

DRAFT

PLEASE NOTE: CHARLESTON COUNTY AND THE CITY OF NORTH CHARLESTON HAVE NOT RECEIVED THEIR FUNDING ALLOCATIONS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), SO THIS PLAN IS A DRAFT ONLY.

SEE THE ATTACHMENTS FOR THE LIST OF PROJECTS SUBMITTED TO THE NORTH CHARLESTON CITY COUNCIL FOR THE MARCH 14, 2019 PUBLIC HEARING AND THE CHARLESTON COUNTY COUNCIL FOR THE MARCH 12, 2019 PUBLIC HEARING. THESE AMOUNTS WILL NOT BE FINALIZED UNTIL CHARLESTON COUNTY AND THE CITY OF NORTH CHARLESTON RECEIVE NOTICE OF THEIR PY2019 FUNDING ALLOCATIONS FROM HUD.



Annual Action Plan - Program Year 2019 Community Development Department

Jean Sullivan, Director

Executive Summary

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

1. Introduction

Each year Charleston County submits an Action Plan 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). This is an annual implementation plan of the Five-Year Consolidated Plan addressing the housing and community development needs in Charleston County. The needs and goals were identified through collaboration with participating jurisdictions and other public and private organizations. The goals of the Consolidated Plan and Annual Action Plan are targeted to low-to-moderate income residents and households in Charleston County.

This is the County's fourth Annual Action Plan from the 2016-2020 Consolidated Plan. It identifies activities that the County will undertake in the 2019-2020 Program Year to address priority needs in the community. The Plan describes the resources available, the programs and projects to be funded, and the proposed accomplishments.

The Action Plan, developed with the input of citizens serves four major functions:

1. It is the County's application for funds available through the three HUD Formula Programs: Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG);
2. It is the annual planning document, built through public input and participation, and an open Request For Application (RFA) process;
3. It lays out expected annual funding resources, the method of fund distribution, and the actions the County will follow in administering HUD Programs; and,
4. It provides accountability to citizens for the use of the funds and allows HUD to measure program performance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Throughout the Consolidated planning process, Charleston County identified four priority needs:

- Affordable Housing and Suitable Living Options
- Infrastructure Improvements and Development
- Social Services to Benefit the LMI (Low- and Moderate-Income) Community
- Homeless Needs

To meet those needs, the County is planning to achieve the following goals and outcomes over the next year:

- Well and Septic Improvements - Assist 23 LMI Households
- Infrastructure Improvement (Sidewalks) - Access for 2500 individuals
- Rehabilitation (vacant units to rent) - Rehabilitate 3 units for LMI households
- New Housing Construction (Rental and Sales) - Add 6 new housing units for LMI households
- Owner-Occupied Rehabilitation - Rehabilitate 2 housing units for LMI households
- Emergency Rehabilitation - Repair 55 housing units for LMI households
- Direct Services to the LMI Community - Provide services to over 3,700 LMI persons
- Action on Homelessness - Shelter 127 homeless persons and provide rapid re-housing for 43 households
- Demolition - Demolish 5 dilapidated buildings

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The following represents outcomes reported in the County's second year of the 2016-2020 Consolidated Plan submitted and accepted by HUD in September 2018. For CDBG, Infrastructure projects (particularly well, septic, and water connections) were one of the top priorities for the County in Program Year (PY) 2017. A total of 71 upgrades or connections were made for LMI households to 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, a sidewalk project was completed in North Charleston (with prior year funds) on Hedgewood Street.

Emergency Repairs were also one of the top priorities under CDBG for the County in PY2017, with 52 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 22,000 Charleston County residents received public services during the program year.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

A sequence of public hearings/meetings were held in 2018 to discuss the preparation of the 2019 - 2020 Annual Action Plan, to answer resident questions, and to seek public input. Comments and feedback from citizens were consistently encouraged throughout the entire planning process. In addition, two hearings about the annual action plan were held on February 28, 2019 and March 12, 2019. The public comment period will be held for 30 days from March 13 - April 13, 2019. See the Citizen Participation Section, which includes a summary of public hearing times/dates as well as public comments received.

Written comments on this draft plan should be addressed to: Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, (843) 202-6960, Charleston County Community Development Department (Suite C216, 4045 Bridge View Drive, North Charleston, SC, 29405. The deadline for receipt of written comments is April 13, 2019.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Written comments on this draft plan should be addressed to: Dr. Anna Eskridge, Program Manager, Charleston County Community Development Department, (843) 202-6960, Charleston County Community Development Department (Suite C216, 4045 Bridge View Drive, North Charleston, SC, 29405. The deadline for receipt of written comments is April 13, 2019.

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 Annual Action 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.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity 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 (optional)

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
 Charleston County Government
 Lonnie Hamilton III Public Services Building
 4045 Bridge View Drive, Suite C-216
 North Charleston, South Carolina 29405

AP-10 Consultation – 91.100, 91.200(b), 91.215(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 Coalition of Care (CoC) meetings and discussions; and, Planning and Zoning coordination. County staff is continuing discussions with the Charleston County Housing Authority to see how we can better partner.

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 Board of Directors 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.

