

CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT (CAPER): Charleston County is submitting the Consolidated Annual Performance Evaluation Report (CAPER) to HUD for approval. The PY 2019 CAPER provides an opportunity to evaluate Charleston County's progress in carrying out priorities and specific objectives identified in its Consolidated Plan and its PY 2019 Annual Action Plan. All interested parties are encouraged to attend a **public hearing on Tuesday, August 11, 2020 at 6:30 pm in Charleston County Council Chambers**, located on the 2nd Floor of the Lonnie Hamilton Public Service Building, 4045 Bridge View Drive, North Charleston, South Carolina; starting on July 28, 2020, a draft of the CAPER may be reviewed at www.charlestoncounty.org/departments/community-development/ 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, aeskridge@charlestoncounty.org, Telephone (843) 202-6960.



DRAFT

Consolidated Annual Performance and Evaluation Report (CAPER) - Program Year 2019 Community Development Department

Jean Sullivan, Director

CR-05 - Goals and Outcomes

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

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

The Program Year (PY) 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER) illustrates the County of Charleston's efforts to coordinate funding in order to deliver comprehensive community development projects and services to its citizens. This report summarizes how federal funds were invested between July 1, 2019 and June 30, 2020 to meet the goals and objectives identified in the 2016-2020 Charleston County Consolidated Plan. The County's partnership with the U.S. Department of Housing and Urban Development (HUD) has enabled significant re-investment in the county to create more safe and livable neighborhoods. Progress relating to these efforts is due in large part to the Community Development Block Grant (CDBG) funding received from HUD. Over the past year, Charleston County and the City of North Charleston have invested federal CDBG funds into infrastructure improvements, housing repairs, and important public services for the low-to-moderate income community at large. Likewise, the strategic investment of Home Investment Partnerships Program (HOME) and the Emergency Solutions Grant (HESG) funds have improved the quality of life for lower income residents and homeless families.

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

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

CARES Act Funding Outcomes

The U.S. Department of Housing and Urban Development (HUD) provided funding to Charleston County Community Development Department from the CARES Act to be used to prevent, prepare for, and respond to the coronavirus pandemic (COVID-19). Funds were received for the

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

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

Prescription Assistance: 6 individuals

Meals on Wheels: 360 individuals

Hotel/Motel vouchers: 2 homeless households

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Action on Homelessness	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	128	426.67%	46	26	56.52%
Action on Homelessness	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	500	3024	604.80%	125	447	357.60%
Demolition	Affordable Housing	CDBG: \$	Buildings Demolished	Buildings	50	44	88.00%	5	8	160.00%

	Homeless									
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	47019	313.46%	2961	3149	106.35%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	358		82	63	76.83%
Direct Services to the LMI Community	Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	402		27	106	392.59%
Emergency Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	155	310.00%	42	38	90.48%
Infrastructure Improvement (Sidewalks)	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	17500	15285	87.34%	2500	3525	141.00%
Infrastructure Improvement (Water lines)	Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	13	8	61.54%	0	1	
New Housing Construction	Affordable Housing	HOME: \$	Rental units constructed	Household Housing	9	7	77.78%	2	2	100.00%

(Rental and Sales)				Unit						
New Housing Construction (Rental and Sales)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	6	2	33.33%	4	1	25.00%
Owner-Occupied Rehabilitation	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	15	26	173.33%	2	0	0.00%
Rehabilitation (vacant units to sell or rent)	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	5	10	200.00%	3	5	166.67%
Rehabilitation (vacant units to sell or rent)	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	1	0	0.00%			
Well and Septic Improvements	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	125	155	124.00%	28	48	171.43%

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

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

Table 1 lists the units incorrectly for rapid re-housing: "actual" outcomes should be persons assisted - not households assisted (however, the "expected" outcomes are households assisted). This issue is a result of discrepancies between IDIS reporting and HMIS/SAGE reporting for the CAPER. Well and septic improvements include 17 repairs considered "maintenance."

