable Housing (identified through roundtables in July/August 2020 and ongoing community discussions). There is a need to improve and streamline development of affordable housing as well as foster collaboration between government entities, developers, non-profits, employers, and affordable housing supporters. Education of the general public is also needed to create support for affordable housing.

**Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions).

**Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in the United States (<https://evictionlab.org/>)

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

**Issue:** Coordination on Affordable Housing (identified through roundtables in July/August 2020 and ongoing community discussions). There is a need to improve and streamline development of affordable housing as well as foster collaboration between government entities, developers, non-profits, employers, and affordable housing supporters. Education of the general public is also needed to create support for affordable housing.

**Strategy:** Promote coordination on Affordable Housing.

- The County will continue to be a part of ongoing collaboration on affordable housing.

**Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions)

**Strategy:** Increased number of affordable housing units developed.

- For PY2021, provide funding to local nonprofits and a developer to create 3 new construction units for purchase, 1 rehabilitated vacant unit for purchase, and 5 rehabilitated vacant units for rental.

**Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in the United States (<https://evictionlab.org/>)

**Strategies:** Support the Housing Court and Legal Services

- **Housing Court:** 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. Support the Housing Court through a local nonprofit's efforts (see below).
- **Legal Services:** Funding Charleston Pro Bono Legal Services activities. Charleston Pro Bono Legal Services is a 501(c)(3) nonprofit that provides essential legal services to low-income children, families, and individuals. In addition to the legal services provided, they coordinate efforts in the Housing Court.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **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 and transitional housing needs of homeless persons**

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

- 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

In addition, My Sister's House provides shelter for victims of domestic violence.

The 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 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.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The County and its partners will continue to incorporate Lead-Based Paint (LBP) hazards testing and LBP project management as part of all of its housing rehabilitation efforts.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

All homeowners, potential homeowners and renters occupying housing subject to the Lead Safe Housing Rule (LSHR) will be notified regarding the hazards of lead-based paint. An initial LBP Hazards test and when applicable, a LBP Hazards Clearance test will be conducted on each home that is subject to the LSHR. Results of these tests have been and will continue to be provided to homeowners and tenants along with educational materials regarding the prevention of lead poisoning.

### **How are the actions listed above integrated into housing policies and procedures?**

LBP Hazards project management and documentation are reviewed and monitored during the implementation of rehabilitation projects. Charleston County LBP Hazards policies and procedures are reviewed with all rehabilitation awardee(s). Further, requirements and expectations pertaining to LBP Hazards project management are a part of each legally binding contract that is executed between the county and any housing rehabilitation awardee.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The strategies outlined in the Charleston County's 2021-2025 Consolidated Plan's Strategic Plan are intended to serve as the County's anti-poverty strategy by planning for expanded housing, economic development, and community development opportunities for low- to moderate-income persons. It is only by improving citizens' living conditions, employment opportunities, and access to services that they may emerge from poverty.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Some of the actions Charleston County will take this program year are as follows:

- (1) Through the use of collaborative partnerships, provide additional and improved housing by engaging in the rehabilitation and creation of housing;
- (2) Provide essential legal services supporting home and family stability through a non-profit partner funded for that purpose;
- (3) Through the County's partnering institutions, provide persons who are at risk of becoming homeless with rapid re-housing, rental, mortgage and/ or utility assistance;
- (4) A non-profit partner funded by the County will provide comprehensive health services to uninsured and under-insured low-income adults at no cost; and,
- (5) Fund partners that assist homeless individuals and households with overnight shelter.

## **SP-80 Monitoring – 91.230**

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

To ensure that programs are being carried out in accordance with the Consolidated Plan and in a timely manner, the County implements an annual and ongoing process of monitoring and evaluation. The process allows the County to review all funded program accomplishments in light of the goals and objectives established as well as monitor the projects. Information gained throughout the monitoring processes gives the County an opportunity to determine what programs and/or strategies are working, what benefits are being achieved, what needs are being met, as well as which objectives are being fulfilled. The County implements its monitoring plan in accordance with the requirements set forth by this subsection and will adapt this to be consistent with future Annual Action Plans. The implementation of the monitoring plan may require periodic telephone contacts, written communications, data collection, submission of reports, and periodic meetings and workshops. HUD requirements, such as the Consolidated Annual Performance and Evaluation Report (CAPER) and use of the Integrated and Disbursement Information System (IDIS), will also assist in the monitoring of goals and objectives.

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.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

CDBG, HOME, and ESG are the entitlement grant funds Charleston County receives directly from HUD.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,897,577	0	16,626	1,914,203	7,590,308	CDBG funds will be allocated for the administration of the program, emergency repairs, clean water, sanitary sewer, Fair Housing activities, programs and services benefiting the public, community revitalization and other eligible activities.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	811,306	0	81,860	893,166	3,245,224	HOME funds will be used to support administration of the program, the development and rehabilitation of housing for low to moderate income individuals and families, and other activities related to creating suitable living environments.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	158,023	0	0	158,023	632,092	ESG funds will be used to administer the program, provide homeless management information system (HMIS) technical assistance, rapid re-housing, and shelter operations.

Table 54 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Match/leveraged funds are satisfied in each project by the Subrecipient documenting their matching funds in the monthly/quarterly reporting system, or when they ask for reimbursement for the activity that they were funded. In addition, County staff monitors each Subrecipient on an annual basis at a minimum. Staff reviews each file’s documentation and also requests a copy of their audit to make sure there were no findings. Staff provides technical assistance where needed to all Subrecipients.

All HOME projects are expected to provide a leveraging match of at least 25% of the total HOME funds awarded. The match funds must be from

non-federal sources (unless the federal source allows the match) and be permanently committed to a HOME-assisted or eligible project. Eligible match includes: cash, donated land, donated labor, percentage of bond financing, direct costs of supportive services and homebuyer counseling. Subrecipients are expected to provide proof of match either with their application, or prior to the release of HOME funds for the project. The County reserves the right to use accumulated match in extenuating circumstances.

All ESG projects must follow the matching requirements outlined in 24 CFR 576.201. Although the regulations detail the requirements, some of the rules are as follows: The recipient must make matching contributions to supplement the recipient's ESG program in an amount that equals the amount of ESG funds provided by HUD. Contributions used to match a previous ESG grant may not be used to match a subsequent ESG grant. The matching requirement may be met by one or both of the following: cash or noncash contributions (noncash contributions must be calculated according to the rules outlined in 24 CFR 576.201).



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The County's Public Services Building acts as a hub for administering the CDBG, HOME, and HESG programs as well as a meeting place for hearings and focus groups to discuss plan goals.

**Discussion**

CDBG funds will be allocated for the administration of the program, emergency repairs, clean water, sanitary sewer, Fair Housing activities, programs and services benefiting the public, community revitalization and other eligible activities. HOME funds will be used to support administration of the program, the development and rehabilitation of housing for low to moderate income individuals and families, and other activities related to creating suitable living environments. ESG funds will be used to provide homeless management information system (HMIS) technical assistance, rapid re-housing, and shelter operations.

The following provides information on Prior Year resources that are being included with PY2021 projects:

- \$11,453 in CDBG funds came from PY 2019 North Charleston Recreation that was returned and not spent.
- \$5,173 in CDBG funds from PY2017 Sustainability Institute that was returned and not spent.
- \$81,860 in HOME funds from PY2020 Cruise Development that was returned and never spent.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation	2021	2025	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$518,156	Rental units rehabilitated: 6 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit
2	Emergency Housing Repairs	2021	2025	Affordable Housing Non-Homeless Special Needs	Countywide	Affordable Housing and Suitable Living Options	CDBG: \$445,413	Homeowner Housing Rehabilitated: 31 Household Housing Unit
3	New Housing Construction	2021	2025	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$293,879	Homeowner Housing Added: 3 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Direct Services to the LMI Community	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Countywide	Building Self-Sufficiency & Sustainability Homeless Needs	CDBG: \$261,644	Public service activities other than Low/Moderate Income Housing Benefit: 1250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted Homeless Person Overnight Shelter: 30 Persons Assisted
6	Access to Clean Water and Sanitary Sewer	2021	2025	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development	Countywide	Affordable Housing and Suitable Living Options Infrastructure + Community Improvements	CDBG: \$355,585	Homeowner Housing Rehabilitated: 35 Household Housing Unit
8	Action on Homelessness	2021	2025	Homeless	Countywide	Homeless Needs	ESG: \$158,023	Tenant-based rental assistance / Rapid Rehousing: 6 Households Assisted Homeless Person Overnight Shelter: 220 Persons Assisted
10	Sidewalk Improvements	2021	2025	Non-Housing Community Development	City of North Charleston	Infrastructure + Community Improvements	CDBG: \$350,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
11	Demolition	2021	2025	Non-Housing Community Development	City of North Charleston	Infrastructure + Community Improvements	CDBG: \$100,000	Buildings Demolished: 8 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
12	Program Administration	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Affordable Housing and Suitable Living Options Infrastructure + Community Improvements Building Self-Sufficiency & Sustainability Homeless Needs	CDBG: \$374,004 HOME: \$81,131	Other: 0 Other

Table 55 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Housing Rehabilitation
	<b>Goal Description</b>	A priority for the County and its partners is to promote the availability of decent housing by rehabilitating housing units to sell or rent to LMI households. Owner-occupied housing can also be rehabilitated.
2	<b>Goal Name</b>	Emergency Housing Repairs
	<b>Goal Description</b>	Repairs of housing occupied by LMI households
3	<b>Goal Name</b>	New Housing Construction
	<b>Goal Description</b>	The County will continue to support the construction of affordable housing (sales and rental) throughout the jurisdiction.

5	<b>Goal Name</b>	Direct Services to the LMI Community
	<b>Goal Description</b>	Provide public services such as training/education, health services, elderly services, neglected and abused children services, legal services, and subsistence payments.
6	<b>Goal Name</b>	Access to Clean Water and Sanitary Sewer
	<b>Goal Description</b>	Provide clean water and sanitary wastewater by either upgrading failing wells and septic systems or connecting LMI households to water/sewer infrastructure.
8	<b>Goal Name</b>	Action on Homelessness
	<b>Goal Description</b>	The County and its partners will assist households with interventions like rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. This goal also includes HMIS administration.
10	<b>Goal Name</b>	Sidewalk Improvements
	<b>Goal Description</b>	Provide sidewalk construction to create livable and walkable communities.
11	<b>Goal Name</b>	Demolition
	<b>Goal Description</b>	Demolish and remove unsafe housing to provide residents with a safe and decent living environment.
12	<b>Goal Name</b>	Program Administration
	<b>Goal Description</b>	Funds will be used to administer Charleston County's CDBG and HOME programs

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Charleston County administers a comprehensive housing and community development program. This program includes awarding grants to local housing and service providers, the provision of housing rehabilitation services, grant oversight monitoring and regular reporting to the U.S. Department of Housing and Urban Development (HUD). The following projects describe the activities Charleston County will fund from Community Development Block Grant (CDBG), HOME Investment Partnerships Program, and Emergency Shelter Grants Program (ESG) funds in the coming program year.

#### Projects

#	Project Name
1	Rehabilitation of vacant units in Charleston County
2	Emergency Repair Program
3	New Housing in Charleston County
4	Public Services for Charleston County Residents
5	Well, Septic, Maintenance, and Infrastructure Connection Program
6	Rapid Re Housing and Shelter Operations
7	Sidewalk Improvements
8	Demolition of Unsafe Structures
9	Program Administration
10	Contingency Funding

Table 56 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The funded projects address the housing and related services needs identified within the Needs Analysis and Housing Market Assessment sections of this Consolidated Plan. Charleston County awards grant funds to support housing and community development activities throughout the entire county, with the exception of the City of Charleston.

The greatest obstacle to addressing underserved needs is funding - the demand for affordable housing and community development activities is greater than the available funding. To meet underserved needs, goals are achieved through a concentrated effort implemented by a collaborative partnership of local government, nonprofit organizations and private organizations. Additionally, Subrecipients funded by Charleston County pursue funding from other local jurisdictions, foundations, and banks to ensure their projects come to fruition.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Rehabilitation of vacant units in Charleston County
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Housing Rehabilitation
	<b>Needs Addressed</b>	Affordable Housing and Suitable Living Options
	<b>Funding</b>	HOME: \$518,156
	<b>Description</b>	Purchase, rehabilitate and lease or sell properties in Charleston County to low-to-moderate income families
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	7 LMI households
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	HERIndependence: \$84,208 (CHDO) Metanoia: \$59,100 (CHDO) Tricounty Weatherization Group HOME, LLC: \$374,848
2	<b>Project Name</b>	Emergency Repair Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Emergency Housing Repairs
	<b>Needs Addressed</b>	Affordable Housing and Suitable Living Options
	<b>Funding</b>	CDBG: \$445,413
	<b>Description</b>	Repair of housing occupied by LMI households
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	31 LMI households
	<b>Location Description</b>	Across the County
	<b>Planned Activities</b>	Home Works of America: \$169,922 Operation Home: \$174,481 Town of Awendaw: \$85,010 Town of James Island: \$16,000
	<b>Project Name</b>	New Housing in Charleston County



<b>3</b>	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	New Housing Construction
	<b>Needs Addressed</b>	Affordable Housing and Suitable Living Options
	<b>Funding</b>	HOME: \$293,880
	<b>Description</b>	The County will continue to support the construction of affordable housing (sales and rental) throughout the jurisdiction.
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3 LMI households
	<b>Location Description</b>	To be determined
	<b>Planned Activities</b>	Community First Land Trust: \$228,213 (CHDO) Palmetto Community Action Partnership: \$65,667
<b>4</b>	<b>Project Name</b>	Public Services for Charleston County Residents
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Direct Services to the LMI Community
	<b>Needs Addressed</b>	Building Self-Sufficiency & Sustainability
	<b>Funding</b>	CDBG: \$261,644
	<b>Description</b>	This program will include support for public services related to neglected and abused children, employment training, education, health services, the elderly, legal assistance, and subsistence payments to meet the needs in the County.
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1,250 Persons Assisted 50 Households Assisted 30 Persons Assisted
	<b>Location Description</b>	Across Charleston County

	<b>Planned Activities</b>	Carolina Youth Development Center: \$21,150 Charleston Area Senior Citizens Services Inc.: \$21,150 Charleston Pro Bono Legal Services, Inc.: \$62,542 Charleston Promise Neighborhood: \$21,150 Charleston Urban League: \$24,902 Dee Norton Lowcountry Children's Center: \$21,150 East Cooper Community Outreach [ECCO]: \$10,000 East Cooper Meals on Wheels: \$10,000 Humanities Foundation: \$26,150 Metanoia: \$16,150 One80 Place: \$11,150 Trident Literacy Association: \$16,150
5	<b>Project Name</b>	Well, Septic, Maintenance, and Infrastructure Connection Program
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Access to Clean Water and Sanitary Sewer
	<b>Needs Addressed</b>	Infrastructure + Community Improvements
	<b>Funding</b>	CDBG: \$355,585
	<b>Description</b>	Provide clean water and sanitary wastewater by either upgrading or maintaining failing wells and septic systems or connecting LMI households to existing infrastructure.
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	35 LMI households
	<b>Location Description</b>	Charleston County
<b>Planned Activities</b>	Charleston County Well, Septic, and Infrastructure Upgrades and Maintenance: \$355,585	
6	<b>Project Name</b>	Rapid Re Housing and Shelter Operations
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Action on Homelessness
	<b>Needs Addressed</b>	Homeless Needs
	<b>Funding</b>	ESG: \$158,023

	<b>Description</b>	The County and its partners will assist households with rapid re-housing to prevent homelessness and provide homeless individuals with overnight shelter. This project also includes HESG administration and HMIS.
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	6 Households Assisted through rapid re-housing 220 Persons Assisted through shelter operations
	<b>Location Description</b>	Charleston County
	<b>Planned Activities</b>	Florence Crittenton Programs of SC (Rapid Re-Housing): \$55,597 My Sister's House (Shelter Operations): \$19,977 One80 Place (Shelter Operations): \$55,597 HMIS: \$15,001 ESG Administration: \$11,851
<b>7</b>	<b>Project Name</b>	Sidewalk Improvements
	<b>Target Area</b>	City of North Charleston
	<b>Goals Supported</b>	Sidewalk Improvements
	<b>Needs Addressed</b>	Infrastructure + Community Improvements
	<b>Funding</b>	CDBG: \$350,000
	<b>Description</b>	Provide sidewalk construction to create livable and walkable communities.
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2,500 LMI persons with access to the sidewalks
	<b>Location Description</b>	City of North Charleston
	<b>Planned Activities</b>	City of North Charleston: \$350,000
<b>8</b>	<b>Project Name</b>	Demolition of Unsafe Structures
	<b>Target Area</b>	City of North Charleston
	<b>Goals Supported</b>	Demolition
	<b>Needs Addressed</b>	Infrastructure + Community Improvements

	<b>Funding</b>	CDBG: \$100,000
	<b>Description</b>	Demolitions of unsafe structures to provide residents with a safe and decent living environment
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	8 buildings demolished
	<b>Location Description</b>	City of North Charleston
	<b>Planned Activities</b>	City of North Charleston: \$100,000
<b>9</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	Program Administration
	<b>Needs Addressed</b>	Affordable Housing and Suitable Living Options Building Self-Sufficiency & Sustainability Infrastructure + Community Improvements Homeless Needs
	<b>Funding</b>	CDBG: \$374,004 HOME: \$81,130
	<b>Description</b>	Funds will be used to administer Charleston County's CDBG and HOME programs
	<b>Target Date</b>	8/31/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Charleston County
	<b>Planned Activities</b>	CDBG : \$374,004 HOME : \$81,130
<b>10</b>	<b>Project Name</b>	Contingency Funding
	<b>Target Area</b>	Countywide

<b>Goals Supported</b>	Emergency Housing Repairs Direct Services to the LMI Community Access to Clean Water and Sanitary Sewer Sidewalk Improvements Demolition Program Administration
<b>Needs Addressed</b>	Affordable Housing and Suitable Living Options Building Self-Sufficiency & Sustainability Infrastructure + Community Improvements
<b>Funding</b>	CDBG: \$27,557
<b>Description</b>	This funding resulted from an increase in CDBG funds from HUD after the Consolidated Plan and PY2021 Annual Action Plan were completed. The funds will be held until next year when they are included with the PY2022 Annual Action Plan
<b>Target Date</b>	8/31/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined
<b>Location Description</b>	To be determined
<b>Planned Activities</b>	To be determined

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Charleston County awards grant funds to support housing and community development activities throughout the entire county (with the exception of the City of Charleston, which receives its own HUD funding).

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City of North Charleston	51
Countywide	49

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

There are needs throughout the county, so funds are distributed wherever they can be best utilized by partnering organizations. The City of North Charleston funds projects with its allocation inside the City of North Charleston.