In addition, outreach teams work to establish relationships and trust amongst unsheltered homeless populations in Charleston County. The teams use the common assessment for homeless services to assess the vulnerability of unsheltered persons. Homeless service providers then use the vulnerability scores to identify who is most at risk and how to prioritize housing services. Outreach teams communicate and collaborate with each other through the help of the shared Homeless Management Information System (HMIS).

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

Charleston County is one of two HESG recipients in the CoC's geographic area. Lowcountry Coalition of Care, the area CoC, uses HMIS data to identify the most successful interventions. Lowcountry CoC assisted in establishing these two funding priorities for 2019:

1. Rapid Re-housing
2. Shelter Operations

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 first priority is rapid re-housing, which has been proven to be the best practice to affect real change for this population.

The CoC provides HESG data for the County's CAPER. HMIS data is reviewed monthly by CoC staff and quarterly by the HMIS Committee. 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 jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	One80Place
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lowcountry Coalition of Care Participation; Response to Request For Application for ESG and CDBG; Presentation to Community Development Advisory Board.
2	Agency/Group/Organization	CHARLESTON AREA SENIOR CITIZENS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
3	Agency/Group/Organization	Dee Norton Lowcountry Children's Center
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
4	Agency/Group/Organization	EAST COOPER MEALS ON WHEELS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
5	Agency/Group/Organization	PRO BONO LEGAL SERVICES
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Fair Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Technical Assistance; Response to Request For Application for CDBG; Presentation to Community Development Advisory Board.
6	Agency/Group/Organization	TOWN OF AWENDAW
	Agency/Group/Organization Type	Services - Housing Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Repair Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting and Presentation at Town of Awendaw; Technical Assistance; Emergency Repair Provider Meeting on 10/30/18
7	Agency/Group/Organization	Operation Home
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Repair Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Technical Assistance; Emergency Repair Provider Meeting on 10/30/18
8	Agency/Group/Organization	EAST COOPER COMMUNITY OUTREACH
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board; Technical Assistance
9	Agency/Group/Organization	Metanoia
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Repair, Owner-Occupied Housing needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG, HOME, CHDO; Technical Assistance and regular meetings with staff; Emergency Repair Provider Meeting on 10/30/18
10	Agency/Group/Organization	TOWN OF HOLLYWOOD
	Agency/Group/Organization Type	Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Public Meeting and Presentation at Town of Hollywood; Response to Request For Application for HOME; Presentation to Community Development Advisory Board; Technical Assistance
11	Agency/Group/Organization	CHARLESTON TRIDENT URBAN LEAGUE
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
12	Agency/Group/Organization	Charleston County Human Services Commission
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Repairs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board

13	Agency/Group/Organization	Vision to Learn
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
14	Agency/Group/Organization	Home Works of America
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Emergency Repair
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
15	Agency/Group/Organization	MY SISTER'S HOUSE
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for ESG; Presentation to Community Development Advisory Board.
16	Agency/Group/Organization	James Island Outreach
	Agency/Group/Organization Type	Services - Food Bank

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Technical Assistance; Response to Request For Application for CDBG; Presentation to Community Development Advisory Board
17	Agency/Group/Organization	HUMANITIES FOUNDATION
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Response to Request For Application for CDBG; Presentation to Community Development Advisory Board

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

Not applicable.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lowcountry Coalition of Care	Enhance and strengthen programs directly benefiting homeless and those at risk of homelessness.
Opening Doors: Federal Strat. Plan on Homelessness	United States Interagency Council on Homelessness	End homelessness

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Blueprint to End Homelessness in South Carolina	South Carolina Council on Homelessness	Programs to prevent homelessness (rapid re-housing)
Charleston County Comprehensive Plan	Charleston County Planning Department	Affordable housing
Berk.-Chas.-Dor. Housing Needs Assessment	Charleston County Planning Department	Affordable housing
Comprehensive Development Plan	City of North Charleston	Affordable housing; end homelessness
Public Housing Authority Five-Year Plan	Charleston County Housing and Redevelopment Authority	Affordable housing

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As shown in this section, Charleston County is engaged in ongoing efforts to increase coordination amongst the network of public, private, and nonprofit organizations to administrator HUD's CDBG, HOME and HESG programs.

AP-12 Participation – 91.105, 91.200(c)

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

Citizen participation is a critical part of the planning process. Citizens are encouraged to participate in all phases of the CDBG, HOME, and HESG programs and are provided full access to program information.

The County's Community Development 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. At a minimum, hearings are conducted to obtain citizen's views on community development needs, prior to developing funding policies and to receive citizen's comments on proposed activities, prior to final funding decisions being made. Hearings are 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 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 the participating jurisdictions (at the request of the jurisdictions). A sequence of public meetings was held in 2018-2019 to discuss the preparation of the 2019 - 2020 Annual Action Plan, to answer resident questions, and to seek public input. Comments and feedback from citizens are consistently encouraged (public comments are located in Appendix A).