This is the County's fourth year of the 2016-2020 Consolidated Plan and applicants were encouraged to submit proposals that align with the Consolidated Plan Goals. For CDBG, Infrastructure projects (particularly well, septic, and water/sewer connections) were one of the top priorities for the County in Program Year (PY) 2019. A total of 31 well/septic upgrades, 17 maintenance repairs, and 1 connection was provided to LMI households that now have clean drinking water and safe, sanitary septic systems through activities completed by the Charleston County Community Development Department. In addition to these infrastructure projects, sidewalk projects were completed in North Charleston (with prior year funds) on the following streets:

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

These sidewalks represent access to approximately 3525 individuals. Emergency Repairs were also one of the top priorities under CDBG for the County in PY2019, with 38 repairs performed during the year. Also using CDBG funds, public service activities reached the most vulnerable of the county residents through youth programs, literacy and workplace training, and legal and senior services. Over 3,000 total Charleston County residents received public services during the program year. According to HUD Report PR26, over 80% percent of the CDBG funds were used to benefit low-to-moderate income individuals and families and 15% of funds were obligated for Public Service activities.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME	ESG
White	1,926	0	168
Black or African American	3,372	8	211
Asian	33	0	0
American Indian or American Native	17	0	0
Native Hawaiian or Other Pacific Islander	12	0	4
Total	5,360	8	383
Hispanic	503	0	30
Not Hispanic	5,380	17	425

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

Narrative

***Please note:** In Table 2, the CDBG and ESG numbers reflect the number of individuals - not the number of families. In addition, the table does not include a line for "Other multi-racial." Under CDBG, 523 LMI persons identified themselves as "Other multi-racial," which brings the total number individuals receiving assistance under CDBG to 5,883. Under HESG, 69 LMI persons identified themselves as "Other multi-racial" and 3 people had missing information/refused to provide information, which brings the total number of individuals receiving assistance under HESG to 455.*

CDBG funds were used for housing and non-housing services during PY2019. According to the HUD PR23 report, a total of 5,883 LMI persons received benefits through public services, emergency housing repairs, and access to clean drinking water and sanitary sewer systems. Around 57 percent reported their race as Black or African American, while about 33 percent were White or Caucasian. About 9 percent of persons receiving a benefit from CDBG funds were Hispanic.

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

Homeless individuals reported their racial background for the Emergency Solutions Grant was approximately 37 percent White or Caucasian and about 46 percent Black or African American.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,768,902	
HOME	public - federal	910,702	
ESG	public - federal	149,581	

Table 3 - Resources Made Available

Narrative

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

Home Investment Partnerships Program (HOME)

The 2019 HOME allocation from HUD was \$732,515, a \$65,946 decrease from the 2018 HOME allocation of \$798,461. The HOME program supports development and preservation of affordable housing stock for both County and City of North Charleston residents. Sea Island Habitat for Humanity was awarded \$70,000 in PY18, but they returned the funds to the County; the funds were included in PY19. The remaining funds that were made available in PY2019 totalled \$108,187; these funds were unallocated from PY2018. The total HOME Funds expended is a total of applicable line items from PR07 report that comprise the County's Revenue Records for Fiscal Year 2020.

Emergency Solutions Grant (HESG)

The 2019 allocation for the Emergency Solutions Grant Program was \$149,581, a \$3,253 increase from the total 2018 allocation of \$146,328. These funds support core programs addressing homelessness in Charleston County, such as emergency shelter operations and rapid re-housing services. The total ESG Funds expended is a total of applicable line items from PR05 report that comprise the County's Budget to Actual for Fiscal Year 2020.

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Leveraging

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

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

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	124	26
Number of Non-Homeless households to be provided affordable housing units	51	23
Number of Special-Needs households to be provided affordable housing units	0	23
Total	175	72

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	124	26
Number of households supported through The Production of New Units	6	3
Number of households supported through Rehab of Existing Units	45	43
Number of households supported through Acquisition of Existing Units	0	0
Total	175	72

Table 12 – Number of Households Supported

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

Although this section deals mostly with HOME-funded projects, ESG-funded rental assistance as well as CDBG-funded emergency repairs are included in the totals for outcomes. The goal of "homeless households to be supported" and "households to be supported with rental assistance" is 124, which was revised in June and July 2020 due to the County receiving ESG-CV funding to respond to COVID-19. Those outcomes have not been realized for the purposes of this report because outcomes are tallied through June 30, 2020, and the ESG-CV projects started in June 2020.

The tables represent the number of households supported - with one exception. The "number of homeless to be provided affordable housing units" and "number of households supported through rental assistance" is represented by the number of individuals receiving assistance through ESG-funded rental assistance. The "number of special-needs to be provided affordable housing" included elderly and/or disabled households. Housing projects often require several years to complete, which is the main issue in completing HOME-funded projects.