### **Discussion**

Charleston County's partnering organizations serve the needs of residents in all of the county's communities, so no area is prioritized over another. The City of North Charleston funds projects with its allocation inside the City of North Charleston. In particular, demolition and sidewalk projects are prioritized by the City of North Charleston, so those projects are located in the City.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Charleston County is committed to supporting the development of affordable housing for low and moderate income families in the communities throughout the county.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	6
Non-Homeless	41
Special-Needs	0
Total	47

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	6
The Production of New Units	3
Rehab of Existing Units	38
Acquisition of Existing Units	0
Total	47

**Table 59 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

While the one year goals show support for 41 non-homeless households, some of these recipients could be homeless and/or special-needs. Specifically, homeless and special-needs households could potentially receive one of the three new units or one of the seven acquired/rehabilitated existing units. However, the determinations of who will receive these units will be made at a future date.

Note: HESG-funded rental assistance and CDBG-funded emergency repairs on owner-occupied homes are included in the tables.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

There are two Public Housing Authorities that operate within the County's jurisdiction (outside the City of Charleston city limits): the Charleston County Housing and Redevelopment Authority (CCHRA) and North Charleston Housing.

### **Actions planned during the next year to address the needs to public housing**

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

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

CCHRA administers 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.

NCH also has the FSS Grant.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A

### **Discussion**

The need for housing is greater than the availability.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homelessness is a particularly troublesome and complex issue that plagues communities across the nation. A major reason that homelessness is so difficult to combat is that it has many causes with overlapping and interrelated variables. The cause of any one person's homelessness often lies, not in a single factor, but at the convergence of multiple events and conditions. From one angle, homelessness can be seen as an economic problem - caused by unemployment, foreclosure, or poverty. From another viewpoint, homelessness could appear to be a health issue - as many homeless persons struggle with one or more conditions such as mental illness, physical disability, HIV, or substance abuse. Looking at the problem another way, homelessness emerges as a social problem - with factors such as domestic violence, educational attainment, or race lying at the root. In reality, homelessness is caused by all of these issues, sometimes simultaneously. As such, fighting homelessness requires a truly collaborative, community-based approach.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **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.

- 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

In addition, My Sister's House provides shelter for victims of domestic violence.

The 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 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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, 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 ReHousing 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

## **Discussion**

Charleston County is one of two HESG recipients in the CoCs geographic area. The Continuum of Care uses HMIS data to identify the most successful interventions. The CoC assisted in establishing these two funding priorities for 2021:

- Rapid Re-housing
- Shelter Operations

The CoC helps set priorities through collaboration with local homeless service providers, performance measures, and HMIS data.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Issue:** Coordination on Affordable Housing (identified through roundtables in July/August 2020 and ongoing community discussions). There is a need to improve and streamline development of affordable housing as well as foster collaboration between government entities, developers, non-profits, employers, and affordable housing supporters. Education of the general public is also needed to create support for affordable housing.

**Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions).

**Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in the United States (<https://evictionlab.org/>)

### **Actions it planned 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**

**Issue:** Coordination on Affordable Housing (identified through roundtables in July/August 2020 and ongoing community discussions). There is a need to improve and streamline development of affordable housing as well as foster collaboration between government entities, developers, non-profits, employers, and affordable housing supporters. Education of the general public is also needed to create support for affordable housing.

**Strategy:** Promote coordination on Affordable Housing.

- The County will continue to be a part of ongoing collaboration on affordable housing.

**Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions)

**Strategy:** Increased number of affordable housing units developed.

- For PY2021, provide funding to local nonprofits and a developer to create 3 new construction units for purchase, 1 rehabilitated vacant unit for purchase, and 5 rehabilitated vacant units for rental.

**Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in

the United States (<https://evictionlab.org/>)

**Strategies:** Support the Housing Court and Legal Services

- **Housing Court:** 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. Support the Housing Court through a local nonprofit's efforts (see below).
- **Legal Services:** Funding Charleston Pro Bono Legal Services activities. Charleston Pro Bono Legal Services is a 501(c)(3) nonprofit that provides essential legal services to low-income children, families, and individuals. In addition to the legal services provided, they coordinate efforts in the Housing Court.

**Discussion:**

Two main factors contribute to the Charleston County's affordable housing problem: 1) A household's ability to afford housing based on its income, and 2) the price of housing. In response, the County will work on the initiatives mentioned above as well as employ activities intended to foster the development of affordable housing for low-to-moderate income families and individuals such as rehabilitating vacant units to sell or rent, constructing new housing to sell or rent, and repairing owner-occupied housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Through its Community Development programs, the County seeks to meet underserved needs, create and maintain affordable housing, reduce lead-based paint hazards, reduce the number of families in poverty, develop institutional structure, and enhance coordination between public and private housing and social service agencies. Actions related to address these obstacles are discussed throughout this section.

### **Actions planned to address obstacles to meeting underserved needs**

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 - to include well/septic upgrades, maintenance, and infrastructure connections, mostly in underserved communities, will help to foster safe and decent living environments for the residents of Charleston County.

### **Actions planned to foster and maintain affordable housing**

The County (through its partners) will employ activities intended to foster and maintain affordable housing for low-to-moderate income families and individuals such as rehabilitating vacant units to rent, constructing new housing to sell or rent, and repairing owner-occupied housing.

### **Actions planned to reduce lead-based paint hazards**

Charleston County requires documented evidence of adherence to the Lead Safe Housing Rule (LSHR) requirements and evaluates project management to ensure awardee compliance with County policies in the area of LBP Hazards oversight.

### **Actions planned to reduce the number of poverty-level families**

Some of the actions Charleston County will take this program year are as follows:

(1) Through the use of collaborative partnerships, provide additional and improved housing by engaging in the rehabilitation and creation of housing;

(2) Provide essential legal services supporting home and family stability through a non-profit partner

funded for that purpose;

(3) Through the County's partnering institutions, provide persons who are at risk of becoming homeless with rapid re-housing, rental, mortgage and/ or utility assistance;

(4) A non-profit partner funded by the County will provide comprehensive health services to uninsured and under-insured low-income adults at no cost; and,

(5) Fund partners that assist homeless individuals and households with overnight shelter.

### **Actions planned to develop institutional structure**

Charleston County's Community Development Department continues to improve its processes and programs by participating in HUD-sponsored training and other training activities that will increase our capacity to deliver superior service to low and moderate income citizens in Charleston County. 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 planned to enhance coordination between public and private housing and social service agencies**

Charleston County has targeted significant CDBG and HOME resources for its housing partners to build affordable housing, rehabilitate existing units, and repair owner-occupied homes. The County will continue to work with its partners to encourage affordable housing.

### **Discussion:**

Overall, Charleston County is engaged in ongoing efforts to increase coordination amongst the complex network of public, private, and nonprofit organizations that deliver housing and social services to the community. As the administrators of HUD's CDBG, HOME and HESG programs, the County's Department of Community Development acts as a hub for community and economic development in the area. Open lines of communication are maintained between the County and the area's many non-profit and social service agencies.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The following items discuss additional regulatory requirements for the CDBG, HOME, and ESG programs.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	1
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

#### HOME Investment Partnership Program (HOME)

##### Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is



as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The County uses recapture as its method of protecting affordability. All properties receiving financial assistance from the County for homeownership and homebuyer activities must ensure that the housing remains affordable to families with incomes of 80 percent or less of the area median for at least the minimum affordability period based on the initial amount of assistance provided. The affordability requirements will be enforced with restrictive covenants or liens that will be recorded with the County's Register of Deeds. More details about the guidelines can be found in the County's HOME Program Operating and Procedures Manual.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For all homebuyer or homeowner activities to include owner-occupied rehabilitation, homebuyer down payment and closing cost assistance and housing development subsidies that cause the unit to be sold below fair market value projects, a recapture provision shall be utilized. These subsidies represent a direct subsidy to the homebuyer. If the home is sold during the period of affordability, the County must be notified of the sale. The County will execute written agreements that reflect the recapture provisions at or before the time of sale and will be enforced via a recorded lien. All County initiated activities for homebuyer, homeownership, and owner-occupied activities will have an affordability period as required by 24 CFR Part 92.254. CHDO's and or subrecipients will be required to enforce these recapture provisions. These provisions will be included in the lien/loan documents. More details about the guidelines can be found in the County's HOME Program Operating and Procedures Manual.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

No funding will be utilized to refinance existing debt.

**Emergency Solutions Grant (ESG)  
Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

See attached "Monitoring Plan," which is applicable to all Urban Entitlement projects. In addition, the following standards must be met:

- Must be private nonprofit organizations.
- Agencies must submit 501(c)3 status documentation.
- Agency's project request for HESG funds must be endorsed by the local Continuum of Care to make sure the agency's project is in line with the CoC's priorities and standards. Agencies must provide a service that HUD prioritizes (Rapid Re-Housing, Street/Community outreach, Shelter Operations).
- Any agency receiving HESG funds is obligated to maintain both client services activity records and performance outcome measures utilizing HMIS. Domestic violence, AIDS and legal service providers must use a comparable database that collects client-level data over time and generates unduplicated aggregate reports.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Lowcountry Continuum of Care (CoC) uses a Coordinated Entry System (CES) that covers a seven county service area (including Charleston County) and therefore employs unique aspects to address the differing needs that exist in these urban and rural settings. Outreach coordinators target both known locations where persons live unsheltered and service sites where homeless persons go to receive services. Most people access coordinated entry through the housing crisis line and the CoC website. They assess all households engaged through outreach and/or who seek housing assistance to determine their level of vulnerability and appropriateness for housing interventions. The CES is advertised and participated in by all service providers in the service area and by the housing crisis line, a human services information call center. This emergency hotline takes the burden of navigation off of the individual or family and ensures that everyone in the community has equal access to the services available. All federally funded housing services provided within the CoC are prioritized based upon vulnerability. Outreach workers and service providers use HMIS (or comparable database for domestic violence, AIDS and legal service providers) to build and update our Prioritization List and a By-Name List on an ongoing basis.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The County issues a Request for Applications (RFA) requesting that interested agencies apply for ESG eligible activities. After applications are received, an ad hoc grant review subcommittee reviews/scores the applications and provides the scores to the Community Development Advisory

Board (CDAB). The CDAB makes funding recommendations, which are then reviewed and approved during a Charleston County Council public hearing. The public hearing notice is published in The Post & Courier. For HESG funding, the Lowcountry Continuum of Care first reviews project requests and endorses selected projects for the Board's consideration.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

A homeless and/or formerly homeless individual participates in the CoC governing body. Charleston County consults the CoC when prioritizing policy and funding decisions related to the ESG program.

5. Describe performance standards for evaluating ESG.

See attached "Monitoring Plan," which is applicable to all Urban Entitlement projects.

## Alternate/Local Data Sources

<b>1</b>	<b>Data Source Name</b> 2000 Census, 2007-2011 ACS
	<b>List the name of the organization or individual who originated the data set.</b> N/A
	<b>Provide a brief summary of the data set.</b> N/A
	<b>What was the purpose for developing this data set?</b> N/A
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> N/A
	<b>Briefly describe the methodology for the data collection.</b> N/A
	<b>Describe the total population from which the sample was taken.</b> N/A
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> N/A
<b>2</b>	<b>Data Source Name</b> 2007-2011 ACS
	<b>List the name of the organization or individual who originated the data set.</b> HUD-derived from American Community Survey (ACS) data
	<b>Provide a brief summary of the data set.</b> HUD-derived from American Community Survey (ACS) data
	<b>What was the purpose for developing this data set?</b> Default data incomplete and/or plan narratives reference 2007-2011 data
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Derived from HUD-generated algorithm using ACS data
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2007-2011

	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
3	<p><b>Data Source Name</b></p> <p>2007-2011 CHAS</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD-derived from Comprehensive Housing Affordability Strategy (CHAS)</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>HUD-derived from Comprehensive Housing Affordability Strategy (CHAS)</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Default data incomplete and/or plan narratives reference 2007-2011 data</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2007-2011</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
4	<p><b>Data Source Name</b></p> <p>2010 Census</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>2010 Charleston County population characteristics</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>A more complete data set than what was provided by default</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Entire county</p>

	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2010</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
5	<p><b>Data Source Name</b></p> <p>2019 Census</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Charleston County population characteristics</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>A more complete data set than what was provided by default</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Entire county</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
6	<p><b>Data Source Name</b></p> <p>CHAS 2013-2017</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>HUD</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>A more updated data set than what was provided by default</p>

	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Charleston County</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2013-2017</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>
7	<p><b>Data Source Name</b></p> <p>American Community Survey 2019</p>
	<p><b>List the name of the organization or individual who originated the data set.</b></p> <p>US Census</p>
	<p><b>Provide a brief summary of the data set.</b></p> <p>American Community Survey data available from the US Census Bureau</p>
	<p><b>What was the purpose for developing this data set?</b></p> <p>Newer, more accurate data</p>
	<p><b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b></p> <p>Entire county</p>
	<p><b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b></p> <p>2019</p>
	<p><b>What is the status of the data set (complete, in progress, or planned)?</b></p> <p>Complete</p>

## Appendix A – Citizen Participation

### CITIZEN PARTICIPATION SUMMARY

#### PUBLIC COMMENTS

##### Public Meetings and Hearings

- **Councilwoman Anna Johnson Virtual Roundtable Meeting:** Wednesday, July 22, 2020 at 12:30 PM
  - Virtual – Zoom link provided
  - This meeting was intended for citizens in the southern part of Charleston County (District 8) and featured the Community Development Department, a Broadband internet provider, and Charleston County Emergency Management (flyer attached)
  - Presentation/discussion about Consolidated Plan, survey, roundtables, the Program Year 2021 Request for applications (RFA), and need for public input
- **Hollywood:** Monday, August 24, 2020 at 6:30 PM (<http://www.townofhollywood.org/>)
  - Presentation about Consolidated Plan, survey, CARES Act funding, the Program Year 2021 Request for applications (RFA), and need for public input
  - Questions/discussion about what the Town has applied for in the past (example: Holly Grove) and what projects may be applicable for the Parks Department.
- **Sullivan’s Island:** Tuesday, August 18, 2020 at 6 PM (<https://sullivanisland.sc.gov/>)
  - Presentation about Consolidated Plan, survey, CARES Act funding, the Program Year 2021 Request for applications (RFA), and need for public input
  - No comments
- **Ravenel:** Tuesday, August 25, 2020 at 6 PM (<https://www.townofravenel.com/>)
  - Presentation about Consolidated Plan, survey, CARES Act funding, the Program Year 2021 Request for applications (RFA), and need for public input
  - Questions/discussion about finding out who receives funding (everything is on the Community Development website), if the town can put the survey on their website (yes), and how the Town can apply for sidewalks.
- **Isle of Palms:** Tuesday, August 25, 2020 at 6 PM (<https://www.iop.net/>)
  - Presentation about Consolidated Plan, survey, CARES Act funding, the Program Year 2021 Request for applications (RFA), and need for public input
  - No comments
- **Charleston County:** Tuesday, March 23, 2021 at 6:30 PM (Charleston County Council Chambers, 4045 Bridge View Drive, North Charleston)
  - No comments
- **City of North Charleston:** Thursday, March 25, 2021 at 7 PM (Performing Arts Center Lobby, 5001 Coliseum Drive, North Charleston)
  - No comments

##### Public Comment Periods

- **October 23 - November 23, 2020**
  - Comment Period on Citizen Participation Summary, proposed Consolidated Plan Priorities, and updated Citizen Participation Plan
    - No Comments
- **March 9 – April 12, 2021**



- Comment Period on proposed Consolidated Plan, updated Citizen Participation Plan, Fair Housing, and PY2021 Annual Action Plan
- Comments:
  - Question: Would focusing on pages 149-151 provide the best summary of the plan? Or would you suggest skimming/reading all pages of the draft?
  - Response: We would like feedback on the entire draft – not just the proposed projects for the coming year.
  - Question: Is there any way our organization could be considered for this plan [for funding]? What would we need to do to participate?
  - Response: If an organization is interested in being included for the plan's funding, they need to apply during the Request for Applications process that usually occurs between November-January each year.
  - Question: How can companies and organizations become a partner with the county to serve the priority needs? For example, J. Worthy & Associates contracted with the Urban League of the Central Carolina's to Build Self-Sufficiency & Sustainability through a Life Skills course and Customer Service Certification. The course has a positive success rate and could be implemented in North Charleston.
  - Response: Each year Charleston County opens a Request for Applications (RFA) for HUD funding. Usually, the application opens in November or December and closes in January. Here's where we post the application when it's open:  
<https://www.charlestoncounty.org/departments/community-development/RFA.php>
  - Question: Concerning Rehabilitation as found on pg 84 of the plan, I believe that there needs to be alternative routes for LMI citizens of North Charleston (many being veterans) to become licensed residential builders with the LLR. I've come to notice that these men and women have the skills necessary to assist in the need for rehabilitation, however they are not licensed. Getting them licensed will increase the amount of work they can bid on, and achieve the county goal of rehabilitating dilapidated housing units.
  - Response: The County does not certify LLRs – LLR certification is done by the state (see website: <https://llr.sc.gov/>). In addition, the Community Development Department continues to implement strategies to promote Subrecipients' 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. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide training, employment, contracting and other economic opportunities to low- and very low-income persons, especially recipients of government assistance for housing, and to businesses that provide economic opportunities to low- and very low-income persons. Please call 843-202-6960 for more information or visit [https://www.hud.gov/program\\_offices/field\\_policy\\_mgt/section3](https://www.hud.gov/program_offices/field_policy_mgt/section3)
  - Question: In the table on pg 85, it's shown that there is no income from the program. I'm curious to know how no income is being generated through housing and economic development efforts.
  - Response: At this point, the HUD funding serves as grants that are a part of projects and are not income-generating.
  - Question: Concerning Acquisition Assistance on page 96, please confirm that the yearly goal is to help six people with each getting \$50,000 in assistance. If so, it is my opinion based on experience that a 1st time homebuyer does not need to receive

\$50,000 from one source of down payment assistance. I would advise decreasing the amount to \$25,000 per family and help more families per year.

- Response: Thank you for the input. This is an estimate only; it will depend on discussions with the organization interested in providing this assistance.
- Question: How does someone apply for this down payment assistance? And what are the qualifications for the homebuyer ie. certain income, credit score, etc.
- Response: Organizations interested in working with LMI residents can apply during the RFA process to provide down payment assistance. If the organization is awarded funding, the criteria for the homebuyer will be discussed before program implementation. Usually, the RFA application opens in November or December and closes in January. Here's where we post the application when it's open:  
<https://www.charlestoncounty.org/departments/community-development/RFA.php>
- Question: Concerning the FSS program, does CCHRA and NCH have any families currently in this program? Do you know how my company and organization can get access to families on CCHRA and NCH waiting list? This information would be vital in assisting the families until they can be serviced by the county.
- Response: For these questions, please reach out to Charleston County Housing and Redevelopment Authority (843-722-1942) and North Charleston Housing (843-747-1793) to find out more information.
- Question: Question for clarification: Concerning the annual goals and objectives on page 109, the funding that has/will be awarded to the organizations in Appendix B will address/accomplish these goals on page 109?
- Response: Yes – that is correct
- Question: For example, The plan has a goal is to construct three new units for homeownership. Community First Land Trust is being awarded \$115,640 to develop Union Heights Phase 2. How many units will they be able to construct with these funds?
- Response: 1 unit
- Question: For my own general knowledge, what are the four tax credit apartment communities being referenced on pg 114?
- Response: Please contact North Charleston Housing (843-747-1793) to find out more information.
- Question: Concerning Sanitation and Sewer, Dorchester Terrace (where I live) severely needs additional water mains.
- Response: Thank you for providing this information. If you are interested in discussing this more, please contact Dr. Anna Eskridge at 843-202-6960.