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Hearings were held separately in the following jurisdictions: Town of Awendaw, Town of Hollywood, Town of James Island, Town of Ravenel, and Town of Mount Pleasant. A meeting was also held at the John's Island Library to try to reach southern portions of the County, unincorporated areas, and Edisto Island residents.	See Appendix A for comments.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Newspaper Ad	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Charleston County citizens invited to public hearings on Tuesday, March 12, 2019 at the Charleston County Council Chambers in North Charleston and on Thursday, March 14, 2019 at City of North Charleston Council Chambers as well as comment on the Annual Action Plan (comment period March 13 - April 13, 2019).	TBD		

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Charleston County citizens invited to public hearings on Tuesday, March 12, 2019 at the Charleston County Council Chambers in North Charleston and on Thursday, March 14, 2019	TBD		
4	Internet Outreach	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	The draft PY19 Annual Action Plan and related notices are posted on the Charleston County Community Development webpage. A notice about the availability of the Annual Action Plan was also posted on the County's Facebook page.	TBD		

Table 4 – Citizen Participation Outreach

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	1,586,561	0	211	1,586,772	1,472,640	These are estimates; we expect to receive notification of allocations in May or June 2019.

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	718,615	0	229,802	948,417	220,140	These are estimates; we expect to receive notification of allocations in May or June 2019.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	146,328	0	0	146,328	132,147	These are estimates; we expect to receive notification of allocations in May or June 2019.

Table 5 - 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 require 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 required 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 publically 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 meetings to discuss plan goals.

Discussion

CDBG funds will be allocated for the administration of the program, 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 revitalization 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.

Sea Island Habitat was awarded \$70,000 in PY18 but decided to return the funds to Charleston County. Those funds are included in the Prior Year Resources for HOME.

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

Table 6 – Goals Summary

Goal Descriptions

SEE TABLE ON NEXT PAGE.

Priority	Affordable Housing and Suitable Living Options			
Goal	Rehabilitation (vacant units to rent)			
Project	Rehabilitation of vacant units in Charleston County			
	Totals	\$	183,826	3 units
Goal	New Housing Construction (Rental and Sales)			
Project	New Housing in Charleston County			
	Totals	\$	516,024	6 units
Goal	Owner-Occupied Rehabilitation			
Project	Owner-Occupied Rehabilitation in Charleston County			
	Totals	\$	125,000	2 households
Goal	Emergency Rehabilitation			
Project	Emergency Repair Program			
	Totals	\$	420,500	55 households
Priority	Infrastructure Improvements and Development			
Goal	Well and Septic Improvements			
Project	Well, Septic and Infrastructure Connection Program			
	Totals	\$	233,826	23 households
Goal	Infrastructure Improvement (Sidewalks)			
Project	Sidewalk Improvements			
	Totals	\$	302,150	2500 individuals
Goal	Demolition			
Project	Demolition of dilapidated structures			
	Totals	\$	75,000	5 houses
Priority	Social Services to Benefit the LMI Community			
Goal	Direct Services to the LMI Community			
Project	Public Services for Charleston County Residents			
	Totals	\$	237,983	3649 individuals
				102 households
				24 persons (homeless person overnight shelter)

Priority	Homeless Needs			
Goal	Action on Homelessness			
Project	Rapid Re-Housing and Shelter Operations			
	Rapid Re-Housing	\$	86,328	43 households
	Shelter	\$	45,000	127 individuals
	HMIS	\$	15,000	
	Totals	\$	146,328	
Administration				
	CDBG	\$	317,312	
	HOME	\$	71,861	

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 7 - Project Information

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

SEE INFORMATION IN SECTION AP-20 AS WELL AS ATTACHMENTS FOR MORE INFORMATION

AP-38 Project Summary

Project Summary Information

SEE INFORMATION IN SECTION AP-20 AS WELL AS ATTACHMENTS FOR MORE INFORMATION

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 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. Grant funds are made available for use across the county.

The lowest incomes tend to be concentrated in parts of the City North Charleston and also in the county's rural areas. According to the 2010 Census, White residents make up 64.2 percent, African Americans make up 29.8 percent, Asian Americans make up 1.3 percent, and Latino residents make up 5.4 percent (other racial/ethnic groups were less than 2 percent). While African Americans are widely dispersed throughout the county, they are concentrated (40 percent or higher) in sections of almost every municipality and rural area. However, the largest concentration of African Americans (74 percent or higher) is in parts of West Ashley, Mount Pleasant, and in the northern part of the City of Charleston's peninsula leading up and adjacent to the City of North Charleston (an area generally referred to as "the Neck"). The highest concentration of low-income families was also located in "the Neck" area. Although grant funds are made available for use across the county, some subrecipients concentrate their work in the City of North Charleston as well as the rural parts of the county.

Geographic Distribution

Target Area	Percentage of Funds
Countywide	95
County (Rural only)	5

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

There are needs throughout the county (including rural areas), so funds are distributed wherever they can be best utilized by partnering organizations. Charleston County Well, Septic and Infrastructure Upgrades typically occur in rural areas of the County, which is represented by 5 percent of the total funds (this is an estimate only).

Discussion

Charleston County's partnering organizations serve the needs of LMI residents in all of the county's communities, so no area is prioritized over another.

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.

One Year Goals for the Number of Households to be Supported	
Homeless	43
Non-Homeless	66
Special-Needs	0
Total	109

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	43
The Production of New Units	6
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	109

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

While the one year goals show support for 66 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 six new units or one of the three acquired/rehabilitated existing units. However, the determinations of who will receive these units will be made at a future date.

Note: included in the tables is rental assistance under ESG as well as CDBG-funded emergency repairs on owner-occupied homes.

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 the North Charleston Housing Authority.

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.

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.