Discuss how these outcomes will impact future annual action plans.

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

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2,619	2
Low-income	334	1
Moderate-income	434	4
Total	3,387	7

Table 13 – Number of Households Served

Narrative Information

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

In PY2019, Charleston County provided support of affordable housing using both CDBG and HOME funds through the emergency repair of 38 units, construction of 1 unit for homeownership, construction of 2 rental units, and rehabilitation of 5 vacant units to rent.

The County provided housing assistance through all three grant programs - CDBG, HESG, and HOME. CDBG funded critical home repair services by East Cooper Faith Network, Home Works, Operation Home, Metanoia, the Sustainability Institute, and the Town of Awendaw for 38 LMI owner-occupied housing units. Homeless prevention activities supported 51 at-risk households through Humanities Foundation with CDBG funding.

The HESG Program provided essential services to address the needs of homeless persons in emergency shelters and enabled homeless persons secure permanent housing and support services. These funds provided operational support to One80 Place, Inc. for food, shelter, education, legal and veteran services to 447 homeless individuals. Florence Crittenton, Origin SC, and My Sister's House provided rapid re-housing services and case management to 26 homeless individuals during PY2019.

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

One80 Place

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

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

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections

programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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

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

The Coordinated Entry System that is managed by the CoC relies upon a common assessment that assesses the vulnerability of homeless persons to help with the decision making process about who to prioritize for services and how best to serve those persons and families experiencing homelessness. This process recommends certain persons and families for Permanent Supportive Housing (almost always these are chronically homeless persons), Rapid Re-Housing, or general support in finding suitable housing (but no financial support). Using this consistent method across Charleston County helps the CoC focus the limited resources available on those who are in greatest need. All entry points to our Coordinated Entry System use a Prevention and Diversion assessment to help households identify alternative ways to avoid becoming homeless and entering the service system.

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

Actions taken to address the needs of public housing

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

There are 1,079 vouchers allocated for use in Charleston County. CCHRA also oversees the management and operations of 399 one, three, and four bedroom housing units (143 single-family homes and 256 elderly residences). The single family homes are located in 50 different subdivisions throughout Charleston County. Public Housing serves an average of 508 families annually.

In addition, NCH has over 2056 voucher holders, a portfolio of 352 RAD units, and is involved in four tax credit apartment communities.

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

CCHRA administers a program to help residents become economically self-sufficient: The Family Self-Sufficiency (FSS) program, a Section 8 program of the United States Department of Housing and Urban Development (HUD) encourages communities to develop local strategies to help assisted families obtain employment that will lead to economic independence and self-sufficiency. Residents in the Section 8 Program may sign up to participate in FSS. The program works with residents, who establish goals such as, continuing their education, job training, purchasing a first-time home, or starting a small business. Residents who participate in the program must agree to work toward achieving their goals and participate in specific training. Participants build escrow accounts from their rent payments to help them reach their final goal at the completion of the program. The Resident Services Department works with various agencies in the community to develop resources for participating FSS family members.

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

NCH also has the FSS Grant.

Actions taken to provide assistance to troubled PHAs

N/A

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

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

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

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

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

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

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

Desktop monitorings are being conducted to ensure adherence to Lead Safe Housing Rule (LSHR) requirements. Reimbursement of construction related expenditures also require sufficient documentation and evidence of lead project management compliance when projects are subject to the LSHR. Charleston County Community Development staff continues to identify LSHR training resources available to HOME and CDBG Sub-Recipients. We routinely evaluate available resources in order to identify training models which would assist Sub-Recipients in developing knowledge and skills competency needed to ensure LSHR project management. Charleston County Community Development continues to enforce the Lead Assessors Procurement Process. In collaboration with the Charleston County Procurement Department, Community Development advertises their Request for Qualifications (RFQ) and maintains a list of approved Lead Hazards Assessors. This list along with invoicing document ensures that all CDBG repair and HOME funded rehabilitation projects are operating under uniform and

County endorsed procurement practices.

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

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

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

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

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

Charleston County has targeted significant CDBG and HOME resources for its housing partners to build affordable housing and rehabilitate existing units and owner-occupied homes. The County will continue to work with its partners to encourage affordable housing. Throughout the year, Community Development (CD) staff holds meetings with subrecipients to discuss HUD compliance and streamlining activities.