### Roundtables

#### **SEE THE NEXT PAGE FOR PUBLIC COMMENTS FROM ROUNDTABLES**

All of these were available by Zoom Meeting link or by phone

- **Tuesday, July 28<sup>th</sup> at 2 PM**
- **Thursday, July 30<sup>th</sup> at 10 AM**
- **Monday, August 3<sup>rd</sup> at Noon**
- **Wednesday, August 5<sup>th</sup> at 5:30 PM**

## Workshops

Presented information to potential applicants about applying for HUD funding. Question and Answers throughout/during presentation about the programs and application process. See attached "Addendum No. 1" from December 18, 2020 for questions answered throughout the Request for Applications Process.

- **Thursday, December 3, 2020 at 9:30 a.m. (VIRTUAL or IN PERSON)**
  - Virtual – Zoom link provided
  - In person: Limited seating  
Lonnie Hamilton III Public Services Building  
Charleston County Council Chambers  
4045 Bridge View Drive, Suite B249, 2nd Floor  
North Charleston, SC 29405
- **Tuesday, December 8, 2020 at 2 p.m. (VIRTUAL ONLY)**
  - Virtual – Zoom link provided

## Survey

**SEE THE NEXT PAGE FOR PUBLIC COMMENTS FROM SURVEY**

- Available from June 30-September 1, 2020
- Paper copies made available
- Online form at <https://www.charlestoncounty.org/departments/community-development/index.php>

## Executive Summary – Survey and Roundtables

Charleston County's Community Development Department reached out to citizens for input on the next Consolidated Plan (Program Years 2021-2025). Some of the input took place in the form of 4 roundtables and a survey in July and August 2020.

- 761 respondents took the survey
- Not including staff, 36 different individuals in total attended the 4 roundtables.

### Here are the major findings of survey:

Top Survey Priorities (% of respondents included)

1. Affordable Housing (for rent or homeownership)\* - 77%
2. Public Services (training, counseling, fair housing, rental assistance, etc) - 61%
3. Clean water/sanitary sewer (well/septic, water/sewer) - 59%
4. Economic Development (workforce development, business incubators, technical assistance) - 54%
5. Homeless Services (rapid rehousing, shelter) - 54%

\*For affordable housing, respondents felt that rehabilitation and repairs of the current housing stock are the top concerns (for homeownership/rental and owner-occupied repairs).

### Here are the major findings of the roundtable discussions:

- Affordable housing is the most pressing issue in the County
  - Affordable housing solutions can be varied: incentives for developers, rental assistance, housing repairs, inclusionary zoning, downpayment assistance
  - Need to think much bigger than the HUD funding; County-funded housing trust fund; working regionally – not in silos
  - Access to transportation, the need for higher wages, and homelessness are all interconnected with affordable housing
  - Need education on homeownership
  - Need more flexible funding outside of HUD funding for housing
  - Ensure that affordable housing isn't putting vulnerable people in vulnerable areas (i.e., floodplains, no access to transportation and other resources)
- In terms of infrastructure, clean water/sanitary sewer and broadband internet access are greatest needs
- Need more Fair Housing awareness/education
- More needs to be done to prevent homelessness and prevent evictions (legal access/assistance)

**See the following pages for more details on the Survey Results and the Roundtable Meetings.**

## PY21-25 Consolidated Plan Survey Results

Survey was open June 29 – September 1, 2020. **A total of 761 responses were received.** The survey was primarily available online but paper copies were also available. Here is a summary of the survey outreach:

- Charleston County Community Development website (<https://www.charlestoncounty.org/departments/community-development/>)
- Post & Courier ad
- Articles in The Charleston Chronicle and Moultrie News
- County social media postings
- County press release
- Emails to the County’s Grant Alert email list. The email list includes over 500 people representing non-profit organizations, grant writers, citizens, utilities, local elected officials, and local/state government employees
- Emails to previous County and North Charleston HUD funding subrecipients, Public Housing Authorities, and the Lowcountry Continuum of Care
- Email with survey sent to the Charleston County Library email list (approximately 15,600 subscribers)
- Email with survey sent out to One80 Place’s email list.
- Paper copies of the survey were taken to the Town Halls in Mount Pleasant, James Island, North Charleston, Awendaw, and Hollywood as well as the Public Service Building for Charleston County in North Charleston.
- Paper copies were also available at the office of Charleston Pro Bono Legal Services
- Citizens could call the Community Development office at 843-202-6960 and request a paper survey be mailed to them.

### What is your age group?

Age Group	Percent (%)
24 and under	2.7
25 to 34	10.7
35 to 44	23.5
45 to 54	17.7
55 to 64	22.1
65 to 74	18.5
75 and over	4.7
Did not answer	0.1

### What is your race?

Race	Percent (%)
White/Caucasian	70.8
Black/African American	21.7

Multi-racial	2.7
Asian	1.2
Some Other Race	0.8
Did not respond/refused to say	2.8

**Hispanic/Latino**

Response	Percent (%)
Yes	97
No	3

**What's your connection to Charleston County?**

Response	Percent (%)
I live in Charleston County	93
I work in Charleston County but live elsewhere	5.7
I neither live nor work in Charleston County	1.3

**Where do you live?**

Area	Percent (%)
Awendaw	0.7
City of Charleston	18.5
Folly Beach	0.1
Hollywood	1.9
Isle of Palms	0.9
James Island	12.7
Lincolnton	1.1
McClellanville	0.8
Meggett	0.1
Mount Pleasant	29.2
North Charleston	21.3

Ravenel	0.9
Sullivan's Island	0.3
Unincorporated Area of Charleston County	6.9
N/A - I don't live in Charleston County	4.6

**Please circle your top 5 priorities in Charleston County (outside of City of Charleston) for Low-to-moderate income households/individuals.**

Top 5 Priorities

Priority	Percent (%)
Affordable Housing (for rent or homeownership)	76.6
Public Services (training, counseling, fair housing, rental assistance, etc)	60.7
Clean water/sanitary sewer (well/septic, water/sewer)	59.3
Economic Development (workforce development, business incubators, technical assistance)	54.3
Homeless Services (rapid rehousing, shelter)	54.1

Other answers:

Priority	Percent (%)
Broadband internet access	39.2
Sidewalks	33.6
Housing repairs	30.7
Demolition and Clearance of Substandard Housing	27.5
Down payment assistance	21.9
Historic Preservation	21

**Please circle your top 3 housing priorities in Charleston County (outside of City of Charleston) for Low-to-moderate income households/individuals.**

Top 3 Priorities

Priority	Percent (%)
Rehabilitation of housing for Homeownership	61.2

Rehabilitation/repair of owner-occupied homes	60.8
Rehabilitation of housing for Rental	46.7

Other answers:

Priority	Percent (%)
Down Payment Assistance	41.2
Rental assistance	35.7
New Construction for Homeownership	30.8
New Construction for Rental	18.3

**If our community could only fund one type of public service program, what do you think is the most important? Please choose the service you would choose to fund.**

Top Priority:

Priority	Percent (%)
Health Services for all Ages	20.2

Other Priorities:

Priority	Percent (%)
Employment Training/Placement Services	19.8
Services for Abused and Neglected Children	17.5
Feeding Programs	7.9
Senior Services	7.9
Legal Services	4.7
Domestic Violence Services and Counseling	4.6
Housing Counseling	4.4
Fair housing and Tenant/Landlord Counseling	4.1
Substance-Abuse Services and Counseling	3.7
Services for Persons with Disabilities	3
One-Time Rental/Utility Assistance	2.1
HIV/AIDS Services	0



**Of the Infrastructure activities listed here, which one would you choose to fund?**

Top Priority:

Priority	Percent (%)
Access to clean water/sanitary sewer (well/septic, water/sewer)	41.4

Other Priorities:

Priority	Percent (%)
Broadband internet access	29.4
Sidewalk Construction	19.5
Removal of Barriers to Public Facilities (ADA Compliance)	7.9
Fire Hydrant Installation	1.7

**Of the homeless services listed, which one would you choose to fund?**

Top Priority:

Priority	Percent (%)
Homelessness Prevention	54.6

Other Priorities:

Priority	Percent (%)
Rapid re-housing	23.8
Shelter operations	12.9
Outreach	8.8

**Are you aware of Fair Housing requirements (which prohibit discrimination in buying, selling, renting, or lending based on Race, Color, National Origin, Religion, Sex, Familial Status, Disability)?**

Response	Percent (%)
Yes	92.8
No	7.2

If you believe or think that someone you know encountered housing discrimination, please indicate any of the following that apply.

Response	Percent (%)
N/A	77.4
Housing provider refuses to rent or deal with a person	11.1
Different terms and conditions are provided for renting based on race of the tenant	10.8
Real Estate Agent directs people to certain neighborhoods	9.9
Housing provider falsely denies that housing was available	9.3
Housing lender directs people to certain neighborhoods	8.4
Housing provider refuses to make reasonable accommodations for a tenant with one or more disabilities	6.6
Housing mortgage lender discriminates by denying mortgage	6
Housing provider uses discriminatory advertising	5.8
Real Estate Agent refuses to sell or deal with a person	4.4

Are you comfortable reporting these incidents to someone? If so, please check all that apply.

Response	Percent (%)
A Fair Housing Organization	47
A Government Agency	42.6
N/A	38
To Someone Else	16.4
Would Not Report the Incident	4.1

Do you believe housing discrimination is an issue in Charleston County?

Response	Percent (%)
Yes	58.8

No	41.3
----	------

**If yes, why?**

There were 347 responses to this question. Generally, comments fit into one of the following categories:

Response	Percent (%)
Anecdotal evidence, assumptions, experience, and examples	29
Affordability	17
Racism	13
Structural	10
Gentrification	7
Segregation	6
Socioeconomic status (not housing-specific)	6
N/A or unsure	5
General Discrimination (not housing-specific)	5

**Summary:**

- Many respondents discussed the ways they witnessed housing discrimination (29% of comments) and discrimination in general in Charleston County (5% of comments). Thus, examples of discrimination totaled 34% of responses.
- As seen in other survey responses, housing affordability is a major issue and is also a problem with respect to housing discrimination.
- Racism in and of itself was cited by 13% of respondents as a reason for housing discrimination.
- Patterns of gentrification (7%) and segregation (6%) were also cited as evidence of housing discrimination.
- Structural reasons (10%) were also discussed by respondents. This category captured a broad spectrum of structural impediments to fair housing such as redlining, lack of knowledge/education of tenants/landlords, difficulty in getting approval for rent/mortgage, heirs' property, waiting lists for public housing, etc.
- Lastly, 6% of respondents discussed how wealth and access to resources are linked, so socioeconomic status was a category of response as well.

**Do you have any other comments?**

There were 216 responses to this question. Generally, comments fit into one of the following categories:

Response	Percent (%)
Other/Not applicable	45
Infrastructure	17

Affordable Housing	14
Public Services	9
Homeless services	4
Fair Housing	4
Environmental concerns	2
Public Housing	2
Structural concerns	1
Recreation/Parks	<1
Historic Preservation	<1

Summary:

- Most of the comments were not applicable (examples: “none” or “thank you”), were items that do not fall under the HUD program (examples: beach access, police resources), or were suggestions (example: comments about the survey itself).
- Infrastructure-related items were discussed the most (17%). Respondents made comments about the need for sidewalks, road improvements, stormwater/flooding improvements, bike lanes, public transportation, and broadband internet.
- The need for Affordable Housing (14%), Public Services (9%), Homeless Services (4%), and issues surrounding Fair Housing (4%) were also discussed.
- A few respondents discussed environmental concerns (2%) such as preserving greenspaces and wetlands as well as limiting growth.
- A few respondents (2%) also discussed the need for repairs to Charleston County Housing and Redevelopment Authority properties.
- Around 1% of respondents discussed structural concerns: tax laws, laws related to landlords, and HUD income categories.
- Lastly, less than 1% of respondents discussed the need for recreation centers/parks and historic preservation, respectively.

## Roundtable Summaries:

All citizens and organizations were welcome to attend any of these meetings, but if they represented an organization that fell into one of the groups invited on each date, we requested that they try to attend at that time.

Roundtables were held virtually via Zoom. Call-in phone numbers were also available for each meeting for those without internet access. The same information was presented at each meeting.

Not including staff, 36 different individuals in total attended the four roundtables. These individuals represented non-profits, private companies, local and state government, utilities (water/sewer, internet), the library, the school district, a housing authority, and a neighborhood association; in addition, an elected official and individual citizens also attended.

Here are the major findings of the roundtable discussions:

- Affordable housing is the most pressing issue in the County
  - Affordable housing solutions can be varied: incentives for developers, rental assistance, housing repairs, inclusionary zoning, downpayment assistance
  - Need to think much bigger than the HUD funding; County-funded housing trust fund; working regionally – not in silos
  - Access to transportation, the need for higher wages, and homelessness are all interconnected with affordable housing
  - Need education on homeownership
  - Need more flexible funding outside of HUD funding for housing
  - Ensure that affordable housing isn't putting vulnerable people in vulnerable areas (i.e., floodplains, no access to transportation and other resources)
- In terms of infrastructure, clean water/sanitary sewer and broadband internet access are greatest needs
- Need more Fair Housing awareness/education
- More needs to be done to prevent homelessness and prevent evictions (legal access/assistance)

### Tuesday, July 28<sup>th</sup> at 2 PM

Invited: Homeless service providers, Public service providers, Non-profit organizations, Lowcountry Continuum of Care

#### Dr. Anna Eskridge facilitated the meeting.

**Broad overview:** Summarize HUD-funded programs and purpose of funding with slideshow (slides available at end of this summary)

**Poll Question (Yes or No):** Affordable Housing was a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Not doing enough to address housing and needs to remain a priority
- Need to leverage the HUD funding to create a county-wide housing trust fund
- Need to regional approach to housing instead of cities working in silos

- Incentivize affordable housing and decrease homelessness.
- Set aside funding for rental assistance
- Build housing for homeless individuals – can't rely on one single non-profit
- Incentivize development – inclusionary zoning
- Create other funding streams and leveraging HUD funding
- Need to ask the question: affordable to whom? Even some housing considered “affordable” is not truly affordable
- Need to help renters become homeowners
- Need downpayment assistance, classes on financial literacy and budgeting, and how to buy a house
- Need housing with walkable access to commercial areas and work or go to school where they live
- Zoning changes and economic development
- Difficult to find housing at 30% AMI
- Affordable housing could provide access to food pantries
- Transportation is a big problem in some areas of the County

**Poll Question (Yes or No):** Well/septic upgrades and water/sewer connections were a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?
- What other infrastructure projects should be considered? Sidewalks, Broadband internet?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

- No discussion

**Poll Question (Yes or No):** Homeless services were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Need homeless supportive services outside of the City of Charleston
- Need more transitional housing

**Poll Question (Yes or No):** Public services (training, counseling, one-time rental assistance, etc) were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- When rental or utility assistance is offered, it's a bandaid. Not fixing the problem that led those people to that point

- Need more resources to become financially stable

**Question:** Economic Development has been identified in the preliminary survey results as a priority. What types of activities would you like to see benefit the community?

Discussion:

- Sometimes when a nonprofit is assisting unemployed individuals to become financially stable, the job that the individual is able to find is not gainful or stable employment
- Not a lot of training to get different jobs in different industries so that they can become more financially stable
- Need better training opportunities and add to those programs for access to more industries
- This is beyond the scope of this call but eventually we need to attack these issues at their root.
- So many of the issues we're seeing in Charleston county are due to rising costs but stagnant wages
- We need an approach that empowers people economically. That's the missing piece.

**Poll Question (Yes or No):** Do you think Fair Housing is a problem in Charleston County? (Fair Housing prohibits discrimination in buying, selling, renting, or lending based on Race, Color, National Origin, Religion, Sex, Familial Status, Disability)

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Broader comment about needs for job training opportunities and housing affordability
- More programs to educate about credit, budgeting classes
- Awareness is main issue; people often don't realize they've been discriminated against
- Education needed for tenant about tenant-landlord laws

**Question:** Is there anything else we should be thinking about?

Discussion:

- The cheapest house is the one never built. Rehab is critical to maintaining the inventory and it also uses existing infrastructure keeping pricing low. You can rehab a home for \$5,000- \$11,000 giving it an extension of 7.5 to 20/30 years in some

**Thursday, July 30<sup>th</sup> at 10 AM**

Invited: Affordable housing providers, real estate developers, Fair Housing organizations, Public Housing Authorities

**Dr. Anna Eskridge facilitated the meeting.**

**Broad overview:** Summarize HUD-funded programs and purpose of funding with slideshow (slides available at end of this summary)

**Poll Question (Yes or No):** Affordable Housing was a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?

- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- We are as strong as our weakest links and affordable housing is one of our weakest links
- Zoning makes it difficult to do affordable housing on County land
- Need for inclusionary housing and zoning
- COVID uncovered issues we've never seen; a lot of families in difficult housing situations (no housing; multiple families in 1 house)
- Need funding other than HUD funding
- Need a bond referendum
- Gentrification and lack of affordable housing are problems
- Work with settlement communities to allow accessory dwelling units on properties to increase affordable housing and give the homeowner/landowner income; zoning makes that difficult
- The HOME funding is a drop in the bucket for the need
- What can we do to subsidize the HOME/HUD funding?
- Can go beyond CDBG/HOME funding
- Need pre-development assistance
- In D.C., there's a group that allows pre-development assistance
- Leverage HUD funding with general funding from County or municipalities
- Charleston County government used to provide \$200-300k for staff time; County needs to start doing that again
- County Council needs to be educated about the need for affordable housing
- Need transitional housing with supportive services
- Need to address evictions
- County Community Development staff need to be a part of City of Charleston Mayor's homelessness initiatives
  - County Staff later clarified that they are a part of that working group headed by City of Charleston staff
- Can recipients of HUD funding discuss issues they're facing?
  - Staff clarified that any organization can speak during the public comment period or talk to Clerk of Council about getting on schedule
  - Council is aware of the affordable housing issues
  - Because of COVID, unsure of how affordable housing will move forward outside of HUD funding
- Need Council to make decision on affordable housing

**Poll Question (Yes or No):** Well/septic upgrades and water/sewer connections were a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?
- What other infrastructure projects should be considered? Sidewalks, Broadband internet?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- The Snowden Community
- Wadmalaw and parts of Johns Island have critical needs



**Poll Question (Yes or No):** Homeless services were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Less expensive to keep people housed than re-housing people
- More could be done to prevent homelessness
- Question about homeless shelters that are not HUD-funded: there are several shelters that house homeless individuals that are religious organizations; often open during emergencies
- Need to provide technical assistance to other organizations so they can become HUD-funded
- Need to be a part of City of Charleston Mayor's homelessness initiatives and need for collaboration in the metro area
  - County Staff clarified that they are a part of that working group headed by City of Charleston staff

**Poll Question (Yes or No):** Public services (training, counseling, one-time rental assistance, etc) were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Thank you for more emphasis on legal aid
- Less expensive to keep people housed than re-housing people; also less disruptive and better for health

**Poll Question (Yes or No):** Do you think Fair Housing is a problem in Charleston County? (Fair Housing prohibits discrimination in buying, selling, renting, or lending based on Race, Color, National Origin, Religion, Sex, Familial Status, Disability)

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Education is needed (emphasized several times)
- Need more people to recognize discrimination on the front-end and then can be handled by service providers
- Problems with repealing fair housing laws at the national level
- Redlining with rental; landlords won't even show them rentals because of how they look and first impressions
- Talking with landlord associations to educate them on the law; landlords should not be allowed to rent based on prejudices
- Eviction goes on renters' credit; asking churches to be signatory on new rental
- Can't get decent place with eviction on credit

- Public Index Search: will show when there are filings against individuals
- Discussion about legal issues surrounding eviction process
- Can lose public housing voucher with eviction on record
- Tenants need education

**Question:** Economic Development has been identified in the preliminary survey results as a priority. What types of activities would you like to see benefit the community?