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

Lowcountry Coalition of Care (CofC) 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 teams throughout the service area target both known locations where persons live unsheltered and service sites where homeless persons go to receive services. 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. All federally funded housing services provided within the CoC are prioritized based upon vulnerability. All outreach workers and service providers use HMIS to build and update our Prioritization List and a By-Name List on an ongoing basis.

Addressing the emergency shelter and transitional housing needs of homeless persons

One80 Place offers emergency shelter for individual men and women and/or women with children. 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.

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

One80 Place, Origin SC, Florence Crittenton, and My Sister's House provide rapid re-housing financial services to help individuals and families get back into housing quickly. Origin SC offers Permanent Supportive Housing for chronically homeless individuals. Origin SC and Florence Crittenton both offer homeless prevention services to help families stay in their current housing.

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.

Origin SC and Florence Crittenton both offer homeless prevention services to help families stay in their current housing. These can certainly help those persons who are exiting institutions of care. The Humanities Foundation also administers a program called ShelterNet, which assists persons who are at-risk of becoming homeless by providing financial assistance to prevent them from losing their homes or apartments. Humanities Foundation also provides permanent housing for formerly homeless persons in several of its developments.

Discussion

Charleston County is one of two HESG recipients in the CoCs geographic area, with plans to award \$146,328 in 2019. The area CoC, uses HMIS data to identify the most successful interventions. The CoC assisted in establishing these two funding priorities for 2016-2020:

1. Rapid Re-housing
2. Shelter Operations

Lowcountry 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 first priority is rapid re-housing, which has been proven to be the best practice to affect real change for this population.

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

Introduction:

The provision of safe, decent affordable housing is one of the greatest challenges facing Charleston County, its development partners, and many jurisdictions across the State and Nation.

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

The Analysis of Impediments to Fair Housing Choice for the Charleston region discusses several actions to remove barriers to affordable housing: Introduce inclusionary zoning as an affordable housing tool that links the production of affordable housing to the production of market-rate housing, which either requires or encourages new residential developments to make a certain percentage of the housing units affordable to low- or moderate- income residents; Increase TBRA or Section 8, VASH options; Provide additional financial incentives to Charleston area housing developers who provide additional affordable housing options; Continue working closely with the local Housing Authorities; Continue working with local lenders including CDFIs like the South Carolina Community Loan Fund to encourage additional investments and lending activity within the county.

Below are the impediments the County plans to address over the next year:

Impediment 1: Lack of Fair Housing Awareness

- Expand promotional efforts and provide information related to fair housing laws
- Distribution of fair housing materials
- Fair Housing complaints referred to the SC Human Affairs Commission

Impediment 3: Affordability

- Increased number of affordable housing units developed

Discussion:

Two 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 with the City of Charleston and City of North Charleston in implementing the strategies mentioned previously. In addition, the County (through its partners) will 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 rehabilitating 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 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 sell or rent, constructing new housing to sell or rent, and rehabilitating 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 and rehabilitate existing units and 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 provide responses for additional regulatory requirements for the CDBG, HOME, and HESG 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 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 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. | 90.00% |

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.

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

The Lowcountry 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 teams throughout the service area target both known locations where persons live unsheltered and service sites where homeless persons go to receive services. 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 hotline that the CoC manages. 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. All outreach workers and service providers use HMIS 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 Coalition of Care first reviews project requests and endorses selected projects for the Boards 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 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.

ATTACHMENTS

ATTACHMENT 1: CHARLESTON COUNTY ESTIMATED AMOUNTS AND PROJECTS

ATTACHMENT 2: CITY OF NORTH CHARLESTON ESTIMATED AMOUNTS AND PROJECTS

ATTACHMENT 3: SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN

PLEASE NOTE: CHARLESTON COUNTY AND THE CITY OF NORTH CHARLESTON HAVE NOT RECEIVED THEIR FUNDING ALLOCATIONS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), SO THIS PLAN IS A DRAFT ONLY.

THIS ATTACHMENTS SHOW THE LIST OF PROJECTS SUBMITTED TO THE NORTH CHARLESTON CITY COUNCIL FOR THE MARCH 14, 2019 PUBLIC HEARING AND THE CHARLESTON COUNTY COUNCIL FOR THE MARCH 12, 2019 PUBLIC HEARING. THESE AMOUNTS WILL NOT BE FINALIZED UNTIL CHARLESTON COUNTY AND THE CITY OF NORTH CHARLESTON RECEIVE NOTICE OF THEIR PY2019 FUNDING ALLOCATIONS FROM HUD.

CONTINGENCY PLANS FOR FUNDING:

Charleston County Contingency Plan

HESG funds:

- IF HUD allocation is more than estimate: Distribute unallocated funds evenly across projects the Board recommended for funding
- If HUD allocation is less than estimate: Decrease funds evenly across projects the Board recommended for funding

HOME funds

- If HUD allocation is more than estimate: Hold funds until next program year
- If HUD allocation is less than estimate: Decrease funds evenly across projects the Board recommended for funding

CDBG funds

- If HUD allocation is more than estimate:
 - If increase is less than \$50,000, put the additional funding in the well/septic program
 - If increase is more than \$50,000, put the first \$50,000 in the well/septic program and the remaining funds will be distributed evenly among the other projects the Board recommended for funding
 - CDBG Public Service Cap may limit increases for public service projects
- If HUD allocation is less than estimate:
 - If decrease is less than \$50,000, cut funding in the well/septic program
 - If decrease is more than \$50,000, cut the first \$50,000 in the well/septic program and cut the remaining funds evenly among the other projects the Board recommended for funding
 - However, projects awarded \$10,000 or less will not change

City of North Charleston Contingency Plan

If funding received is different than funding estimate, all awards will be changed proportionately.