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

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

See Appendix C - Fair Housing Outcomes for more information.

CR-40 - Monitoring 91.220 and 91.230

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

Charleston County Community Development monitors 100% of the grant-funded Sub-Recipients; the monitoring system incorporates the following standards:

Accurately Assessing Risk

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

Identifying Technical Assistance Needs

Sub-Recipients receive trainings and support in areas of policy and procedures review and development, review of program design and recommendations for managing grant-funded services and most importantly, incorporating regulatory elements into program operations. Offering Sub-Recipients technical assistance sessions has been an effective strategy promoting Sub-Recipients' enhanced performance and grant management competency, resulting in increased regulatory compliance.

Evaluating Performance Capacity

Timeliness of Expenditure Reporting

All reimbursement requests undergo a rigorous review; cost allowability, beneficiary eligibility, procurement/pricing practices, and cost reasonableness are all examined as are timeliness of expenses. These elements continue to be a critical indicator as we are constantly examining organizational performance capacity of newer Sub-Recipients and the sustained capacity of more veteran Sub-Recipients who have expanded their service focus and services areas.

Timeliness and Accuracy of Progress Reporting

The review and analysis of monthly/quarterly progress reports enables County staff to conduct an "early intervention", to address problems, and to develop strategies to ensure regulatory compliance as well as compliance with the Sub-Recipient agreement. The monitoring of expenditures and progress reporting is a valuable tool that aids in establishing the framework to develop and implement meaningful and

appropriate levels of technical assistance.

Charleston County Community Development is responsible for the administrative oversight of the City of North Charleston Urban Entitlement grant funded projects, and while the award amounts tend to be smaller, it continues to be necessary to ensure that the Risk Analysis Model annually evaluates performance variables associated with grants awarded in the \$5,000-\$10,000 range. These grants would typically score as “*low risk*” and not meet the established criteria or be subject to a site monitoring or desktop review. The risk model was amended to include pre-contract technical assistance (for Sub-Recipients who are new to the Urban Entitlement funding arena), and formal performance reviews with written reports. The revisions primarily affect the smaller grants awarded but can be applied to any level of funding where performance challenges arise.

Minority Business Outreach

The Small Business Enterprise (SBE) program is the small-business development component of Charleston County's Contracts and Procurement Department. The SBE Program is race and gender neutral with an emphasis on assisting small companies to achieve maximum exposure to the public procurement process. Urban Entitlement Sub-Recipients are encouraged to utilize the small companies providing services and/or supplies that are consistent with their grant-funded activities. Charleston County Community Development assists with facilitating dialogues between Sub-Recipients, the Procurement Department and small-business companies. The Community Development Department continues to implement strategies to promote Sub-Recipients' awareness and compliance with Section 3 mandates and continues to work collaboratively with the Charleston County Disadvantaged Business Enterprise (DBE) Program to identify and register Section 3 firms. SECTION 3, which is a provision of the HUD Act of 1968, requires that recipients of certain HUD financial assistance, to the greatest extent feasible, provide job training, employment, and contracting opportunities for low- or very-low income residents in connection with projects and activities in their neighborhoods. Charleston County Sub-Recipients are required to ensure compliance with Section 3 mandates, to the greatest extent feasible. During PY 19 the Community Development Department and Charleston County Building Services sponsored a training opportunity for Emergency Repair Sub-Recipients and representatives from Section 3 Firms. The training focused on contract requirements, construction oversight, permits and building inspections. The training event also provided Section 3 firms with an opportunity to meet face-to-face with Charleston County Emergency Repair Sub-Recipients to discuss their construction experience and market their services. Charleston County DBE Program The DBE Program was created to ensure nondiscrimination in the award of federally assisted contracts. The DBE Program assists in the development of Disadvantaged Business Enterprises, in order to increase their competitiveness in the market place. The DBE Program creates a level playing field on which DBEs can compete fairly for US Department of Transportation (US DOT) contracts and other federally assisted contracts. The DBE aims to enhance and maximize participation of minorities and women in contracting and procurement. Firms and individuals receiving DBE assistance are now being referred to Community Development to determine the firm/individuals' interest and Section 3 eligibility. Community Development provides individualized information sessions to discuss the Section 3 self-certification and registration