Discussion:

- Trident United Way, SC Works are groups working on workforce development
- Cost of living: 5 years ago, needed to make \$15/hour to afford to live; now need to make \$17/hour to afford to live; people need additional skills to get better paying jobs

**Question:** Is there anything else we should be thinking about?

Discussion:

- Where can we get information on a housing needs assessment of the area?
- Some of that information is in the previous Consolidated Plan: <https://www.charlestoncounty.org/departments/community-development/files/Consolidated%20Plan2016-2020.pdf>
- Also ask Zoning and Planning Departments as well as the Census; will also check with City of North Charleston Code Enforcement

### **Monday, August 3<sup>rd</sup> at Noon**

Invited: Broadband providers, emergency management agencies, flood management agencies, agencies involved in public land or water resources, organizations related to infrastructure, water/sewer providers, well/septic installers.

The following organizations were contacted and a representative from each was asked to attend:

#### **Broadband internet service providers**

- Comcast (internet provider)
- Home Telecom (internet provider)
- Palmetto Rural Telephone Cooperative (internet provider)
- USDA Rural Development (Rural Utilities Service)

#### **Organizations engaged in narrowing the digital divide**

- Charleston County Library
- Charleston County School District
- Charleston County Technology Services (Telecommunications)
- South Carolina ETV

#### **Agencies managing of flood prone areas, public land or water resources**

- Charleston County Public Works (Stormwater)
- Charleston County Building Services (Floodplain Management)
- Charleston County Greenbelt Program
- Charleston County Park & Recreation Commission
- Charleston Water System
- Department of Health and Environmental Control (Charleston Environmental office)
- Department of Health and Environmental Control (Ocean Coastal Resources Management)
- Department of Health and Environmental Control (Wetlands)
- Mount Pleasant Waterworks

- US Army Corps of Engineers (Charleston District)

**Emergency management agencies**

- Charleston County Emergency Management
- FEMA

**Dr. Anna Eskridge facilitated the meeting.**

**Broad overview:** Summarize HUD-funded programs and purpose of funding with slideshow (slides available at end of this summary)

**Poll Question (Yes or No):** Affordable Housing was a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- For the greenbelt program, there are primarily large privately owned rural properties. Often, they are surrounded by lower income areas. We're protecting the land from being developed – reducing the value of that land because they are selling off the development rights. The lands around it are protected but it keeps values down and taxes down. We don't want to negatively impact anyone, but we're protecting land. Wondering how this process affects surrounding landowners.
- When you have conservation of large rural tracts, it prevents development, so water and sewer don't go out to those areas either
- People who live out in rural areas want water/sewer, but conservation easements keep it from coming out to rural areas
- Try not to put vulnerable people on vulnerable land with regard to floodplain management
- Water and sewer costs can be part of home construction projects
- People spend a lot of their money on transportation. Having safe and connected sidewalks in LMI neighborhoods are needed.
- Want urban revitalization rather than rural development. Transportation and sidewalks need to be a part of it
- Parcels that are left to develop that have a lot of environmental and cultural aspects that can put people at risk – floodplain issues

**Poll Question (Yes or No):** Well/septic upgrades and water/sewer connections were a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?
- What other infrastructure projects should be considered? Sidewalks, Broadband internet?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Providing water and sewer connections are very expensive, and it's very expensive for LMI citizens to get connected. Costs of road impacts with the connections make it expensive.
- Need to pool several years of CDBG funding to make water/sewer projects more feasible.

- Need to write the grant for what you need.
- Issue: Amount of children that don't have internet access.
- HUD funding may not be enough to run lines. But, if an organization wants to assist connecting homeowners, that may be feasible.
- Broadband providers would like to get to more people connected
- Need to know where the weak areas are for broadband coverage
- Need to coordinate broadband providers, funders, and knowledge of where broadband needed

**Poll Question (Yes or No):** Homeless services were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Discussion about outreach for funding, using the public information office, the resource directory on the Community Development website
- Maybe focus on streets instead of one-off projects
- Issue of shelters and hurricanes; transportation to shelters during hurricanes

**Poll Question (Yes or No):** Public services (training, counseling, one-time rental assistance, etc) were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

No discussion

**Poll Question (Yes or No):** Do you think Fair Housing is a problem in Charleston County? (Fair Housing prohibits discrimination in buying, selling, renting, or lending based on Race, Color, National Origin, Religion, Sex, Familial Status, Disability)

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

No discussion

**Question:** Is there anything else we should be thinking about?

- Important for the County departments to coordinate and reduce duplication of efforts – especially on grants
- Please reach out to Community Development before the application opens in November to discuss potential projects. Cannot talk about projects once application opens out of fairness to all applicants.

**Wednesday, August 5<sup>th</sup> at 5:30 PM**

Invited: Local/state government, elected officials

**Dr. Anna Eskridge facilitated the meeting.**

**Broad overview:** Summarize HUD-funded programs and purpose of funding with slideshow (slides available at end of this summary)

**Poll Question (Yes or No):** Affordable Housing was a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- How should affordable housing be defined? For HUD purposes, affordable housing deals with 80% or less of area median income (AMI).
- Affordable housing needs to be broader than 80% or less AMI.
- Big picture: how can we increase wages so that individuals can afford housing?
- Education needed for people to be successful homeowners
- Why are more rental projects done than homeownership? Financing is difficult for homeownership and property prices are so high

**Poll Question (Yes or No):** Well/septic upgrades and water/sewer connections were a priority in the last Consolidated Plan. Do you think it should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?
- What other infrastructure projects should be considered? Sidewalks, Broadband internet?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Can funding be used to abandon on septic tanks? When a septic system is replaced, it is only abandoned if the existing system can't be reused. If homeowner is getting hooked up to sewer, the septic system is not abandoned.
- Can storm drainage be a project? Typically it would be a part of a sidewalk project.
- Do we have data that show which neighborhoods do/do not have broadband internet access? Since HUD provides data to grantees for the plan, not sure if HUD will provide us that information. However, the school district is aware of areas that are in need of internet access.
- Broadband internet access is a critical area need.
- There are definitely more conversations happening about how to broaden internet access.
- Library has internet hotspots and Chromebooks to target for rural areas.
- Richland County Library partnered with local housing authority to increase internet access.

**Poll Question (Yes or No):** Homeless services were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Can funding deal with mental health? For the ESG funding, that may fall under case management, but more likely it would fall under CDBG funding for health services.
- Mental health issues need to be addressed
- Single mothers need help with housing
- Questions about temporary housing

**Poll Question (Yes or No):** Public services (training, counseling, one-time rental assistance, etc) were a priority in the last Consolidated Plan. Do you think they should remain a priority?

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

No discussion

**Poll Question (Yes or No):** Do you think Fair Housing is a problem in Charleston County? (Fair Housing prohibits discrimination in buying, selling, renting, or lending based on Race, Color, National Origin, Religion, Sex, Familial Status, Disability)

- **Poll Question (Yes or No):** Do you feel that enough is being done to address this issue?
- What more could be done?
- What specifically should be prioritized?

Majority of attendees felt that it should remain a priority and that not enough is being done to address the issue.

Discussion:

- Fair housing is an awareness issue. Not enough people know fair housing laws or what they entail
- Inform a broader community
- Can find discrimination all day long
- How do we inform fair housing?
- Need an easy way to report
- What is best/most effective way to educate people in a broad way?
- Create a link or direct individuals who have an issue/concern to an organization that they can call a number.
- Library can help distribute information
- Information on billboards
- Billboards have been found to be effective

**Question:** Economic Development has been identified in the preliminary survey results as a priority. What types of activities would you like to see benefit the community?

- Transportation needed to get to work
- Does the County do business development? Discussion of small, new construction companies and Section 3. Department works with County Small Business Enterprise Program and Minority business program to help these small businesses to make them competitive and meeting zoning and building services requirements. County also has economic development. County has also worked with SCORE program in the past.

**Question:** Is there anything else we should be thinking about?

- More funding is needed across the board for all these programs.

## Roundtable slides



Charleston County  
Community Development

CONSOLIDATED PLAN - ROUNDTABLES

This slide features a light blue background with a white circle at the top center. The title "Charleston County Community Development" is centered in red text, and "CONSOLIDATED PLAN - ROUNDTABLES" is centered in dark blue text below it.



Urban Entitlement Funding

2

- U.S. Department of Housing and Urban Development (HUD) awards funding
- Formula based grants issued to counties/cities to develop viable urban communities
  - Providing decent housing and a suitable living environment
  - Expanding economic opportunities
  - Providing safe and sanitary shelter for homeless
  - Production of affordable housing

**(for low and moderate income persons)**

This slide features a light blue background with a white circle at the top center containing the number "2". The title "Urban Entitlement Funding" is centered in red text. Below the title is a bulleted list of two main items, with the second item having a sub-list of four bullet points. The text "(for low and moderate income persons)" is centered below the sub-list.



## Consolidated Plan 2021 - 2025

3

- HUD requires a Consolidated Plan to be submitted every 5 years that serves as a strategic planning guide for investment of HUD dollars by establishing goals & priorities.
- Consolidated Plan will be adopted in 2021 for the time period 2021-2025.
- Request citizen feedback for funding priorities.

## HUD Programs Administered by Charleston County

4

- **Community Development Block Grant (CDBG)\***
  - Around \$1.7 million a year
- **Emergency Solutions Grant (HESG)**
  - Annual \$145,000 a year
- **Home Investment Partnership Grant (HOME)\***
  - Around \$750,000 a year
- **Funding awarded to organizations that provide services (individual citizens cannot apply for funds)**

\*funds can be used anywhere in Charleston County – outside of the City of Charleston. The City receives its own CDBG and HOME funding.

## Projects typically funded with CDBG dollars

5

### Goals of CDBG:

- Providing decent, safe and sanitary housing;
- Providing a suitable living environment; and
- Expanded economic opportunities, principally for persons of low and moderate income.

### PROJECT TYPES

**Clean water/sanitary sewer** (well/septic, water/sewer)

**Repairs to substandard housing** (owner-occupied)

**Demolition and Clearance of abandoned homes**

**Broadband Internet**

**Public Services:** Social service activities, education, training, health services, Meals on Wheels, fair housing

**Historic Preservation**

**Sidewalks**

**Economic Development**

**Downpayment Assistance**

## Projects typically funded with HOME dollars

6

### Goal of HOME:

- Provide decent affordable housing to lower-income households

### PROJECT TYPES

**Rehabilitation:** Bringing substandard homes to code or vacant units to code for rent or homeownership

**Conversion:** Converting existing structures into affordable housing

**Tenant-based Rental Assistance**

**Housing Construction:** New affordable housing development (for homeownership or rental)

## Projects typically funded with HESG dollars

7

### Goal of HESG:

- Provide decent, safe and sanitary shelter and necessary supportive services for the homeless and those at risk of becoming homeless.

### PROJECT TYPES

Rapid Re-housing

Homelessness Prevention

Street Outreach

Shelter Operations

Facebook Posting on 6/30/20

The image is a screenshot of a Facebook post from the official page of Charleston County Government. The post is dated 16 hours ago and contains the following text:

Charleston County Community Development 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 for things like affordable housing, homelessness services, and community programs as well as sidewalks, water, sewer and well/septic services. "It is extremely important for citizens to take a few minutes to fill out this short survey. It helps us identify what the biggest needs are in our community," said Community Development Director Jean Sullivan. Staff will use this survey to provide HUD with a detailed assessment.

The survey can be found here: [www.charlestoncounty.org/depar.../community-development/survey](http://www.charlestoncounty.org/depar.../community-development/survey). A paper copy can be requested by calling (843) 202-6960. The survey closes on September 1, 2020.

The Community Development Department will also be holding roundtable meetings soon to discuss community priorities. Information about meetings can be found here: [www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/).

For questions about this survey or accommodations for persons with disabilities or limited English proficiency, please call the Community Development Department at (843) 202-6960.

The post includes a video thumbnail showing a laptop screen with a survey form and a printed document titled "CHARLESTON COUNTY COMMUNITY DEVELOPMENT Grant Survey". The survey form on the laptop has several checkboxes, with two of them marked with red checkmarks. The printed document also features the Charleston County logo.

The Facebook interface shows the Charleston County Government profile on the left, including the name, handle (@ChasCountyGov), and navigation options like Home, About, Photos, Events, Videos, Posts, Reviews, and Community. At the top right, there are buttons for "Watch Video" and "Send Message". A search bar and language options (English, Spanish, Portuguese, Français, Deutsch) are also visible.

# News Release



June 30, 2020  
Release Number: 4429

## MEDIA CONTACT

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Phone: (843) 958-4007/Fax: (843) 958-4004  
Email: [ssmetana@charlestoncounty.org](mailto:ssmetana@charlestoncounty.org)

## Citizens' Input Needed on Spending Millions of Dollars in Grant Money

*Charleston County Community Development working to prepare a five-year plan to fund community priorities*

Charleston County Community Development 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 for things like affordable housing, homelessness services, and community programs as well as sidewalks, water, sewer and well/septic services. "It is extremely important for citizens to take a few minutes to fill out this short survey. It helps us identify what the biggest needs are in our community," said Community Development Director Jean Sullivan. Staff will use this survey to provide HUD with a detailed assessment.

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.

The Community Development Department will also be holding roundtable meetings soon to discuss community priorities. Information about meetings can be found here: [www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/).

For questions about this survey or accommodations for persons with disabilities or limited English proficiency, please call the Community Development Department at (843) 202-6960.

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**For information on Charleston County Government news and services, the public can:**

- Visit our website: [www.charlestoncounty.org](http://www.charlestoncounty.org)



- Prepared by the Public Information Office -



Twitter Posting on 7/1/2020



**Charleston County** @ChasCo... · 24m

Give your input on how millions of dollars in HUD grant money should be spent in Charleston! Help Charleston County Community Development prioritize needs. Take the survey now: [bit.ly/2NLBKB4](https://bit.ly/2NLBKB4)  
#chsnews



Community Development website on 7/3/2020

Community Development Depart

charlestoncounty.org/departments/community-development/

Charleston County ER HUD Links EL COVID Editorial: As we kee...

Home Online Services By Topic Departments Elected Officials Employment FAQs About Us Con

search...

Home Programs & Services Plans & Reports Resource Directory Advisory Board

**Community Development Announcements**

- [Updated CARES Act Amendment - New ESG funding Announcement \(July 2020\)](#)
- [Roundtable and Public Meeting Dates for Citizen Input](#)
- [Consolidated Plan PY2021-2025 Survey now available thru September 1, 2020](#)
- [Environmental Review: Early Notice for Sidewalks](#)
- [CARES Act funding available now](#)
- [CARES Act Amendment - PY2019 Annual Action Plan](#)

See content of "Roundtable and Public Meeting Dates for Citizen Input" on next page.

## Posted on Community Development website in July 2020

(<https://www.charlestoncounty.org/departments/community-development/index.php>)

### Charleston County and City of North Charleston Consolidated Plan PY21-25 and Program Year 2021 Annual Action Plan

#### ROUNDTABLES AND PUBLIC HEARINGS/MEETINGS

## Citizens' Input Needed on Spending Millions of Dollars in Grant Money

Charleston County and the City of North Charleston receive federal funds from the U.S. Department of Housing and Urban Development (HUD).

- Every 5 years, Charleston County prepares a Consolidated Plan to identify and prioritize the community needs for improving **housing, community programs, homelessness services, and infrastructure (water/sewer, well/septic, sidewalks)**.
- Need public input to set quantifiable goals to invest future HUD funding to address the needs of low-to-moderate income individuals in Charleston County.

---

### Roundtable Schedule:

Join us for a Roundtable to discuss the priorities for the next 5 years. All citizens and organizations are welcome to attend any of these meetings, but if you represent an organization that falls into one of the categories listed below, please try to attend at that time.