ATTACHMENT 1: CHARLESTON COUNTY ESTIMATED AMOUNTS AND PROJECTS

PY 2019 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING*
Community Development Advisory Board Recommendations
Program Year 2019 Annual Action Plan (FY 2020)

INFRASTRUCTURE

REQUESTING ORGANIZATION: Charleston County Community Development Department
PROJECT TITLE: Well, Septic, Infrastructure Connection, and Maintenance Program
PROJECT DESCRIPTION: Provide clean water and sanitary wastewater by upgrading failing wells and septic systems, maintaining well and septic systems, or connecting LMI households to existing infrastructure and to provide HUD-related program management.
RECOMMENDED FUNDING: \$233,826
TOTAL INFRASTRUCTURE: \$233,826

HOUSING REPAIR PROJECTS

REQUESTING ORGANIZATION: Home Dreams Foundation
PROJECT TITLE: Hazard Free Homes
PROJECT DESCRIPTION: HDF want to assist homeowners with the maintaining the safety of their home as well as maintaining the value of their greatest assets by providing home rehab and emergency repair services.
RECOMMENDED FUNDING: \$60,000

REQUESTING ORGANIZATION: Home Works of America
PROJECT TITLE: Home Works - Charleston Home Rehabilitation and Weatherization 2019
PROJECT DESCRIPTION: For the last 21 years, Home Works of America has served the Low Country of South Carolina by providing free home repairs to elderly, disabled and veteran homeowners while engaging student volunteers. In 2019, Home Works seeks to increase its presence in the Low Country.
RECOMMENDED FUNDING: \$100,000

REQUESTING ORGANIZATION: Operation Home
PROJECT TITLE: The Critical Home Repair Program of Charleston County
PROJECT DESCRIPTION: Operation Home will complete critical home repairs for low-income - 50% or less of HUD area median income (AMI) - homeowners in Charleston County to ensure safe and accessible living environments. Repairs may include ADA-compliant accessibility ramps, roof replacement or repair, and replacement of ceilings, flooring, or walls.
RECOMMENDED FUNDING: \$100,500

REQUESTING ORGANIZATION: Palmetto Community Action Partnership
PROJECT TITLE: Palmetto Community Action Partnership's Emergency Housing Repair
PROJECT DESCRIPTION: The organization seeks to provide emergency roof replacements, flooring repairs, and the construction of handicap ramps for economically

disadvantaged residents of Charleston County. These projects seek to eliminate safety threats and create accessible housing for the residents.

RECOMMENDED FUNDING: **\$10,000**

TOTAL HOUSING REPAIR: **\$270,500**

PUBLIC SERVICE PROJECTS

REQUESTING ORGANIZATION: **Carolina Youth Development Center(Charleston Orphan House, Inc)**
PROJECT TITLE: **CYDC 2020 Freedom School/Summer Experience**
PROJECT DESCRIPTION: Carolina Youth Development Center's 2020 Freedom School/Summer Experience is a six week summer enrichment program provided to at no cost to 50+ at-risk children and youth in North Charleston. Portions of the program are based on a national model now in its 15th year at CYDC. The program helps combat summer learning loss and promote a love of literacy for children between 5 and 18 years old who attend Title 1 schools
RECOMMENDED FUNDING: **\$5,000**

REQUESTING ORGANIZATION: **Charleston Area Senior Citizen Services**
PROJECT TITLE: **Meals on Wheels of Charleston**
PROJECT DESCRIPTION: Meals on Wheels provides a hot meal and a daily safety check to homebound seniors in Charleston County. This service not only provides a meal but direct interaction with each client that is important in determining if the client may be in need of other support services to remain in their home.
RECOMMENDED FUNDING: **\$14,383**

REQUESTING ORGANIZATION: **Charleston Pro Bono Legal Services**
PROJECT TITLE: **Legal Services Supporting Family & Home Stability Initiative**
PROJECT DESCRIPTION: Charleston Pro Bono Legal Services is a 501(c)(3) nonprofit that provides essential legal services to low-income children, families, and individuals. With private attorneys out of financial reach for such a large segment of our community, our organization provides free civil legal services to overcome legal barriers, prevent injustice, and secure basic needs such as food and shelter for those in our community who need it most.
RECOMMENDED FUNDING: **\$15,000**

REQUESTING ORGANIZATION: **East Cooper Community Outreach (ECCO)**
PROJECT TITLE: **Healthy Families: Increasing Access to Health and Wellness for Low-income Households**
PROJECT DESCRIPTION: ECCO respectfully requests funding in support of the Healthy Families initiative that will provide comprehensive health and wellness services to LMI households in Charleston County at no cost to the individual. Program recipients will have access to individualized medical and dental care, emergency prescription assistance, food, counseling, and health education.
RECOMMENDED FUNDING: **\$15,000**