requirements. Charleston County Urban Entitlement Sub-Recipients use of the Section 3 online database during their procurement of HUD funded services and products is routinely reviewed by Community Development staff. In an attempt to assist Section 3 firms expand their performance capacity Sub-Recipients have been offering Section 3 firms with feedback and mentoring to increase their marketing and responsiveness to bid/pricing/procurement opportunities. In accordance with Sections 3 mandates and the DBE initiative the availability of the Section 3 Business Registry and DOT funded employment/ On the Job Training (OJT) opportunities are made available to residents who reside in public housing. Community Development staff, serving on the Charleston County Housing Authority, Family Self-Sufficiency Advisory Group, continues to assist public housing residents with the Section 3 registration and provides information pertaining to DOT and County supported OJT opportunities. Monitoring Schedule See Appendix B for the PY 2019 Monitoring Schedule.

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

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

Charleston County Community Development conducted the following actions prior to submission of the 2019 CAPER. The public review and comment period will be July 28, 2020 – September 1, 2020.

- A public hearing will be held in Council Chambers of the Public Services Building on Bridge View Drive at 6:30 PM on Tuesday, August 11, 2020.
- A public notice was published in the Post and Courier, the area's widest circulated newspaper to announce the availability of the CAPER for public review and comment.
- A draft copy of the CAPER was made available on the County's website <https://www.charlestoncounty.org/departments/community-development/index.php> for public review.
- A draft copy of the CAPER was made available in the Community Development Department located in the Public Services Building on Bridge View Drive.
- Written comments will be accepted as outlined in the Citizen Participation Plan.

CR-45 - CDBG 91.520(c)

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

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

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

No

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

CR-50 - HOME 91.520(d)

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

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

The Charleston County Community Development 2019 annual monitoring plan identified all HOME-funded rental projects as being subject to an annual on-site monitoring; as such all properties currently under affordability requirements have been scheduled to be monitored during PY 19. This Monitoring plan exceeds the rental inspection requirements as identified at 24 CFR 92.504(d). During the affordability period, the rental inspections include a review of the tenants' re-certification and verification of the information provided on the HUD mandated "Property Owner Annual Certification of Habitability". The "Property Owner Annual Certification of Habitability is collected in December of each year and certifies that the owner of HOME-funded rental properties has determined that their HOME-funded rental property is suitable for occupancy as defined by local, state and health and safety ordinances, requirements and regulations. Additionally, the reviews documents the owners' record of property inspection(s), oversight of property maintenance and adherence to acceptable Housing Quality Standards (HQS) as defined by HUD.

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

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

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

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

91.320(j)

The County has also worked with partnering agencies to maintain affordable housing by repairing 38 homes, rehabilitating 5 vacant units for rental, construction of 1 unit for homeownership, and construction of 2 units for rent in PY2019. Also see Appendix C.

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

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

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

ESG Contact Name

Prefix	Mrs
First Name	Eula Jean
Middle Name	0
Last Name	Sullivan
Suffix	0
Title	Community Development Director

ESG Contact Address

Street Address 1	4045 Bridge View Drive, Suite C216
Street Address 2	0
City	North Charleston
State	SC
ZIP Code	29405-
Phone Number	8432026971
Extension	0
Fax Number	0
Email Address	jsullivan@charlestoncounty.org

ESG Secondary Contact

Prefix	Dr
First Name	Anna
Last Name	Eskridge

Suffix 0
Title Program Manager
Phone Number 8432026986
Extension 0
Email Address aeskridge@charlestoncounty.org

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2019
Program Year End Date 06/30/2020

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

Subrecipient or Contractor Name: MY SISTER'S HOUSE
City: CHARLESTON COUNTY
State: SC
Zip Code: ,
DUNS Number:
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 27141

Subrecipient or Contractor Name: Florence Crittenton Programs of South Carolina
City: Charleston
State: SC
Zip Code: 29403, 3612
DUNS Number: 834136410
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 25813

Subrecipient or Contractor Name: Family Services
City: North Charleston
State: SC
Zip Code: 29406, 6513
DUNS Number: 163011075
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 35813

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

CR-65 - Persons Assisted

4. Persons Served

4a. Complete for Homelessness Prevention Activities

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

Table 16 – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

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

Table 17 – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

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

Table 18 – Shelter Information

4d. Street Outreach

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

Table 19 – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

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

Table 20 – Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

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

Table 21 – Gender Information

6. Age—Complete for All Activities

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

Table 22 – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

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

Table 23 – Special Population Served

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

10. Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	43,070
Total Number of bed-nights provided	44,918
Capacity Utilization	104.29%