- **Tuesday, July 28<sup>th</sup> at 2 PM**
  - Homeless service providers, Public service providers, Non-profit organizations, Lowcountry Continuum of Care  
**Join Zoom Meeting [online](#) or by phone (646-558-8656)**  
Meeting ID: 816 2798 6618  
Password: 576552
- **Thursday, July 30<sup>th</sup> at 10 AM**
  - Affordable housing providers, real estate developers, Fair Housing organizations, Public Housing Authorities  
**Join Zoom Meeting [online](#) or by phone (646-558-8656)**  
Meeting ID: 824 8717 3799  
Password: 576552
- **Monday, August 3<sup>rd</sup> at Noon**
  - Broadband providers, emergency management agencies, flood management agencies, agencies involved in public land or water resources, organizations related to infrastructure, water/sewer providers, well/septic installers  
**Join Zoom Meeting [online](#) or by phone (646-558-8656)**  
Meeting ID: 864 6983 1072



Password: 576552

- **Wednesday, August 5<sup>th</sup> at 5:30 PM**
    - Local/state government, elected officials
      - Join Zoom Meeting [online](#) or by phone (646-558-8656)**
      - Meeting ID: 820 0152 3742
      - Password: 576552
- 

### **Public Meetings/Hearings:**

The Department conducts public hearings during the course of a year for the purpose of providing information on Community Programs to County residents and to receive comments from citizens regarding program activities. The Department will be discussing the Consolidated Plan at the following time/dates. **Please check the websites provided to find out if meetings are available in-person, online, and/or by phone due to the COVID-19 pandemic.**

- **Councilwoman Anna Johnson Virtual Roundtable Meeting:** Wednesday, July 22, 2020 at 12:30 PM
    - **Join Zoom Meeting [online](#)** (Meeting ID: 956 0608 3387, Password: Johnson)
    - **By phone: 929-205-6099** (Meeting ID: 956 0608 3387, Password: 6885265)
  - **Sullivan's Island:** Tuesday, August 18, 2020 at 6 PM (<https://sullivansisland.sc.gov/>)
  - **Hollywood:** Monday, August 24, 2020 at 6:30 PM (<http://www.townofhollywood.org/>)
  - **Ravenel:** Tuesday, August 25, 2020 at 6 PM (<https://www.townofravenel.com/>)
  - **Isle of Palms:** Tuesday, August 25, 2020 at 6 PM (<https://www.iop.net/>)
- 

### **Survey to Determine 5-Year Goals:**

- The survey can be found here: <http://www.charlestoncounty.org/departments/community-development/survey>. You can also call (843) 202-6960 to request a paper survey. **Survey closes September 1, 2020.**
- This survey is one of many tools used to gather public opinion on how staff will use the community feedback along with research to provide HUD a detailed needs assessment. The survey contains 16 questions and should take about 7 - 9 minutes to complete.

**Note:** Charleston County's Community Development Department is the administering agency for the County of Charleston Urban Entitlement Grants for the Community Development Block Grant (CDBG) Program; Emergency Solutions Grant (HESG); Community Housing Development Organization (CHDO); and, the HOME Investment Partnership Program (HOME). These grant programs are funded by an allocation from the U.S. Department of Housing and Urban Development (HUD) and are intended to fund housing and community development activities throughout Charleston County. For additional information, contact Dr. Anna Eskridge at [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org) or 843-202-6960.

CHARLESTON COUNTY PROCUREMENT  
 4045 BRIDGE VIEW DRIVE SUITE B-270  
 NORTH CHARLESTON SC 29405-7464  
 Attn: Gwendolyn V. Parrina

**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 Action 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:

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[www.annabjohnson.com](http://www.annabjohnson.com)  
Visit my Facebook page.



# Round Table Discussion: Broadband and WiFi Part 3

**Virtual Zoom Meeting**

Zoom log in Information:

<https://www.zoom.us/>

Meeting ID:

956 0608 3387

Password: Johnson

If you have any questions or  
need help logging in, please  
contact Kristen Hess at  
843-958-4034

CHARLESTON  
COUNTY PUBLIC  
LIBRARY

**Wednesday, July 22, 2020  
at 12:30 p.m.**

Councilwoman Anna Johnson of Charleston County Council District 8 wants to keep you informed of issues and opportunities each month.

At this virtual meeting, citizens will:

- Hear from Community Development Program Manager Anna Eskridge regarding HUD Funding, Consolidated Plan Surveys, and how YOU can get involved
- Hear from Emergency Management Director Jason Patno on COVID19 Update and Hurricane Shelters
- Receive updates regarding Broadband since our last Roundtable Discussion from all sources





## TOWN COUNCIL

Regular Meeting

### Agenda

PO Box 519  
Hollywood, SC 29449

843.889.3222  
843.889.3636 Fax  
[www.townofhollywood.org](http://www.townofhollywood.org)

Monday, 24 August 2020

6:30PM

Council Chambers

**This Town Council meeting will be hosted virtually via Zoom Video Conferencing  
Code: 678-515-2283**

**The Town invites the public to provide comments prior to this meeting. Please email your  
comments to [twhite@townofhollywood.org](mailto:twhite@townofhollywood.org) by noon August 24, 2020**

#### **I. Call to Order**

#### **II. Roll Call**

#### **III. Invocation/Pledge of Allegiance**

#### **IV. Adoption of Agenda**

#### **V. Presentation**

Anna Eskridge, Jean Sullivan, Charleston County Community Development Update

#### **VI. Public Comments**

#### **VII. Minutes**

Public Hearing, July 27, 2020

Regular Council Meeting, July 27, 2020

#### **VIII. Committee Reports**

Finance

Planning/Zoning

Sewer

#### **IX. Old Business**

2<sup>nd</sup> Reading of Ordinance #2020-21-1, Annexation of property located at Ethel Post Office Road,  
TMS #162-00-00-118

2<sup>nd</sup> Reading of Ordinance #2020-21-2, Annexation of property located at 7821 Morris Bing Road,  
TMS #096-00-00-026

2<sup>nd</sup> Reading of Ordinance #2020-21-3, Annexation of property located at 7765 Highway 162,  
TMS #097-00-00-025

2<sup>nd</sup> Reading of Ordinance #2020-21-4, Annexation of Property located at 6828 Ethel Post Office  
Road, TMS #162-00-00-356 and TMS #162-00-00-357

2<sup>nd</sup> Reading of Ordinance #2020-21-5, An Ordinance for the Town Council of Hollywood to  
Adopt Charleston County's Current Flood Damage Prevention Ordinance

**Sullivan’s Island Town Council**  
**2056 Middle Street**  
**Tuesday, August 18, 2020**  
**6:00 p.m.**

**Virtual Meeting as a Result of COVID-19 Pandemic**

**The public may join the virtual meeting by clicking below**

<https://us02web.zoom.us/j/89857472295?pwd=OUliODNmU3NJNEdWdnVlZGFCTTIDZz09>

Follow the prompts to download and run the Zoom application on your computer or mobile device. You will be prompted to set up a free Zoom account. Once you have completed sign up, click to join the audio conference. When you’re in the meeting, you may click on the Start Video button to start your video. If you already have a Zoom account and would like to manually join the meeting, our Meeting ID is 898 5747 2295 and the password is 29482.

Welcome and Pledge of Allegiance  
Invocation

**I. Presentation-** Dr. Anna E. Eskridge Charleston County Community Development Program – Citizen Input and Review of Five (5) Year Consolidated Needs Plan

**II. Format:** Public Comments

**III. Council Action Items**

1. Approval of Minutes:
  - July 21, 2020 Regular Council Meeting
  - July 28, 2020 Special Council Meeting
  - August 5, 2020 Special Council Meeting
  - August 12, 2020 Special Council Meeting
2. Approval of a Resolution Applauding the Heroism and Compassion of Nurse Claudia Franklin
3. Discussion and Consideration to Defer Recreation Department Expenditure and PARD Grant Funds until Town FY2022

**IV. Reports and Communication**

1. Mayor’s Report
2. Administrator’s Report
3. Attorney’s Report
4. Boards and Commissions Reports
  - a) Planning Commission
  - b) Board of Zoning Appeals
  - c) Design Review Board


Town of Ravenel website (Wed, 08/26/2020)

Charleston County Community x +

townofravenel.com/town-hall/page/charleston-county-community-development-department-consolidated-plan

Charleston County ER HUD Links EL COVID

**Ravenel COVID-19 Information**




Town of  
**RAVENEL**

Your Government

### Charleston County Community Development Department Consolidated Plan

The Charleston County Community Development Department is working on the 2021 - 2025 Consolidated Plan and needs resident input on a survey for program priorities. Please see the link below and make your voice heard!



**Web Links**

[21-25 Consolidated Plan Survey](#)

Share / Save







Town of Ravenel  
5962 Highway 165, Suite 100  
Ravenel, SC 29470  
Office: (843) 889-8732  
Fax: (843) 889-8727

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**Town Council Meeting – VIA Call-In  
Tuesday, August 25, 2020**

REZONING PUBLIC HEARING: 5:45 p.m.  
REGULAR MEETING: 6:00 p.m.

**DUE TO THE SERIOUS NATURE OF THE COVID-19 PANDEMIC,  
THIS COUNCIL MEETING WILL BE HELD BY TELECONFERENCE.**

**MEMBERS OF THE TOWN COUNCIL AND REQUIRED ATTENDEES FOR AGENDA  
ITEMS MAY OPT TO CALL-IN TO THE MEETING AND ARE APPROVED TO ATTEND  
AND VOTE REMOTELY IF THEY CHOOSE.**

**PUBLIC ATTENDANCE IN PERSON MAY BE LIMITED.**

**THE PUBLIC IS INVITED TO ATTEND BY CALLING-IN TO:**

Town Council Meeting Room:

Please join my meeting from your computer, tablet or smartphone.  
<https://www.gotomeet.me/TownofRavenel/town-council-meeting-room>

You can also dial in using your phone.  
United States (Toll Free): [1 866 899 4679](tel:18668994679)

Access Code: 917-111-269

**IF YOU HAVE ANY COMMENT ON ANY ITEM ON THIS AGENDA,  
YOU MAY EMAIL YOUR COMMENT TO  
[TOWNADMINISTRATOR@TOWNOFRAVENEL.COM](mailto:TOWNADMINISTRATOR@TOWNOFRAVENEL.COM)**

**Public Hearing Agenda: 5:45 p.m.**

Rezoning Request for Map Amendment 2020-06 for 1.01 acres of property owned by Raymond D. Jr. and Joann M. Janus located at 6038 Highway 165 in Ravenel and described as TMS #187-00-00-083 from Residential One (R-1) to General Business (GB).

**Regular Town Council Meeting Agenda: 6:00 p.m.**

1. Call to Order / Roll Call
2. Invocation & Pledge of Allegiance
3. Mayor's Comments/Report
  - a. COVID-19 update
  - b. Does anyone wish to speak during item #11 - Citizen Comments?
4. Approval of Agenda
  - a. Recusals/Conflicts of Interest
5. Approval of Minutes:
  - a. July 15, 2020 Special Council Meeting
  - b. July 28, 2020 Regular Council Meeting
6. Public Statements submitted prior to meeting (5 minutes)
7. Reports from Staff and Officers:
  - a. Town Attorney
  - b. Clerk – Treasurer
    - i. Report of Financial Status
  - c. Town / Planning & Zoning Administrator
    - i. Report
    - ii. Loluma Site Plan Review
  - d. Town Code Inspector / Facility Manager
  - e. Sewer Report
8. Reports of Commissions, Boards, and Committees
  - a. Planning & Zoning – Meeting from August 18, 2020 (related to Public Hearing and Item #10c)
  - b. Board of Zoning Appeals
    - i. Upcoming Meeting – September 1, 2020

9. Old Business

10. New Business

- a. Introduction of Ordinance 11-20 (Adopting Ordinance Summons)
- b. Introduction of Ordinance 12-20 (Unfit Dwellings)
- c. Introduction of Ordinance 13-20 (Map Amendment 2020-06)

11. Citizen's Comments (3 minutes)

12. Town Council Comments

13. Executive Session if Required

14. Action/s as a Result of Executive Session

15. Adjournment



## **City Council**

6:00 p.m., Tuesday, August 25, 2020

Council Chambers

1207 Palm Boulevard, Isle of Palms, South Carolina

### **Virtual Meeting Due to COVID-19 Pandemic:**

The public may join the virtual meeting by clicking here: <https://www.youtube.com/user/cityofisleofpalms>

### **Public Comment:**

Citizens may provide public comment here:

<https://www.iop.net/public-comment-form>

## **Agenda**

1. **Introduction of meeting** and acknowledgement that the press and public were duly notified of the meeting in accordance with the Freedom of Information Act.
2. **Reading of the Journals of Previous Meetings**  
Regular Meeting – July 28, 2020  
Emergency Meeting – August 13, 2020
3. **Citizens' Comments** - Citizens may submit written comments here:  
<https://www.iop.net/public-comment-form> Comments received prior to the meeting will be entered into the record.

Presentation from the Charleston County Community Development Department to seek community input for 5 year Consolidated Plan – Anna Eskridge

4. **Consent Agenda** – The following items were unanimously approved by Council at the Ways and Means Committee meeting on August 18, 2020.
  - a. Consideration of distribution of FY20 positive net result as follows: 65% for the Capital Projects Fund, 25% for the General Fund and 10% for the Disaster Recovery Fund
  - b. Consideration of three (3) year extension of Eadie's contract for island wide drainage and ditch maintenance [FY21 Budget, Hospitality Tax Fund, Public Works, Drainage, \$198,288, pg. 21, ln.35]
  - c. Consideration of a change order not to exceed \$30,000 for the purchase and installation of a flood resistant door for the Public Safety Building [FY21 Budget, Public Safety Building Rehabilitation Project, City Contingency 15% available = \$788,424]
  - d. Report of approved change order in the amount of \$20,537 for required seismic bracing on existing sprinkler system at the Public Safety Building [FY21 Budget,

CHARLESTON COUNTY PROCUREMENT  
4045 BRIDGE VIEW DRIVE SUITE B-270  
NORTH CHARLESTON SC 29405-7464

## AFFIDAVIT OF PUBLICATION

# The Post and Courier

State of South Carolina

County of Charleston

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

(copy attached)

10/23/20 Fri PC  
10/23/20 Fri CNW

at a cost of \$345.26  
Account# 103042  
Order# 1903247  
P.O. Number:

Subscribed and sworn to before  
me this 23rd day  
of October  
A.D. 2020

*[Signature]*  
Advertising Clerk



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

**PUBLIC NOTICE: CARES ACT FUNDING:** The U.S. Department of Housing and Urban Development (HUD) will provide 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 are anticipated to be received for the Community Development Block Grant (CDBG) in the amount of \$1,793,877. The funding will be used for financial assistance for low-to-moderate income individuals with respect to COVID-19. Information about the funding and the amendment to PY2019 Annual Action Plan is available on the Community Development website: [www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/). A public comment period will last for 5 days. Comments should be addressed to Dr. Anna Eschridge, Program Manager, at (843) 202-6960 or via e-mail at [aes@cocharleston.org](mailto:aes@cocharleston.org) by the end of the day on October 28, 2020.

**REQUEST FOR APPLICATIONS (RFA) AND CONSOLIDATED PLAN ANNOUNCEMENT:** Charleston County and City of North Charleston Program Year 2021 Urban Entitlement Programs. Charleston County's Community Development Department is the administering agency for the County of Charleston Urban Entitlement Grants for the Community Development Block Grant (CDBG) Program; Emergency Solutions Grant (ESG); Community Housing Development Organization (CHDO); and the HOME Investment Partnership Program (HOME). These grant programs are funded by an allocation from the U.S. Department of Housing and Urban Development (HUD) and are intended to fund housing and community development activities throughout Charleston County.

**APPLICATION RELEASE DATE:** On Monday, November 30, 2020, the Charleston County Community Development Department will issue a Request for Applications (RFA) for the Program Year 2021 Urban Entitlement Program Funding Cycle. Special attention and priority will be given to applicants that successfully align with strategies to address unmet goals and objectives as outlined in the new PY2021-2025 Consolidated Plan. For information about the Consolidated Plan, goals and funding priorities, please visit <https://www.cha.gov/development/community-development/index.php>. Two Pre-Application Trainings will be held to provide an overview of the application, program requirements, and funding process. Details about the trainings can be found at <http://www.charlestoncounty.org/departments/community-development/rfa.php>.

**RFA DEADLINE:** Applications are due Thursday, January 7, 2021 at noon and must be submitted electronically at

<https://www.charlestoncounty.org/departments/community-development/>  
RFA 310: THE APPLICATION AND THE MANDATORY FORMS AND ATTACHMENTS MUST BE SUBMITTED ONLINE BY THE DUE DATE/TIME TO BE ACCEPTED. For additional information, call Anna Eskridge, Ph.D., Program Manager at (843) 202-6960 or via e-mail at [eskridge@charlestoncounty.org](mailto:eskridge@charlestoncounty.org).

**CONSOLIDATED PLAN (FY2021-2025)** Citizen input from roundtable meetings and a community survey from July and August 2020 is being used to prioritize HUD funding in the next Consolidated Plan (FY2021-2025). In addition, the Citizen Participation Plan has been updated. The citizen participation results and citizen participation plan are published on the Community Development website (<https://www.charlestoncounty.org/departments/community-development/index.php>). If you have comments or feedback on these items, please call Anna Eskridge, Ph.D., Program Manager at (843) 202-6960 or via e-mail at [eskridge@charlestoncounty.org](mailto:eskridge@charlestoncounty.org) by November 23, 2020.  
ADA 199327



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Charleston County and City of North Charleston Program Year 2021 Urban Entitlement Programs. Charleston County's Community Development Department is the administering agency for the County of Charleston Urban Entitlement Grants for the Community Development Block Grant (CDBG) Program; Emergency Solutions Grant (HESG); Community Housing Development Organization (CHDO); and, the HOME Investment Partnership Program (HOME). These grant programs are funded by an allocation from the U.S. Department of Housing and Urban Development (HUD) and are intended to fund housing and community development activities throughout Charleston County.

**APPLICATION RELEASE DATE:** On Monday, November 30, 2020, the Charleston County Community Development Department will issue a Request for Applications (RFA) for the Program Year 2021 Urban Entitlement Program Funding Cycle. Special attention and priority will be given to applicants that successfully align with strategies to address unmet goals and objectives as outlined in the new PY2021-2025 Consolidated Plan. For information about the Consolidated Plan, goals and funding priorities, please visit <https://www.charlestoncounty.org/departments/community-development/index.php>. Two Pre-Application Trainings will be held to provide an overview of the application, program requirements, and funding process. Details about the trainings can be found at <https://www.charlestoncounty.org/departments/community-development/RFA.php>.

RFA DEADLINE: Applications are due Thursday, January 7, 2021 at noon and must be submitted electronically at <https://www.charlestoncounty.org/departments/community-development/RFA.php>. THE APPLICATION AND THE MANDATORY FORMS AND ATTACHMENTS MUST BE SUBMITTED ONLINE BY THE DUE DATE/TIME TO BE ACCEPTED. For additional information, call Anna Eskridge, Ph.D., Program Manager at (843) 202-6960 or via e-mail at [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org).

CONSOLIDATED PLAN (PY2021-2025): Citizen input from roundtable meetings and a community survey from July and August 2020 is being used to prioritize HUD funding in the next Consolidated Plan (PY2021-2025). In addition, the Citizen Participation Plan has been updated. The citizen participation results and citizen participation plan are published on the Community Development website (<https://www.charlestoncounty.org/departments/community-development/index.php>). If you have comments or feedback on these items, please call Anna Eskridge, Ph.D., Program Manager at (843) 202-6960 or via e-mail at [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org) by November 23, 2020.





Jean Sullivan  
Director

Lonnie Hamilton III Public Services Building  
4045 Bridge View Drive, Suite C216  
North Charleston, SC 29405-7464  
Telephone: 843.202.6960  
Fax: 843.202.6961

**COMMUNITY DEVELOPMENT DEPARTMENT**

**ADDENDUM NO. 1**

**TO:** ALL APPLICANTS  
**FROM:** JEAN SULLIVAN, DIRECTOR  
**DATE:** DECEMBER 18, 2020  
**SUBJECT:** CHARLESTON COUNTY URBAN ENTITLEMENT  
2021-2022 RFA URBAN ENTITLEMENT FUNDING

**DUE DATE/TIME: JANUARY 7, 2021 at 12 p.m.**

This Addendum No. 1 modifies the Request for Applications only in the manner and to the extent as provided herein.