REQUESTING ORGANIZATION: **East Cooper Meals on Wheels (ECMOW)**

PROJECT TITLE: **Feeding the Home Bound and Enhancing their Nutrition**
PROJECT DESCRIPTION: East Cooper Meals on Wheels provides meals and nutrition to an average of 300 home bound residents in the East Cooper area, at no cost to the recipient. Our home bound recipients are typically elderly, disabled, alone, ill or recovering from surgery or hospitalization. Our volunteers not only deliver a meal but provide a daily safety check as well.
RECOMMENDED FUNDING: **\$22,000**

REQUESTING ORGANIZATION: **Dee Norton Lowcountry Children’s Center (DNLCC)**
PROJECT TITLE: **Coordinated Community Response to Child Abuse**
PROJECT DESCRIPTION: The Dee Norton Collaborative Community Response to Child Abuse (CCRCA) program has over 30 partner agencies and provides the necessary community coordination for the identification and treatment of child abuse victims and their non-abusing family members, as well as for the successful prosecution of offenders. This project aims to prevent child maltreatment through primary prevention and education in the community and through direct interventions with children and their caregivers.
RECOMMENDED FUNDING: **\$10,000**

REQUESTING ORGANIZATION: **Humanities Foundation**
PROJECT TITLE: **ShelterNet**
PROJECT DESCRIPTION: ShelterNet provides emergency financial assistance for households living at 50% or less of the area median income (AMI) who are experiencing a temporary financial set-back and are at risk of homelessness due to eviction or disconnection of their utilities. ShelterNet makes one-time payments \$250 - \$300 on behalf of qualified households.
RECOMMENDED FUNDING: **\$7,500**

REQUESTING ORGANIZATION: **James Island Outreach**
PROJECT TITLE: **Food and Support of Food Operations**
PROJECT DESCRIPTION: The main focus of the JIO is to provide a healthy food pantry for low income individuals on James Island and Folly Beach. Funds will support the purchase of food and the costs associated with acquiring, storing and distributing the food.
RECOMMENDED FUNDING: **\$10,000**

REQUESTING ORGANIZATION: **Lowcountry Homeless Coalition**
PROJECT TITLE: **Housing Crisis Line**
PROJECT DESCRIPTION: The Housing Crisis Line is the central access point for Coordinated Entry and assists with the prioritization and referral to shelter and supportive housing options in our community.
RECOMMENDED FUNDING: **\$5,000**

REQUESTING ORGANIZATION: **Vision To Learn**
PROJECT TITLE: **Vision To Learn for Charleston**
PROJECT DESCRIPTION: Vision To Learn (VTL) is a 501(c)3 non-profit organization that uses a mobile vision clinic to provide eye exams and prescription eyeglasses directly to kindergarten through 12th grade students in low income communities at no

cost to the students, their families or the schools. The schools served will be those where 50% or more of the students are on a federal Free or Reduced Lunch Program (FRLP).

RECOMMENDED FUNDING: \$12,500

TOTAL PUBLIC SERVICES \$116,383

CDBG PLANNING AND ADMINISTRATION

REQUESTING ORGANIZATION: Charleston County Community Development Department

PROJECT DESCRIPTION: Administrative support to operate, contract, and monitor the Community Development Block Grant Program.

RECOMMENDED FUNDING: \$317,312

** Total funding available is an estimate; it is anticipated that final funding amounts will be available in May 2019. The Advisory Board approved a contingency plan to increase/decrease award amounts should HUD's funding change.*

PY 2019 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) FUNDING*
Community Development Advisory Board Recommendations
Program Year 2019 Annual Action Plan (FY 2020)

AFFORDABLE HOUSING- NEW CONSTRUCTION (HOMEBUYER)

REQUESTING ORGANIZATION: Community First Land Trust (CHDO)
PROJECT TITLE: CFLT Housing Development
PROJECT DESCRIPTION: The land trust will develop an affordable home in Union Heights that will remain as a part of the community. The homeowner through a ground lease agreement that will give the purchaser a 99-year lease on the land, which will be owned by the trust and maintain the affordability of housing in the target community.
RECOMMENDED FUNDING: \$90,000

REQUESTING ORGANIZATION: Metanoia (CHDO)
PROJECT TITLE: Misroon St Homes for Sale
PROJECT DESCRIPTION: Metanoia will construct a home for sale on Misroon St in North Charleston, SC. The unit will be 3 bedroom and 2 bath.
RECOMMENDED FUNDING: \$75,000

AFFORDABLE HOUSING- NEW CONSTRUCTION (RENTAL)

REQUESTING ORGANIZATION: Town of Hollywood
PROJECT TITLE: Hollywood Affordable Rental
PROJECT DESCRIPTION: The Town proposes to create affordable rental units through new construction of a single duplex building with two rental units per building.
RECOMMENDED FUNDING: \$221,024

TOTAL AFFORDABLE HOUSING: \$386,024

REHABILITATION – RENTAL

REQUESTING ORGANIZATION: Tricounty Weatherization Group, LLC DBA Home Opportunity Fund, LLC
PROJECT TITLE: Tricounty Weatherization Group 2019-2020 HOME
PROJECT DESCRIPTION: We plan to identify and purchase units to renovate and lease to qualified low-income households.
RECOMMENDED FUNDING: \$107,826

TOTAL REHABILITATION: \$107,826

HOME PLANNING AND ADMINISTRATION

REQUESTING ORGANIZATION: Charleston County Community Development Department
PROJECT DESCRIPTION: Administrative support to operate, contract, and monitor the HOME Program.