Table 24 – Shelter Capacity

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

Housing Stability

GOAL: 96% exit to stable housing

Total Income Measure

GOAL: 8% increase their income from any source

Earned Income Measure

GOAL: 8% increase their earned income

CR-75 – Expenditures

11. Expenditures

11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
Subtotal Homelessness Prevention			

Table 25 – ESG Expenditures for Homelessness Prevention

11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
Subtotal Rapid Re-Housing			

Table 26 – ESG Expenditures for Rapid Re-Housing

11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
Subtotal			

Table 27 – ESG Expenditures for Emergency Shelter

11d. Other Grant Expenditures

	Dollar Amount of Expenditures in Program Year		
	2017	2018	2019
Street Outreach			
HMIS			
Administration			

Table 28 - Other Grant Expenditures

11e. Total ESG Grant Funds

Total ESG Funds Expended	2017	2018	2019

Table 29 - Total ESG Funds Expended

11f. Match Source

	2017	2018	2019
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
Total Match Amount			

Table 30 - Other Funds Expended on Eligible ESG Activities

11g. Total

Total Amount of Funds Expended on ESG Activities	2017	2018	2019

Table 31 - Total Amount of Funds Expended on ESG Activities

PY2019 CAPER
Community Development Department
Fair Housing Outcomes

2019 Impediment Status Report

Analysis of Impediments to Fair Housing:

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

Impediment 1: Lack of Fair Housing Awareness

- Strategy: Distribution of fair housing materials; and,
- Strategy: A record of presentations and meetings with local governments, real estate professionals, housing property managers and housing developers
Actions/Outcomes to Address Strategies:
 - Handing out and discussing Fair Housing materials at the following places:
 - **McClellanville**: 405 Pinckney St, McClellanville, SC 29458, Monday, November 4, 2019 at 7 PM
 - **John's Island**: Library, 3531 Maybank Highway, John's Island, Wednesday, November 20, 2019 at 12:30 PM
 - **Hollywood**: 5150 S.C. Highway 165, Hollywood, SC 29449, Monday, November 25, 2019 at 6 PM
 - **Awendaw**: 6971 Doar Rd, Awendaw, Thursday, December 5, 2019 at 7 PM
 - **Mount Pleasant**: 100 Ann Edwards Lane, Mount Pleasant, Tuesday, December 10, 2019 at 6 PM
 - **Ravenel**: 5962 Highway 165, Ste 100, Ravenel, Wednesday, December 18, 2019 at 6 PM
 - Fair Housing booklets are displayed and available for community members in the County Community Development office.
 - Fair Housing booklets are distributed to each of the PY2019 Subrecipients at the time of agreement execution. The Community Development Department requests (in writing) that the Subrecipients display the booklet in a place of prominence in their office where community members are likely to read them.
 - CDBG-funded outreach program by Charleston Pro Bono Legal Services on May 29, 2020. This program's topic was COVID-19 and included legal issues about housing. Pro Bono did this in conjunction with Spanish-speaking attorneys in an attempt to increase outreach.
- Strategy: Fair Housing complaints referred to the South Carolina Fair Housing Center, the SC Human Affairs Commission and the HUD Office of Fair Housing and Equal Opportunity
Actions/Outcomes to Address Strategy:
 - The Community Development Department has an internal process to refer calls to the South Carolina Fair Housing Center, the SC Human Affairs Commission, and the HUD Office of Fair Housing and Equal Opportunity. However, no callers were referred to the SC Human Affairs Commission due to Fair Housing issues in PY19. Because of the partnership with Charleston Trident Urban League, callers are contacting that organization instead.
- Strategy: Frequent review of complaints logged by partner agencies
Actions/Outcomes to Address Strategy:
 - In PY2019, 60 individuals were assisted through Charleston Trident Urban League's Fair Housing hot line.

In addition to the measures mentioned previously, on May 24, 2019, the Supreme Court of SC created a Housing Court in the Charleston County Magistrate Court. There is a significant need to provide access to

legal representation to tenants in Charleston County facing eviction. The Court tracks data and metrics for this Pilot Program and it will be available soon.