**ITEM ONE: QUESTIONS AND ANSWERS**

Please see the attached.

Applicant(s) shall acknowledge receipt of Addendum No. 1 in the space provided below and return it with the Applications. Failure to do so may subject submittal to rejection.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

## **ITEM ONE: QUESTIONS AND ANSWERS**

**I know we obtain updated letters of support every year for the application. With 2020 being what it was, we had to significantly cut down on the outreach programming at partner locations. We typically get letters of support from a dozen or so nonprofits, but this year we simply couldn't meet with them (i.e. the planned events were canceled and not rescheduled due to Covid). How many letters for community support would be sufficient?**

There is no set number of letters of support, but letters of support are required to receive all 15 points of the "Community Support" score. Please submit the number of support letters you believe will support your application. We do not suggest submitting generic letters. If each letter is personalized and states why the individual/agency supports the organization, then it is received much better. If said agency also contributes any donations, funding, volunteers, space or other related benefits, they should state that as well.

**What types of economic development projects are eligible under CDBG?**

Here are some economic development ideas for reference (look through pages 1-3):

<https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-8-Section-108.pdf>

**May we apply separately to both North Charleston and Charleston County?**

**Do you fill out a separate application for the city and county for each type of funding?**

It depends. If you are undertaking one activity (example: emergency repairs) and you want to request funding from both the City of North Charleston and Charleston County, you need to request the amount you want from each entity in one application.

However, if you want to undertake two different activities (example: housing rehabilitation and new construction), you need to fill out an application for each activity type. You must request the amount you want from each entity in each application.

Applicants can apply to Charleston County, the City of North Charleston, or both the County and City of North Charleston.

**Can the budget include a general indirect allocation? Or do specific indirect costs need to be listed out?**

Generally, indirect costs and general administration costs are not allowable. However, any costs that can be tied back to a project are allowable.

### **Can you speak to the difference between match and other resources columns?**

In the required budget forms, there are columns for “match” and “other resources.” Match is required under ESG and HOME/CHDO projects (Charleston County only). More information on match is included in the RFA Instructions (<https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>).

Other resources are additional funding sources you will use to conduct your program.

### **Can equity in land be considered towards the match for HOME/CHDO projects?**

In general, no. However, there are some circumstances where this could be possible. If your organization is awarded funding, we’ll work with your organization on the details of match. According to HUD, here are the eligible sources of match:

The PJ's match contributions may consist of:

- Non-Federal cash or cash equivalents,
- Waived taxes, fees, or charges associated with HOME projects, and
- A percentage of the proceeds of single- or multifamily housing bonds issued by a state, state instrumentality, or local government.

Other eligible sources of match can also include:

- Donated land or real property,
- The cost of on- and off-site infrastructure improvements associated with HOME projects,
- Donated materials, equipment, labor, and professional services, and
- Sweat equity, or the value of labor that a homebuyer puts into a property that he or she will buy is an eligible form of match as well.
- Some sources of match only count if invested in HOME-assisted housing and not HOME match-eligible housing. These include waived taxes, fees, or charges; on-site and off-site infrastructure improvements; and supportive services and homebuyer counseling.
- When a PJ provides supportive services and homebuyer counseling as a source of match, the PJ must provide the service to an occupant of a HOME-assisted unit or a family receiving HOME TBRA.

### **Can you speak for a moment about choosing between county and city funds?**

If you want to request funding from both the City of North Charleston and Charleston County, you need to request the amount you want from each in the application. Funding can be awarded from both entities.

If your application is limited to activities in the City of North Charleston, then you should apply to them. If your application can serve all of Charleston County (excluding the City of Charleston), then you should apply to the County. It’s okay if you plan to serve some North Charleston citizens with County funds, but we would expect County funds to benefit citizens in other parts of the County as well.

**Under one heading, can you choose 2 categories: Rapid Rehousing and shelter?**

If you are applying for Rapid Re-housing and Shelter under ESG, you will need to complete two separate applications.

**For “Alignment with Community Priorities” under Emergency Solutions Grant, Street Outreach gets “0” points on a scale of 0 to 20 points. Why is that?**

Point values for project types are determined through a mix of citizen input and input from key stakeholders. The Consolidated Plan Survey (which was open June 29 – September 1, 2020) received a total of 761 responses. For homeless services, street outreach was the lowest priority chosen by survey respondents (8.8%). This certainly does not mean that street outreach is not important – it just means that homelessness prevention, rapid re-housing, and shelter operations were considered higher priorities. In addition, HUD requires the County to coordinate ESG funding with the Lowcountry Continuum of Care (the CoC). The CoC indicated that with the very limited ESG funding the County receives (around \$150,000), rapid re-housing and shelter operations are the top priorities.

We encourage organizations interested in street outreach under ESG to apply. The “Alignment with Community Priorities” is only 20 of the 100 points of the scoring process. Also, scores are used as a guide to make funding decisions, but there are other factors that are considered.

**If the project we’re interested in applying for is not a top priority under “Alignment with Community Priorities,” should we bother applying?**

Yes – please apply. We encourage organizations that are interested in the funding to apply if they can serve low-to-moderate income citizens in Charleston County. The “Alignment with Community Priorities” is only 20 of the 100 points of the scoring process. Also, scores are used as a guide to make funding decisions, but there are other factors that are considered.

**Our organization wants to apply for ESG funding. Should we apply to both the County and City of North Charleston?**

ESG funding is for the **County only**, so please only apply to the County (ESG projects can take place anywhere in Charleston County). If you submit an application to the City of North Charleston for ESG funding, it will not be considered for funding.

For CDBG and HOME/CHDO funding, applicants can apply to Charleston County, the City of North Charleston, or both the County and City of North Charleston.

## **What is involved in the ESG endorsement process?**

Request for Endorsement is due to [hcarver@lowcountrycoc.org](mailto:hcarver@lowcountrycoc.org) by 5 p.m., Thursday, December 17, 2020. Submit the following:

1. Agency Assessment form for ESG Endorsement (form available here: <https://www.charlestoncounty.org/departments/community-development/RFA.php>)
2. Project/Program Budget (form available here: <https://www.charlestoncounty.org/departments/community-development/RFA.php>)
3. Signed HMIS User Agreement (request agreement from [hcarver@lowcountrycoc.org](mailto:hcarver@lowcountrycoc.org))

Learn more about this process on pages 10-11 and 15 of the RFA Instructions:

<https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>

You can also find out more about the process through the Continuum here:

<https://lowcountrycoc.org/continuum-of-care-docs>

**We have started to gather our letters of support. Can you take a look at this one. It was addressed incorrectly. Would this be an issue with the reviewing team. I hate to ask them to redo.**

You can submit with your other documents – you can add a note on the letter stating that the supporter accidentally addressed the letter incorrectly.

## **Is there a way to print the application so we may replicate it in a WORD document for editing purposes?**

For “Part 1,” you only need to fill-in your email address (the first question) to see additional pages in the application. It is important that you choose the applicable project type to get the questions that relate to your project. You can copy/paste the questions into a Word document, work on your answers in the Word document, and then come back to the online application when you are ready to fill it out and submit. Your application is not complete until you get to the summary page and submit the application (you will receive an email with your answers once you submit; if you do not receive an email with your answers, then your application was not received). See “Instructions for Editing/Saving Part 1” to edit/save Part 1.

“Part 2” is the required forms and attachments.

## **For the letters of support, do they need to be addressed to anyone in particular?**

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

However, please do not mail letters of support to the office. They must be collected by the applicant and submitted online as Part 2 of the application.

**Do properties for emergency repairs for example need to be owner-occupied and with clear title.**

Eligibility certification must involve the following:

1. Household Income Eligibility Certification (household must be less than 80% Area Median Income)
2. Property Eligibility/Ownership Certification, must be able to demonstrate/document ownership interest
3. Occupancy or principal/primary residence Certification

**Are local housing authorities able to apply for these funds?**

Yes – local housing authorities can apply for CDBG emergency repairs and/or HOME Tenant Based Rental Assistance.

**Does new housing fall under Public Services?**

No – new housing construction only falls under HOME/CHDO for the County and North Charleston’s Urban Entitlement program.

**Can you discuss what types of projects and how much funding organizations have received in the past?**

Recent projects funded from 2020 (pages 30-35). You can review other Annual Action Plans to see what has been funded in the past: <https://www.charlestoncounty.org/departments/community-development/consolidated-plan.php>

**If you have access, may I please receive a copy of my organization’s application from a previous year?**

The requests will be considered on a case-by-case basis.

**Our most recently received CHDO certification is 2019. We applied for 2020 and are awaiting approval. Confirming that our 2019 certification will suffice for this application.**

The CHDO certification application is in “Part 1” of the application (<https://www.charlestoncounty.org/departments/community-development/RFA.php>). You must fill out the CHDO certification section if you are applying for a CHDO project.

**I attended the workshop last week for the ESG funding application and couldn't recall if agencies have to participate in the PIT count for the year 2021. I'm filling out the application for COC endorsement and realized the City of Charleston didn't participate in PIT count last year and wanted to how to proceed with question 10 of the application.**

There will be a modified version of the PIT Count for 2021, and agencies interested in ESG funding must participate. Participation should be coordinated with the Lowcountry Continuum of Care.

**Just wanted to follow up on question #10 in reference to the PIT count for Street Outreach and The warming shelter, if we would need it. Also, would the warming shelter need to have a HMIS system to operate?**

All agencies requesting endorsement must meet the requirements set by the CoC Endorsement Committee. More information can be found here <https://lowcountrycoc.org/esg-funding-resources>. Also, all ESG funded projects must use HMIS. If HMIS is currently used by the agency, data quality will be reviewed.

Request for Endorsement is due to [hearver@lowcountrycoc.org](mailto:hearver@lowcountrycoc.org) by 5 p.m., Thursday, December 17, 2020. Submit the following:

1. Agency Assessment form for ESG Endorsement (form available here: <https://www.charlestoncounty.org/departments/community-development/RFA.php>)
2. Project/Program Budget (form available here: <https://www.charlestoncounty.org/departments/community-development/RFA.php>)
3. Signed HMIS User Agreement (request agreement from [hearver@lowcountrycoc.org](mailto:hearver@lowcountrycoc.org))

Learn more about this process on pages 10-11 and 15 of the RFA Instructions:

<https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>

You can also find out more about the process through the Continuum here: <https://lowcountrycoc.org/continuum-of-care-docs>

**Is there a maximum amount for which we may apply? What is the funding ceiling for these programs?**

There is no maximum amount you are allowed to request. However, please make sure your request is reasonable based on the available funding. Recent projects funded from 2020 (pages 30-35). You can review other Annual Action Plans to see what has been funded in the past:

<https://www.charlestoncounty.org/departments/community-development/consolidated-plan.php>

**One of the entities we asked to write a letter of support said they cannot because of a conflict of interest since we work with them in other capacities. What should we do?**

Letters of support can come from many different entities: faith- and community-based partners, corporate sponsors, clients, program participants, Town or Municipality's Mayor, Council, or Administrator, etc. If one entity cannot provide a letter of support, please submit letters from other entities instead.

**Do you have to be a non-profit to apply for funding?**

No - many different types of organizations can apply for funding. See page 5 of the RFA instructions for eligible applicants: <https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>

For CHDO projects, eligible applicants must meet the criteria to be certified a Community Housing Development Organization (CHDO) with capacity to develop affordable housing in the Charleston County Urban Entitlement community. Find out more about CHDOs here:

[https://www.hud.gov/sites/documents/19787\\_CH03.PDF](https://www.hud.gov/sites/documents/19787_CH03.PDF)

**The link in the RFA Instructions for Procurement Standards is blank.**

See updated link here: [https://www.ecfr.gov/cgi-bin/text-id.x?tpl=/ecfrbrowse/Title02/2cfr200\\_main\\_02.tpl](https://www.ecfr.gov/cgi-bin/text-id.x?tpl=/ecfrbrowse/Title02/2cfr200_main_02.tpl)

**For the capacity/performance portion of the score (40 points), are new applicants at a disadvantage? Is it impossible for new applicants to get 40 points?**

No – it is not impossible. New and old applicants have the potential to score up to 40 points for capacity/performance.

For capacity (for NEW applicants/projects), the organization will be scored on previous experience in managing federally funded programs, has adequate staff, internal controls and systems, and ability to repay any disallowed costs, should such occur.



For performance: (for PREVIOUSLY-funded projects), the proposed project's sponsoring organization demonstrates a proven track record in completing similar projects successfully and within the funding period. Adherence to contracted reporting schedule, HUD required client income verification and property qualification will be measured.

Your organization will be scored based on how you substantiate your capacity or performance in your application.

**Is there a PDF copy of the grant application available that I could see as the Google doc application only lets you see one page without completing all the information? I wanted to make sure I had all the information prepared before starting the Google doc.**

The application is only available online (See "Part 1" and "Part 2" of the application at <https://www.charlestoncounty.org/departments/community-development/RFA.php>).

For "Part 1," you only need to fill-in your email address (the first question) to see additional pages in the application. It is important that you choose the applicable project type to get the questions that relate to your project. You can copy/paste the questions into a Word document, work on your answers in the Word document, and then come back to the online application when you are ready to fill it out and submit. Your application is not complete until you get to the summary page and submit the application (you will receive an email with your answers once you submit; if you do not receive an email with your answers, then your application was not received). See "Instructions for Editing/Saving Part 1" to edit/save Part 1.

"Part 2" is the required forms and attachments.

**Are there character limits in the text boxes that will cause restricted space to write in?**

There are no character limits.

**How does the development fee 12%-15% work? Does this fee come out of the awarded amount? If not, when . And what does the development fee go towards?**

Development fees are Project Administration and Development Fees for CHDO projects only. Development fees will be 12-15 percent of the award and will be paid based upon project milestones. The milestones and timeline for payment will be negotiated after award but pre-contract.

**If they are granted the funds for HOME and CHDO do they have to have 25% match for both which mean showing 50% match all together or can one 25% match work for both funds?**

There is a 25% match requirement for projects awarded by the County of Charleston. Should the City of North Charleston award a CHDO project, match will be determined at award time. This match may be

comprised of in-kind support or cash. An entity may not utilize any administrative dollars or administrative in-kind services towards this match requirement. The County MAY be able to negotiate the match, if Funding is awarded.

A HOME project and a CHDO project would be submitted as separate applications. If both are submitted for Charleston County projects then a 25% would be required for each.

**Funding cycle states 9/1/2021-8/30/2022, does that apply to these grant programs?**

Yes

**When are funds awarded?**

Applicants are typically notified in April/May about awards, but funding is not available until September.

**If Applicants just acquired property and have not gotten any rejection or approval letters from other organizations yet. What would be your recommendation?**

Evidence of support for your project is used to score applications. There are many different types of evidence that can be used. See checklist in Section 5 of the instructions (pages 13-15) here: <https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>

**What does the audit financial statement mean? The applicant has not spent any federal money nor received any.**

Your organization must have the appropriate level of financial review for size of agency (audit, single audit, CPA-reviewed financial statement). The most recent audit or financial statement must be submitted with the application. If your organization does not have audited financials, at a minimum we would need an operating budget. In some cases, organizations have submitted tax records.

**Applicant doesn't have commitment letters. What do you recommend?**

Evidence of support for your project is used to score applications. There are many different types of evidence that can be used. See checklist in Section 5 of the instructions (pages 13-15) here: <https://www.charlestoncounty.org/departments/community-development/files/PY21-RFA-Instructions.pdf>

**Is it best to provide the additional documentation with the online applications?**

All documentation (including letters of support) must be collected by the applicant and submitted online as Part 2 of the application. See more information here:

<https://www.charlestoncounty.org/departments/community-development/RFA.php>

**There is an audit financial statement form to be filled out. I don't understand that form. Can you explain?**

Fill out the form as it applies to your organization. If your organization has expended \$750,000 or more in total Federal financial assistance in a year, then you are responsible for obtaining a single audit in accordance with 2 CFR Part 200. If not, then an audit is not required. However, you need to attach your most recent year-end financial statement that has been reviewed by a qualified third party.

Your organization must have the appropriate level of financial review for size of agency (audit, single audit, CPA-reviewed financial statement). The most recent audit or financial statement must be submitted with the application. If your organization does not have audited financials, at a minimum we would need an operating budget. In some cases, organizations have submitted tax records.

**What would be a qualified third party [for financial reviews]? Tax professional?**

A Certified Public Accountant or accounting firm would be a qualified third party. Some tax professionals may also audit financials, but it would most likely be if they were part of an auditing accounting firm. If your organization does not have audited financials, at a minimum we would need an operating budget. In some cases, organizations have submitted tax records.

CHARLESTON COUNTY PROCUREMENT  
4045 BRIDGE VIEW DRIVE SUITE B-270  
NORTH CHARLESTON SC 29405-7464  
Attn: Gwendolyn 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):

03/05/21 Fri PC  
03/05/21 Fri CNW

at a cost of \$214.46  
Account# 103042  
Order# 1926480  
P.O. Number:

Subscribed and sworn to before me this 5th day of March A.D. 2021

*[Signature]*  
advertising clerk



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

**PUBLIC NOTICE/  
PUBLIC HEARING**  
CHARLESTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, URBAN ENTITLEMENT PROGRAM, PY 2021 Annual Action Plan and PY2021-2025 Consolidated Plan: The County of Charleston is pleased to announce its draft Annual Action Plan and 5-year Consolidated Plan. The Plan is a document that outlines how the County of Charleston, its participating jurisdictions, and the City of North Charleston propose to spend federal grant dollars from the U.S. Department of Housing and Urban Development during Program Years 2021-2025. All interested parties are encouraged to attend public hearings to offer comments on the plan. Proposed projects for Charleston County funds will be presented to Charleston County Council for approval and incorporation into the plan on Tuesday, March 23, 2021 at 6:30 PM (Charleston County Council Chambers, 4045 Bridge View Drive, North Charleston). Proposed projects for City of North Charleston funds will be presented to North Charleston City Council for approval and incorporation into the plan on Thursday, March 25, 2021 at 7 PM (Performing Arts Center Lobby, 500 Coliseum Drive, North Charleston). A list of the proposed projects will be available for review in the draft plan on March 9, 2021 at [www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/). The draft plan also includes a summary of citizen participation efforts, Fair Housing strategies, updates to the Citizen Participation Plan, and a draft programmatic agreement with the State Historic Preservation Office to expedite HUD-required environmental reviews. Starting March 9, 2021, the draft plan will be available for review online (website listed above), or in-person at the Charleston County Community Development Department (Suite C216, 4045 Bridge View Drive, North Charleston, SC, 29405) Monday through Friday between the hours of 8:30 AM-4:30 PM. Written comments on the draft plan should be addressed to: Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, at the above address or by emailing [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org). The deadline for receipt of written comments is April 12, 2021. Telephone: (843) 202-6960. The Plan will be submitted to the U.S. Department of Housing & Urban Development on or around May 15, 2021.