RECOMMENDED FUNDING: **\$71,861**

** Total funding available is an estimate; it is anticipated that final funding amounts will be available in May 2019. The Advisory Board approved a contingency plan to increase/decrease award amounts should HUD's funding change.*

PY 2019 HEARTH EMERGENCY SOLUTIONS GRANT (HESG) FUNDING*
Community Development Advisory Board Recommendations
Program Year 2019 Annual Action Plan (FY 2020)

RAPID RE-HOUSING

REQUESTING ORGANIZATION: Family Services, Inc. DBA Origin SC
PROJECT TITLE: Housing Stability & Emergency Solutions
PROJECT DESCRIPTION: Origin will provide rapid rehousing funds for very low-income individuals and families.
RECOMMENDED FUNDING: \$35,000

REQUESTING ORGANIZATION: Florence Crittenton Programs of South Carolina
PROJECT TITLE: Family Development
PROJECT DESCRIPTION: Florence Crittenton Programs of SC will provide a scattered site housing project consisting of rapid re-housing and home-based support services for families (homeless mothers who have at least one child under the age of 5) for a time period of up to one year.
RECOMMENDED FUNDING: \$25,000

REQUESTING ORGANIZATION: My Sister's House
PROJECT TITLE: My Sister's House Domestic Violence Shelter
PROJECT DESCRIPTION: Our agency is the only domestic violence agency that offers emergency shelter in Charleston, Berkeley and Dorchester counties for women and children escaping abuse. We have a 36 bed facility in a confidential location. We are expanding our services to offer transitional housing through the form of rapid re-housing.
RECOMMENDED FUNDING: \$26,328

SHELTER OPERATIONS

REQUESTING ORGANIZATION: One80 Place
PROJECT TITLE: Emergency Shelter Operations
PROJECT DESCRIPTION: One80 Place requests funding to help offset the cost of shelter operations in order to provide a safe, secure environment for homeless individuals and families in need. Specifically, these funds will be used to cover the cost of utilities and a kitchen assistant.
RECOMMENDED FUNDING: \$45,000

HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS) SET-ASIDE

REQUESTING ORGANIZATION: One80 Place (on behalf of Lowcountry Coalition of Care)
PROJECT TITLE: Homeless Management Information System (HMIS) Management
PROJECT DESCRIPTION: Provide HMIS technical assistance, training, and quality assurance reporting and monitoring for all Charleston County Emergency Solutions Grant sub-recipients.
RECOMMENDED FUNDING: \$15,000

TOTAL HOMELESS-RELATED: \$146,328

** Total funding available is an estimate; it is anticipated that final funding amounts will be available in May 2019. The Advisory Board approved a contingency plan to increase/decrease award amounts should HUD's funding change.*

ATTACHMENT 2: CITY OF NORTH CHARLESTON ESTIMATED AMOUNTS AND PROJECTS

Name/Organization	Program	2019-2020 funding recommended
CDBG Funding		
City of North Charleston	Demolitions	\$75,000
City of North Charleston	Sidewalks	\$302,150
Metanoia	Emergency Home Repairs	\$60,000
Home Dreams Foundation	Hazard Free Homes	\$35,000
Home Works of America	Rehabilitation and Weatherization	\$10,000
Operation Home	Emergency Home Repairs	\$45,000
City of North Charleston	Recreation Department - Summer Camps	\$12,000
Charleston Area Senior Citizens Services, Inc.	Meals on Wheels	\$18,000
Humanities Foundation	ShelterNet	\$12,500
Carolina Youth Development Center	Freedom School 2018	\$10,000
Pro Bono Legal Services, Inc.	Legal Services	\$12,100
Trident Literacy Association	Workplace Literacy Skills for LMI Adults	\$15,000
Dee Norton Lowcountry Children’s Center	Collaborative Community Response to Child Abuse	\$7,500
Charleston Trident Urban League	Fair Housing Services	\$10,000
One80 Place	Men’s Shelter/Family Center Operations	\$7,500
Vision to Learn	Vision to Learn for Charleston	\$10,000
WINGS for Kids	Giving WINGS to Kids in North Charleston	\$7,000
HOME Funding		
Metanoia	Owner Occupied Rehabilitation Program	\$125,000
CHDO Fundinfg		
HERIndependence	HERI201901	\$76,000
Metanoia	Misroon Street Homes	\$60,000
Community First Land Trust	CFLT Housing Development	\$70,000

ATTACHMENT 3: SUBSTANTIAL AMENDMENT TO THE CONSOLIDATED PLAN (TEXT IN RED INDICATES CHANGE)