## PUBLIC NOTICE/PUBLIC HEARING

CHARLESTON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT, URBAN ENTITLEMENT PROGRAM, PY 2021 Annual Action Plan and PY2021-2025 Consolidated Plan: The County of Charleston is pleased to announce its draft Annual Action Plan and 5-year Consolidated Plan. The Plan is a document that outlines how the County of Charleston, its participating jurisdictions, and the City of North Charleston propose to spend federal grant dollars from the U.S. Department of Housing and Urban Development during Program Years 2021-2025.


All interested parties are encouraged to attend public hearings to offer comments on the plan. Proposed projects for Charleston County funds will be presented to Charleston County Council for approval and incorporation into the plan on Tuesday, March 23, 2021 at 6:30 PM (Charleston County Council Chambers, 4045 Bridge View Drive, North Charleston). Proposed projects for City of North Charleston funds will be presented to North Charleston City Council for approval and incorporation into the plan on Thursday, March 25, 2021 at 7 PM (Performing Arts Center Lobby, 5001 Coliseum Drive, North Charleston). A list of the proposed projects will be available for review in the draft plan on March 9, 2021 at [www.charlestoncounty.org/departments/community-development](http://www.charlestoncounty.org/departments/community-development).


The draft plan also includes a summary of citizen participation efforts, Fair Housing strategies, updates to the Citizen Participation Plan, and a draft programmatic agreement with the State Historic Preservation Office to expedite HUD-required environmental reviews. Starting March 9, 2021, the draft plan will be available for review online (website listed above), or in-person at the Charleston County Community Development Department (Suite C216, 4045 Bridge View Drive, North Charleston, SC, 29405) Monday through Friday between the hours of 8:30 AM – 4:30 PM.

**Written comments on the draft plan should be addressed to: Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, at the above address or by emailing [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org). The deadline for receipt of written comments is April 12, 2021. Telephone (843) 202-6960.** The Plan will be submitted to the U.S. Department of Housing & Urban Development on or around May 15, 2021.

Facebook post on County page (March 10, 2021)



**Charleston County Government** 

March 11 at 5:00 AM · 

The County receives Housing and Urban Development (HUD) funding to help low-to-moderate income citizens. The 2021 Annual Action Plan and new 5-year Consolidated Plan outline projects the County plans to fund, and we'd like your feedback! Click here <https://bit.ly/3t1dA84> to review the plans. You can submit comments by calling 843-202-6960 or email [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org). The deadline to provide input is Monday, April 12.



Twitter post on County page (March 10, 2021)



**Charleston County**  @ChasC... · 58m ...

Click here [bit.ly/3t1dA84](https://bit.ly/3t1dA84) to view Community Development's 2021 Annual Action Plan & 5-year Consolidated Plan for HUD funding. Call 843-202-6960 or email [aeskridge@charlestoncounty.org](mailto:aeskridge@charlestoncounty.org) to submit comments on these plans. The deadline to provide input is 4/12. [#chsnews](#)



## Appendix B – Citizen Participation Plan



# COUNTY OF CHARLESTON, SOUTH CAROLINA

## CITIZEN PARTICIPATION PLAN

### INTRODUCTION

The Citizen Participation Plan (CPP) has been prepared and implemented pursuant to federal regulations (U. S. Department of Housing and Urban Development (HUD) Regulations 24 CFR Part 91.105) and Charleston County's desire to encourage and support public participation in the development of the documents related to the consolidated planning process.

The purpose of the CPP is to establish a viable means by which residents of the Charleston County, public agencies, and other interested parties can actively participate in the development of documents related to the consolidated planning process including:

- The Consolidated Plan
- The Annual Action Plan
- Amendments to Consolidated Plan or Annual Action Plan(s)
- The Consolidated Annual Performance and Evaluation Report (CAPER)
- Amendments to the CPP

The actions described in the CPP relate to the planning and expenditure of funds provided to the County by the HUD Office of Community Planning and Development (CPD). CPD entitlement funds received by the County include the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG).

### **ENCOURAGING PUBLIC PARTICIPATION [24 CFR 91.105(a)(2)]**

Citizens are encouraged to participate in all phases of the CDBG, HOME and ESG programs and will be provided full access to program information. However, the final responsibility and authority for the development and implementation of the program will rest with Charleston County.

It is the County's desire to encourage all residents, especially those living in low and moderate income neighborhoods, and public and/or assisted housing, to participate in its planning process. Minorities, non-English speaking persons, as well as persons with disabilities are also encouraged to participate. Non-profit organizations, other government agencies, neighborhood groups, Continuums of Care, Public Housing authorities, and all other interested parties have an opportunity in the planning process as well. In addition, broadband internet service providers, organizations engaged in narrowing the digital divide, agencies whose primary responsibilities include the management of flood prone areas, public land or water resources, and emergency management agencies in the process of developing the consolidated plan will be invited to consult on the planning process.



The County will provide information to the Charleston County Housing and Redevelopment Authority (CCHRA) about the plan activities related to its developments and surrounding communities so that the CCHRA can make this information available at the annual public hearing(s) required for the PHA Plan.

The County will utilize traditional media for outreach to citizens and stakeholders including public hearings, publications in the newspaper(s) of general circulation, community meetings, and the County's website.

To reach the broadest audience, the County may also use internet-based approaches such as email, social media, and online surveys, as well as stakeholder meetings and interviews, focus groups, or other methods that encourage citizen participation during the development and implementation process for the documents covered by this CPP.

### **CITIZEN COMMENT ON THE CITIZEN PARTICIPATION PLAN AND AMENDMENTS [24 CFR 91.105(a)(3-4)]**

The County will amend the Citizen Participation Plan, as necessary, to ensure adequate involvement of the public in making decisions related to the development the consolidated plan, any substantial amendments to the consolidated plan, and the CAPER. Revisions to change contact information of to clarify processes already in the CPP will not be considered a substantive change and will not be publicized for comment.

This Citizen Participation Plan can be amended only after the public has been notified of the County's intent to modify it, and only after the public has had a reasonable chance to review and comment on proposed substantive changes. Or, during the regular consolidated planning process which provides for proper public noticing. The Citizen Participation Plan and any proposed substantial amendments to the CPP will be made available for public review for a period of 30 calendar days prior to adoption by the County. The plan will be provided in a format accessible to persons with disabilities, upon request. In addition, the plan can be translated upon request.

### **DEVELOPMENT OF THE CONSOLIDATED PLAN [24 CFR 91.105(b)]**

The Consolidated Plan is the County's five-year comprehensive plan addressing housing, homelessness, and recommendations for eliminating homelessness and increasing minority homeownership, non-housing community development needs. The Consolidated Plan recommends creative approaches to housing, economic development, and quality of life—the U. S. Department of Housing and Urban Development's (HUD's) national objectives.

The Annual One-Year Action Plan is prepared annually and is an update to the Five-Year Consolidated Plan. This Plan describes the needs, resources, priorities and proposed activities to be undertaken every 5 years (Consolidated Plan) and over a one-year period (Annual Action Plan).

The stages for the development of the Consolidated Plan and Annual Action Plan include:

- **Needs Assessment Stage:** The identification of housing and community development needs.
  - **Consolidated Plan (every 5 years):**  
**Develop community goals for Charleston County by publishing an online survey instrument and publicizing its availability for the community at-large as well as each Participating Jurisdiction (PJ).**

The survey will be provided to Charleston County citizens and organizations via an online survey instrument that will discuss eligible activities for CDBG, HOME, and ESG. The survey will be emailed to the Department's mailing list of more than 500 non-profit agencies, churches, neighborhood groups and other interested parties. Furthermore, staff will work to have the survey disseminated through County social media and website and through the PJ representation on the Community Development Advisory Board. Lastly, paper copies of the survey will be available at the Community Development office for those who may not have internet access.

**Complete baseline analyses whereby specific projects are ranked by order of expressed community need via both surveys as referenced above.**

By utilizing the responses from the survey, a ranking of community needs (based upon eligible activities) will be determined. These results will then be published in a draft summary in order to gather specific feedback within each need area and to determine what level of performance (outcomes and outputs) should be associated within each funding area. An announcement of this analysis will be published online and in a local newspaper. Additionally, the entire draft summary will be available on the County's website as well as in the County Community Development office.

**Stakeholder and Community Partners Meeting**

In addition, County staff will conduct roundtables/focus groups to discuss eligible activities. Discussions will include past priorities, future priorities, and how best to find solutions to identified issues. Meetings may be held virtually.

○ **Consolidated Plan and Annual Action Plan:**

**Conduct Public Hearing in Participating Jurisdictions**

The County will advertise and conduct a public hearing in each of the participating municipalities within the County's Urban Entitlement designation (as requested by the jurisdiction). The content of these meetings generally will be as follows:

- (a) Explain the Urban Entitlement program
- (b) Review the status of the County's Urban Entitlement program to date
- (c) Describe competitive nature of funding
- (d) Identify types of projects eligible/ineligible
- (e) Review the ranking of the goals
- (f) Explain timetable for Consolidated Plan and/or Annual Action Plan

The public hearing in participating municipalities will be conducted at a time and place convenient for area residents. The county will advertise the public hearings in a local newspaper and on the County website (the ad may direct citizens to the website to look for the hearing dates); each municipality will advertise the hearing in accordance with their respective procedures (local newspaper, website, posted agenda, etc.). If circumstances warrant (ex: pandemic, hurricane, etc), these hearings may be held virtually.

- **Plan Development Stage:** The preparation of a draft use of funds for the upcoming year, the range of activities that may be undertaken, and the estimated amount that will benefit persons of low- and moderate-income. This process may include the development of a proposed new five-year Strategic Plan depending on the cycle.

- **Consolidated Plan and Annual Action Plan:**

- **Hold County-wide Public hearing at Charleston Council Chambers**

Once the initial planning and hearing process is complete, a public hearing will be scheduled at Charleston Council chambers. The purpose of this hearing will be to present the draft Consolidated Plan and/or Annual Action Plan and projected activities for review and comment. The format of the county-wide public hearing generally will be as follows:

- (a) A draft plan whereby needs are expressed in terms of eligible activity areas for HUD funding; this plan will be made available before the hearing for citizens to review (available in the Community Development office and online on the Community Development website).
- (b) Solicit written comments and suggestions from the public and/or Elected Officials for altering and establishing priorities for possible inclusion in the Consolidated Plan and/or Annual Action Plan.

The County-wide Public Hearing date and times will be announced fourteen (14) days prior to the hearing to ensure adequate notice and an opportunity for greater participation. All comments will be recorded and will be attached to the final plan.

If comments received from Charleston County Council, representatives of the Participating Jurisdictions, area non-profits, or the general public in attendance at the county-wide public hearing warrant a change to the proposed plan, the Community Development Director will determine if a second county-wide public hearing is necessary—based upon criteria such as, a substantial change (20% or more) in allocation priorities; in the deletion of an activity; or in the category of beneficiaries. If so, a second county-wide public hearing will be scheduled.

**Public Comment:** The County will advertise a 30-day public comment period the Consolidated Plan and Annual Action Plan.

A summary of these comments or views, and a summary of any comments or views not accepted and the reasons why, shall be attached to the consolidated plan.

**Consolidated Plan Amendments [24 CFR 91.105(c)]**

An Amendment to the Five-Year Consolidated Plan and/or the Annual Action Plan is required in order to make a substantial change to the purpose, scope, location or beneficiaries of an activity. There are several modifications that are deemed “substantial” in nature and are listed below:

- a. Any budgetary change(s) exceeding 20 percent of the grant award as listed in the Annual Action Plan for that year. A substantial change in the County’s allocation priorities or a substantial change in the method of distribution of funds.
- b. Deletion of an activity described in the Annual Action Plan or Consolidated Plan and subsequent replacement with a different activity.\*
- c. A change in the category of beneficiaries (such as change from senior citizen to youth in a public service program or facility renovation project).

- d. A major change in the location of a project (such as out of a neighborhood or target area), as opposed to a move within close proximity

\*If the activity is deleted (but not replaced), then a substantial amendment will not take place. In other words, if funds are returned because the activity never proceeded (and no funds were spent), then those returned funds will be included in the next grant cycle and corresponding Annual Action Plan.

\*If the activity is deleted and replaced with a similar activity, then a substantial amendment will not take place. For example, an agency cannot do the HESG-funded rapid re-housing they proposed; if another agency is able to perform rapid re-housing with those same funds, then a substantial amendment will not take place. If the original rapid re-housing funds will be changed to another activity altogether (example: shelter operations), then a substantial amendment will take place.

Prior to amending the Consolidated Plan or Annual Action Plan, citizens will be provided with reasonable notice and the opportunity to comment on such change. The proposed amendment will be published in a newspaper of general circulation and citizen comments on the amendment will be solicited (the ad may only provide general information that includes a link where citizens can find out more information about the proposed amendment and comment periods). A 30-day public comment period will be provided after publication of the substantial amendment before it is implemented [if HUD waives the normal 30-day comment period because of extraordinary circumstances like a natural disaster, pandemic, etc., details about the allowable comment period will be published on the Community Development website ([www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/))].

The County will consider the comments or views of citizens received in writing or orally in preparing the substantial amendment to the Consolidated Plan or Annual Action Plan. A summary of the comments received from citizens, and, if applicable, an explanation of why recommendations received were not accepted will be attached to the final Consolidated Plan Amendment.

#### **PERFORMANCE REPORTS [24 CFR 91.105(d)]**

The Consolidated Annual Performance Evaluation Report (CAPER) is an evaluation tool or report card. This document is a progress report on how the County has administered its' CDBG, HOME, and ESG allocations. The CAPER compares the program year's accomplishments to the proposed activities stated in the annual Action Plan. The plan highlights the accomplishments, as well as conducts self-evaluation of internal programs and service delivery. It is also a critical part of the planning process.

The CAPER public hearing is scheduled 15 days or more before final submittal to HUD. This public hearing will be announced in a paper of general circulation and posted on the Charleston County Meeting agenda. All comments received at the hearing will be considered, as appropriate, and a summary will be attached to the CAPER when the final version is submitted.

#### **PUBLIC HEARINGS [24 CFR 91.105(e)]**

Specifics about public hearings are discussed throughout this plan as they relate to the Consolidated Plan, Annual Action Plan, Performance Reports, etc. Public hearings will be held at times and locations convenient to potential or actual beneficiaries and with accommodation for persons with disabilities. The hearings will generally be held at the Charleston County Public Administration Building. Accommodations for persons with visual, hearing or other impairments

will be made upon request and reasonable notice. If a significant number of non-English speaking persons can be reasonably expected to attend the hearing, the County will make translation services available.

Hearings may be conducted at locations other than the County Council meeting chambers, to make them more convenient to residents, and hence increase the likelihood of citizen participation for those low-to-moderate income residents (LMI) where housing and community development funds may be spent. At least once per year, generally scheduled to coincide with each year's annual HUD allocation, a public hearing is held in each of the participating jurisdictions (as requested by the jurisdiction). Presently, these jurisdictions are as follows: Awendaw, Isle of Palms, Sullivan's Island, Hollywood, Meggett, Ravenel, Mount Pleasant, North Charleston, McClellanville and Lincolnville. Hearings are held in the evening to encourage greater public attendance.

If a public hearing is cancelled due to circumstances beyond the County's control (example: hurricane, pandemic, etc.), the hearing will be re-scheduled for the next available Council meeting. If unable to hold the meeting in-person, virtual meetings are also an option that can be used. Details about cancellations, rescheduling, or virtual meetings will be posted on the Community Development website ([www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/)).

#### **MEETINGS [24 CFR 91.105(f)]**

Charleston County will provide the public with reasonable and timely access to local meetings and proposed or actual use of funds including the County Council meetings. Meetings may also be held virtually if needed.

#### **AVAILABILITY TO THE PUBLIC [24 CFR 91.105(g)]**

Typical or standard documents available for public access, at a minimum, will include the proposed and final Annual Action Plans, the proposed and final Five-Year Strategic Plan (Consolidated Plan), proposed and final Substantial Amendments to an Annual Action Plan or the Five-Year Strategic Plan, Annual Performance Reports, and the Citizen Participation Plan. These documents will be available on the Community Development Department's website ([www.charlestoncounty.org/departments/community-development/](http://www.charlestoncounty.org/departments/community-development/)) and in-person at the following address:

Charleston County Community Development Department  
Lonnie Hamilton III, Public Services Building  
4045 Bridge View Drive – Suite C216  
North Charleston, South Carolina 29405

#### **ACCESS TO RECORDS [24 CFR 91.105(h)]**

Charleston County will provide the public with reasonable and timely access to information and records relating to the data or content of the Consolidated Plan, as well as the proposed, actual, and past use of funds covered by this Citizen Participation Plan. The law requires reasonable public access to records about previous expenditures during the past five years, and reasonable public access to records relating to the expenditure of funds during the previous five (5) program years.

Accommodations for persons with visual, hearing or other impairments will be made upon request and reasonable notice. If a significant number of non-English speaking persons can be reasonably expected to review the documents, the County will make translated documents available.

**TECHNICAL ASSISTANCE [24 CFR 91.105(i)]**

Technical assistance will be available to all persons and groups representative of persons of low and moderate income that request such assistance in developing proposals for funding assistance under any of the programs covered by the Consolidated Plan. Technical assistance in developing a competitive grant proposal for funding is available, per request, after the award process is complete in order to assist said agencies in being better prepared for the next round of competition. Furthermore, the county holds a pre-application conference where all questions are answered and suggestions are offered. Lastly, after the 'Request for Applications' (RFA) has been released, citizens still have several weeks to submit technical assistance questions to the Community Development Department for response and eventually are published to the potential applicants.

**COMPLAINTS [24 CFR 91.105(j)]**

Complaints related to the Consolidated Plan, Annual Action Plans, Amendments and Performance Reports will be addressed promptly. Every written citizen complaint and grievance will be addressed, in writing, within 15 days where practicable. Complaints must be addressed to:

Jean Sullivan, Director  
Charleston County Community Development Department  
Lonnie Hamilton III, Public Services Building  
4045 Bridge View Drive – Suite C216  
North Charleston, South Carolina 29405

**DISPLACEMENT [24 CFR 91.105(b)(1)(ii)]**

The County does not anticipate the displacement of persons during the implementation of activities included in the Consolidated Plan or its subsequent Annual Action Plans. However, in the event a displacement occurs, the county will make available the types and levels of assistance contained in the HOME Program Operating and Procedures Manual as was required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and as required under section 104(d) of the Housing and Community Development Act of 1974, as amended. Also see 24 CFR 92.353 Subpart H. Copies of the HOME Program Operating and Procedures Manual are available for examination at Charleston County Community Development Department, 4045 Bridge View Drive, North Charleston, South Carolina 29405-7464.

Date of Initial Adoption: March 18, 1997  
Date of Amendment 1: March 17, 1998  
Date of Amendment 2: April 29, 2005  
Date of Amendment 3: April 22, 2006  
Date of Amendment 4: May 15, 2011  
Date of Amendment 5: September 1, 2012  
Date of Amendment 6: March 24, 2016  
Date of Amendment 7: May 23, 2018  
Date of Amendment 8: March 26, 2020

Date of Amendment 9: April 23, 2020  
Date of Amendment 10: June 18, 2020  
Date of Amendment 11: February 11, 2020

Attachment 1: Summary of Activities for Reports

Plan/ Amendment	Five-Year Consolidated Plan	One-Year Annual Action Plan	Substantial Amendment(s)	CAPER
<b>Schedule of activities</b>	Online survey	County will advertise and conduct a public hearing in each of the participating municipalities (as requested), to include a discussion of community needs*	The proposed amendment will be published in a newspaper of general circulation and citizen comments on the amendment will be solicited.  A 30-day public comment period will be provided after publication of the substantial amendment before it is implemented.^	Notice of the availability of the performance report will be published in a newspaper of general circulation and citizen comments on the performance report will be solicited. A 15-day public comment period will be provided before the performance report is submitted to HUD.
	Publish ranking of community needs (based on survey results)	County-wide Public hearing at Charleston Council Chambers. Hearing dates and times will be announced 14 days prior to the hearings.*		The CAPER public hearing is scheduled 15 days or more before final submittal to HUD. This public hearing will be announced in a paper of general circulation.*
	County staff conduct roundtables/focus groups	A 30-day public comment period on the Action Plan will begin after the County-wide hearing. The Plan is submitted to HUD by May 15th of each year.		
	County will advertise and conduct a public hearing in each of the participating municipalities (as requested)*			
	County-wide Public hearing at Charleston Council Chambers. Hearing dates and times will be announced 14 days prior to the hearings. A 30-day public comment period will begin after the hearings.*			

\*See page 4 for public hearing/meeting contingencies

^See pages 3-4 for contingencies for substantial amendments



## Appendix C – Monitoring Plan



### Charleston County Community Services

Procedure: Monitoring – Plan

Issued By: Community Services

Effective Date: 10/1/10, Revised 4/1/15

Page 1 of 8

### GENERAL

#### I. Introduction

Charleston County is committed to providing effective, efficient and equitable community services to the towns, cities, and organizations within its jurisdiction. The Annual Monitoring Plan is a guide for delivering these services while keeping Charleston County and its Urban Entitlement sub-recipients in compliance with Federal, State and County regulations. A strong monitoring system will allow staff to accurately determine the level of risk the County takes when granting monies, build capacity within the community, ensure timeliness of expenditures, and provide accurate evaluation for future planning.



Through development of an annual monitoring plan, staff can effectively plan for events in the coming year as well as take time to recognize what works, what can be done better, and what practices have become irrelevant. This kind of “big picture” thinking serves an exercise in planning and regrouping. Plus, as can be seen in later parts of this plan, the Annual Monitoring plan ties-in directly with Departmental goals and objectives.

#### II. Monitoring Plan Objectives and Strategy

Charleston County Community Service (CCCS) has identified the following objectives and strategies for monitoring:

- ***Accurately Assessing Risk***
- ***Identifying Technical Assistance Needs & Increasing Capacity***
- ***Ensuring Timely Expenditures:***
- ***Keeping Charleston County in Compliance through training***
- ***Establishing Tools and Systems for Compliance***
- ***Identifying Innovative Tools & Techniques: Best Practices***



**Charleston County Community Services**

**Procedure:** Monitoring – Plan

**Issued By:** Community Services

**Effective Date:** 10/1/10, Revised 4/1/15

**Page** 2 **of** 8

**III. Ongoing Monitoring**

**A. Accurately Assessing Risk :**

Charleston County Community Services staff, will determine the level of monitoring a sub-recipient will receive using a risk model. The model uses the following elements, prior performance, capacity, type of project, investment level, and experience in managing federal funds, to determine the risk associated with a particular project. The risk will be examined during the first quarter of the new program year, with a monitoring schedule resulting in the second quarter and actual on site and/or desk top monitoring taking place during the 3<sup>rd</sup> and 4<sup>th</sup> quarters.

NOTE: This model does not take the place of or supersede the judgment of Community Services staff. Regardless of the results of the risk model a sub-recipient may be monitored based strictly on the judgment of Community Services management.

**B. Identifying Technical Assistance Needs & Increasing Capacity:**

- Sub-recipient reports serve as an ongoing oversight tool to ensure that projects are operating within the scope of their project. The review by staff provides a valuable point of contact as well as an effective tool for determining the type and depth of technical assistance a sub-recipient may need. Whether a recipient reports monthly or quarterly staff will review and analyze monthly/quarterly reports in tandem with pay requests for timeliness of expenditure of funds and project activity as outlined in the sub recipient's agreement.
- In addition to reviewing reports staff will determine each projects specific compliance issues and provide technical support to ensure the regulatory compliance with Davis Bacon, Section 3, Fair Housing, and minority and women contractors for construction projects.
- Staff will also ensure that during the life of the project they observe project for quality of work, i.e. housing rehabilitation and construction of residential housing and buildings, infrastructure projects such as sidewalks, drainage, and compliance with regulations, as needed.

**C. Ensuring Timely Expenditures:**

- Staff will review financial reports in relation to the project timeline to determine if expenditures are on target. They will communicate any deviations with subs on a monthly/quarterly basis, ensuring that any extensions are warranted and submitted in a timely manner.



**Charleston County Community Services**

**Procedure:** Monitoring – Plan

**Issued By:** Community Services

**Effective Date:** 10/1/10, Revised 4/1/15

**Page** 3 **of** 8

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**D.** Training of sub-recipients is another important strategy utilized to strengthen partnerships and build capacity. Training of sub recipients can be carried out by several methods:

- **Annual Pre-Proposal meeting-** a pre-proposal conference, is held shortly after the announcement of funds availability. The basic application process is explained along with expectations for management of a successful project.
- **Post-Award meeting-** groups of sub-recipients with like projects/activities are brought together for a meeting prior to the execution of a contract. Staff will cover expectations, outcomes and other compliance issues deemed necessary by the past years performance. This also provides a networking environment that Community Services wants to foster in our sub-recipient community.
- **Monitoring:** Monitoring activities whether during the monthly reviews or on-site monitoring ensure that we reach 100% of our sub recipients. Our monitoring strategies include on-site field visits, open communications, desktop monitoring, and assisting agencies in creating good recordkeeping systems. The requirements for standard recordkeeping, LMI eligibility determination, relevant demographics, financial management, quality assurance methods and community outreach are applied to all projects.

**E. Documenting Compliance: Establishing Tools and Systems for Compliance.**

- Staff will analyze reporting documents annually to assess if any additional reporting requirements.
- Internal spreadsheets will be maintained electronically containing information sufficient to immediately assess the performance of each sub.

**F. Identifying Innovative Tools & Techniques: Best Practices**

- Staff will work to identify and communicate programs that are innovative and can be replicated to provide more effective and efficient services using Urban Entitlement funds.



#### **IV. On-site Monitoring**

By far the most exhaustive technique in the Compliance Auditor's toolbox, the on-site monitoring is vital to the continued compliance of not only the sub-recipients, but the compliance of Charleston County as well. Briefly stated, the on-site monitoring is designed to:

- Identify aspects of the project where the organization is performing well and poorly while building capacity
- Assess compliance with program requirements
- Determine whether record keeping is adequate
- Prepare and implement timely follow-up activities

The results of the on-site monitoring are as important as the monitoring itself. Sub-recipients are to receive the results of their visit in a timely manner (ideally within 45 business days after the monitoring visit) and provided with ample time and assistance to resolve issues before the close of the program year.

Charleston County's current monitoring objectives: as determined by HUD regulations.

##### A. Management Plan

Ensure that sub-recipients have an appropriate process for how the grant will be managed as well as other areas of business operation and who the responsible staff will be.

##### B. Record Keeping Systems

Ensure that sub-recipients establish/maintain a record keeping and filing system to maintain documentation on program benefit and compliance with other applicable laws.

##### C. Financial Management

Ensure that the sub-recipient establish appropriate accounts for CD funds awarded and maintain the necessary financial records on the receipt and disbursement of funds as well as supporting documentation.

##### D. On-Site Monitoring

1. To determine if a sub-recipient is carrying out its community development program, and its individual activities, as described in the application for assistance and the sub-recipient Agreement.



2. To determine if a sub-recipient is carrying out its activities in a timely manner, in accordance with the schedule included in the Agreement.
3. To determine if a sub-recipient is charging costs to the project that are eligible under applicable laws and regulations, and are reasonable in light of the services or products delivered.
4. To determine if a sub-recipient is conducting its activities with adequate control over program and financial performance, and in a way that minimizes opportunities for waste, mismanagement, fraud, and abuse.
5. To assess if the sub-recipient has continuing capacity to carry out the approved project, as well as other grants for which it may apply.
6. To identify potential problem areas and to assist the sub-recipient in complying with applicable laws and regulations.
7. To assist sub-recipients in resolving compliance problems through discussion, negotiation, and the provision of technical assistance and training.
8. To provide adequate follow up measures to ensure that performance and compliance deficiencies are corrected by sub-recipients, and not repeated.
9. To comply with the federal monitoring requirements of 24 CFR 570.501(b) and 24 CFR 85.40.
10. To determine if any conflicts of interest exist in the operation of the program, per 24 CFR 570.611.
11. To ensure that required records are maintained to demonstrate compliance with applicable regulations.



**Charleston County Community Services**

**Procedure:** Monitoring – Plan

**Issued By:** Community Services

**Effective Date:** 10/1/10, Revised 4/1/15

**Page** 6 **of** 8

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**V. Monitoring Staff and Schedule**

Due to the increasing need to ensure that sub-recipients are trained and follow regulations, Charleston County has created a new position whose key responsibility is to conduct ongoing financial and programmatic monitoring of the sub-recipients. The Grants Compliance Auditor conducts technical support and quarterly on-site monitoring to ensure sub-recipients' compliance with HUD and County regulations. They will also be involved with the sub-recipients pre and post training sessions. The ongoing monitoring and technical support allows Charleston County to identify and correct challenges and barriers that can prohibit timely completion of the projects and proper delivery of services.

Furthermore, ongoing monitoring will be conducted by the Grants Compliance Auditor as pay requests come in from the sub-recipients and from monthly and quarterly reports. Review of the pay requests for programmatic and financial compliance will alert the Community Services Compliance Auditor to problems early in the process and perhaps alleviate issues as the sub-recipient works towards their outcomes. This “real time”, early intervention will be a key step in both keeping sub-recipients compliant and in delivering technical assistance.

The Community Services Financial Officer will oversee all monitoring work and reporting. Final reports will be reviewed and issued by the Community Services Director.



### **Primary Tenants of Monitoring Criteria (REVISED April 2015)**

1. Programmatic performance is monitored with each monthly and quarterly progress report submittal.
2. Financial performance, relating to allowable costs is monitored with each invoice submitted.
  - At least 50% of the total dollars will be reviewed during the on-site monitoring. Charleston County Community Services will also utilize these criteria when reviewing projects funded through the City of North Charleston's Urban Entitlement allocation.
3. All HOME-assisted rental projects will receive an on-sight monitoring annually, and will be inspected for code compliance. HOME-assisted rental projects will be reviewed to determine adherence to affordability requirements, habitability standards and oversight of property management in accordance with HOME requirements.

### **Risk Model Criteria**

#### **Elements to be considered in determining risk for CDBG and ESG projects.**

1. Projects with a total score of 5 or over will receive an on-site visit
2. Projects with a total score of 4 will receive a desk top review and report will be filed with project records.
3. Projects scoring less than 4 will receive a quarterly review of their financial and progress reports submitted. The performance summary will be maintained in the project files.
4. All new subs funded at or below \$10,000 will receive an initial site visit to discuss the sub-recipient contract and reporting requirements. On-going monitoring will consist of quarterly reviews of financial and progress reporting. Technical assistance session(s) will be provided as warranted to ensure adherence to contract, evaluate performance and assess capacity to manage federal funds. The performance summary will be maintained in the project files.
5. All new sub-recipients funded at or above \$25,000 will receive an on-site monitoring visit.



**Current Funding level**

Score 1-3 with 1 being the lowest risk

\$25,000 or under	1
Over \$25,000 but less than \$75,000	2
Over \$75,000	3

**Organizational Capacity (elements to be considered)**

Score 1-3 with 1 being the lowest risk

Sub staff no changes	1
New Staff	2
New type of project for sub	3

**Monitoring: Previous years' findings/concerns**

Score 1-2 with 1 being the lowest risk

Minimal concerns/CAP reviewed	1
Findings	2

**Prior year reporting problems**

Continuous problems that have not been corrected 1

While the monitoring schedule will be developed with the above scoring, the schedule may be revised to add sub-recipients if problems are found during the review of quarterly reports or financial drawdowns.

This scoring criteria does not take the place of staff judgment. Subrecipients may be monitored based upon staff recommendation.

**IMPLEMENTED BY WHOM**

Financial Officer

  
\_\_\_\_\_  
Johanna Murray  
Director, Community Development Department

3/2/17  
Date



## Appendix D – Fair Housing

### Summary of Guidance from HUD

Charleston County received guidance received on February 10, 2021 from HUD's Office of Fair Housing and Equal Opportunity on current regulatory requirements for "affirmatively furthering fair housing" (or AFFH). There is no official HUD guidance at this point beyond the Preserving Community and Neighborhood Choice (PCNC) rule.

Given that the PCNC rule remains in effect, there is no formal fair housing planning requirement at this time. An Analysis of Impediments is not required along with the Consolidated Plan. There are also no regulatory requirements specifically about including strategies and actions to AFFH in the Consolidated Plan. The PCNC rule largely relies on the AFFH certification for complying with the statutory duty to AFFH. The PCNC rule requires:

- some basic community consultation on AFFH strategies and actions (with protected class groups, fair housing organizations, and local PHAs),
- discussing AFFH strategies and actions during public hearings,
- an official AFFH certification, and
- recordkeeping of your AFFH certification.

Below are the regulatory citations in more detail.

### AFFH Regulatory Requirements for Local Governments (under the PCNC Rule)

- **AFFH certifications are still required**
  - 24 CFR 5.151 (AFFH Certification): "A HUD program participant's certification that it will affirmatively further fair housing is sufficient if the participant takes, in the relevant period, any action that is rationally related to promoting one or more attributes of fair housing as defined in section 5.150(a)."
    - Under 24 CFR 5.150(a), the term "fair housing [...] means housing that, among other attributes, is affordable, safe, decent, free of unlawful discrimination, and accessible as required under civil rights laws."
  - Local governments [24 CFR 91.225(a)(1)]: "Each jurisdiction is required to submit a certification that it will affirmatively further fair housing. This includes certification that the grantee will affirmatively further fair housing, consistent with §§ 5.150 and 5.151 of this chapter."
  - HOME Consortia [24 CFR 91.425(a)(1)]: "Each consortium must submit a certification that it will affirmatively further fair housing, consistent with §§ 5.150 and 5.151 of this chapter."
  - 24 CFR 570.601 also reinforces the AFFH certification requirement
- **When preparing the Consolidated Plan, local governments are required to consult with organizations representing protected class members and fair housing organizations**
  - 24 CFR 91.100(a)(1): "When preparing the consolidated plan, the jurisdiction shall consult with [...], community-based and regionally-based organizations that represent protected class members, and organizations that enforce fair housing laws."

- **Local governments are required to consult with their local PHAs on strategies for AFFH and proposed actions to AFFH in the Consolidated Plan**
  - 24 CFR 91.100(c)(1): “The jurisdiction shall consult with local PHAs operating in the jurisdiction regarding consideration of public housing needs, planned programs and activities, strategies for affirmatively furthering fair housing, and proposed actions to affirmatively further fair housing in the consolidated plan.”
  - 24 CFR 91.105(a)(2)(iii): (iii) “The jurisdiction shall encourage, in conjunction with consultation with public housing agencies, the participation of residents of public and assisted housing developments (including any resident advisory boards, resident councils, and resident management corporations) in the process of developing and implementing the consolidated plan, along with other low-income residents of targeted revitalization areas in which the developments are located. The jurisdictions shall make an effort to provide information to the PHA about affirmatively furthering fair housing strategy, and consolidated plan activities related to its developments and surrounding communities so that the PHA can make this information available at the annual public hearing(s) required for the PHA Plan.”
- **Local governments must address their proposed strategies and actions for affirmatively furthering fair housing during their Consolidated Plan public hearings**
  - 24 CFR 91.105(e)(1)(i): “The citizen participation plan must provide for at least two public hearings per year to obtain residents’ views [...]. Together, the hearings must address housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance.”
- **Local governments must keep records of their AFFH certification (24 CFR 92.508 and 24 CFR 570.506)**

**Charleston County’s Strategies for meeting AFFH Regulatory Requirements (under the PCNC Rule)**



**Efforts for Consultation:**

Appendix B details the citizen participation that took place for the Consolidated Plan. Fair Housing was one of the topics of focus in the 4 roundtables and a survey in July and August 2020. Please see Appendix B for more information.



**Identified Issues and Strategies to Promote Fair Housing:**

1. **Issue:** Lack of knowledge of Fair Housing (identified through roundtables and survey in July/August 2020)

**Strategy:** Fair Housing Education

- Funding the Charleston Urban League’s activities. The Charleston Urban League (CUL) Fair Housing Counseling Program (HCP) will affirmatively further fair housing as required by HUD for municipalities receiving CDBG funds. The HCP combine an array of activities and services that include Fair Housing Education and Outreach, Rental Housing Counseling and Homebuyer Education.

2. **Issue:** Princeton University Eviction Lab identified the City of North Charleston #1 Evicting Large City in the United States (<https://evictionlab.org/>)

**Strategies:** Support the Housing Court and Legal Services

- **Housing Court:** 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. Support the Housing Court through a local nonprofit's efforts (see below).

- **Legal Services:** Funding Charleston Pro Bono Legal Services activities. Charleston Pro Bono Legal Services is a 501(c)(3) nonprofit that provides essential legal services to low-income children, families, and individuals. In addition to the legal services provided, they will continue their work with the Housing Court.

3. **Issue:** Lack of Affordable Housing (identified through roundtables and survey in July/August 2020 and ongoing community discussions)

**Strategy:** Increased number of affordable housing units developed.

- For PY2021, provide funding to local nonprofits and a developer to create 3 new construction units for purchase, 1 rehabilitated vacant unit for purchase, and 5 rehabilitated vacant units for rental.



**Certification and Record of Efforts:**

This certification is included with the SF424, SF424D, and certifications submission. Records of efforts related to AFFH are submitted with the CAPER each year.