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	Well and Septic Improvements	2016	2020	Affordable Housing Non-Housing Community Development	County (Rural only)	Affordable Housing and Suitable Living Options Infrastructure Improvements and Development	CDBG: \$1,347,510	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
<p>EXPLANATION: Funding (\$300,000) is being moved to the “well/septic goal” from the “water and sewer lines” goal to continue helping the wait list of citizens who need clean water/septic.</p>							<p>NEW AMOUNT: \$1,647,510</p> <p>NEW GOAL: 125 households assisted</p>	
2	Infrastructure Improvement (Sidewalks)	2016	2020	Non-Housing Community Development	Countywide	Infrastructure Improvements and Development	CDBG: \$2,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 17500 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Infrastructure Improvement (Water + sewer lines)	2016	2020	Non-Housing Community Development	Countywide	Infrastructure Improvements and Development	CDBG: \$500,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 30 Households Assisted
<p>EXPLANATION: Sewer was always intended to be a part of this goal, it was just not explicitly discussed. This substantial amendment adds sewer as the goal always intended. Also, the need for clean water and sanitary sewer has not diminished; however, the number of water/sewer applications did not materialize. Thus, funding is being moved to the “well/septic” goal to continue helping the wait list of citizens who need clean water/septic.</p>							<p>NEW AMOUNT: \$200,000</p> <p>NEW GOAL: 13 households assisted</p>	
4	Rehabilitation (vacant units to sell or rent)	2016	2020	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$250,000	Rental units rehabilitated: 2 Household Housing Unit Homeowner Housing Added: 3 Household Housing Unit
<p>EXPLANATION: There tend to be more applications for rehabilitation – rental projects during the annual request for applications (RFA). The PY19 RFA prioritized rehabilitation – homeowner projects, but no new rehab-homeowner projects were proposed. Thus, the new goals reflect the likely outcomes for the 5-year period.</p>							<p>NEW AMOUNT: no change</p> <p>NEW GOAL: Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit</p>	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	New Housing Construction (Rental and Sales)	2016	2020	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$1,513,170	Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 10 Household Housing Unit
<p>EXPLANATION: There tend to be more applications for new construction – rental projects during the annual request for applications (RFA). The PY19 RFA prioritized new construction – homeowner projects, but the new homeowner projects will not meet the 5-year goal. Thus, the new goals reflect the likely outcomes for the 5-year period.</p>							<p>NEW AMOUNT: no change</p> <p>NEW GOAL: Rental units constructed: 9 Household Housing Unit Homeowner Housing Added: 6 Household Housing Unit</p>	
6	Owner-Occupied Rehabilitation	2016	2020	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	HOME: \$833,000	Homeowner Housing Rehabilitated: 15 Household Housing Unit
7	Emergency Rehabilitation	2016	2020	Affordable Housing	Countywide	Affordable Housing and Suitable Living Options	CDBG: \$900,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	Direct Services to the LMI Community	2016	2020	Non-Homeless Special Needs	Countywide	Social Services to Benefit the LMI Community	CDBG: \$1,200,000	Public service activities other than Low/Moderate Income Housing Benefit: 15000 Persons Assisted
9	Action on Homelessness	2016	2020	Homeless	Countywide	Affordable Housing and Suitable Living Options Homeless Needs Social Services to Benefit the LMI Community	ESG: \$712,395	Tenant-based rental assistance / Rapid Rehousing: 30 Households Assisted Homeless Person Overnight Shelter: 500 Persons Assisted
10	Demolition	2016	2020	Affordable Housing Homeless	Countywide	Affordable Housing and Suitable Living Options Infrastructure Improvements and Development	CDBG: \$500,000	Buildings Demolished: 100 Buildings
EXPLANATION: The original goal overestimated the outcomes, so the number of demolished buildings has been decreased to a more realistic goal.							NEW AMOUNT: no change	NEW GOAL: 50 buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Program Administration	2016	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Countywide	Affordable Housing and Suitable Living Options Infrastructure Improvements and Development Social Services to Benefit the LMI Community	CDBG: \$1,611,875 HOME: \$288,465	Other: 0 Other

Table 11 – Goals Summary

Goal Descriptions

1	Goal Name	Well and Septic Improvements
	Goal Description	Provide clean water and sanitary wastewater by either upgrading failing wells and septic systems or connecting LMI households to existing infrastructure.
2	Goal Name	Infrastructure Improvement (Sidewalks)
	Goal Description	Provide sidewalk construction and repair to create livable and walkable communities.
3	Goal Name	Infrastructure Improvement (Water + Sewer lines)
	Goal Description	Install water lines for LMI households so that they have access to clean and potable water or access to sanitary sewer. (NOTE: Sewer was always intended to be a part of this goal, it was just not explicitly discussed)
4	Goal Name	Rehabilitation (vacant units to sell or rent)
	Goal Description	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.

5	Goal Name	New Housing Construction (Rental and Sales)
	Goal Description	The County will continue to support the construction of affordable housing (sales and rental) throughout the jurisdiction.
6	Goal Name	Owner-Occupied Rehabilitation
	Goal Description	A priority for the County and its partners is to rehabilitate housing owned and occupied by LMI households.
7	Goal Name	Emergency Rehabilitation
	Goal Description	Rehabilitation of housing occupied by LMI households
8	Goal Name	Direct Services to the LMI Community
	Goal Description	Provide public services such as training/education, health services, elderly services, neglected and abused children services, legal services, and subsistence payments.
9	Goal Name	Action on Homelessness
	Goal Description	The County and its partners will assist households with rapid re-housing to prevent homelessness and to provide overnight shelter for homeless individuals. This goal also includes HMIS administration.
10	Goal Name	Demolition
	Goal Description	Demolish and remove dilapidated housing to allow new housing for LMI individuals and households to be built.
11	Goal Name	Program Administration
	Goal Description	Funds will be used to administer Charleston County's CDBG and HOME programs.